

Astoria
Community Development District

Meeting Agenda

June 11, 2025

AGENDA

Astoria

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

June 4, 2025

Board of Supervisors Meeting Astoria Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Astoria Community Development District** will be held **Wednesday, June 11, 2025, 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 (Public Comments will be limited to three (3) minutes)
3. Approval of Minutes of the April 9, 2025 Board of Supervisors Meeting
4. Public Hearing
 - A. Public Hearing on the Adoption of Amended Parking & Towing Policies for the District
 - i. Consideration of Resolution 2025-05 Ratifying the Board's Actions in Setting a Public Hearing on the Adoption of Amended Parking & Towing Policies and Adopting Amended Parking & Towing Policies for the District
5. Appointment of Audit Committee
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Pool HydroLift
 - ii. Consideration of Landscape Proposals from Weber Environmental Services
 - a) Installation of Irises and Jasmine Plants
 - b) Installation of Oak Trees and Maple Trees
 - c) Installation of Viburnum Plants
 - iii. Consideration of Proposals for Pine Pointe
 - a) Proposal to Add Area to Landscape Maintenance Services Contract
 - b) Proposal to Add Area to Aquatic Maintenance Services Contract
 - D. District Manager's Report

- i. Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—1,173
 - iv. Reminder to Board Members to File Form 1's by the July 1, 2025 Deadline
- 7. Other Business
- 8. Supervisors Requests and Audience Comments
- 9. Adjournment

Audit Committee Meeting

- 1. Roll Call
- 2. Public Comment Period
- 3. Audit Services
 - A. Approval of Request for Proposals and Selection Criteria
 - B. Approval of Notice of Request for Proposals for Audit Services
 - C. Public Announcement of Opportunity to Provide Audit Services
- 4. 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, April 9, 2025**, at 1:01 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Timothy Todd
Halsey Carson
Cody Hatmaker

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Jill Burns
Monica Virgen
Katie O'Rourke
Chris Loy
Lauren Gentry *by Zoom*
Tula Haff
Bryan Hunter *by Zoom*
Allen Bailey

District Manager, GMS
District Manager, GMS
District Manager, GMS
District Counsel, Kilinski Van Wyk
District Counsel, Kilinski Van Wyk
Center State
District Engineer, Hunter Engineering
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll at 1:01 p.m. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated no members of the public were present or joining via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the March 19,
2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the March 19, 2025 Board of Supervisors meeting. She asked for any comments, questions, or corrections to the minutes. The Board had no changes.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, the Minutes of the March 19, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2025-04
Approving the Proposed Fiscal Year
2025/2026 Budget (Suggested Date:
August 13, 2025) and Setting the Public
Hearing on the Adoption of the Fiscal Year
2025/2026 Budget**

Ms. Burns stated this will kick off the budget process. A preliminary budget will be approved and then set to the city or county at least 60 days prior to the public hearing date. The suggested date is August 13, 2025 at 1:00 p.m. at this location. The budget is attached to the resolution as exhibit A. The assessment is proposed to stay the same for the upcoming year which would be \$829.74 for single family and \$622.31 for the home lots. This sets the cap. Items can always be brought down. She offered to take any questions or changes. If everyone is okay with this budget, she would just be looking for a motion to approve the resolution and set the public hearing for August 13, 2025 at 1:00 p.m.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, Resolution 2025-04 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: August 13, 2025) and Setting the Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget, was approved.

FIFTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Loy reminded the Board with the new year comes 4-hours of ethics training due by December 2025 and reported on Form-1 by July 1, 2026.

B. Engineer

Mr. Hunter had nothing to report but offered to take questions.

