

*Astoria*  
*Community Development District*

*Meeting Agenda*

*September 11, 2024*

# AGENDA

# *Astonia*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

September 4, 2024

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

Dear Board Members:

A meeting of the Board of Supervisors of the **Astonia Community Development District** will be held **Wednesday, September 11, 2024, 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 July 10, 2024 Board of Supervisors Meeting
4. Presentation of Arbitrage Rebate Reports from AMTEC
  - A. Arbitrage Rebate Report for Series 2020 Assessment Area One Bonds
  - B. Arbitrage Rebate Report for Series 2021 Assessment Area Two Bonds
  - C. Arbitrage Rebate Report for Series 2021 North Parcel Assessment Area Bonds
  - D. Arbitrage Rebate Report for Series 2023 Assessment Area Three Bonds
5. Consideration of License Agreement with HOA for Installation of Holiday Decorations
6. Consideration of Fiscal Year 2024 Audit Services Engagement Letter with Grau & Associates
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Discussion Regarding "No Trespassing" Area Improvements
    - ii. Consideration of Proposal for Installation of Speed Limit Signs
    - iii. Consideration of Proposal for Installation of Yield Signs at Roundabouts
    - iv. Consideration of Landscaping Proposals from Prince & Sons
      - a) Proposal to Enhance and Replace Dead Trees at Astonia North Roundabouts
      - b) Proposal to Enhance and Replace Dead Trees at Astonia South Roundabouts

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

- c) Proposal for Irrigation Drip Installation at Roundabout Near the Dog Park
      - v. Consideration of Renewal of Aquatic Maintenance Contract
  - D. District Manager's Report
    - i. Check Register
    - ii. Balance Sheet & Income Statement
- 8. Other Business
- 9. Supervisors Requests and Audience Comments
- 10. Adjournment

# MINUTES

**MINUTES OF MEETING  
ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Astonia Community Development District was held Wednesday, **July 10, 2024**, 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, Kilinski Van Wyk
Chris Loy	District Counsel, Kilinski Van Wyk
Bryan Hunter <i>by Zoom</i>	District Engineer, Hunter Engineering
Allen Bailey	Field Manager, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 1:00 p.m. and called the roll. Three Supervisors were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns stated this is the portion of the agenda for members of the public to provide comments on any agenda items. Ms. Burns noted that there is a separate hearing for the budget adoption and asked members of the public to hold those comments for the budget public hearing.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the May 8, 2024  
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the May 8, 2024 Board of Supervisors Meeting. She 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 May 8, 2024 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Public Hearings**

**A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget**

Ms. Burns stated this public hearing has been advertised in the paper and all landowners in the district have received a mailed notice regarding today’s hearing. She asked for a motion to open the public hearing.

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

Ms. Burns gave an overview of the budget. This budget starts October 1, 2024 and runs through September 30, 2025. There are increases in the field and capital reserve categories as several phases are coming online. The per unit proposed assessment for FY2025 would be \$829.74 on the single-family lots which is \$130.82 increase from FY2024. For the townhomes, the assessment amount is \$622.31 which is an increase of \$98.12 annually.

- Resident – Questioned the landscaping increase. Did the CDD get 3 quotes? Ms. Burns noted two new phases are coming on so the landscaping for the common areas in those phases was added to the current year so there is an increase to the scope. It is with the same contractor right now. These phases will be added as they come on line but the Board can terminate and bid at any time. This quote is based on an estimate for when those numbers come in. The Board will determine that at that time.
- Resident – Commented that community landscaping looks atrocious. Ms. Burns noted there are two line items in the budget, one for maintenance and one for improvement/replacements.
- Resident – Main entrance first circle is nicely landscaped, second circle by pool and circle in phase 3 doesn’t have that. Difference in irrigation? Ms. Burns noted Allen is getting quotes for landscape to present to the Board.
- Resident – Commented that near the roundabout had water but now no water since February. Ms. Burns asked her to get with Allen after the meeting.

- Resident – cover the whole lawn in the maintenance? Is that Allen? Ms. Burns noted yes. She asked for a motion to close the public hearing.

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

**i. Consideration of Resolution 2024-08 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds**

Ms. Burns stated this is included in the agenda package for review. The preliminary budget that was approved in the notice that was sent and set the cap amount so we cannot go over that amount. This budget does reflect that number.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2024-08 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds, was approved.

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

Ms. Burns stated this public hearing has been advertised and asked for a motion to open the public hearing.

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

Ms. Burns stated this hearing imposes the assessments to be collected on the tax bill based on the budget that was just approved. She asked for a motion to close the public hearing.

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

**i. Consideration of Resolution 2024-09 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Burns stated Resolution 2024-09 is included in the package for review. She would be happy to answer any questions. The Board had no questions on the resolution.



On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2024-09 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-10  
Designation of a Regular Monthly Meeting  
Date, Time, and Location for Fiscal Year  
2024/2025**

Ms. Burns stated the Fiscal Year 2024/2025 meeting schedule is included in the agenda package for Board review, and they are suggesting the second Wednesday of the month at 1:00 p.m. at this location.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2024-10 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2054, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Adoption of Goals and  
Objectives for the District**

Ms. Burns noted there is a statute that requires Boards to adopt goals and objectives for a year. The deadline to adopt those goals and objectives is October 1<sup>st</sup>. GMS has put together some proposed goals and objectives of the basic functions of a CDD.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Adoption of Goals and Objectives for the District, was approved.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2023 Audit  
Report**

Ms. Burns stated the District is required to have an annual independent audit. The report is for FY2023. This was submitted to the state by the June 30<sup>th</sup> deadline. On page 28 is a report to management that shows it was a clean audit.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Fiscal Year 2023 Audit Report, was approved.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Conveyance Documents for Chateau at Astonia Area**

Ms. Burns stated these have already been approved by the Chair and recorded so just need a motion to ratify.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Conveyance Documents for Chateau at Astonia Area, was ratified.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry had nothing specific to report.

**B. Engineer**

Mr. Hunter had nothing to report.

**C. Field Manager’s Report**

Mr. Bailey presented the Field Manager’s report.

**i. Consideration of Proposal to Increase Community Trash Collection Services**

Mr. Bailey presented a proposal from CSS to add two additional trash cans which would be an extra \$200 monthly to the contract which would be \$2,400 a year.

- Resident – Lives near mailbox area, if trash cans are full when a thunderstorm or wind comes in, all of that garbage ends up in his back yard. He asked to remove the cans.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Proposal from CSS to Increase Community Trash Collection Services, was approved.

On MOTION by Mr. Elliott, seconded by Ms. Ritchie, with all in favor, Remove the 2 Trash Cans from Mailbox Area, was approved.

**ii. Consideration of Proposal to Install Stop Signs Near Astoria North Entrance**

Mr. Bailey presented a proposal from GMS to install two stop signs and thermoplastic strips at designated areas provided by the Engineer for \$2,420. He noted that the cost could be pulled from general maintenance. After Board discussion, this item was tabled.

**iii. Consideration of Proposal for Solar Light Installation at Astoria North Entrance**

Mr. Bailey presented a proposal from GMS to add two solar lights, one on each side of the entrance at Astoria North for students waiting on the school bus. A Board member suggested contacting Duke to fix the street light to see if that fixes the situation. After Board discussion, this item was tabled.

**D. District Manager’s Report**

**i. Check Register**

Ms. Burns presented the check register for review and offered to answer any questions on any of the invoices that were paid, otherwise looking for a motion to approve.

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

**ii. Balance Sheet & Income Statement**

Ms. Burns stated the financial statements were included in the package for review. There is no action necessary from the Board. These are for informational purposes only.

**TENTH ORDER OF BUSINESS**

**Other Business**

Ms. Burns asked if there is anything else from the Board. Hearing no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience Comments**

- Resident – Security guard is allowing alcohol in cups inside the pool. Resident asked for clear plastic containers only at pool. Ms. Burns noted if you see people violating amenity

policies to email the amenity access email with approximate date and time of incident and the footage will be reviewed and reported. Security guard is told alcohol is not allowed but not instructed to check containers.

- Resident – Security just walks around and greets people. What can he enforce? Ms. Burns noted if he isn't enforcing the rules to email amenity access to report it.

**TWLEFTH 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

# SECTION A

# **REBATE REPORT**

**\$3,830,000**

**Astoria Community Development District**

**(Polk County, Florida)**

**Special Assessment Bonds, Series 2020**

**(Assessment Area One Project)**

**Dated: September 24, 2020**  
**Delivered: September 24, 2020**

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**Rebate Report to the Computation Date**  
**September 24, 2025**  
**Reflecting Activity Through**  
**July 31, 2024**



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**AMTEC**

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# AMTEC

American Municipal Tax-Exempt Compliance

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Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

August 19, 2024

Astoria Community Development District  
c/o Ms. Katie Costa  
Director of Operations – Accounting Division  
Government Management Services – CF, LLC  
6200 Lee Vista Boulevard, Suite 300  
Orlando, FL 32822

Re: \$3,830,000 Astoria Community Development District (Polk County, Florida), Special Assessment Bonds, Series 2020 (Assessment Area One Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of Astoria Community Development District (the "District").

The scope of our engagement consisted of preparing computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of September 24, 2025, the Computation Date. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Assistant Vice President

## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the September 24, 2025 Computation Date  
Reflecting Activity from September 24, 2020 through July 31, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	0.073782%	291.19	(18,652.89)
Reserve Fund	1.875928%	14,609.79	(18,727.98)
Interest Fund	0.005969%	3.22	(2,578.13)
<b>Totals</b>	<b>1.206254%</b>	<b>\$14,904.20</b>	<b>\$(39,959.00)</b>
<b>Bond Yield</b>	<b>4.011557%</b>		
Rebate Computation Credits			(6,389.22)
<b>Net Rebatable Arbitrage</b>			<b>\$(46,348.22)</b>

**Based upon our computations, no rebate liability exists.**

# SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

## COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatale Arbitrage, investment activity is reflected from September 24, 2020, the date of the closing, through July 31, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of September 24, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between September 24, 2020 and July 31, 2024, the District made periodic payments into the Interest, Sinking, and Prepayment Accounts (collectively, the "Debt Service Fund"), that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

## DEFINITIONS

### **6. Computation Date**

September 24, 2025.

### **7. Computation Period**

The period beginning on September 24, 2020, the date of the closing, and ending on July 31, 2024.

### **8. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the issuer. If no day is selected by the issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

**9. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

**10. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

**11. Issue Price**

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds was sold.

**12. Rebatable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

**13. Funds and Accounts**

The Funds and Accounts activity used in the compilation of this Report was received from the District and U.S. Bank, Trustee, as follows:

<b>Fund / Account</b>	<b>Account Number</b>
Revenue	258168000
Interest	258168001
Sinking	258168002
Reserve	258168003
Prepayment	258168004
Acquisition and Construction	258168005

## **METHODOLOGY**

### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebateable Arbitrage, as of July 31, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to September 24, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on September 24, 2025, is the Rebateable Arbitrage.

**\$3,830,000**  
**Astoria Community Development District**  
**(Polk County, Florida)**  
**Special Assessment Bonds, Series 2020**  
**(Assessment Area One Project)**  
**Delivered: September 24, 2020**

<b>Sources of Funds</b>	
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<b>Par Amount</b>	<b>\$3,830,000.00</b>
<b>Net Original Issue Discount</b>	<b><u>-34,368.20</u></b>
<b>Total</b>	<b>\$3,795,631.80</b>

<b>Uses of Funds</b>	
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<b>Acquisition and Construction Fund</b>	<b>\$3,201,389.85</b>
<b>Reserve Fund</b>	<b>220,403.13</b>
<b>Interest Fund</b>	<b>88,446.34</b>
<b>Costs of Issuance</b>	<b>208,792.48</b>
<b>Underwriter's Discount</b>	<b><u>76,600.00</u></b>
<b>Total</b>	<b>\$3,795,631.80</b>

## PROOF OF ARBITRAGE YIELD

\$3,830,000

Astoria Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)

Date	Debt Service	Present Value to 09/24/2020 @ 4.0115572704%
05/01/2021	88,446.34	86,353.95
11/01/2021	73,365.63	70,221.52
05/01/2022	143,365.63	134,523.40
11/01/2022	72,403.13	66,601.71
05/01/2023	147,403.13	132,926.01
11/01/2023	71,371.88	63,096.55
05/01/2024	146,371.88	126,856.10
11/01/2024	70,340.63	59,763.38
05/01/2025	150,340.63	125,221.97
11/01/2025	69,240.63	56,537.99
05/01/2026	149,240.63	119,465.27
11/01/2026	67,890.63	53,276.99
05/01/2027	152,890.63	117,621.29
11/01/2027	66,456.25	50,120.58
05/01/2028	151,456.25	111,980.58
11/01/2028	65,021.88	47,129.22
05/01/2029	155,021.88	110,153.66
11/01/2029	63,503.13	44,236.05
05/01/2030	158,503.13	108,241.61
11/01/2030	61,900.00	41,440.24
05/01/2031	156,900.00	102,974.52
11/01/2031	60,000.00	38,604.09
05/01/2032	160,000.00	100,920.01
11/01/2032	58,000.00	35,864.15
05/01/2033	163,000.00	98,808.74
11/01/2033	55,900.00	33,219.63
05/01/2034	165,900.00	96,650.61
11/01/2034	53,700.00	30,669.57
05/01/2035	168,700.00	94,454.73
11/01/2035	51,400.00	28,212.85
05/01/2036	166,400.00	89,539.04
11/01/2036	49,100.00	25,900.96
05/01/2037	169,100.00	87,448.66
11/01/2037	46,700.00	23,675.64
05/01/2038	171,700.00	85,335.61
11/01/2038	44,200.00	21,535.63
05/01/2039	174,200.00	83,206.76
11/01/2039	41,600.00	19,479.55
05/01/2040	181,600.00	83,363.65
11/01/2040	38,800.00	17,460.95
05/01/2041	183,800.00	81,088.05
11/01/2041	35,900.00	15,526.77
05/01/2042	185,900.00	78,820.86
11/01/2042	32,900.00	13,675.18
05/01/2043	187,900.00	76,566.54
11/01/2043	29,800.00	11,904.30
05/01/2044	189,800.00	74,329.10
11/01/2044	26,600.00	10,212.21
05/01/2045	196,600.00	73,994.03
11/01/2045	23,200.00	8,560.05
05/01/2046	198,200.00	71,691.43
11/01/2046	19,700.00	6,985.62
05/01/2047	199,700.00	69,421.20
11/01/2047	16,100.00	5,486.75
05/01/2048	206,100.00	68,856.11
11/01/2048	12,300.00	4,028.51
05/01/2049	207,300.00	66,560.14

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PROOF OF ARBITRAGE YIELD

\$3,830,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)

Date	Debt Service	Present Value to 09/24/2020 @ 4.0115572704%
11/01/2049	8,400.00	2,644.05
05/01/2050	213,400.00	65,850.61
11/01/2050	4,300.00	1,300.80
05/01/2051	219,300.00	65,036.10
	6,698,633.92	3,795,631.80

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Proceeds Summary

Delivery date	09/24/2020
Par Value	3,830,000.00
Premium (Discount)	-34,368.20
	3,795,631.80
Target for yield calculation	3,795,631.80



## BOND DEBT SERVICE

\$3,830,000

Astoria Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
09/24/2020					
05/01/2021			88,446.34	88,446.34	88,446.34
11/01/2021			73,365.63	73,365.63	
05/01/2022	70,000	2.750%	73,365.63	143,365.63	216,731.26
11/01/2022			72,403.13	72,403.13	
05/01/2023	75,000	2.750%	72,403.13	147,403.13	219,806.26
11/01/2023			71,371.88	71,371.88	
05/01/2024	75,000	2.750%	71,371.88	146,371.88	217,743.76
11/01/2024			70,340.63	70,340.63	
05/01/2025	80,000	2.750%	70,340.63	150,340.63	220,681.26
11/01/2025			69,240.63	69,240.63	
05/01/2026	80,000	3.375%	69,240.63	149,240.63	218,481.26
11/01/2026			67,890.63	67,890.63	
05/01/2027	85,000	3.375%	67,890.63	152,890.63	220,781.26
11/01/2027			66,456.25	66,456.25	
05/01/2028	85,000	3.375%	66,456.25	151,456.25	217,912.50
11/01/2028			65,021.88	65,021.88	
05/01/2029	90,000	3.375%	65,021.88	155,021.88	220,043.76
11/01/2029			63,503.13	63,503.13	
05/01/2030	95,000	3.375%	63,503.13	158,503.13	222,006.26
11/01/2030			61,900.00	61,900.00	
05/01/2031	95,000	4.000%	61,900.00	156,900.00	218,800.00
11/01/2031			60,000.00	60,000.00	
05/01/2032	100,000	4.000%	60,000.00	160,000.00	220,000.00
11/01/2032			58,000.00	58,000.00	
05/01/2033	105,000	4.000%	58,000.00	163,000.00	221,000.00
11/01/2033			55,900.00	55,900.00	
05/01/2034	110,000	4.000%	55,900.00	165,900.00	221,800.00
11/01/2034			53,700.00	53,700.00	
05/01/2035	115,000	4.000%	53,700.00	168,700.00	222,400.00
11/01/2035			51,400.00	51,400.00	
05/01/2036	115,000	4.000%	51,400.00	166,400.00	217,800.00
11/01/2036			49,100.00	49,100.00	
05/01/2037	120,000	4.000%	49,100.00	169,100.00	218,200.00
11/01/2037			46,700.00	46,700.00	
05/01/2038	125,000	4.000%	46,700.00	171,700.00	218,400.00
11/01/2038			44,200.00	44,200.00	
05/01/2039	130,000	4.000%	44,200.00	174,200.00	218,400.00
11/01/2039			41,600.00	41,600.00	
05/01/2040	140,000	4.000%	41,600.00	181,600.00	223,200.00
11/01/2040			38,800.00	38,800.00	
05/01/2041	145,000	4.000%	38,800.00	183,800.00	222,600.00
11/01/2041			35,900.00	35,900.00	
05/01/2042	150,000	4.000%	35,900.00	185,900.00	221,800.00
11/01/2042			32,900.00	32,900.00	
05/01/2043	155,000	4.000%	32,900.00	187,900.00	220,800.00
11/01/2043			29,800.00	29,800.00	
05/01/2044	160,000	4.000%	29,800.00	189,800.00	219,600.00
11/01/2044			26,600.00	26,600.00	
05/01/2045	170,000	4.000%	26,600.00	196,600.00	223,200.00
11/01/2045			23,200.00	23,200.00	
05/01/2046	175,000	4.000%	23,200.00	198,200.00	221,400.00
11/01/2046			19,700.00	19,700.00	
05/01/2047	180,000	4.000%	19,700.00	199,700.00	219,400.00
11/01/2047			16,100.00	16,100.00	
05/01/2048	190,000	4.000%	16,100.00	206,100.00	222,200.00
11/01/2048			12,300.00	12,300.00	
05/01/2049	195,000	4.000%	12,300.00	207,300.00	219,600.00