C. Field Manager's Report

Mr. Bailey presented the Field Manager's Report on page 42 of the agenda package.

i. Consideration of Proposal for Astoria North Sign Beam Replacement

Mr. Bailey presented the Signature proposal to replace one beam on a sign for \$2,950.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, the Proposal for Astoria North Sign Beam Replacement, was approved.

ii. Consideration of Proposal from Janitorial Maintenance Vendor to Add weekend Janitorial Services to Current Contract

Mr. Bailey presented a proposal to add Saturday and Sunday along with the three current days for janitorial services for an extra \$460.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, the Proposal from Janitorial Maintenance Vendor to Add Weekend Janitorial Services to Current Contract, was approved.

iii. **ADDED – Consideration to add seasonal additional coverage from Resort Pool Services to annual contract

Mr. Bailey presented a Resort Pools proposal to adjust the number of days being used. There would be the normal three days except for during Labor Day and Memorial Day, between those two holidays they would add an extra three days. It would go to six days during that timeframe. The cost would be increased from \$2,500 to \$3,000 per month. They would not look to do an increase of 3% for the year and leave this as is and accept it.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, the Proposal to Add Seasonal Additional Coverage from Resort Pool Services to Annual Agreement, was approved.

D. District Manager's Report

i. Check Register

Ms. Burns stated the check register is included in the package for review. She offered to take questions on any of the invoices, otherwise, she is looking for a motion to approve.

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

ii. Balance Sheet & Income Statement

Ms. Burns noted financial statements are included in the package for review. There is no action necessary.

iii. **ADDED – Consideration of Agreement for HOA events with Astonia North

Ms. Burns noted the Board approved a form of agreement with the Astonia HOA that authorized our staff to approve events that they may have on CDD property. Astonia North requested to have the same agreement so they can hold HOA events on CDD property.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, the Agreement for HOA Events with Astonia North HOA, was approved.

Ms. Burns noted a few residents within the past month were upset about their vehicles being towed for commercial usage. Under the policy those vehicles were towed correctly. They have commercial vehicles that were removed by the vendor. Ms. Gentry noted an alternative she has had success with is instead of using the term commercial vehicle, going with language that is targeted toward oversized vehicles. If the Board is interested in seeing the alternative language, she can bring that back to the next meeting. The Board asked to have that language sent out to them a little early so they have time to review it. Ms. Burns stated it will be added to the next agenda. Sign installation will be held until new verbiage is adopted.

Ms. Burns asked for a motion to authorize staff to place an advertisement for a parking public hearing on June 11th at 1:00 at this location.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, to Set Parking Public Hearing for June Meeting, was approved.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

**Supervisor's Requests and Audience
Comments**

- Requests from Resident Raquel Giovanni read to Board: Entry monument at Phase3, entry gate at Phase 3, cameras at dog park, fence around dry ponds to prevent recreational vehicles from entering.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AND RESTATED RULES RELATING TO PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, policies, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the District desires to adopt *Amended and Restated Rules Relating to Parking and Parking Enforcement* (“Rules”), attached hereto as **Exhibit A** and incorporated herein, pursuant to the provisions of Sections 190.011(5) and 190.035 and Chapter 120, *Florida Statutes*; and

WHEREAS, the Board wishes to ratify actions taken to set a hearing on its Rules and publication of notice related to same; and

WHEREAS, the District has properly noticed for rule development and rulemaking regarding the Rules and a public hearing was held at a meeting of the Board on June 11, 2025; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Rules for immediate use and application.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated herein.

SECTION 2. The Board hereby ratifies the actions of the District Secretary taken to set the June 11, 2025, public hearing and to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. The District hereby adopts the Rules, attached hereto as **Exhibit A**.

SECTION 4. If any provision of this Resolution or the Rules is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 11th day of June 2025.

ATTEST:

**ASTONIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended and Restated Rules Relating to Parking and Parking Enforcement

ASTONIA COMMUNITY DEVELOPMENT DISTRICT
AMENDED AND RESTATED
RULES RELATING TO PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, *Florida Statutes*, and on June 11, 2025, at a duly noticed public meeting, the Board of Supervisors of the Astonia Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property (the “Rule” or “Policy”). This Rule repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that Oversized Vehicles, Vessels Recreational Vehicles, and Abandoned/Broken-Down Vehicles parked on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Rule is intended to provide the District with a means to remove such Oversized Vehicles, Vessels, Recreational Vehicles, and Abandoned/Broken-Down Vehicles which are parked in a manner which violates this Rule. This Rule does not govern parking on private residential lots.