## BOND DEBT SERVICE

\$3,830,000

Astoria Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			8,400.00	8,400.00	
05/01/2050	205,000	4.000%	8,400.00	213,400.00	221,800.00
11/01/2050			4,300.00	4,300.00	
05/01/2051	215,000	4.000%	4,300.00	219,300.00	223,600.00
	3,830,000		2,868,633.92	6,698,633.92	6,698,633.92

\$3,830,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)  
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.011557%)
09/24/20	Beg Bal	-3,201,389.85	-3,904,687.81
09/24/20		152,760.01	186,319.12
09/24/20		39,627.00	48,332.47
10/02/20		1,027,978.16	1,252,703.58
10/02/20		-0.25	-0.30
10/21/20		75,187.00	91,431.70
10/21/20		377,733.02	459,344.99
10/21/20		52,239.10	63,525.74
10/21/20		10,000.00	12,160.57
10/26/20		240.35	292.12
11/03/20		3,000.00	3,643.35
11/03/20		-1.12	-1.36
12/02/20		2,687.00	3,252.80
12/02/20		46,943.54	56,828.39
12/02/20		205,453.68	248,715.83
12/02/20		1,013.50	1,226.91
12/02/20		315,358.61	381,763.32
12/02/20		872.00	1,055.62
12/02/20		-1.09	-1.32
12/04/20		307,290.38	371,914.10
12/04/20		14,034.00	16,985.38
12/04/20		266,924.76	323,059.51
12/18/20		468.75	566.45
01/05/21		-1.12	-1.35
01/06/21		5,165.45	6,229.72
01/27/21		248,589.17	299,113.74
01/27/21		3,807.00	4,580.75
01/27/21		44,042.87	52,994.37
02/01/21		-1.12	-1.35
03/02/21		-1.02	-1.22
03/02/21		-1.01	-1.21
04/02/21		-1.12	-1.34
05/04/21		-1.09	-1.30
06/02/21		-1.12	-1.33
07/02/21		-1.08	-1.28
08/03/21		-1.12	-1.32
09/02/21		-1.13	-1.33
10/04/21		-1.08	-1.26
11/02/21		-1.12	-1.31
12/02/21		-1.09	-1.27
12/30/21		-0.02	-0.02
01/04/22		-1.12	-1.30
02/02/22		-1.12	-1.29
04/04/22		-1.13	-1.30
05/03/22		-1.08	-1.24
06/02/22		-30.79	-35.12
07/05/22		-98.70	-112.16

\$3,830,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)  
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.011557%)
08/02/22		-191.02	-216.43
09/02/22		-301.67	-340.67
10/04/22		-349.45	-393.24
11/02/22		-465.12	-521.79
11/28/22		228.00	255.05
12/02/22		-573.79	-641.57
01/04/23		-650.84	-725.16
02/02/23		-694.78	-771.73
03/02/23		-666.86	-738.27
04/04/23		-754.39	-832.22
05/02/23		-762.96	-839.08
06/02/23		-831.48	-911.42
07/05/23		-814.14	-889.17
07/21/23		3,420.69	3,729.34
07/26/23		76.00	82.81
08/02/23		-850.93	-926.58
09/05/23		-884.58	-959.72
10/03/23		-856.70	-926.61
11/02/23		-887.04	-956.36
11/20/23		-108,689.06	-116,950.39
11/22/23		103,155.61	110,971.86
11/22/23		12,647.64	13,605.97
12/04/23		-702.61	-754.85
12/22/23		-0.11	-0.12
01/03/24		-444.55	-476.08
02/02/24		-442.24	-472.09
02/22/24		243.00	258.83
03/04/24		-411.93	-438.18
04/02/24		-439.35	-465.91
05/02/24		-424.24	-448.40
06/04/24		-438.59	-461.93
07/02/24		-424.32	-445.53
07/31/24	Bal	3,585.62	3,753.20
07/31/24	Acc	12.52	13.11
-----			
09/24/25	TOTALS:	291.19	-18,652.89
-----			

ISSUE DATE: 09/24/20      REBATABLE ARBITRAGE: -18,652.89  
COMP DATE: 09/24/25      NET INCOME: 291.19  
BOND YIELD: 4.011557%      TAX INV YIELD: 0.073782%

\$3,830,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)  
Reserve Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.011557%)
09/24/20	Beg Bal	-220,403.13	-268,822.43
10/02/20		0.25	0.30
11/03/20		1.12	1.36
12/02/20		1.09	1.32
01/05/21		1.12	1.35
02/02/21		1.12	1.35
03/02/21		1.02	1.22
04/02/21		1.12	1.34
05/04/21		1.09	1.30
06/02/21		1.12	1.33
07/02/21		1.08	1.28
08/03/21		1.12	1.32
09/02/21		1.13	1.33
10/04/21		1.08	1.26
11/02/21		1.12	1.31
12/02/21		1.09	1.27
12/30/21		0.02	0.02
01/04/22		1.12	1.30
02/02/22		1.12	1.29
03/02/22		1.01	1.16
04/04/22		1.13	1.30
05/02/22		2,203.13	2,521.12
05/03/22		1.08	1.24
06/02/22		30.79	35.12
07/05/22		98.70	112.16
07/06/22		621.87	706.62
08/02/22		191.02	216.43
09/02/22		301.67	340.67
10/04/22		349.45	393.24
11/02/22		465.12	521.79
12/02/22		573.79	641.57
01/04/23		650.84	725.16
02/01/23		200.00	222.17
02/02/23		694.78	771.73
03/02/23		666.86	738.27
04/04/23		754.39	832.22
05/02/23		762.96	839.08
06/02/23		831.48	911.42
07/05/23		814.14	889.17
08/02/23		850.93	926.58
09/05/23		884.58	959.72
10/03/23		856.70	926.61
11/02/23		887.04	956.36
11/20/23		108,689.06	116,950.39
12/04/23		702.61	754.85
12/22/23		0.11	0.12
01/03/24		444.55	476.08

\$3,830,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)  
Reserve Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.011557%)
02/02/24		442.24	472.09
02/22/24		-243.00	-258.83
03/04/24		411.93	438.18
04/02/24		439.35	465.91
05/02/24		424.24	448.40
06/04/24		438.59	461.93
07/02/24		424.32	445.53
07/31/24	Bal	108,689.07	113,768.72
07/31/24	Acc	438.46	458.95
-----			
09/24/25	TOTALS:	14,609.79	-18,727.98
-----			

ISSUE DATE:	09/24/20	REBATABLE ARBITRAGE:	-18,727.98
COMP DATE:	09/24/25	NET INCOME:	14,609.79
BOND YIELD:	4.011557%	TAX INV YIELD:	1.875928%

\$3,830,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)  
Interest Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.011557%)
09/24/20	Beg Bal	-88,446.34	-107,876.69
10/02/20		0.10	0.12
11/03/20		0.45	0.55
12/02/20		0.44	0.53
01/05/21		0.45	0.54
02/02/21		0.45	0.54
03/02/21		0.41	0.49
04/02/21		0.45	0.54
05/03/21		88,446.34	105,301.40
05/04/21		-291.72	-347.27
05/04/21		0.44	0.52
06/02/21		0.03	0.04
11/01/21		291.72	340.56
-----			
09/24/25	TOTALS:	3.22	-2,578.13
-----			

ISSUE DATE:	09/24/20	REBATABLE ARBITRAGE:	-2,578.13
COMP DATE:	09/24/25	NET INCOME:	3.22
BOND YIELD:	4.011557%	TAX INV YIELD:	0.005969%

\$3,830,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)  
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.011557%)
09/24/21		-1,780.00	-2,086.50
09/24/22		-1,830.00	-2,061.58
09/24/23		-2,070.00	-2,241.14
-----			
09/24/25	TOTALS:	-5,680.00	-6,389.22
-----			

ISSUE DATE: 09/24/20      REBATABLE ARBITRAGE: -6,389.22  
COMP DATE: 09/24/25  
BOND YIELD: 4.011557%



# SECTION B

# **REBATE REPORT**

**\$10,065,000**

**Astoria Community Development District**

**(Polk County, Florida)**

**Special Assessment Bonds, Series 2021**

**(Assessment Area Two Project)**

**Dated: July 20, 2021**

**Delivered: July 20, 2021**

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**Rebate Report to the Computation Date  
July 20, 2026  
Reflecting Activity Through  
July 31, 2024**



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**AMTEC**

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# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

August 19, 2024

Astoria Community Development District  
c/o Ms. Katie Costa  
Director of Operations – Accounting Division  
Government Management Services – CF, LLC  
6200 Lee Vista Boulevard, Suite 300  
Orlando, FL 32822

Re: \$10,065,000 Astoria Community Development District (Polk County, Florida), Special Assessment Bonds, Series 2021 (Assessment Area Two Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of Astoria Community Development District (the "District").

The scope of our engagement consisted of preparing computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of July 31, 2025. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Assistant Vice President

## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the July 20, 2026 Computation Date  
Reflecting Activity from July 20, 2021 through July 31, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	0.089342%	4,699.40	(191,850.65)
Reserve Fund	2.771280%	47,388.94	(9,150.59)
Interest Fund	0.028867%	48.92	(6,301.64)
Cost of Issuance Fund	0.005912%	0.27	(171.14)
<b>Totals</b>	<b>0.725786%</b>	<b>\$52,137.53</b>	<b>\$(207,474.02)</b>
<b>Bond Yield</b>	<b>3.255937%</b>		
Rebate Computation Credits			(6,449.90)
<b>Net Rebatable Arbitrage</b>			<b>\$(213,923.92)</b>

**Based upon our computations, no rebate liability exists.**

# SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

## COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatale Arbitrage, investment activity is reflected from July 20, 2021, the date of the closing, through July 31, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of July 20, 2026.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between July 20, 2021 and July 31, 2024, the District made periodic payments into the Interest, Sinking, and Prepayment Accounts (collectively, the "Debt Service Fund"), that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

## DEFINITIONS

### **6. Computation Date**

July 20, 2026.

### **7. Computation Period**

The period beginning on July 20, 2021, the date of the closing, and ending on July 31, 2024.

### **8. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the issuer. If no day is selected by the issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

**9. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

**10. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

**11. Issue Price**

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds was sold.

**12. Rebatable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

**13. Funds and Accounts**

The Funds and Accounts activity used in the compilation of this Report was received from the District and U.S. Bank, Trustee, as follows:

<b>Fund / Account</b>	<b>Account Number</b>
Revenue	278719000
Interest	278719001
Sinking	278719002
Reserve	278719003
Prepayment	278719004
Acquisition and Construction	278719005
Cost of Issuance	278719006

## **METHODOLOGY**

### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebateable Arbitrage, as of July 31, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to July 20, 2026. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on July 20, 2026, is the Rebateable Arbitrage.



**\$10,065,000**  
**Astoria Community Development District**  
**(Polk County, Florida)**  
**Special Assessment Bonds, Series 2021**  
**(Assessment Area Two Project)**  
**Delivered: July 20, 2021**

<b>Sources of Funds</b>	
-------------------------	--

<b>Par Amount</b>	<b>\$10,065,000.00</b>
<b>Net Original Issue Premium</b>	<b>245,124.00</b>
<b>Total</b>	<b>\$10,310,124.00</b>

<b>Uses of Funds</b>	
----------------------	--

<b>Acquisition and Construction Fund</b>	<b>\$ 9,148,630.34</b>
<b>Reserve Fund</b>	<b>558,040.00</b>
<b>Interest Fund</b>	<b>275,785.89</b>
<b>Cost of Issuance Fund</b>	<b>126,367.77</b>
<b>Underwriter's Discount</b>	<b>201,300.00</b>
<b>Total</b>	<b>\$10,310,124.00</b>

## PROOF OF ARBITRAGE YIELD

\$10,065,000

Astoria Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2021  
(Assessment Area Two Project)

Date	Debt Service	Present Value to 07/20/2021 @ 3.2559365213%
11/01/2021	99,125.89	98,231.75
05/01/2022	176,660.00	172,262.11
11/01/2022	176,660.00	169,502.67
05/01/2023	381,660.00	360,331.07
11/01/2023	174,097.50	161,735.13
05/01/2024	384,097.50	351,107.46
11/01/2024	171,472.50	154,233.89
05/01/2025	386,472.50	342,050.86
11/01/2025	168,785.00	146,991.66
05/01/2026	388,785.00	333,161.73
11/01/2026	166,035.00	140,001.28
05/01/2027	391,035.00	324,440.26
11/01/2027	162,660.00	132,796.50
05/01/2028	397,660.00	319,451.21
11/01/2028	159,135.00	125,789.70
05/01/2029	399,135.00	310,445.92
11/01/2029	155,535.00	119,036.74
05/01/2030	405,535.00	305,399.27
11/01/2030	151,785.00	112,474.81
05/01/2031	5,356,785.00	3,905,866.41
11/01/2031	48,960.00	35,127.02
05/01/2032	313,960.00	221,646.56
11/01/2032	44,720.00	31,065.28
05/01/2033	319,720.00	218,539.53
11/01/2033	40,320.00	27,118.61
05/01/2034	320,320.00	211,991.17
11/01/2034	35,840.00	23,339.33
05/01/2035	325,840.00	208,790.93
11/01/2035	31,200.00	19,672.00
05/01/2036	331,200.00	205,480.71
11/01/2036	26,400.00	16,116.53
05/01/2037	336,400.00	202,073.91
11/01/2037	21,440.00	12,672.60
05/01/2038	341,440.00	198,583.04
11/01/2038	16,320.00	9,339.74
05/01/2039	346,320.00	195,019.86
11/01/2039	11,040.00	6,117.26
05/01/2040	351,040.00	191,395.36
11/01/2040	5,600.00	3,004.34
05/01/2041	355,600.00	187,719.79
	13,876,795.89	10,310,124.00

Proceeds Summary

Delivery date	07/20/2021
Par Value	10,065,000.00
Premium (Discount)	245,124.00
Target for yield calculation	10,310,124.00

## PROOF OF ARBITRAGE YIELD

\$10,065,000

Astoria Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2021  
(Assessment Area Two Project)

Assumed Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity
TERM04	05/01/2042	4.000%	3.400%	05/01/2031	100.000	3.4010631%
TERM04	05/01/2043	4.000%	3.400%	05/01/2031	100.000	3.4010631%
TERM04	05/01/2044	4.000%	3.400%	05/01/2031	100.000	3.4010631%
TERM04	05/01/2045	4.000%	3.400%	05/01/2031	100.000	3.4010631%
TERM04	05/01/2046	4.000%	3.400%	05/01/2031	100.000	3.4010631%
TERM04	05/01/2047	4.000%	3.400%	05/01/2031	100.000	3.4010631%
TERM04	05/01/2048	4.000%	3.400%	05/01/2031	100.000	3.4010631%
TERM04	05/01/2049	4.000%	3.400%	05/01/2031	100.000	3.4010631%
TERM04	05/01/2050	4.000%	3.400%	05/01/2031	100.000	3.4010631%
TERM04	05/01/2051	4.000%	3.400%	05/01/2031	100.000	3.4010631%
TERM04	05/01/2052	4.000%	3.400%	05/01/2031	100.000	3.4010631%

Rejected Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity	Increase to Yield
TERM04	05/01/2042	4.000%	3.400%			3.6579962%	0.2569331%
TERM04	05/01/2043	4.000%	3.400%			3.6681748%	0.2671116%
TERM04	05/01/2044	4.000%	3.400%			3.6774110%	0.2763479%
TERM04	05/01/2045	4.000%	3.400%			3.6858241%	0.2847609%
TERM04	05/01/2046	4.000%	3.400%			3.6935139%	0.2924508%
TERM04	05/01/2047	4.000%	3.400%			3.7005649%	0.2995018%
TERM04	05/01/2048	4.000%	3.400%			3.7070490%	0.3059859%
TERM04	05/01/2049	4.000%	3.400%			3.7130277%	0.3119645%
TERM04	05/01/2050	4.000%	3.400%			3.7185539%	0.3174908%
TERM04	05/01/2051	4.000%	3.400%			3.7236735%	0.3226104%
TERM04	05/01/2052	4.000%	3.400%			3.7284265%	0.3273634%

## BOND DEBT SERVICE

\$10,065,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2021  
(Assessment Area Two Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
07/20/2021					
11/01/2021			99,125.89	99,125.89	
05/01/2022			176,660.00	176,660.00	275,785.89
11/01/2022			176,660.00	176,660.00	
05/01/2023	205,000	2.500%	176,660.00	381,660.00	558,320.00
11/01/2023			174,097.50	174,097.50	
05/01/2024	210,000	2.500%	174,097.50	384,097.50	558,195.00
11/01/2024			171,472.50	171,472.50	
05/01/2025	215,000	2.500%	171,472.50	386,472.50	557,945.00
11/01/2025			168,785.00	168,785.00	
05/01/2026	220,000	2.500%	168,785.00	388,785.00	557,570.00
11/01/2026			166,035.00	166,035.00	
05/01/2027	225,000	3.000%	166,035.00	391,035.00	557,070.00
11/01/2027			162,660.00	162,660.00	
05/01/2028	235,000	3.000%	162,660.00	397,660.00	560,320.00
11/01/2028			159,135.00	159,135.00	
05/01/2029	240,000	3.000%	159,135.00	399,135.00	558,270.00
11/01/2029			155,535.00	155,535.00	
05/01/2030	250,000	3.000%	155,535.00	405,535.00	561,070.00
11/01/2030			151,785.00	151,785.00	
05/01/2031	255,000	3.000%	151,785.00	406,785.00	558,570.00
11/01/2031			147,960.00	147,960.00	
05/01/2032	265,000	3.200%	147,960.00	412,960.00	560,920.00
11/01/2032			143,720.00	143,720.00	
05/01/2033	275,000	3.200%	143,720.00	418,720.00	562,440.00
11/01/2033			139,320.00	139,320.00	
05/01/2034	280,000	3.200%	139,320.00	419,320.00	558,640.00
11/01/2034			134,840.00	134,840.00	
05/01/2035	290,000	3.200%	134,840.00	424,840.00	559,680.00
11/01/2035			130,200.00	130,200.00	
05/01/2036	300,000	3.200%	130,200.00	430,200.00	560,400.00
11/01/2036			125,400.00	125,400.00	
05/01/2037	310,000	3.200%	125,400.00	435,400.00	560,800.00
11/01/2037			120,440.00	120,440.00	
05/01/2038	320,000	3.200%	120,440.00	440,440.00	560,880.00
11/01/2038			115,320.00	115,320.00	
05/01/2039	330,000	3.200%	115,320.00	445,320.00	560,640.00
11/01/2039			110,040.00	110,040.00	
05/01/2040	340,000	3.200%	110,040.00	450,040.00	560,080.00
11/01/2040			104,600.00	104,600.00	
05/01/2041	350,000	3.200%	104,600.00	454,600.00	559,200.00
11/01/2041			99,000.00	99,000.00	
05/01/2042	365,000	4.000%	99,000.00	464,000.00	563,000.00
11/01/2042			91,700.00	91,700.00	
05/01/2043	380,000	4.000%	91,700.00	471,700.00	563,400.00
11/01/2043			84,100.00	84,100.00	
05/01/2044	395,000	4.000%	84,100.00	479,100.00	563,200.00
11/01/2044			76,200.00	76,200.00	
05/01/2045	410,000	4.000%	76,200.00	486,200.00	562,400.00
11/01/2045			68,000.00	68,000.00	
05/01/2046	430,000	4.000%	68,000.00	498,000.00	566,000.00
11/01/2046			59,400.00	59,400.00	
05/01/2047	445,000	4.000%	59,400.00	504,400.00	563,800.00
11/01/2047			50,500.00	50,500.00	
05/01/2048	465,000	4.000%	50,500.00	515,500.00	566,000.00
11/01/2048			41,200.00	41,200.00	
05/01/2049	485,000	4.000%	41,200.00	526,200.00	567,400.00
11/01/2049			31,500.00	31,500.00	
05/01/2050	505,000	4.000%	31,500.00	536,500.00	568,000.00

## BOND DEBT SERVICE

\$10,065,000

Astoria Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2021  
(Assessment Area Two Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2050			21,400.00	21,400.00	
05/01/2051	525,000	4.000%	21,400.00	546,400.00	567,800.00
11/01/2051			10,900.00	10,900.00	
05/01/2052	545,000	4.000%	10,900.00	555,900.00	566,800.00
	10,065,000		7,059,595.89	17,124,595.89	17,124,595.89

\$10,065,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2021  
(Assessment Area Two Project)  
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.255937%)
07/20/21	Beg Bal	-9,148,630.34	-10,751,981.60
09/02/21		144.00	168.60
09/09/21		33,687.00	39,417.19
09/21/21		1,507,074.23	1,761,531.31
09/23/21		3,832.00	4,478.20
10/18/21		910,237.06	1,061,349.08
10/25/21		43,130.00	50,258.61
10/25/21		198,459.98	231,261.82
11/10/21		131,237.00	152,722.44
11/10/21		54,345.30	63,242.43
11/10/21		302,759.09	352,325.24
11/19/21		1,222.00	1,420.91
11/19/21		18,650.00	21,685.76
11/19/21		2,844.25	3,307.22
12/23/21		31,185.00	36,150.72
12/27/21		9,544.19	11,059.98
02/01/22		10,094.00	11,661.49
02/01/22		59,109.00	68,287.97
02/01/22		17,534.61	20,257.54
02/01/22		289,347.50	334,279.96
02/01/22		680.00	785.60
02/09/22		1,812.33	2,092.26
02/18/22		285,307.59	329,110.37
02/18/22		708,975.98	817,823.83
02/18/22		30,693.00	35,405.24
02/18/22		3,106.72	3,583.69
02/28/22		829,404.93	955,884.08
02/28/22		13,200.00	15,212.92
03/22/22		1,071,218.76	1,231,917.68
04/26/22		370,043.15	424,259.10
05/10/22		67,302.18	77,065.93
05/18/22		10,444.00	11,950.57
05/18/22		444,565.65	508,695.06
06/08/22		42,113.00	48,101.49
06/08/22		155,815.61	177,972.68
07/06/22		142,942.27	162,859.12
07/18/22		6,165.00	7,016.44
07/22/22		352,824.01	401,408.12
07/27/22		330,695.29	376,063.53
08/17/22		97,771.14	110,985.09
08/22/22		4,465.89	5,067.19
08/25/22		5,006.51	5,679.07
08/25/22		288,643.14	327,418.72
09/19/22		260.00	294.29
09/20/22		52,924.82	59,900.11
10/28/22		21,334.14	24,063.72
11/15/22		250.00	281.56

\$10,065,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2021  
(Assessment Area Two Project)  
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.255937%)
11/23/22		108,827.82	122,476.70
12/22/22		2,347.88	2,635.48
01/04/23		29,005.38	32,523.30
02/06/23		50,299.81	56,238.75
07/26/23		447.53	492.80
-----			
07/20/26	TOTALS:	4,699.40	-191,850.65
-----			

ISSUE DATE:	07/20/21	REBATABLE ARBITRAGE:	-191,850.65
COMP DATE:	07/20/26	NET INCOME:	4,699.40
BOND YIELD:	3.255937%	TAX INV YIELD:	0.089342%

\$10,065,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2021  
(Assessment Area Two Project)  
Reserve Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.255937%)
07/20/21	Beg Bal	-558,040.00	-655,839.79
08/03/21		1.10	1.29
09/02/21		2.86	3.35
10/04/21		2.75	3.21
11/02/21		2.84	3.31
12/02/21		2.76	3.21
12/30/21		0.06	0.07
01/04/22		2.84	3.29
02/02/22		2.84	3.28
03/02/22		2.56	2.95
04/04/22		2.86	3.29
05/03/22		2.75	3.15
06/02/22		78.75	90.00
07/05/22		252.43	287.63
08/02/22		489.74	556.68
09/02/22		773.73	877.12
10/04/22		896.27	1,013.12
11/02/22		1,192.94	1,345.09
12/02/22		1,471.64	1,654.87
01/04/23		1,669.27	1,871.73
02/02/23		1,781.96	1,993.07
03/02/23		1,711.92	1,909.59
04/04/23		1,936.63	2,154.05
05/02/23		1,958.64	2,173.07
06/02/23		2,134.53	2,361.85
07/05/23		2,090.01	2,305.75
08/02/23		2,184.46	2,404.12
09/05/23		2,270.85	2,491.81
10/03/23		2,199.27	2,407.21
11/02/23		2,277.16	2,485.99
12/04/23		2,209.03	2,404.70
12/22/23		0.55	0.60
01/03/24		2,281.87	2,477.53
02/02/24		2,270.60	2,458.89
03/04/24		2,114.95	2,283.77
03/21/24		0.02	0.02
04/02/24		2,255.75	2,429.70
05/02/24		2,178.15	2,339.81
06/04/24		2,251.86	2,412.05
07/02/24		2,178.56	2,327.68



\$10,065,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2021  
(Assessment Area Two Project)  
Reserve Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.255937%)
07/31/24	Bal	558,040.00	594,742.10
07/31/24	Acc	2,251.18	2,399.24
-----			
07/20/26	TOTALS:	47,388.94	-9,150.59
-----			
ISSUE DATE:	07/20/21	REBATABLE ARBITRAGE:	-9,150.59
COMP DATE:	07/20/26	NET INCOME:	47,388.94
BOND YIELD:	3.255937%	TAX INV YIELD:	2.771280%

\$10,065,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2021  
(Assessment Area Two Project)  
Interest Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.255937%)
07/20/21	Beg Bal	-275,785.89	-324,118.99
08/03/21		0.54	0.63
09/02/21		1.41	1.65
10/04/21		1.36	1.59
11/01/21		99,125.89	115,447.44
11/02/21		1.40	1.63
12/02/21		0.87	1.01
12/30/21		0.02	0.02
01/04/22		0.90	1.04
02/02/22		0.90	1.04
03/02/22		0.81	0.93
04/04/22		0.91	1.05
04/12/22		-5,890.52	-6,762.04
05/02/22		176,660.00	202,433.90
05/03/22		0.89	1.02
06/02/22		0.86	0.98
07/05/22		2.66	3.03
08/02/22		5.17	5.88
09/02/22		8.17	9.26
10/04/22		9.46	10.69
11/01/22		5,890.52	6,642.39
11/02/22		12.59	14.20
-----			
07/20/26	TOTALS:	48.92	-6,301.64
-----			

ISSUE DATE: 07/20/21      REBATABLE ARBITRAGE: -6,301.64  
COMP DATE: 07/20/26      NET INCOME: 48.92  
BOND YIELD: 3.255937%      TAX INV YIELD: 0.028867%

\$10,065,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2021  
(Assessment Area Two Project)  
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.255937%)
07/20/21	Beg Bal	-126,367.77	-148,514.46
07/20/21		1,022.87	1,202.13
07/20/21		3,889.94	4,571.67
07/20/21		29,224.74	34,346.55
07/20/21		17,534.84	20,607.92
07/20/21		26,302.26	30,911.89
07/20/21		35,654.18	41,902.78
07/26/21		-4,725.00	-5,550.10
07/30/21		10,450.00	12,270.41
08/12/21		1,123.69	1,318.02
04/12/22		5,890.52	6,762.04
-----			
07/20/26	TOTALS:	0.27	-171.14
-----			

ISSUE DATE:	07/20/21	REBATABLE ARBITRAGE:	-171.14
COMP DATE:	07/20/26	NET INCOME:	0.27
BOND YIELD:	3.255937%	TAX INV YIELD:	0.005912%

\$10,065,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2021  
(Assessment Area Two Project)  
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.255937%)
07/20/22		-1,830.00	-2,082.37
07/20/23		-1,960.00	-2,159.41
07/20/24		-2,070.00	-2,208.12
-----			
07/20/26	TOTALS:	-5,860.00	-6,449.90
-----			

ISSUE DATE: 07/20/21      REBATABLE ARBITRAGE: -6,449.90  
COMP DATE: 07/20/26  
BOND YIELD: 3.255937%

# SECTION C

# **REBATE REPORT**

**\$7,155,000**

**Astoria Community Development District**

**(Polk County, Florida)**

**Special Assessment Bonds, Series 2021**

**(North Parcel Assessment Area Project)**

**Dated: July 20, 2021**

**Delivered: July 20, 2021**

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**Rebate Report to the Computation Date  
July 20, 2026  
Reflecting Activity Through  
July 31, 2024**



**AMTEC**

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# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
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[www.amteccorp.com](http://www.amteccorp.com)

August 19, 2024

Astoria Community Development District  
c/o Ms. Katie Costa  
Director of Operations – Accounting Division  
Government Management Services – CF, LLC  
6200 Lee Vista Boulevard, Suite 300  
Orlando, FL 32822

Re: \$7,155,000 Astoria Community Development District (Polk County, Florida), Special Assessment Bonds, Series 2021 (North Parcel Assessment Area Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of Astoria Community Development District (the "District").

The scope of our engagement consisted of preparing computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of July 31, 2025. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Assistant Vice President



## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the July 20, 2026 Computation Date  
Reflecting Activity from July 20, 2021 through July 31, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	0.025616%	353.47	(51,565.86)
Reserve Fund	2.292869%	22,268.79	(10,356.80)
Interest Fund	0.006104%	1.19	(733.26)
Cost of Issuance Fund	0.005354%	0.17	(118.64)
<b>Totals</b>	<b>0.947196%</b>	<b>\$22,623.62</b>	<b>\$(62,774.56)</b>
<b>Bond Yield</b>	<b>3.248193%</b>		
Rebate Computation Credits			(6,448.44)
<b>Net Rebatable Arbitrage</b>			<b>\$(69,223.00)</b>

**Based upon our computations, no rebate liability exists.**

# SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

## COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatale Arbitrage, investment activity is reflected from July 20, 2021, the date of the closing, through July 31, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of July 20, 2026.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between July 20, 2021 and July 31, 2024, the District made periodic payments into the Interest, Sinking, and Prepayment Accounts (collectively, the "Debt Service Fund"), that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

## DEFINITIONS

### **6. Computation Date**

July 20, 2026.

### **7. Computation Period**

The period beginning on July 20, 2021, the date of the closing, and ending on July 31, 2024.

### **8. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the issuer. If no day is selected by the issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

**9. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

**10. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

**11. Issue Price**

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds was sold.

**12. Rebtable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

**13. Funds and Accounts**

The Funds and Accounts activity used in the compilation of this Report was received from the District and U.S. Bank, Trustee, as follows:

<b>Fund / Account</b>	<b>Account Number</b>
Revenue	221656000
Interest	221656001
Sinking	221656002
Reserve	221656003
Prepayment	221656004
Acquisition and Construction	221656005
Cost of Issuance	221656006

## **METHODOLOGY**

### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebateable Arbitrage, as of July 31, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to July 20, 2026. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on July 20, 2026, is the Rebateable Arbitrage.

**\$7,155,000**  
**Astoria Community Development District**  
**(Polk County, Florida)**  
**Special Assessment Bonds, Series 2021**  
**(North Parcel Assessment Area Project)**  
**Delivered: July 20, 2021**

<b>Sources of Funds</b>
-------------------------

<b>Par Amount</b>	<b>\$7,155,000.00</b>
<b>Net Original Issue Premium</b>	<b><u>160,444.80</u></b>
<b>Total</b>	<b>\$7,315,444.80</b>

<b>Uses of Funds</b>
----------------------

<b>Acquisition and Construction Fund</b>	<b>\$6,617,650.67</b>
<b>Reserve Fund</b>	<b>395,372.50</b>
<b>Interest Fund</b>	<b>69,489.40</b>
<b>Cost of Issuance Fund</b>	<b>89,832.23</b>
<b>Underwriter's Discount</b>	<b><u>143,100.00</u></b>
<b>Total</b>	<b>\$7,315,444.80</b>

## PROOF OF ARBITRAGE YIELD

\$7,155,000

Astoria Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2021  
(North Parcel Assessment Area Project)

Date	Debt Service	Present Value to 07/20/2021 @ 3.2481930269%
11/01/2021	68,367.18	67,751.94
05/01/2022	121,842.50	118,816.34
11/01/2022	121,842.50	116,917.49
05/01/2023	266,842.50	251,964.28
11/01/2023	120,030.00	111,526.25
05/01/2024	270,030.00	246,889.49
11/01/2024	118,155.00	106,303.12
05/01/2025	273,155.00	241,827.87
11/01/2025	116,217.50	101,244.64
05/01/2026	281,217.50	241,071.65
11/01/2026	114,155.00	96,294.62
05/01/2027	279,155.00	231,715.89
11/01/2027	111,680.00	91,219.80
05/01/2028	281,680.00	226,398.23
11/01/2028	109,130.00	86,310.67
05/01/2029	284,130.00	221,126.46
11/01/2029	106,505.00	81,563.70
05/01/2030	291,505.00	219,672.77
11/01/2030	103,730.00	76,919.76
05/01/2031	3,533,730.00	2,578,518.11
11/01/2031	36,080.00	25,906.38
05/01/2032	231,080.00	163,269.77
11/01/2032	32,960.00	22,915.74
05/01/2033	232,960.00	159,379.11
11/01/2033	29,760.00	20,034.86
05/01/2034	234,760.00	155,518.03
11/01/2034	26,480.00	17,261.48
05/01/2035	241,480.00	154,897.50
11/01/2035	23,040.00	14,542.83
05/01/2036	243,040.00	150,955.04
11/01/2036	19,520.00	11,930.34
05/01/2037	249,520.00	150,065.83
11/01/2037	15,840.00	9,374.22
05/01/2038	250,840.00	146,076.33
11/01/2038	12,080.00	6,922.35
05/01/2039	257,080.00	144,963.26
11/01/2039	8,160.00	4,527.76
05/01/2040	258,160.00	140,956.54
11/01/2040	4,160.00	2,235.08
05/01/2041	264,160.00	139,659.32
	9,644,259.68	7,155,444.80

Proceeds Summary

Delivery date	07/20/2021
Par Value	6,995,000.00
Premium (Discount)	160,444.80
Target for yield calculation	7,155,444.80

## PROOF OF ARBITRAGE YIELD

\$7,155,000

Astoria Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2021  
(North Parcel Assessment Area Project)

Assumed Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity
TERM04	05/01/2042	4.000%	3.400%	05/01/2031	100.000	3.4010631%
TERM04	05/01/2043	4.000%	3.400%	05/01/2031	100.000	3.4010631%
TERM04	05/01/2044	4.000%	3.400%	05/01/2031	100.000	3.4010631%
TERM04	05/01/2045	4.000%	3.400%	05/01/2031	100.000	3.4010631%
TERM04	05/01/2046	4.000%	3.400%	05/01/2031	100.000	3.4010631%
TERM04	05/01/2047	4.000%	3.400%	05/01/2031	100.000	3.4010631%
TERM04	05/01/2048	4.000%	3.400%	05/01/2031	100.000	3.4010631%
TERM04	05/01/2049	4.000%	3.400%	05/01/2031	100.000	3.4010631%
TERM04	05/01/2050	4.000%	3.400%	05/01/2031	100.000	3.4010631%
TERM04	05/01/2051	4.000%	3.400%	05/01/2031	100.000	3.4010631%

Rejected Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity	Increase to Yield
TERM04	05/01/2042	4.000%	3.400%			3.6579962%	0.2569331%
TERM04	05/01/2043	4.000%	3.400%			3.6681748%	0.2671116%
TERM04	05/01/2044	4.000%	3.400%			3.6774110%	0.2763479%
TERM04	05/01/2045	4.000%	3.400%			3.6858241%	0.2847609%
TERM04	05/01/2046	4.000%	3.400%			3.6935139%	0.2924508%
TERM04	05/01/2047	4.000%	3.400%			3.7005649%	0.2995018%
TERM04	05/01/2048	4.000%	3.400%			3.7070490%	0.3059859%
TERM04	05/01/2049	4.000%	3.400%			3.7130277%	0.3119645%
TERM04	05/01/2050	4.000%	3.400%			3.7185539%	0.3174908%
TERM04	05/01/2051	4.000%	3.400%			3.7236735%	0.3226104%