SECTION 2. DEFINITIONS.

- A. *Vehicle.*** Any mobile item which normally uses wheels, whether motorized or not. This term shall include, but shall not be limited to, Oversized Vehicles, Recreational Vehicles, and Abandoned/Broken-Down Vehicles.
- a. *Oversized Vehicle.* As used herein, “Oversized Vehicle” shall mean the following:
- i. Any Vehicle or Vessel heavier or larger in size than a one-ton, dual rear wheel pick-up truck;
 - ii. Motor Vehicles with a trailer attached;
 - iii. Motor coaches/homes;
 - iv. Travel trailers, camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer;
 - v. Mobile homes or manufactured homes.
- b. *Abandoned/Broken-Down Vehicle.* A vehicle that has no license plate, has expired registration, is visibly not operational, or has not moved for a period of seven (7) days.
- c. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.

- B. *Vessel*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- C. *Parked*. A Vehicle or Vessel left unattended by its owner or user or attended by its owner or user but kept stationary for a period of an hour or more.
- D. *Tow-Away Zone*. District property for which the District is authorized to initiate a towing and/or removal action.
- E. *Overnight*. Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for parking spaces or signage and as indicated on the map attached hereto as **Exhibit A** for certain on-street parking areas. On-street parking is expressly prohibited on District roadways except where indicated. Certain Designated Parking Areas may have restrictions on parking during certain times or for certain types of vehicles and vessels as described herein. **Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways, property entrances, or fire hydrants.** All drivers are responsible for knowing state and local laws, ordinances, and codes related to parking. Violations of state or local laws may result in citations, towing, or other legal action as permitted by law.

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. All District Property which is not explicitly designated for parking, or which is designated for parking but subject to restrictions as described herein, shall hereby be established as “Tow-Away Zones.”

SECTION 5. EXCEPTIONS.

- A. **OVERNIGHT ON-STREET AND OVERFLOW PARKING.** Oversized Vehicles, Recreational Vehicles, and Vessels are not permitted to be parked on-street or in overflow areas Overnight and shall be subject to towing at Owner’s expense.
- B. **OVERNIGHT AMENITY PARKING.** Vehicles may park in the designated parking areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight parking is permitted at the amenity facilities.
- C. **ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned/Broken-Down Vehicles may not be parked on District property at any time.
- D. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking Pass issued by the District.

- E. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.
- F. MANNER OF PARKING.** Vehicles and Vessels of any kind may not be Parked such that they utilize additional spaces, block access to District property, prevent the safe and orderly flow of traffic, obstruct the ability of emergency vehicles to access roadways or property, cause damage to the District's property, restrict the normal operation of the District's business, or otherwise poses a danger to the District, its residents and guests, the general public, or the property of same. All Parking must comply with all state and local laws and ordinances.

SECTION 6. TOWING/REMOVAL PROCEDURES; ENFORCEMENT.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** The District may engage a towing company to tow/remove any Vehicle or Vessel improperly Parked in a Tow-Away Zone at the owner's expense. The Vehicle or Vessel shall be towed/removed by the towing service in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District Manager is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.
- D. AMENITY SUSPENSION.** The District may, in its discretion, suspend the amenity privileges of the owner or operator of any Vehicle or Vessel Parked in violation of this Rule, in accordance with the District's adopted *Suspension and Termination of Access Rule*.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be Parked on District property pursuant to this Rule, provided however that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such vehicles.

SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS. The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones or Designated Parking Areas as the District acquires additional common areas. Such designations of

new Tow-Away Zones and Designated Parking Areas are subject to proper signage and notice prior to enforcement of these Rules in such areas.