## BOND DEBT SERVICE

\$7,155,000

Astoria Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2021  
(North Parcel Assessment Area Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
07/20/2021					
11/01/2021			68,367.18	68,367.18	
05/01/2022			121,842.50	121,842.50	190,209.68
11/01/2022			121,842.50	121,842.50	
05/01/2023	145,000	2.500%	121,842.50	266,842.50	388,685.00
11/01/2023			120,030.00	120,030.00	
05/01/2024	150,000	2.500%	120,030.00	270,030.00	390,060.00
11/01/2024			118,155.00	118,155.00	
05/01/2025	155,000	2.500%	118,155.00	273,155.00	391,310.00
11/01/2025			116,217.50	116,217.50	
05/01/2026	165,000	2.500%	116,217.50	281,217.50	397,435.00
11/01/2026			114,155.00	114,155.00	
05/01/2027	165,000	3.000%	114,155.00	279,155.00	393,310.00
11/01/2027			111,680.00	111,680.00	
05/01/2028	170,000	3.000%	111,680.00	281,680.00	393,360.00
11/01/2028			109,130.00	109,130.00	
05/01/2029	175,000	3.000%	109,130.00	284,130.00	393,260.00
11/01/2029			106,505.00	106,505.00	
05/01/2030	185,000	3.000%	106,505.00	291,505.00	398,010.00
11/01/2030			103,730.00	103,730.00	
05/01/2031	190,000	3.000%	103,730.00	293,730.00	397,460.00
11/01/2031			100,880.00	100,880.00	
05/01/2032	195,000	3.200%	100,880.00	295,880.00	396,760.00
11/01/2032			97,760.00	97,760.00	
05/01/2033	200,000	3.200%	97,760.00	297,760.00	395,520.00
11/01/2033			94,560.00	94,560.00	
05/01/2034	205,000	3.200%	94,560.00	299,560.00	394,120.00
11/01/2034			91,280.00	91,280.00	
05/01/2035	215,000	3.200%	91,280.00	306,280.00	397,560.00
11/01/2035			87,840.00	87,840.00	
05/01/2036	220,000	3.200%	87,840.00	307,840.00	395,680.00
11/01/2036			84,320.00	84,320.00	
05/01/2037	230,000	3.200%	84,320.00	314,320.00	398,640.00
11/01/2037			80,640.00	80,640.00	
05/01/2038	235,000	3.200%	80,640.00	315,640.00	396,280.00
11/01/2038			76,880.00	76,880.00	
05/01/2039	245,000	3.200%	76,880.00	321,880.00	398,760.00
11/01/2039			72,960.00	72,960.00	
05/01/2040	250,000	3.200%	72,960.00	322,960.00	395,920.00
11/01/2040			68,960.00	68,960.00	
05/01/2041	260,000	3.200%	68,960.00	328,960.00	397,920.00
11/01/2041			64,800.00	64,800.00	
05/01/2042	270,000	4.000%	64,800.00	334,800.00	399,600.00
11/01/2042			59,400.00	59,400.00	
05/01/2043	280,000	4.000%	59,400.00	339,400.00	398,800.00
11/01/2043			53,800.00	53,800.00	
05/01/2044	290,000	4.000%	53,800.00	343,800.00	397,600.00
11/01/2044			48,000.00	48,000.00	
05/01/2045	305,000	4.000%	48,000.00	353,000.00	401,000.00
11/01/2045			41,900.00	41,900.00	
05/01/2046	315,000	4.000%	41,900.00	356,900.00	398,800.00
11/01/2046			35,600.00	35,600.00	
05/01/2047	330,000	4.000%	35,600.00	365,600.00	401,200.00
11/01/2047			29,000.00	29,000.00	
05/01/2048	340,000	4.000%	29,000.00	369,000.00	398,000.00
11/01/2048			22,200.00	22,200.00	
05/01/2049	355,000	4.000%	22,200.00	377,200.00	399,400.00



## BOND DEBT SERVICE

\$7,155,000

Astoria Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2021  
(North Parcel Assessment Area Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			15,100.00	15,100.00	
05/01/2050	370,000	4.000%	15,100.00	385,100.00	400,200.00
11/01/2050			7,700.00	7,700.00	
05/01/2051	385,000	4.000%	7,700.00	392,700.00	400,400.00
	6,995,000		4,700,259.68	11,695,259.68	11,695,259.68

\$7,155,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2021  
(North Parcel Assessment Area Project)  
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.248193%)
07/20/21	Beg Bal	-6,617,650.67	-7,774,470.38
08/03/21		3,460.00	4,060.11
08/03/21		319,952.29	375,445.48
08/03/21		63,354.73	74,343.11
08/10/21		37,764.76	44,287.00
08/11/21		105,690.00	123,932.32
08/11/21		300,945.02	352,888.78
08/11/21		388,358.59	455,390.13
08/12/21		310,466.75	364,021.40
08/24/21		54,652.22	64,010.79
08/24/21		151,042.43	176,906.72
08/26/21		360,179.15	421,780.22
08/26/21		117,312.90	137,376.80
08/26/21		8,932.00	10,459.63
08/26/21		9,082.42	10,635.78
08/26/21		4,100.00	4,801.22
08/30/21		176,286.58	206,362.80
09/03/21		10,485.00	12,270.55
09/03/21		7,781.75	9,106.95
09/09/21		547,413.55	640,291.69
09/09/21		18,904.20	22,111.62
09/09/21		148,701.84	173,931.67
09/21/21		14,344.33	16,760.08
09/21/21		18,276.98	21,355.04
09/21/21		34,650.00	40,485.46
10/08/21		146,250.00	170,620.40
10/12/21		136,828.40	159,571.69
10/21/21		-8,932.00	-10,408.27
10/25/21		754,092.14	878,412.87
10/25/21		29,884.00	34,810.72
10/25/21		64,693.98	75,359.52
10/25/21		103,177.44	120,187.42
11/10/21		60,531.00	70,415.63
11/10/21		166,760.98	193,992.82
11/10/21		2,052.00	2,387.09
11/10/21		502,275.97	584,296.95
11/19/21		619,410.03	719,978.64
11/19/21		1,625.00	1,888.84
11/19/21		2,041.25	2,372.67
11/19/21		347.50	403.92
12/02/21		272.00	315.79
12/02/21		40,719.00	47,275.18
12/23/21		727,254.46	842,764.39
12/23/21		17,129.00	19,849.60
12/23/21		39,181.46	45,404.66

\$7,155,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2021  
(North Parcel Assessment Area Project)  
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.248193%)
05/19/23		-197,686.25	-218,941.33
06/05/23		197,959.29	218,929.98
-----			
07/20/26	TOTALS:	353.47	-51,565.86
-----			

ISSUE DATE:	07/20/21	REBATABLE ARBITRAGE:	-51,565.86
COMP DATE:	07/20/26	NET INCOME:	353.47
BOND YIELD:	3.248193%	TAX INV YIELD:	0.025616%

\$7,155,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2021  
(North Parcel Assessment Area Project)  
Reserve Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.248193%)
07/20/21	Beg Bal	-395,372.50	-464,486.86
08/03/21		0.78	0.92
09/02/21		2.02	2.36
10/04/21		1.95	2.28
11/02/21		2.01	2.34
12/02/21		1.96	2.28
12/30/21		0.04	0.05
01/04/22		2.01	2.33
02/02/22		2.01	2.32
03/02/22		1.82	2.10
04/04/22		2.03	2.33
05/03/22		1.95	2.23
06/02/22		55.80	63.75
07/05/22		178.85	203.73
08/02/22		346.98	394.29
09/02/22		548.19	621.26
10/04/22		635.01	717.59
11/02/22		845.20	952.73
12/02/22		1,042.66	1,172.16
01/04/23		1,182.68	1,325.76
02/02/23		1,262.52	1,411.72
03/02/23		1,212.90	1,352.60
04/04/23		1,372.10	1,525.76
05/02/23		1,387.70	1,539.24
05/19/23		197,686.25	218,941.33
06/02/23		1,192.77	1,319.48
07/05/23		740.39	816.63
08/02/23		773.85	851.47
09/05/23		804.45	882.53
10/03/23		779.09	852.57
11/02/23		806.69	880.49
12/04/23		782.55	851.69
12/22/23		0.20	0.22
01/03/24		808.36	877.50
02/02/24		804.36	870.90
03/04/24		749.22	808.88
03/21/24		0.01	0.01
04/02/24		799.10	860.57
05/02/24		771.61	828.74
06/04/24		797.72	854.33
07/02/24		771.76	824.46

\$7,155,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2021  
(North Parcel Assessment Area Project)  
Reserve Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.248193%)
07/31/24	Bal	197,686.25	210,656.35
07/31/24	Acc	797.49	849.81
-----			
07/20/26	TOTALS:	22,268.79	-10,356.80
-----			
ISSUE DATE:	07/20/21	REBATABLE ARBITRAGE:	-10,356.80
COMP DATE:	07/20/26	NET INCOME:	22,268.79
BOND YIELD:	3.248193%	TAX INV YIELD:	2.292869%

\$7,155,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2021  
(North Parcel Assessment Area Project)  
Interest Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.248193%)
07/20/21	Beg Bal	-69,489.40	-81,636.72
08/03/21		0.14	0.16
09/02/21		0.36	0.42
10/01/21		0.34	0.40
11/01/21		69,489.40	80,902.07
11/02/21		0.35	0.41
-----			
07/20/26	TOTALS:	1.19	-733.26
-----			

ISSUE DATE:	07/20/21	REBATABLE ARBITRAGE:	-733.26
COMP DATE:	07/20/26	NET INCOME:	1.19
BOND YIELD:	3.248193%	TAX INV YIELD:	0.006104%

\$7,155,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2021  
(North Parcel Assessment Area Project)  
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.248193%)
07/20/21	Beg Bal	-89,832.23	-105,535.64
07/20/21		727.13	854.24
07/20/21		2,110.06	2,478.92
07/20/21		20,775.26	24,406.95
07/20/21		12,465.16	14,644.17
07/20/21		18,697.74	21,966.26
07/20/21		25,345.82	29,776.48
07/26/21		4,725.00	5,547.99
08/12/21		798.81	936.60
04/12/22		4,187.42	4,805.40
-----			
07/20/26	TOTALS:	0.17	-118.64
-----			

ISSUE DATE:	07/20/21	REBATABL ARBITRAGE:	-118.64
COMP DATE:	07/20/26	NET INCOME:	0.17
BOND YIELD:	3.248193%	TAX INV YIELD:	0.005354%

\$7,155,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2021  
(North Parcel Assessment Area Project)  
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.248193%)
07/20/22		-1,830.00	-2,081.73
07/20/23		-1,960.00	-2,158.92
07/20/24		-2,070.00	-2,207.79
-----			
07/20/26	TOTALS:	-5,860.00	-6,448.44
-----			

ISSUE DATE: 07/20/21      REBATABLE ARBITRAGE: -6,448.44  
COMP DATE: 07/20/26  
BOND YIELD: 3.248193%



# SECTION D

# **REBATE REPORT**

**\$4,165,000**

**Astoria Community Development District**

**(Polk County, Florida)**

**Special Assessment Bonds, Series 2023**

**(Assessment Area Three Project)**

**Dated: May 23, 2023**

**Delivered: May 23, 2023**

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**Rebate Report to the Computation Date  
May 23, 2026  
Reflecting Activity Through  
July 31, 2024**



**AMTEC**

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# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
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(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

August 19, 2024

Astoria Community Development District  
c/o Ms. Katie Costa  
Director of Operations – Accounting Division  
Government Management Services – CF, LLC  
6200 Lee Vista Boulevard, Suite 300  
Orlando, FL 32822

Re: \$4,165,000 Astoria Community Development District (Polk County, Florida), Special Assessment Bonds, Series 2023 (Assessment Area Three Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of Astoria Community Development District (the "District").

The scope of our engagement consisted of preparing computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of May 31, 2025. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Assistant Vice President

## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the May 23, 2026 Computation Date  
Reflecting Activity from May 23, 2023 through July 31, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	4.519946%	463.71	(96.67)
Reserve Fund	4.793881%	7,856.38	(971.56)
Cost of Issuance Fund	4.624661%	8.83	(0.51)
<b>Totals</b>	<b>4.777144%</b>	<b>\$8,328.92</b>	<b>\$(1,068.74)</b>
<b>Bond Yield</b>	<b>5.335257%</b>		
Rebate Computation Credit			(2,299.88)
<b>Net Rebatable Arbitrage</b>			<b>\$(3,368.62)</b>

**Based upon our computations, no rebate liability exists.**

# SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

## COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatale Arbitrage, investment activity is reflected from May 23, 2023, the date of the closing, through July 31, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of May 23, 2026.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between May 23, 2023 and July 31, 2024, the District made periodic payments into the Interest, Sinking, and Prepayment Accounts (collectively, the "Debt Service Fund"), that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

## DEFINITIONS

### **6. Computation Date**

May 23, 2026.

### **7. Computation Period**

The period beginning on May 23, 2023, the date of the closing, and ending on July 31, 2024.

### **8. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the issuer. If no day is selected by the issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

**9. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

**10. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

**11. Issue Price**

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds was sold.

**12. Rebatable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

**13. Funds and Accounts**

The Funds and Accounts activity used in the compilation of this Report was received from the District and U.S. Bank, Trustee, as follows:

<b>Fund / Account</b>	<b>Account Number</b>
Revenue	265019000
Interest	265019001
Sinking	265019002
Reserve	265019004
Prepayment	265019003
Acquisition and Construction	265019005
Cost of Issuance	265019006

## **METHODOLOGY**

### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebateable Arbitrage, as of July 31, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to May 23, 2026. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on May 23, 2026, is the Rebateable Arbitrage.



**\$4,165,000**  
**Astoria Community Development District**  
**(Polk County, Florida)**  
**Special Assessment Bonds, Series 2023**  
**(Assessment Area Three Project)**  
**Delivered: May 23, 2023**

<b>Sources of Funds</b>
-------------------------

<b>Par Amount</b>	<b>\$4,165,000.00</b>
<b>Net Original Issue Discount</b>	<b>-38,525.45</b>
<b>Total</b>	<b>\$4,126,474.55</b>

<b>Uses of Funds</b>
----------------------

<b>Acquisition and Construction Fund</b>	<b>\$3,712,005.17</b>
<b>Reserve Fund</b>	<b>139,194.38</b>
<b>Cost of Issuance Fund</b>	<b>191,975.00</b>
<b>Underwriter's Discount</b>	<b>83,300.00</b>
<b>Total</b>	<b>\$4,126,474.55</b>

## PROOF OF ARBITRAGE YIELD

\$4,165,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2023  
(Assessment Area Three Project)

Date	Debt Service	Present Value to 05/23/2023 @ 5.3352570048%
12/15/2023	120,593.30	117,082.56
06/15/2024	167,459.38	158,359.81
12/15/2024	106,154.38	97,777.71
06/15/2025	171,154.38	153,552.34
12/15/2025	104,740.63	91,527.18
06/15/2026	174,740.63	148,728.87
12/15/2026	103,218.13	85,570.45
06/15/2027	173,218.13	139,870.99
12/15/2027	101,695.63	79,983.99
06/15/2028	176,695.63	135,360.85
12/15/2028	100,064.38	74,664.34
06/15/2029	180,064.38	130,866.35
12/15/2029	98,324.38	69,602.99
06/15/2030	178,324.38	122,954.34
12/15/2030	96,584.38	64,864.41
06/15/2031	181,584.38	118,780.34
12/15/2031	94,406.25	60,149.68
06/15/2032	184,406.25	114,439.16
12/15/2032	92,100.00	55,670.50
06/15/2033	187,100.00	110,155.39
12/15/2033	89,665.63	51,419.09
06/15/2034	189,665.63	105,938.43
12/15/2034	87,103.13	47,387.64
06/15/2035	192,103.13	101,796.36
12/15/2035	84,412.50	43,568.35
06/15/2036	194,412.50	97,736.09
12/15/2036	81,593.75	39,953.44
06/15/2037	196,593.75	93,763.42
12/15/2037	78,646.88	36,535.21
06/15/2038	198,646.88	89,883.17
12/15/2038	75,571.88	33,306.06
06/15/2039	205,571.88	88,245.65
12/15/2039	72,240.63	30,204.91
06/15/2040	207,240.63	84,399.02
12/15/2040	68,781.25	27,283.44
06/15/2041	208,781.25	80,665.34
12/15/2041	65,193.75	24,533.97
06/15/2042	215,193.75	78,878.39
12/15/2042	61,350.00	21,903.29
06/15/2043	216,350.00	75,234.71
12/15/2043	57,378.13	19,434.54
06/15/2044	222,378.13	73,364.57
12/15/2044	52,943.75	17,012.79
06/15/2045	227,943.75	71,343.58
12/15/2045	48,240.63	14,706.41
06/15/2046	233,240.63	69,257.11
12/15/2046	43,268.75	12,514.14
06/15/2047	238,268.75	67,121.27
12/15/2047	38,028.13	10,434.33
06/15/2048	243,028.13	64,950.51
12/15/2048	32,518.75	8,464.99
06/15/2049	247,518.75	62,757.71
12/15/2049	26,740.63	6,603.85
06/15/2050	256,740.63	61,757.05
12/15/2050	20,559.38	4,816.91
06/15/2051	260,559.38	59,460.91

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PROOF OF ARBITRAGE YIELD

\$4,165,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2023  
(Assessment Area Three Project)

Date	Debt Service	@ 5.3352570048%	Present Value to 05/23/2023
12/15/2051	14,109.38		3,136.17
06/15/2052	269,109.38		58,262.17
12/15/2052	7,256.25		1,530.16
06/15/2053	277,256.25		56,947.16
	8,398,835.17		4,126,474.55

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Proceeds Summary

Delivery date	05/23/2023
Par Value	4,165,000.00
Premium (Discount)	-38,525.45
Target for yield calculation	4,126,474.55