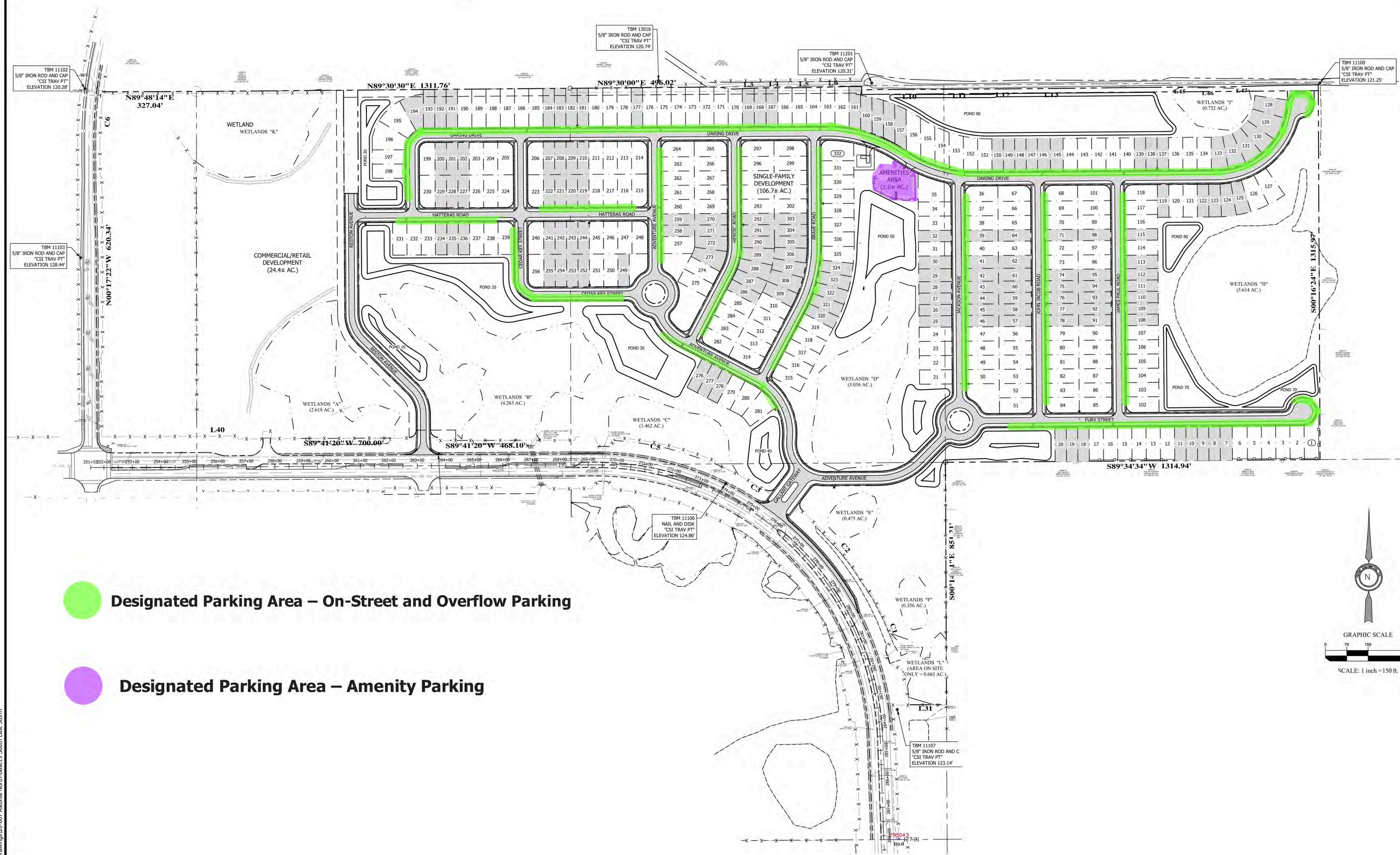
EXHIBIT A – *Designated Parking Areas*

Effective date: June 11, 2025

EXHIBIT A
Designated Parking Areas

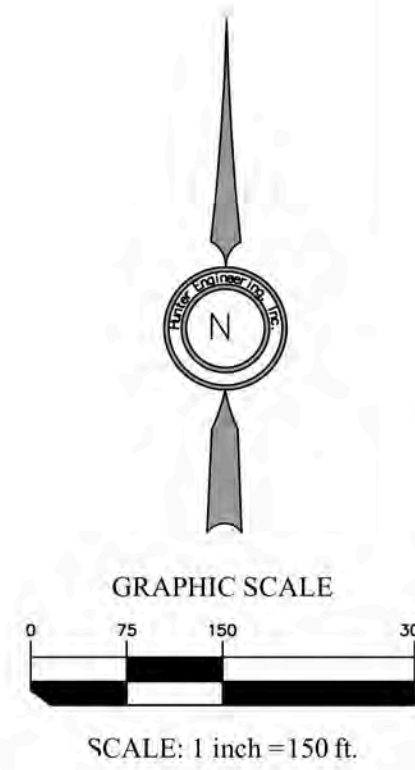
[Insert Map]

X:\Jobs\2020\20-007 - Astoria North\Drawings\20-007 Astoria North-Base 19 South East Storm
Pipe.smcw



Designated Parking Area – On-Street and Overflow Parking