BOND DEBT SERVICE  
 \$4,165,000  
 Astoria Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2023  
 (Assessment Area Three Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/23/2023					
12/15/2023			120,593.30	120,593.30	
06/15/2024	60,000	4.350%	107,459.38	167,459.38	288,052.67
12/15/2024			106,154.38	106,154.38	
06/15/2025	65,000	4.350%	106,154.38	171,154.38	277,308.75
12/15/2025			104,740.63	104,740.63	
06/15/2026	70,000	4.350%	104,740.63	174,740.63	279,481.25
12/15/2026			103,218.13	103,218.13	
06/15/2027	70,000	4.350%	103,218.13	173,218.13	276,436.25
12/15/2027			101,695.63	101,695.63	
06/15/2028	75,000	4.350%	101,695.63	176,695.63	278,391.25
12/15/2028			100,064.38	100,064.38	
06/15/2029	80,000	4.350%	100,064.38	180,064.38	280,128.75
12/15/2029			98,324.38	98,324.38	
06/15/2030	80,000	4.350%	98,324.38	178,324.38	276,648.75
12/15/2030			96,584.38	96,584.38	
06/15/2031	85,000	5.125%	96,584.38	181,584.38	278,168.75
12/15/2031			94,406.25	94,406.25	
06/15/2032	90,000	5.125%	94,406.25	184,406.25	278,812.50
12/15/2032			92,100.00	92,100.00	
06/15/2033	95,000	5.125%	92,100.00	187,100.00	279,200.00
12/15/2033			89,665.63	89,665.63	
06/15/2034	100,000	5.125%	89,665.63	189,665.63	279,331.25
12/15/2034			87,103.13	87,103.13	
06/15/2035	105,000	5.125%	87,103.13	192,103.13	279,206.25
12/15/2035			84,412.50	84,412.50	
06/15/2036	110,000	5.125%	84,412.50	194,412.50	278,825.00
12/15/2036			81,593.75	81,593.75	
06/15/2037	115,000	5.125%	81,593.75	196,593.75	278,187.50
12/15/2037			78,646.88	78,646.88	
06/15/2038	120,000	5.125%	78,646.88	198,646.88	277,293.75
12/15/2038			75,571.88	75,571.88	
06/15/2039	130,000	5.125%	75,571.88	205,571.88	281,143.75
12/15/2039			72,240.63	72,240.63	
06/15/2040	135,000	5.125%	72,240.63	207,240.63	279,481.25
12/15/2040			68,781.25	68,781.25	
06/15/2041	140,000	5.125%	68,781.25	208,781.25	277,562.50
12/15/2041			65,193.75	65,193.75	
06/15/2042	150,000	5.125%	65,193.75	215,193.75	280,387.50
12/15/2042			61,350.00	61,350.00	
06/15/2043	155,000	5.125%	61,350.00	216,350.00	277,700.00
12/15/2043			57,378.13	57,378.13	
06/15/2044	165,000	5.375%	57,378.13	222,378.13	279,756.25
12/15/2044			52,943.75	52,943.75	
06/15/2045	175,000	5.375%	52,943.75	227,943.75	280,887.50
12/15/2045			48,240.63	48,240.63	
06/15/2046	185,000	5.375%	48,240.63	233,240.63	281,481.25
12/15/2046			43,268.75	43,268.75	
06/15/2047	195,000	5.375%	43,268.75	238,268.75	281,537.50
12/15/2047			38,028.13	38,028.13	
06/15/2048	205,000	5.375%	38,028.13	243,028.13	281,056.25
12/15/2048			32,518.75	32,518.75	
06/15/2049	215,000	5.375%	32,518.75	247,518.75	280,037.50
12/15/2049			26,740.63	26,740.63	
06/15/2050	230,000	5.375%	26,740.63	256,740.63	283,481.25
12/15/2050			20,559.38	20,559.38	
06/15/2051	240,000	5.375%	20,559.38	260,559.38	281,118.75

BOND DEBT SERVICE

\$4,165,000

Astoria Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2023  
 (Assessment Area Three Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/15/2051			14,109.38	14,109.38	
06/15/2052	255,000	5.375%	14,109.38	269,109.38	283,218.75
12/15/2052			7,256.25	7,256.25	
06/15/2053	270,000	5.375%	7,256.25	277,256.25	284,512.50
	4,165,000		4,233,835.17	8,398,835.17	8,398,835.17

\$4,165,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2023  
(Assessment Area Three Project)  
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.335257%)
05/23/23	Beg Bal	-3,712,005.17	-4,347,201.34
05/24/23		3,712,005.17	4,346,565.57
07/13/23		463.71	539.10
-----			
05/23/26	TOTALS:	463.71	-96.67
-----			

ISSUE DATE:	05/23/23	REBATABLE ARBITRAGE:	-96.67
COMP DATE:	05/23/26	NET INCOME:	463.71
BOND YIELD:	5.335257%	TAX INV YIELD:	4.519946%

\$4,165,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2023  
(Assessment Area Three Project)  
Reserve Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.335257%)
05/23/23	Beg Bal	-139,194.38	-163,013.24
06/02/23		155.98	182.43
07/05/23		521.32	606.79
08/02/23		544.88	631.71
09/05/23		566.43	653.53
10/03/23		548.57	630.34
11/02/23		568.00	649.91
12/04/23		551.01	627.52
12/22/23		0.14	0.16
01/03/24		569.18	645.47
02/02/24		566.37	639.57
03/04/24		527.54	592.94
04/02/24		562.66	629.82
05/02/24		543.31	605.50
05/14/24		0.01	0.01
06/04/24		561.69	623.06
07/02/24		543.41	600.32
07/31/24	Bal	139,194.38	153,144.01
07/31/24	Acc	525.88	578.58
-----			
05/23/26	TOTALS:	7,856.38	-971.56
-----			

ISSUE DATE:	05/23/23	REBATABLE ARBITRAGE:	-971.56
COMP DATE:	05/23/26	NET INCOME:	7,856.38
BOND YIELD:	5.335257%	TAX INV YIELD:	4.793881%

\$4,165,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2023  
(Assessment Area Three Project)  
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.335257%)
05/23/23	Beg Bal	-191,975.00	-224,825.65
05/23/23		43,000.00	50,358.14
05/23/23		40,000.00	46,844.78
05/23/23		40,000.00	46,844.78
05/23/23		30,000.00	35,133.58
05/23/23		25,000.00	29,277.99
05/23/23		6,000.00	7,026.72
05/23/23		1,750.00	2,049.46
05/31/23		6,125.00	7,165.77
12/04/23		108.76	123.86
07/31/24	de minimis	0.07	0.08
-----			
05/23/26	TOTALS:	8.83	-0.51
-----			

ISSUE DATE:	05/23/23	REBATABLE ARBITRAGE:	-0.51
COMP DATE:	05/23/26	NET INCOME:	8.83
BOND YIELD:	5.335257%	TAX INV YIELD:	4.624661%



\$4,165,000  
 Astonia Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2023  
 (Assessment Area Three Project)  
 Rebate Computation Credit

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.335257%)
05/23/24		-2,070.00	-2,299.88
-----			
05/23/26	TOTALS:	-2,070.00	-2,299.88
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ISSUE DATE: 05/23/23      REBATABLE ARBITRAGE: -2,299.88  
 COMP DATE: 05/23/26  
 BOND YIELD: 5.335257%

# SECTION V

**LICENSE AGREEMENT BETWEEN ASTONIA COMMUNITY DEVELOPMENT DISTRICT AND ASTONIA HOMEOWNERS ASSOCIATION, INC., REGARDING THE USE OF CERTAIN DISTRICT PROPERTY**

THIS LICENSE AGREEMENT (the “**Agreement**”) is made and entered into this \_\_\_ day of September 2024, by and between:

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “**District**”), and

**ASTONIA HOMEOWNERS ASSOCIATION, INC.**, a Florida not for profit corporation, with a mailing address of 4110 S. Florida Ave., Suite 200, Lakeland, FL 33813 (the “**Licensee**”, and together with the District, the “**Parties**”).

**RECITALS**

**WHEREAS**, the Licensee desires to install and maintain holiday Decorations and decorations (collectively, the “**Decorations**”) on property which is owned and maintained by the District; and

**WHEREAS**, the District agrees to grant the Licensee a temporary, non-exclusive license for the access and use of the License Property (as hereinafter defined) for the purpose of installing, maintaining, and removing the Decorations; and

**WHEREAS**, the District and the Licensee desire to set forth the terms of their mutual agreement regarding the access and use of the License Property.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the District and the Licensee agree as follows:

**1. INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

**2. GRANT OF LICENSE.** The District hereby grants to the Licensee a temporary, non-exclusive license to install and maintain the Decorations on certain entry monuments as more specifically identified in the attached **Exhibit A** (the “**License Property**”), in full compliance with this Agreement, and all applicable laws, regulations and codes (hereinafter, the “**License**”).

**3. CONDITIONS ON THE LICENSE.** The License granted in Paragraph 2, above, is subject to the following terms and conditions:

- a. The Licensee's use of the License Property shall be for the sole purpose of installation, repair, maintenance, and removal of the Decorations and reasonable ingress and egress thereto. No other grant of license is authorized.
- b. The Licensee shall be fully responsible for the installation of the Decorations and any maintenance, damage, removal, or other incidentals associated with the installation, maintenance, ongoing use, and removal of the Decorations at the Licensee's sole expense. The Licensee shall be responsible for returning the License Property to its original condition, or such condition otherwise approved by the District, upon the removal of the Decorations. The provisions of this Paragraph 3(b) shall survive termination of this Agreement.
- c. The Licensee's use of the License Property shall not impede public use of any District property and shall not impede line of site or access to the community's entrances.
- d. The Licensee shall, at the Licensee's expense, maintain the License Property and the Decorations in a neat, clean and sanitary condition in compliance with all applicable laws, rules, codes, ordinances and covenants. All repairs, maintenance or alterations of the Decorations shall be done at the Licensee's sole expense. In the event District contractor(s) cause damage to the Decorations in the performance of its duties and upon reasonable request by the Licensee, the District agrees to provide the Licensee with contact information for the identified contractor(s) that is in the District's possession at the time of request.
- e. The Licensee shall use all due care to protect the License Property and adjoining property from damage resulting from the Licensee's use of the License Property. In the event the Licensee, or its respective employees, agents, assignees, contractors (or their subcontractors, employees, or materialmen) or representatives cause damage to the License Property or to adjacent property or improvements in the exercise of the License granted herein, the Licensee, at its sole cost and expense, agrees to promptly commence and diligently pursue the restoration of the same and the improvements so damaged to, as nearly as practical, the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, roadways, sidewalks, parking areas, and other structures or improvements of any kind. The provisions of this Paragraph 3(e) shall survive termination of this Agreement.

**4. ACCESS; CONDITION OF THE LICENSE PROPERTY.**

- a. The District hereby grants the Licensee and its members, agents, and subcontractors the limited right to access the License Property for the purposes described in this Agreement.

- b. The District assumes no liability or obligation to the Licensee as to the condition of the License Property or the suitability of the License Property for the Decorations. The License Property is granted in an “as is” condition.

**5. EFFECTIVE DATE; TERM.** This License Agreement shall become effective on November 30, 2024, on which date the Licensee may begin installing the Decorations, and shall continue in full force and effect until January 6, 2025, by which date the Licensee shall have fully removed said Decorations, unless revoked or terminated in accordance with Paragraph 6, below.

**6. REVOCATION, SUSPENSION AND TERMINATION.** The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, at any time and for any reason, at the sole discretion of the District. Upon notification by the District or revocation of the License herein granted, the Licensee shall remove the Decorations, at its sole cost, within ten (10) days of the effective date of the suspension or revocation, unless otherwise agreed to in writing by the District. The Licensee may terminate this License Agreement upon written notice to the District. The Licensee shall not be entitled to any compensation, off sets, incidental costs or any other payment under this Agreement. The provisions of Paragraphs 3, 6, 9, 10, 11, 15, and 16 shall survive any revocation, suspension or termination of this License Agreement.

**7. COMPLIANCE WITH LAWS, RULES AND POLICIES.** The Licensee shall comply at all times with relevant statutes and regulations applicable to the purposes contemplated by this Agreement and shall, upon request of the District, provide proof of such compliance. The Licensee shall comply in all material respects with the District’s Rules and Policies and acknowledges that it has received a copy of such Rules and Policies.

**8. INSURANCE.** The Licensee shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers’ Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
Automobile Liability Bodily Injury / Property Damage	Combined Single Limit \$1,000,000

If any such policy of insurance is a “claims made” policy, and not an “occurrence” policy, the Licensee shall, without interruption maintain the insurance for the term of this Agreement. The District, its officers, supervisors, agents, staff, and representatives shall be named as additional insured parties, except with respect to the Worker’s Compensation Insurance for which only proof of insurance shall be provided. The Licensee shall furnish the District with the Certificate of

Insurance evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

If the Licensee fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Licensee shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**9. INDEMNIFICATION.** The Licensee shall defend, indemnify and hold harmless the District and its supervisors, agents, staff and representatives, from and against any loss, damage, injury, claim, demand, cost and expense (including legal expense) or injury arising from a) the Licensee's occupation or use of the License Property; b) the Licensee's operations, negligence or willful conduct occurring in or on any part of the License Property; and c) the Licensee's failure to comply with any regulatory requirement relating to the Decorations and contents, including but not limited to enforcement of applicable covenants and restrictions, constitutional claims or any others. The Licensee hereby assumes all risk with respect to its use of the License Property. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other statute, and nothing in this Agreement shall inure to the benefit of any third party, including but not limited to guests, invitees and licensees, for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Paragraph 9 shall survive the termination or expiration of this Agreement.

**10. RECOVERY OF COSTS AND FEES.** In the event the District is required to enforce this Agreement by court proceedings or otherwise, then if successful, the District shall be entitled to recover from the Licensee all fees and costs incurred, including reasonable attorneys' fees and costs.

**11. DEFAULT.** In the event the Licensee shall fail to perform any covenant, term, or provision of this Agreement, then the District shall have the right to immediately terminate this Agreement and the Licensee shall remove the Decorations and any signage from District property.

**12. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement.

**13. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

**14. ASSIGNMENT.** Neither the District nor the Licensee may assign their rights, duties or obligations under this License Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

**15. NOTICES.** All notices, requests, consents, and other communications hereunder (each, a “**Notice**” or collectively, “**Notices**”) shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

a. If to the District: Astonia Community Development District  
c/o Governmental Management Services – Central Florida, LLC  
219 E. Livingston Street  
Orlando, Florida 32801  
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

b. If to the Licensee: Astonia Homeowners Association, Inc.  
4110 S. Florida Ave., Suite 200  
Lakeland, FL 33813  
Attn: \_\_\_\_\_

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the parties and addressees set forth herein.

**16. CONTROLLING LAW; VENUE.** This Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Polk County, Florida.

**17. PUBLIC RECORDS.** The Licensee understands and agrees that all documents of any kind provided to the District in connection with this License Agreement may be public records, and, accordingly, the Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, section 119.0701, *Florida Statutes*. The Licensee acknowledges that the designated public records custodian for the District is **Jillian Burns (“Public Records Custodian”)**. Among other requirements and to the extent applicable by law, the Licensee shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested

public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Licensee does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in the Licensee's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Licensee, the Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (407) 841-5524, JBURNS@GMSCFL.COM, OR 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801.**

**18. ARM'S LENGTH NEGOTIATION.** This Agreement has been negotiated fully among the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

**19. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of each of the parties hereto, each of the Parties has complied with all the requirements of law and each of the parties has full power and authority to comply with the terms and conditions of this Agreement.

**20. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**21. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**22. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.



**IN WITNESS WHEREOF**, the Parties caused this Agreement to be executed, effective as of the day and year first written above.

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**

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

**ASTONIA HOMEOWNERS ASSOCIATION, INC.**, a  
Florida not for profit corporation

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

**EXHIBIT A:** License Property

**EXHIBIT A**  
**License Property**





# SECTION VI



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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

September 9, 2024

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

We are pleased to confirm our understanding of the services we are to provide Astonia Community Development District, Polk County, Florida ("the District") for the fiscal year ended September 30, 2024. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Astonia Community Development District as of and for the fiscal year ended September 30, 2024. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2024 audit.

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

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

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

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

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

#### **Audit Objectives**

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

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

**Examination Objective**

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

**Other Services**

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

**Management Responsibilities**

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

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

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

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

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

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

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

**Audit Procedures—General**

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

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

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

**Audit Procedures—Internal Control**

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

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

**Audit Procedures—Compliance**

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

**Engagement Administration, Fees, and Other**

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

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

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

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

Our fee for these services will not exceed \$9,200 for the September 30, 2024 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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

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

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

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates



\_\_\_\_\_  
Antonio J. Grau

RESPONSE:

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

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_





Florida Institute of Certified Public Accountants

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



Peer Review  
Program

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

**March 17, 2023**

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

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

# SECTION VII

# SECTION C

# Astonia CDD

## Field Management Report



September 11<sup>th</sup>, 2024

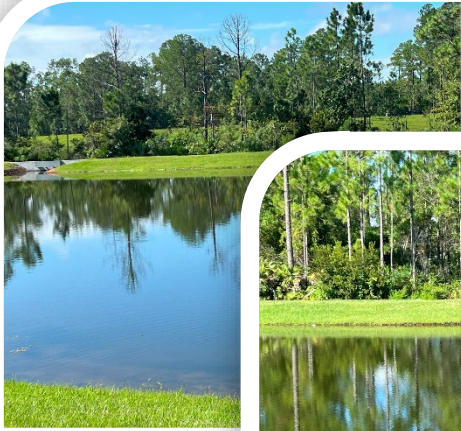
Allen Bailey

Field Manager

GMS

# Completed

## Pond Clean Up



- ✚ Ponds throughout the community have seen an increase of trash.
- ✚ Staff has been onsite to remove trash from varying ponds.

## Gazebo Cleaning



- ✚ The ceiling of the mailbox areas has been cleaned of build up.

# Complete

## Paint Shower Post



- ✚ The shower post at the amenity was becoming weathered and has received a new coat of paint.