Designated Parking Area – Amenity Parking



OVERALL DEVELOPMENT PLAN

HUNTER
ENGINEERING

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

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

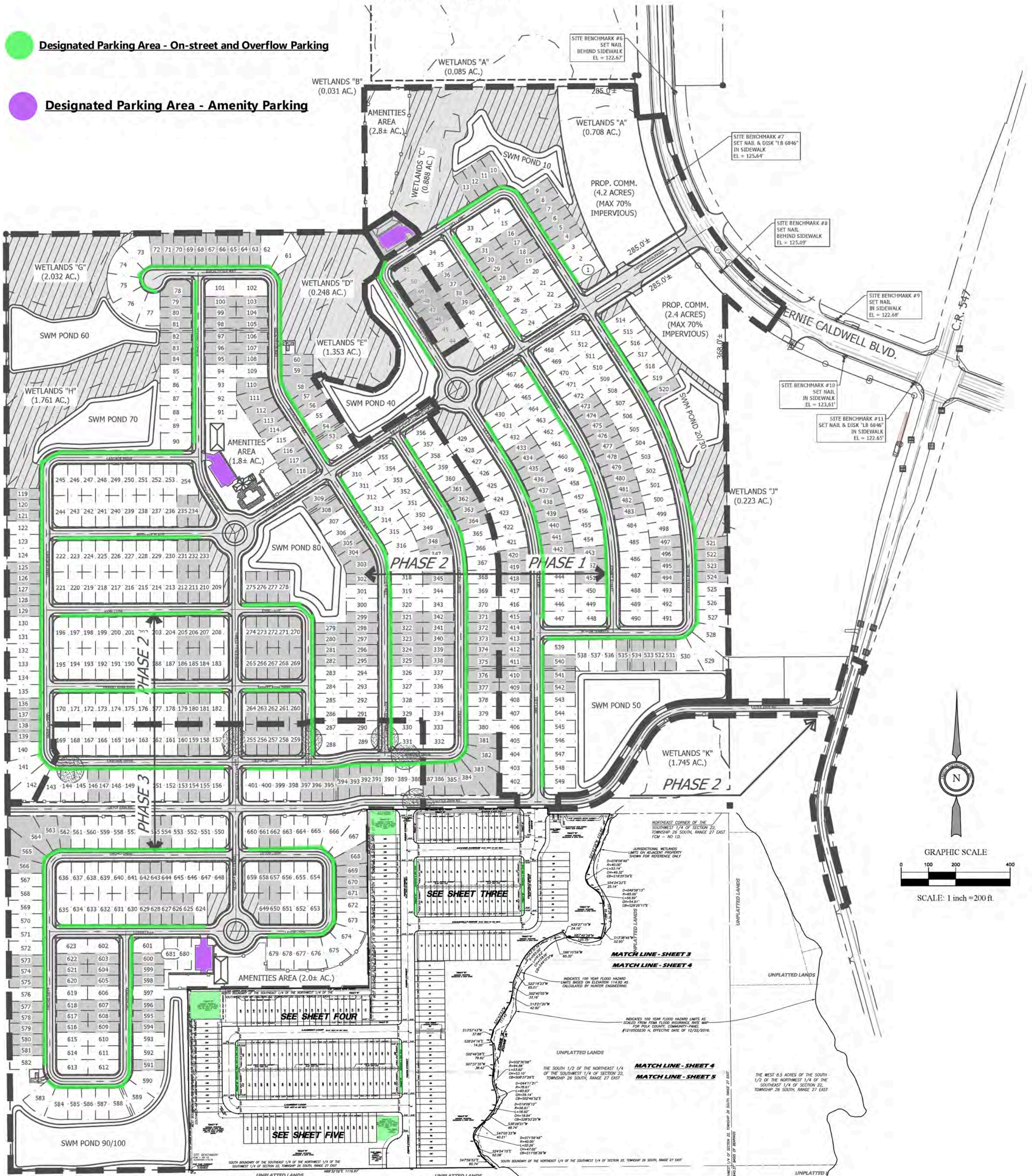
Construction Plans
For
Astoria North Subdivision
Davenport, Florida

Date: December 20, 2021
Project No.: 20-007
Not Valid Without Engineer's Seal
Brian A. Hunter, P.E.
Reg. No. 53168
C.A. #8394

C110

Astoria CDD
Street Parking Plan

- Designated Parking Area - On-street and Overflow Parking
- Designated Parking Area - Amenity Parking



SECTION A

SECTION 1

SECTION VI

SECTION C

Astonia CDD

Field Management Report



June 11th, 2025

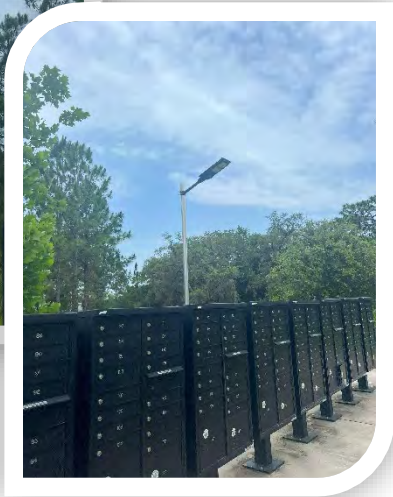
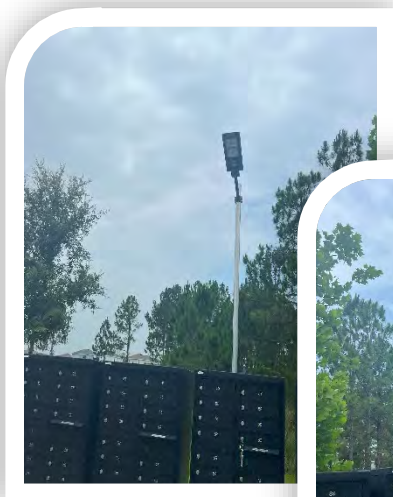
Allen Bailey

Field Manager

GMS

Completed

Astonia Mailbox Solar Lights



✚ The solar lights have been installed at the mailboxes off of Lilly Ln.

Repaired Signage

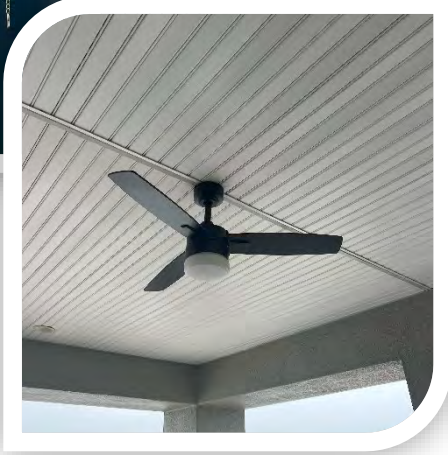


✚ The stop sign to exit Astonia North was hit by a car, along with the light pole.

✚ This stop sign has been reinstalled.