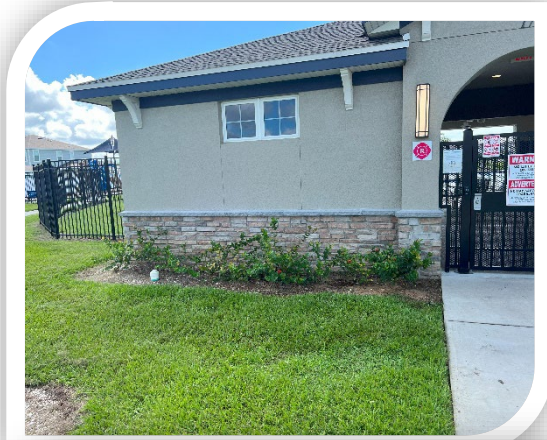
## Security Camera



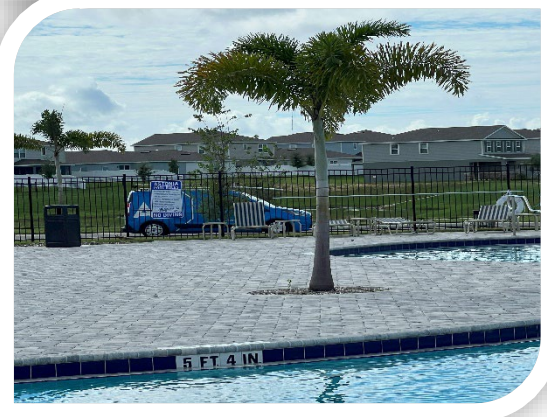
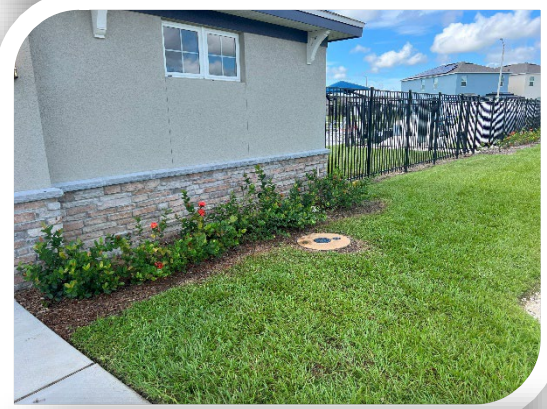
- ✚ There was a nationwide attack that happened to Securitas and this affected our systems.
- ✚ The camera has been brought back online quickly.

# Review

## Amenity Landscape



✚ The landscape at the amenity center is doing well from all the rain.



# Site Item

## Chair Lift



- ✚ The chair lift was damaged again from tampering.
- ✚ Pool vendor suggests looking into Hydrolift

## Daring Dr



- ✚ The area at the roundabout on Daring Dr is seeing illegal access next to our do not enter signs.



# Site Item

## Roundabout Enhancements

✚ The following areas have proposals to enhance their overall look.



# 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](mailto:abailey@gmscfl.com). Thank you.

Respectfully,  
Allen Bailey

# SECTION 2



Governmental  
Management Services - CF

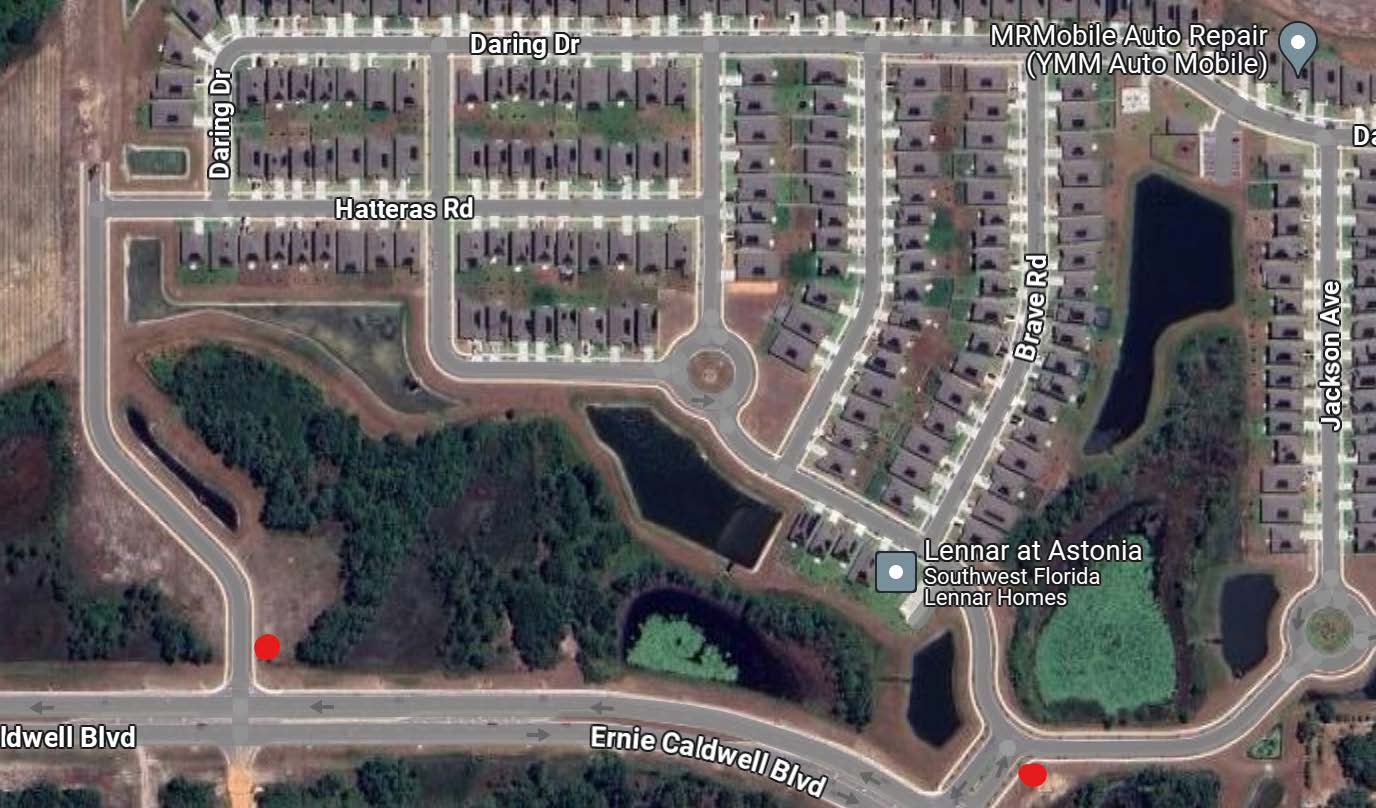
Maintenance Services  
Phone: 407-201-1514  
Email:  
Abailey@gmscfl.com

Bill To/District Astonia CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Speed Limit Signs	
Installation of two 30 mph speed limit signs as noted on the attached map.	

Qty	Description	Unit Price	Line Total
4	Labor	\$50.00	\$200.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$75.00
	Materials		\$473.00
		Total Due:	\$813.00

This Proposal is Valid for 30 days.

Client Signature: \_\_\_\_\_



Daring Dr

MRMobile Auto Repair  
(YMM Auto Mobile)

Daring Dr

Hatteras Rd

Brave Rd

Jackson Ave

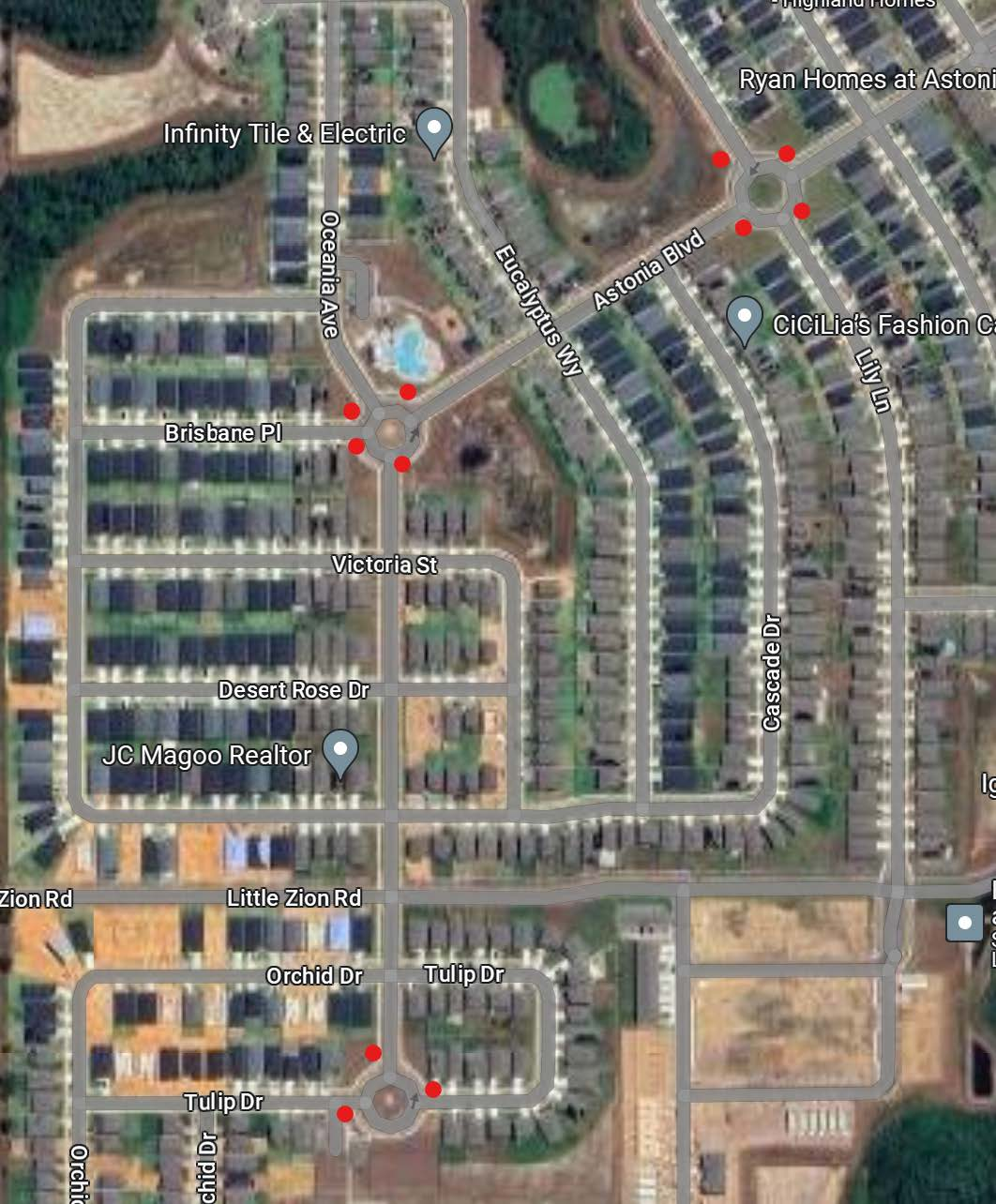
Lennar at Astonia  
Southwest Florida  
Lennar Homes

Idwell Blvd

Ernie Caldwell Blvd

# SECTION 3





Ryan Homes at Astoni

Infinity Tile & Electric

Oceania Ave

Eucalyptus Wy

Astonia Blvd

CiCiLia's Fashion C

Lily Ln

Brisbane Pl

Victoria St

Desert Rose Dr

Cascade Dr

JC Magoo Realtor

Zion Rd

Little Zion Rd

Orchid Dr

Tulip Dr

Tulip Dr

Orchid

chid Dr



# SECTION 4

# SECTION (a)



**SECTION (b)**



200 S. F. Street  
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: Jul 18, 2023

**SUBMITTED TO:**

Allen Bailey  
Field Manager  
Governmental Management Services - CFL  
Tel. (407)841-5524  
Cel.(407)460-4424  
Email: [ABailey@gmscfl.com](mailto:ABailey@gmscfl.com)

**Job Name / Location:**

Astonia South  
Davenport, Fl

**Proposal to Enhance and Replace Dead Trees.**

	Qty	Unit	Unit Cost	TOTAL
<b>Amenity Circle</b>				
Mexican Petunia	60	3g	\$20.00	\$1,200.00
Duranta	50	3g	\$20.00	\$1,000.00
Ely Elm	3	15g	\$178.75	\$536.25
<b>Tulip Circle</b>				
Mexican Petunia	60	3g	\$20.00	\$1,200.00
Duranta	50	3g	\$20.00	\$1,000.00
Elly	8	15g	\$178.75	\$1,430.00
<b>Astonia 1st Circle</b>				
Ilex Holly	2	15g	\$178.75	\$357.50
Mini Pine Bark Mulch	2	Pallet	\$302.50	\$605.00
Irrigation Adjustments	6	Hr	\$85.00	\$510.00
			<b>Total</b>	<b>\$7,838.25</b>

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc.required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Santos Jr Pantoja

Date Submitted: Jul 18, 2023

Accepted by: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

# SECTION (c)



200 S. F. Street, Haines City, FL 33844  
[www.princelandservices.com](http://www.princelandservices.com)

Phone 863-422-5207

State of Florida License # CGC1521568  
Polk County License # 15453

Date: 9.3.24

**SUBMITTED TO:**

GMS  
219 E. Livingston St  
Orlando, FL 32801  
Attn: Allen Baily  
Phone 407-750-3599  
Email [abailey@gmscf.com](mailto:abailey@gmscf.com)

**Job Name / Location:**

Astoria South  
Davenport, FL 33837

We hereby submit an proposal to provide the material and labor for the scope of work:

**By request, install bubblers at 18 trees around the Round-A-Bout by the dog Park.**

DESCRIPTION	Qty	Unit Cost	TOTAL
Install 18 bubblers on 18 trees. Time and material not to exceed.	1	\$1,800.00	\$1,800.00
<b>Total</b>			\$1,800.00

**EXCLUSIONS & SUBSTITUTIONS:**

**GENERAL TERMS:**

1. Payment to be remitted within 30 days upon completion (no exceptions).
2. Prices good for 30 days - P&S reserves the right to re-bid after 30 days.

Prince and Sons, Inc. Authorized Signature:

Approved By:

Santos Pantoja  
Account Manager

James Smith  
Irrigation Manager

Brian Huseman  
Technician

\_\_\_\_\_

# SECTION 5



# ESTIMATE

Aquatic Weed Management, Inc.  
PO Box 1259  
Haines City, FL 33845

WATERWEED1@AOL.COM  
+1 (863) 412-1919



## Bill to

Astoria CDD

## Estimate details

Estimate no.: 1482

Estimate date: 08/23/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Astoria</b>	Monthly pond herbicide maintenance on 11 ponds. Services include treatments for aquatic vegetation (emerged, algae and floating) within the ordinary high water level. Price also includes "reasonable" trash collection (meaning trash that can be reached from shore utilizing trash tongs).	1	\$875.00	\$875.00
2.		<b>Astoria North</b>	Monthly pond herbicide maintenance on 14 ponds. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as \$/treatment.	1	\$750.00	\$750.00
					<b>Total</b>	<b>\$1,625.00</b>

## Note to customer

Thank you for your business!

Accepted date

Accepted by

# SECTION D

# SECTION 1

# Astoria Community Development District

## Summary of Invoices

June 01, 2024 to August 31, 2024

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund			
	6/5/24	328-333	\$ 10,397.05
	6/7/24	334-335	\$ 3,978.05
	6/14/24	336-340	\$ 30,295.74
	6/26/24	341	\$ 125.00
	7/10/24	342-349	\$ 45,650.89
	7/15/24	350-353	\$ 19,512.39
	7/19/24	354-359	\$ 25,395.02
	8/6/24	360	\$ 4,329.91
	8/12/24	361	\$ 250.00
	8/19/24	362-369	\$ 38,930.70
	8/26/24	370-371	\$ 3,416.68
	8/30/24	372-376	\$ 968.51
<b>Total</b>			<b>\$ 183,249.94</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/05/24	00019	5/30/24	17756	202405	320-53800-47000		POND HERBICIDE MAY24	*	875.00		
		5/30/24	17756	202405	320-53800-47000		N. POND HERBICIDE MAY24	*	750.00		
										1,625.00	000328
6/05/24	00021	5/27/24	12410	202405	330-57200-48200		CLEANING SVCS MAY24	*	1,250.00		
										1,250.00	000329
6/05/24	00008	5/07/24	25618	202405	310-51300-32200		AUDIT FYE 09/30/23	*	5,500.00		
										5,500.00	000330
6/05/24	00001	4/30/24	118	202404	320-53800-48000		GENERAL MAINTENANCE APR24	*	1,647.05		
										1,647.05	000331
6/05/24	00027	5/20/24	59254946	202405	330-57200-48100		PEST CONTROL MAY24	*	125.00		
										125.00	000332
6/05/24	00025	5/21/24	22932	202405	330-57200-48000		PUT WEDGE IN POOL LIGHT	*	250.00		
										250.00	000333
6/07/24	00008	6/03/24	25853	202406	310-51300-32200		AUDIT FYE 09/30/23	*	1,000.00		
										1,000.00	000334
6/07/24	00032	5/31/24	11751018	202405	330-53800-48100		SECURITY SVCS MAY24	*	2,978.05		
										2,978.05	000335
6/14/24	00001	6/01/24	119	202406	310-51300-34000		MANAGEMENT FEES JUN24	*	3,343.67		
		6/01/24	119	202406	310-51300-35100		WEBSITE ADMIN JUN24	*	100.00		
		6/01/24	119	202406	310-51300-35200		INFORMATION TECH JUN24	*	150.00		
		6/01/24	119	202406	310-51300-31300		DISSEMINATION SVCS JUN24	*	1,041.67		
		6/01/24	119	202406	330-57200-48300		AMENITY ACCESS JUN24	*	562.50		
		6/01/24	119	202406	310-51300-51000		OFFICE SUPPLIES JUN24	*	4.48		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/01/24	119			202406 310-51300-42000		*	48.69		
			POSTAGE JUN24						
6/01/24	120			202406 320-53800-34000		*	1,391.25		
			FIELD MANAGEMENT JUN24						
								6,642.26	000336
-----									
6/14/24	00020	5/31/24	22270	202405 310-51300-31100	BOS MEETING MAY24	*	125.00		
		5/31/24	22271	202405 310-51300-31100	REVIEW/APPROVE REQUISITNS	*	125.00		
		5/31/24	22270	202405 310-51300-31100	BOS MEETING MAY24	V	125.00-		
		5/31/24	22271	202405 310-51300-31100	REVIEW/APPROVE REQUISITNS	V	125.00-		
								.00	000337
-----									
6/14/24	00025	6/01/24	23140	202406 320-53800-46500	POOL MAINTENANCE JUN24	*	2,500.00		
		6/04/24	23203	202406 330-57200-48000	POOL REPAIRS JUN24	*	1,521.00		
		6/04/24	23209	202406 330-57200-48000	2 NEW LIFE ROPES	*	70.00		
								4,091.00	000338
-----									
6/14/24	00010	6/01/24	12818	202406 320-53800-46200	LANDSCAPE MAINT JUN24	*	14,719.58		
		6/01/24	12818	202406 320-53800-46200	AMENITY LANDSCAPE JUN24	*	1,303.24		
		6/01/24	12818	202406 320-53800-46200	CHATEAU LANDSCAPE JUN24	*	2,060.00		
								18,082.82	000339
-----									
6/14/24	00031	6/12/24	9076525	202406 310-51300-42000	PRINTING/POSTAGE/DELIVERY	*	1,479.66		
								1,479.66	000340
-----									
6/26/24	00020	5/31/24	22270	202405 310-51300-31100	BOS MEETING MAY24	*	125.00		
								125.00	000341
-----									
7/10/24	00018	7/02/24	07022024	202407 300-20700-10000	TXFER OF TAX RCPTS S2020	*	4,862.40		
								4,862.40	000342
-----									
7/10/24	00018	7/02/24	07022024	202407 300-20700-10000	TXFER TAX RCPTS S2021 AA2	*	12,463.90		
								12,463.90	000343
-----									

ASTO ASIONIA CDD NSOLER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/10/24	00018	7/02/24	07022024	202407	300	20700	10000		TXFER TAX RCPTS S2021 NTH ASTONIA CDD/US BANK	*	8,825.38	8,825.38	000344
7/10/24	00018	7/02/24	07022024	202407	300	20700	10000		TXFER TAX RCPTS S2023 ASTONIA CDD/US BANK	*	6,212.72	6,212.72	000345
7/10/24	00028	6/30/24	00065221	202406	310	51300	48000		PH/ADOPT OF FY25 BUDGET GANNETT MEDIA CORP DBA GANNETT	*	3,125.61	3,125.61	000346
7/10/24	00008	7/01/24	26061	202407	310	51300	32200		AUDIT FYE 09/30/23 GRAU AND ASSOCIATES	*	1,100.00	1,100.00	000347
7/10/24	00001	5/31/24	123	202405	320	53800	48000		GENERAL MAINTENANCE MAY24 GOVERNMENTAL MANAGEMENT SERVICES-	*	4,804.75	4,804.75	000348
7/10/24	00015	6/25/24	7375616	202406	310	51300	32300		TRUSTEE FEES SER 2023 AA3 U.S. BANK	*	4,256.13	4,256.13	000349
7/15/24	00001	7/01/24	121	202407	310	51300	34000		MANAGEMENT FEES JUL24	*	3,343.67		
		7/01/24	121	202407	310	51300	35100		WEBSITE ADMIN JUL24	*	100.00		
		7/01/24	121	202407	310	51300	35200		INFORMATON TECH JUL24	*	150.00		
		7/01/24	121	202407	310	51300	31300		DISSEMINATION SVCS JUL24	*	1,041.67		
		7/01/24	121	202407	330	57200	48300		AMENITY ACCESS JUL24	*	562.50		
		7/01/24	121	202407	310	51300	51000		OFFICE SUPPLIES JUL24	*	1.68		
		7/01/24	121	202407	310	51300	42000		POSTAGE JUL24	*	107.66		
		7/01/24	122	202407	320	53800	34000		FIELD MANAGEMENT JUL24 GOVERNMENTAL MANAGEMENT SERVICES-	*	1,391.25	6,698.43	000350
7/15/24	00020	7/09/24	22286	202406	310	51300	31100		ANNUAL INSPECTION REPORT	*	6,625.00		
		7/09/24	22287	202406	310	51300	31100		REVIEW/APPROVE REQUISITNS HUNTER ENGINEERING, INC.	*	500.00	7,125.00	000351

ASTO ASIONIA CDD NSOLER

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/15/24	00011	6/23/24 9522	202405 310-51300-31500	GENERAL COUNSEL MAY24 KILINSKI VAN WYK PLLC	*	2,624.84	2,624.84 000352
7/15/24	00032	6/30/24 11789130	202406 330-53800-48100	SECURITY SVCS JUN24 SECURITAS SECURITY SERVICES USA INC	*	3,064.12	3,064.12 000353
7/19/24	00019	6/28/24 17915	202406 320-53800-47000	POND HERBICIDE JUN24 6/28/24 17915 202406 320-53800-47000 N. POND HERBICIDE JUN24 AQUATIC WEED MANAGEMENT, INC	*	875.00	1,625.00 000354
7/19/24	00021	6/30/24 12621	202406 330-57200-48200	CLEANING SVCS JUN24 CSS CLEAN STAR SERVICES CENTRAL FL	*	1,322.00	1,322.00 000355
7/19/24	00011	7/14/24 9907	202406 310-51300-31500	GENERAL COUNSEL JUN24 KILINSKI VAN WYK PLLC	*	865.00	865.00 000356
7/19/24	00027	6/27/24 59650559	202406 330-57200-48100	PEST CONTROL JUN24 MASSEY SERVICES	*	125.00	125.00 000357
7/19/24	00025	7/01/24 23517	202407 320-53800-46500	POOL MAINTENANCE JUL24 7/03/24 23584 202407 330-57200-48000 2 NEW POOL RULES SIGNS MCDONNELL CORPORATION DBA RESORT	*	2,500.00	3,070.00 000358
7/19/24	00010	7/01/24 13145	202407 320-53800-47300	IRRIGATION REPAIRS JUL24 7/01/24 13147 202407 320-53800-47300 SOUTH IRRI REPAIRS JUL24 7/01/24 13188 202407 320-53800-46200 LANDSCAPE MAINT JUL24 7/01/24 13188 202407 320-53800-46200 AMENITY LANDSCAPE JUL24 7/01/24 13188 202407 320-53800-46200 CHATEAU LANDSCAPE JUL24 PRINCE & SONS INC.	*	152.60	18,388.02 000359
8/06/24	00013	7/22/24 224114-J	202406 320-53800-43200	REUSE LITTLE ZION JUN24 POLK COUNTY UTILITIES	*	4,329.91	4,329.91 000360

ASTO ASIONIA CDD NSOLER



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
8/12/24	00020	7/31/24	22306	202407	310	51300	31100		BOS MEETING JUL24	*	125.00			
		7/31/24	22307	202407	310	51300	31100		REVIEW/APPROVE REQUISITNS	*	125.00			
												HUNTER ENGINEERING, INC.	250.00	000361
8/19/24	00019	7/30/24	18166	202407	320	53800	47000		POND HERBICIDE JUL24	*	875.00			
		7/30/24	18166	202407	320	53800	47000		N. POND HERBICICDE JUL24	*	750.00			
												AQUATIC WEED MANAGEMENT, INC	1,625.00	000362
8/19/24	00021	7/26/24	12841	202407	330	57200	48200		CLEANING SVCS JUL24	*	1,280.00			
												CSS CLEAN STAR SERVICES CENTRAL FL	1,280.00	000363
8/19/24	00023	4/25/24	187856	202404	330	53800	48100		ISO CARD QTY-50	*	318.00			
												CURRENT DEMANDS ELECTRICAL &	318.00	000364
8/19/24	00001	6/30/24	126	202406	320	53800	48000		GENERAL MAINTENANCE JUN24	*	5,607.36			
		8/01/24	124	202408	310	51300	34000		MANAGEMENT FEES AUG24	*	3,343.67			
		8/01/24	124	202408	310	51300	35100		WEBSITE ADMIN AUG24	*	100.00			
		8/01/24	124	202408	310	51300	35200		INFORMATION TECH AUG24	*	150.00			
		8/01/24	124	202408	310	51300	31300		DISSEMINATION SVCS AUG24	*	1,041.67			
		8/01/24	124	202408	330	57200	48300		AMENITY ACCESS AUG24	*	562.50			
		8/01/24	124	202408	310	51300	51000		OFFICE SUPPLIES AUG24	*	3.70			
		8/01/24	124	202408	310	51300	42000		POSTAGE AUG24	*	77.97			
		8/01/24	125	202408	320	53800	34000		FIELD MANAGEMENT AUG24	*	1,391.25			
												GOVERNMENTAL MANAGEMENT SERVICES-	12,278.12	000365
8/19/24	00027	7/16/24	60199785	202407	330	57200	48100		PEST CONTROL JUL24	*	125.00			
												MASSEY SERVICES	125.00	000366
8/19/24	00025	8/01/24	23860	202408	320	53800	46500		POOL MAINTENANCE AUG24	*	2,500.00			
												MCDONNELL CORPORATION DBA RESORT	2,500.00	000367
										ASTO ASIONIA CDD	NSOLER			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/19/24	00010	8/01/24	13598	202408	320	53800	46200		LANDSCAPE MAINT AUG24	*	14,719.58		
8/01/24		13598		202408	320	53800	46200		AMENITY LANDSCAPE AUG24	*	1,303.24		
8/01/24		13598		202408	320	53800	46200		CHATEAU LANDSCAPE AUG24	*	2,060.00		
8/07/24		13848		202408	320	53800	47300		IRRIGATION REPAIRS AUG24	*	105.96		
PRINCE & SONS INC.												18,188.78	000368
8/19/24	00032	7/31/24	11826584	202407	330	53800	48100		SECURITY SVCS JUL24	*	2,615.80		
SECURITAS SECURITY SERVICES USA INC												2,615.80	000369
8/26/24	00026	8/19/24	7362-08-	202408	310	51300	31200		SPECIAL ASSESS BONDS S20	*	450.00		
8/19/24		7363-08-		202408	310	51300	31200		SPECIAL ASSESS BONDS S21	*	450.00		
8/19/24		7364-08-		202408	310	51300	31200		APEC ASSESS BOND S21 NPAR	*	450.00		
8/19/24		7614-08-		202408	310	51300	31200		SPEC ASSESS BOND S23 AA3	*	450.00		
AMTEC												1,800.00	000370
8/26/24	00011	8/21/24	10140	202407	310	51300	31500		GENERAL COUNSEL JUL24	*	1,616.68		
KILINSKI VAN WYK PLLC												1,616.68	000371
8/30/24	00018	8/23/24	08232024	202408	300	20700	10000		TXFER TAX RCPTS S2021 AA2	*	62.19		
ASTONIA CDD/US BANK												62.19	000372
8/30/24	00018	8/23/24	08232024	202408	300	20700	10000		TXFER TAX RCPTS S2021 NTH	*	44.04		
ASTONIA CDD/US BANK												44.04	000373
8/30/24	00018	8/23/24	08232024	202408	300	20700	10000		TXFER TAX RCPTS S2023	*	31.00		
ASTONIA CDD/US BANK												31.00	000374
8/30/24	00018	8/23/24	08232024	202408	300	20700	10000		TXFER TAX RCPTS S2020	*	24.26		
ASTONIA CDD/US BANK												24.26	000375
8/30/24	00001	7/31/24	127	202407	320	53800	48000		GENERAL MAINTENANCE JUL24	*	807.02		
GOVERNMENTAL MANAGEMENT SERVICES-												807.02	000376
TOTAL FOR BANK B											183,249.94		
ASTO ASIONIA CDD NSOLER													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						183,249.94	

# SECTION 2

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

***Unaudited Financial Reporting***  
***July 31, 2024***



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**Astoria**  
**Community Development District**  
**Combined Balance Sheet**  
**July 31, 2024**

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
Operating Account - 4324	\$ 596,857	\$ -	\$ -	\$ -	\$ 596,857
Capital Reserve - 3840	\$ -	\$ 28,365	\$ -	\$ -	\$ 28,365
Due From General Fund	\$ -	\$ -	\$ 161	\$ -	\$ 161
<b>Investments:</b>					
<u>Series 2020</u>					
Reserve	\$ -	\$ -	\$ 108,689	\$ -	\$ 108,689
Revenue	\$ -	\$ -	\$ 84,162	\$ -	\$ 84,162
Prepayment	\$ -	\$ -	\$ 216	\$ -	\$ 216
Construction	\$ -	\$ -	\$ -	\$ 3,586	\$ 3,586
<u>Series 2021 A2</u>					
Reserve	\$ -	\$ -	\$ 558,040	\$ -	\$ 558,040
Revenue	\$ -	\$ -	\$ 245,288	\$ -	\$ 245,288
<u>Series 2021 North Parcel</u>					
Reserve	\$ -	\$ -	\$ 197,686	\$ -	\$ 197,686
Revenue	\$ -	\$ -	\$ 168,181	\$ -	\$ 168,181
<u>Series 2023</u>					
Reserve	\$ -	\$ -	\$ 139,194	\$ -	\$ 139,194
Revenue	\$ -	\$ -	\$ 125,473	\$ -	\$ 125,473
<u>Series 2024</u>					
Reserve	\$ -	\$ -	\$ 251,983	\$ -	\$ 251,983
Interest	\$ -	\$ -	\$ 99,190	\$ -	\$ 99,190
Revenue	\$ -	\$ -	\$ 7,662	\$ -	\$ 7,662
Construction	\$ -	\$ -	\$ -	\$ 298,110	\$ 298,110
<b>Total Assets</b>	<b>\$ 596,857</b>	<b>\$ 28,365</b>	<b>\$ 1,985,927</b>	<b>\$ 301,696</b>	<b>\$ 2,912,845</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 18,575	\$ -	\$ -	\$ -	\$ 18,575
Due To Debt Service	\$ 161	\$ -	\$ -	\$ -	\$ 161
<b>Total Liabilities</b>	<b>\$ 18,736</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 18,737</b>
<b>Fund Balances:</b>					
Restricted for:					
Debt Service	\$ -	\$ -	\$ 1,985,927	\$ -	\$ 1,985,927
Capital Projects	\$ -	\$ -	\$ -	\$ 301,696	\$ 301,696
Assigned for:					
Capital Reserves	\$ -	\$ 28,365	\$ -	\$ -	\$ 28,365
Unassigned	\$ 578,121	\$ -	\$ -	\$ -	\$ 578,121
<b>Total Fund Balances</b>	<b>\$ 578,121</b>	<b>\$ 28,365</b>	<b>\$ 1,985,927</b>	<b>\$ 301,696</b>	<b>\$ 2,894,109</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 596,857</b>	<b>\$ 28,365</b>	<b>\$ 1,985,927</b>	<b>\$ 301,696</b>	<b>\$ 2,912,845</b>

**Astoria**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues</b>				
Assesments - Tax Roll	\$ 771,546	\$ 771,546	\$ 776,542	\$ 4,996
Assesments - Direct	\$ 21,464	\$ 21,464	\$ 16,098	\$ (5,366)
Miscellaneous Income	\$ -	\$ -	\$ 678	\$ 678
<b>Total Revenues</b>	<b>\$ 793,010</b>	<b>\$ 793,010</b>	<b>\$ 793,319</b>	<b>\$ 309</b>

**Expenditures:**

***General & Administrative:***

Supervisor Fees	\$ 12,000	\$ 10,000	\$ -	\$ 10,000
Engineering	\$ 15,000	\$ 12,500	\$ 10,000	\$ 2,500
Attorney	\$ 25,000	\$ 20,833	\$ 17,429	\$ 3,404
Annual Audit	\$ 6,600	\$ 6,600	\$ 7,600	\$ (1,000)
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 2,250	\$ 2,250	\$ 900	\$ 1,350
Dissemination	\$ 9,500	\$ 9,500	\$ 9,583	\$ (83)
Trustee Fees	\$ 19,126	\$ 19,126	\$ 8,297	\$ 10,829
Management Fees	\$ 40,124	\$ 33,437	\$ 33,437	\$ -
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Administration	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Telephone	\$ 100	\$ 83	\$ -	\$ 83
Postage & Delivery	\$ 900	\$ 900	\$ 3,746	\$ (2,846)
Insurance	\$ 6,695	\$ 6,695	\$ 5,758	\$ 937
Printing & Binding	\$ 200	\$ 167	\$ 0	\$ 167
Legal Advertising	\$ 6,250	\$ 5,208	\$ 4,970	\$ 239
Contingency	\$ 2,200	\$ 1,833	\$ 941	\$ 893
Office Supplies	\$ 250	\$ 208	\$ 29	\$ 179
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 155,870</b>	<b>\$ 138,516</b>	<b>\$ 111,865</b>	<b>\$ 26,651</b>



**Astonia**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b><i>Field Expenditures</i></b>				
Property Insurance	\$ 20,000	\$ 20,000	\$ 17,598	\$ 2,402
Field Management	\$ 16,695	\$ 13,913	\$ 13,913	\$ -
Landscape Maintenance	\$ 245,000	\$ 204,167	\$ 162,498	\$ 41,668
Landscape Replacement	\$ 35,000	\$ 29,167	\$ 945	\$ 28,222
Lake Maintenance	\$ 25,000	\$ 20,833	\$ 14,750	\$ 6,083
Streetlights	\$ 25,500	\$ 21,250	\$ 39,902	\$ (18,652)
Electric	\$ 8,000	\$ 6,667	\$ 7,836	\$ (1,169)
Water & Sewer	\$ 20,000	\$ 20,000	\$ 60,604	\$ (40,604)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Irrigation Repairs	\$ 15,000	\$ 12,500	\$ 3,304	\$ 9,196
General Repairs & Maintenance	\$ 17,000	\$ 14,167	\$ 17,065	\$ (2,898)
Contingency	\$ 10,000	\$ 10,000	\$ 14,953	\$ (4,953)
<b>Subtotal Field Expenditures</b>	<b>\$ 439,695</b>	<b>\$ 374,746</b>	<b>\$ 353,367</b>	<b>\$ 21,379</b>
<b><i>Amenity Expenses</i></b>				
Amenity - Electric	\$ 15,000	\$ 12,500	\$ 3,451	\$ 9,049
Amenity - Water	\$ 10,000	\$ 8,333	\$ 9,727	\$ (1,394)
Internet	\$ 3,000	\$ 2,500	\$ 740	\$ 1,760
Pest Control	\$ 720	\$ 600	\$ 1,250	\$ (650)
Janitorial Service	\$ 15,000	\$ 12,500	\$ 12,647	\$ (147)
Security Services	\$ 34,000	\$ 28,333	\$ 19,042	\$ 9,292
Pool Maintenance	\$ 36,000	\$ 30,000	\$ 25,000	\$ 5,000
Amenity Repairs & Maintenance	\$ 15,000	\$ 12,500	\$ 5,897	\$ 6,603
Amenity Access Management	\$ 6,750	\$ 5,625	\$ 5,625	\$ -
Pool Permit	\$ -	\$ -	\$ 280	\$ (280)
Contingency	\$ 10,000	\$ 8,333	\$ -	\$ 8,333
<b>Subtotal Amenity Expenditures</b>	<b>\$ 145,470</b>	<b>\$ 121,225</b>	<b>\$ 83,659</b>	<b>\$ 37,566</b>
<b>Total Expenditures</b>	<b>\$ 741,035</b>	<b>\$ 634,487</b>	<b>\$ 548,890</b>	<b>\$ 85,597</b>
<b><i>Other Financing Sources/(Uses)</i></b>				
Transfer In/(Out) - Capital Reserves	\$ (51,975)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (51,975)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 244,429</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 244,429</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 333,692</b>	<b>\$ -</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 578,121</b>	<b>\$ -</b>

**Astonia**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Expenditures:</b>				
Contingency	\$ -	\$ -	\$ 1,030	\$ (1,030)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,030</b>	<b>\$ (1,030)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (1,030)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 51,975	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 51,975</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 51,975</b>		<b>\$ (1,030)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 29,395</b>		<b>\$ 29,395</b>	
<b>Fund Balance - Ending</b>	<b>\$ 81,370</b>		<b>\$ 28,365</b>	

**Astonia**  
**Community Development District**  
**Debt Service Fund - Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues</b>				
Assessments - Tax Roll	\$ 220,403	\$ 220,403	\$ 219,293	\$ (1,110)
Interest	\$ -	\$ -	\$ 9,298	\$ 9,298
<b>Total Revenues</b>	<b>\$ 220,403</b>	<b>\$ 220,403</b>	<b>\$ 228,590</b>	<b>\$ 8,187</b>
<b>Expenditures:</b>				
Interest Payment - 11/01	\$ 70,319	\$ 70,319	\$ 70,319	\$ -
Principal Payment - 05/01	\$ 75,000	\$ 75,000	\$ 75,000	\$ -
Interest Payment - 05/01	\$ 70,319	\$ 70,319	\$ 70,319	\$ -
<b>Total Expenditures</b>	<b>\$ 215,638</b>	<b>\$ 215,638</b>	<b>\$ 215,638</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 4,765</b>	<b>\$ 4,765</b>	<b>\$ 12,953</b>	<b>\$ 8,187</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (114,161)	\$ (114,161)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (114,161)</b>	<b>\$ (114,161)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 4,765</b>		<b>\$ (101,208)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 78,762</b>		<b>\$ 294,299</b>	
<b>Fund Balance - Ending</b>	<b>\$ 83,527</b>		<b>\$ 193,092</b>	

**Astonia**  
**Community Development District**  
**Debt Service Fund - Series 2021 A2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 558,500	\$ 558,500	\$ 562,118	\$ 3,618
Interest	\$ -	\$ -	\$ 32,984	\$ 32,984
<b>Total Revenues</b>	<b>\$ 558,500</b>	<b>\$ 558,500</b>	<b>\$ 595,102</b>	<b>\$ 36,602</b>
<b>Expenditures:</b>				
Interest Payment - 11/01	\$ 174,098	\$ 174,098	\$ 174,098	\$ -
Principal Payment - 05/01	\$ 210,000	\$ 210,000	\$ 210,000	\$ -
Interest Payment - 05/01	\$ 174,098	\$ 174,098	\$ 174,098	\$ -
<b>Total Expenditures</b>	<b>\$ 558,195</b>	<b>\$ 558,195</b>	<b>\$ 558,195</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 305</b>		<b>\$ 36,907</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 204,197</b>		<b>\$ 766,484</b>	
<b>Fund Balance - Ending</b>	<b>\$ 204,502</b>		<b>\$ 803,391</b>	

**Astonia**  
**Community Development District**  
**Debt Service Fund - Series 2021 North Parcel**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Assessments	\$ 395,460	\$ 395,460	\$ 398,022	\$ 2,562
Interest	\$ -	\$ -	\$ 15,526	\$ 15,526
<b>Total Revenues</b>	<b>\$ 395,460</b>	<b>\$ 395,460</b>	<b>\$ 413,548</b>	<b>\$ 18,088</b>
<b>Expenditures:</b>				
Interest Payment - 11/01	\$ 120,155	\$ 120,155	\$ 120,155	\$ -
Principal Payment - 05/01	\$ 155,000	\$ 155,000	\$ 155,000	\$ -
Interest Payment - 05/01	\$ 120,155	\$ 120,155	\$ 120,155	\$ -
<b>Total Expenditures</b>	<b>\$ 395,310</b>	<b>\$ 395,310</b>	<b>\$ 395,310</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 150</b>		<b>\$ 18,238</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 149,761</b>		<b>\$ 347,674</b>	
<b>Fund Balance - Ending</b>	<b>\$ 149,911</b>		<b>\$ 365,912</b>	

**Astonia**  
**Community Development District**  
**Debt Service Fund - Series 2023**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Assessments	\$ -	\$ -	\$ 280,192	\$ 280,192
Assessments - Direct	\$ -	\$ -	\$ 120,593	\$ 120,593
Interest	\$ -	\$ -	\$ 10,866	\$ 10,866
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 411,652</b>	<b>\$ 411,652</b>
<b>Expenditures:</b>				
Interest Payment - 11/01	\$ -	\$ -	\$ 288,053	\$ (288,053)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 288,053</b>	<b>\$ (288,053)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 123,599</b>	<b>\$ 699,704</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 109	\$ 109
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 109</b>	<b>\$ 109</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 123,708</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 140,991</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 264,698</b>	

**Astoria**  
**Community Development District**  
**Debt Service Fund - Series 2024**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Bond Proceeds	\$ -	\$ -	\$ 401,158	\$ 401,158
Interest	\$ -	\$ -	\$ 7,662	\$ 7,662
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 408,820</b>	<b>\$ 408,820</b>
<b>Expenditures:</b>				
Interest Payment - 05/01	\$ -	\$ 50,092	\$ 50,092	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 50,092</b>	<b>\$ 50,092</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ (50,092)</b>	<b>\$ 358,728</b>	<b>\$ 408,820</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 107	\$ 107
Bond Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 107</b>	<b>\$ 107</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 358,835</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 358,835</b>	<b>\$ -</b>

**Astoria**  
**Community Development District**  
**Capital Projects Fund - Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 144	\$ 144
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 144</b>	<b>\$ 144</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 116,046	\$ (116,046)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 116,046</b>	<b>\$ (116,046)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (115,902)</b>	<b>\$ 116,190</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 114,161	\$ 114,161
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 114,161</b>	<b>\$ 114,161</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,742)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 5,327</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 3,585</b>	



**Astonia**  
**Community Development District**  
**Capital Projects Fund - Series 2021 A2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Developer Contribution	\$ -	\$ -	\$ 539	\$ 539
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 539</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 539	\$ (539)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 539</b>	<b>\$ (539)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ -</b>	

**Astonia**  
**Community Development District**  
**Capital Projects Fund - Series 2021 North Parcel**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Developer Contributions	\$ -	\$ -	\$ 724	\$ 724
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 724</b>	<b>\$ 724</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 724	\$ (724)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 724</b>	<b>\$ (724)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ -</b>	

**Astonia**  
**Community Development District**  
**Capital Projects Fund - Series 2023**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 1	\$ 1
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	<b>\$ 1</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (109)	\$ (109)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (109)</b>	<b>\$ (109)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (107)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 107</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	

**Astonia**  
**Community Development District**  
**Capital Projects Fund - Series 2024**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Bond Proceeds	\$ -	\$ -	\$ 3,238,842	\$ 3,238,842
Interest	\$ -	\$ -	\$ 29,295	\$ 29,295
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,268,137</b>	<b>\$ 3,268,137</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 2,725,745	\$ (2,725,745)
Capital Outlay - Cost Of Issuance	\$ -	\$ -	\$ 244,175	\$ (244,175)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,969,920</b>	<b>\$ (2,969,920)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 298,218</b>	
<b>Other Financing Sources/(Uses)</b>				
Bond Proceeds	\$ -	\$ -	\$ -	\$ -
Bond Proceeds - Premium	\$ -	\$ -	\$ -	\$ -
Transfer In/(Out)	\$ -	\$ -	\$ (107)	\$ (107)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (107)</b>	<b>\$ (107)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 298,110</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 298,110</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	\$ -	\$ 37,833	\$ 684,130	\$ 5,820	\$ 13,731	\$ 12,441	\$ 5,284	\$ 3,461	\$ 13,758	\$ 86	\$ -	\$ -	\$ 776,542
Assessment - Direct	\$ 10,732	\$ -	\$ -	\$ -	\$ 5,366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,098
Miscellaneous Income	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 118	\$ 30	\$ 30	\$ -	\$ -	\$ 678
<b>Total Revenues</b>	<b>\$ 500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 118</b>	<b>\$ 30</b>	<b>\$ 30</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 793,319</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ 750	\$ 250	\$ 250	\$ 250	\$ 250	\$ 750	\$ -	\$ 125	\$ 7,125	\$ 250	\$ -	\$ -	\$ 10,000
Attorney	\$ 2,023	\$ 1,599	\$ 3,988	\$ 1,922	\$ 580	\$ 2,211	\$ -	\$ 2,625	\$ 865	\$ 1,617	\$ -	\$ -	\$ 17,429
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500	\$ 1,000	\$ 1,100	\$ -	\$ -	\$ 7,600
Assessment Administration	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 833	\$ 833	\$ 833	\$ 833	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ -	\$ -	\$ 9,583
Trustee Fees	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,256	\$ -	\$ -	\$ -	\$ 8,297
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ 33,437
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 114	\$ 40	\$ 27	\$ 469	\$ 1,198	\$ 32	\$ 50	\$ 181	\$ 1,528	\$ 108	\$ -	\$ -	\$ 3,746
Insurance	\$ 5,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,758
Printing & Binding	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Legal Advertising	\$ 450	\$ 618	\$ -	\$ -	\$ 388	\$ -	\$ 388	\$ -	\$ 3,126	\$ -	\$ -	\$ -	\$ 4,970
Contingency	\$ 39	\$ -	\$ 39	\$ 47	\$ 146	\$ 146	\$ 154	\$ 122	\$ 141	\$ 106	\$ -	\$ -	\$ 941
Office Supplies	\$ 4	\$ 4	\$ 3	\$ 3	\$ 1	\$ 1	\$ 4	\$ 2	\$ 4	\$ 2	\$ -	\$ -	\$ 29
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 25,180</b>	<b>\$ 6,938</b>	<b>\$ 8,735</b>	<b>\$ 7,118</b>	<b>\$ 7,198</b>	<b>\$ 7,776</b>	<b>\$ 5,231</b>	<b>\$ 13,190</b>	<b>\$ 22,681</b>	<b>\$ 7,817</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 111,865</b>

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

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b><i>Operations &amp; Maintenance</i></b>													
<b><i>Field Services</i></b>													
Property Insurance	\$ 15,979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,619	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,598
Field Management	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ -	\$ -	\$ 13,913
Landscape Maintenance	\$ 10,053	\$ 16,023	\$ 16,023	\$ 16,023	\$ 16,023	\$ 16,023	\$ 18,083	\$ 18,083	\$ 18,083	\$ 18,083	\$ -	\$ -	\$ 162,498
Landscape Replacement	\$ -	\$ 945	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945
Lake Maintenance	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,625	\$ 1,625	\$ 1,625	\$ 1,625	\$ 1,625	\$ -	\$ -	\$ 14,750
Streetlights	\$ 2,905	\$ 2,678	\$ 2,674	\$ 1,651	\$ 3,392	\$ 2,865	\$ 4,235	\$ 3,900	\$ 11,688	\$ 3,915	\$ -	\$ -	\$ 39,902
Electric	\$ 1,440	\$ 3,525	\$ 1,386	\$ -	\$ 36	\$ 111	\$ 59	\$ 1,256	\$ -	\$ 22	\$ -	\$ -	\$ 7,836
Water & Sewer	\$ 6,073	\$ 29,377	\$ 4,888	\$ 1,900	\$ 1,283	\$ 562	\$ 7,307	\$ 2,052	\$ 5,625	\$ 1,534	\$ -	\$ -	\$ 60,604
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 361	\$ 1,764	\$ 405	\$ 319	\$ 61	\$ 89	\$ -	\$ -	\$ -	\$ 305	\$ -	\$ -	\$ 3,304
General Repairs & Maintenance	\$ 1,148	\$ 913	\$ 1,231	\$ -	\$ 906	\$ -	\$ 1,647	\$ 4,805	\$ 5,607	\$ 807	\$ -	\$ -	\$ 17,065
Contingency	\$ -	\$ 1,079	\$ -	\$ -	\$ 13,874	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,953
<b>Subtotal Field Expenses</b>	<b>\$ 40,675</b>	<b>\$ 59,021</b>	<b>\$ 29,323</b>	<b>\$ 22,609</b>	<b>\$ 38,292</b>	<b>\$ 22,666</b>	<b>\$ 35,967</b>	<b>\$ 33,113</b>	<b>\$ 44,019</b>	<b>\$ 27,682</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 353,367</b>
<b><i>Amenity Expenses</i></b>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 892	\$ 865	\$ 804	\$ 890	\$ -	\$ -	\$ -	\$ -	\$ 3,451
Amenity - Water	\$ -	\$ -	\$ -	\$ 3,960	\$ 3,752	\$ 230	\$ 276	\$ 147	\$ 147	\$ 1,215	\$ -	\$ -	\$ 9,727
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ -	\$ -	\$ 740
Pest Control	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ 1,250
Janitorial Service	\$ 1,325	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,350	\$ 1,270	\$ 1,250	\$ 1,250	\$ 1,322	\$ 1,280	\$ -	\$ -	\$ 12,647
Security Services	\$ 3,957	\$ -	\$ -	\$ -	\$ 645	\$ 2,964	\$ 2,818	\$ 2,978	\$ 3,064	\$ 2,616	\$ -	\$ -	\$ 19,042
Pool Maintenance	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ 25,000
Amenity Repairs & Maintenance	\$ -	\$ -	\$ 573	\$ 2,249	\$ -	\$ 665	\$ -	\$ 250	\$ 1,591	\$ 570	\$ -	\$ -	\$ 5,897
Amenity Access Management	\$ 563	\$ 563	\$ 563	\$ 563	\$ 563	\$ 563	\$ 563	\$ 563	\$ 563	\$ 563	\$ -	\$ -	\$ 5,625
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280	\$ -	\$ -	\$ -	\$ -	\$ 280
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenses</b>	<b>\$ 8,542</b>	<b>\$ 4,460</b>	<b>\$ 5,033</b>	<b>\$ 10,669</b>	<b>\$ 9,900</b>	<b>\$ 9,256</b>	<b>\$ 8,411</b>	<b>\$ 9,058</b>	<b>\$ 9,387</b>	<b>\$ 8,944</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 83,659</b>
<b>Total Maintenance</b>	<b>\$ 49,218</b>	<b>\$ 63,481</b>	<b>\$ 34,356</b>	<b>\$ 33,278</b>	<b>\$ 48,191</b>	<b>\$ 31,922</b>	<b>\$ 44,378</b>	<b>\$ 42,170</b>	<b>\$ 53,406</b>	<b>\$ 36,625</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 437,026</b>
<b>Total Expenditures</b>	<b>\$ 74,398</b>	<b>\$ 70,419</b>	<b>\$ 43,091</b>	<b>\$ 40,395</b>	<b>\$ 55,389</b>	<b>\$ 39,698</b>	<b>\$ 49,609</b>	<b>\$ 55,360</b>	<b>\$ 76,087</b>	<b>\$ 44,443</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 548,890</b>
<b><i>Other Financing Sources / (Uses)</i></b>													
Transfer In/Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (73,898)</b>	<b>\$ (70,419)</b>	<b>\$ (43,091)</b>	<b>\$ (40,395)</b>	<b>\$ (55,389)</b>	<b>\$ (39,698)</b>	<b>\$ (49,609)</b>	<b>\$ (55,242)</b>	<b>\$ (76,057)</b>	<b>\$ (44,413)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 244,429</b>



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

<b>SERIES 2020, SPECIAL ASSESSMENT BONDS</b>	
INTEREST RATES:	2.750%, 3.375%, 4.000%
MATURITY DATE:	5/1/2051
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$108,689
RESERVE FUND BALANCE	\$108,689
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)
PRINCIPAL PAYMENT - 05/01/23	(\$75,000)
PRINCIPAL PAYMENT - 05/01/24	(\$75,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$3,560,000</b>

<b>SERIES 2021, AREA 2 SPECIAL ASSESSMENT BONDS</b>	
INTEREST RATES:	2.50%, 3.00%, 3.20%, 4.00%
MATURITY DATE:	5/1/2052
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)
PRINCIPAL PAYMENT - 05/01/24	(\$210,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$9,650,000</b>

<b>SERIES 2021, NORTH PARCEL SPECIAL ASSESSMENT BONDS</b>	
INTEREST RATES:	2.50%, 3.00%, 3.20%, 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)
PRINCIPAL PAYMENT - 05/01/24	(\$155,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$6,705,000</b>

<b>SERIES 2023, AREA 3 SPECIAL ASSESSMENT BONDS</b>	
INTEREST RATES:	4.350%, 5.125%, 5.375%
MATURITY DATE:	6/15/2053
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$139,194
RESERVE FUND BALANCE	\$139,194
BONDS OUTSTANDING - 05/23/23	\$4,165,000
PRINCIPAL PAYMENT - 06/01/24	(\$60,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$4,105,000</b>

<b>SERIES 2024, AREA 4 SPECIAL ASSESSMENT BONDS</b>	
INTEREST RATES:	4.500%, 5.375%, 5.700%
MATURITY DATE:	5/1/2024
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$251,983
RESERVE FUND BALANCE	\$251,983
BONDS OUTSTANDING - 05/23/23	\$3,640,000
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$3,640,000</b>