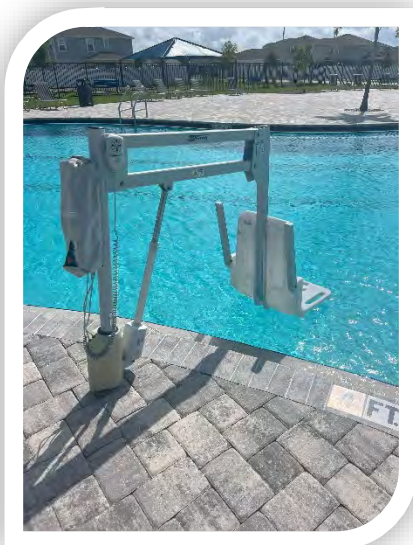
Complete

Amenity Repair



- ✚ The shower chain has been replaced at the amenity.
- ✚ One fan at the amenity was loose and has been tightened to prevent unwanted motion.

Chair Lift



- ✚ The lift that was recently repaired has been damaged again.
- ✚ The vendor recommends changing to a hydro power lift.

Complete

Fence Repair



✚ The fence on Daring Drive has been repaired after having pickets removed.

Review

Ponds



- ✚ The ponds in the district are filling up after being very low.
- ✚ They do not have any large algae bloom currently.



Conclusion

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

Respectfully,
Allen Bailey

SECTION 1

Resort Pool Services DBA
14525 Johns Lake Rd
Clermont, FL 34711 US
+1 3216896210
resortinvoice@gmail.com



Estimate 1188

| | | | |
|------------------------|--------------------|----------------------|--|
| ADDRESS Astonia CDD | DATE 05/09/2025 | TOTAL \$13,500.00 | |
| | | | |

| ACTIVITY | QTY | RATE | AMOUNT |
|---|-----|-----------|-----------|
| Lift Install Supply and install water activated lift at Astonia CDD pool | 1 | 13,500.00 | 13,500.00 |

| | |
|-------|-------------|
| TOTAL | \$13,500.00 |
|-------|-------------|

THANK YOU.

Accepted By

Accepted Date

SECTION 2

SECTION (a)

[illegible]

The Customer Contact hereby authorizes Weber Environmental Services to complete the Scope of Services as described herein and agrees to the attached Terms and Conditions. The price is good for 30 days from the date of this Enhancement Authorization. A service charge shall be added to all balances not paid with 30 days of this Enhancement Authorization, which shall be equal to the lower of 1.5% per month (18% per year) and the highest rate permitted by law. In addition to the service charge, Client shall reimburse Continuum for all costs and expenses (including but not limited to attorneys' fees and court costs) which are reasonably incurred by Weber Environmental Services in collecting overdue amounts. 30 Day Price Guarantee.

Printed Name _____

SECTION (b)

[illegible]

The Customer Contact hereby authorizes Weber Environmental Services to complete the Scope of Services as described herein and agrees to the attached Terms and Conditions. The price is good for 30 days from the date of this Enhancement Authorization. A service charge shall be added to all balances not paid with 30 days of this Enhancement Authorization, which shall be equal to the lower of 1.5% per month (18% per year) and the highest rate permitted by law. In addition to the service charge, Client shall reimburse Continuum for all costs and expenses (including but not limited to attorneys' fees and court costs) which are reasonably incurred by Weber Environmental Services in collecting overdue amounts. 30 Day Price Guarantee.

Printed Name

SECTION (c)



| andy | | | |
|-------------------|-------------------------------|----------------------|--|
| Job Information: | | Billing Information: | |
| Job Name | Astonia | Company Name | |
| Site Address | Astonia Blvd. | Job Number | |
| City/State/Zip | Davenport /FL/33837 | Customer Contact | Allen Bailey |
| Enhancement Name | | Phone # | 407460-4424 |
| Work Order Number | | Email | Abailey@Gmscfl.com |
| Proposed By | Jeremy Browne | Billing Address | 219 E. Livingston St. |
| Date Proposed | 5/15/245 | City/State/Zip | Orlando/FL/32801 |

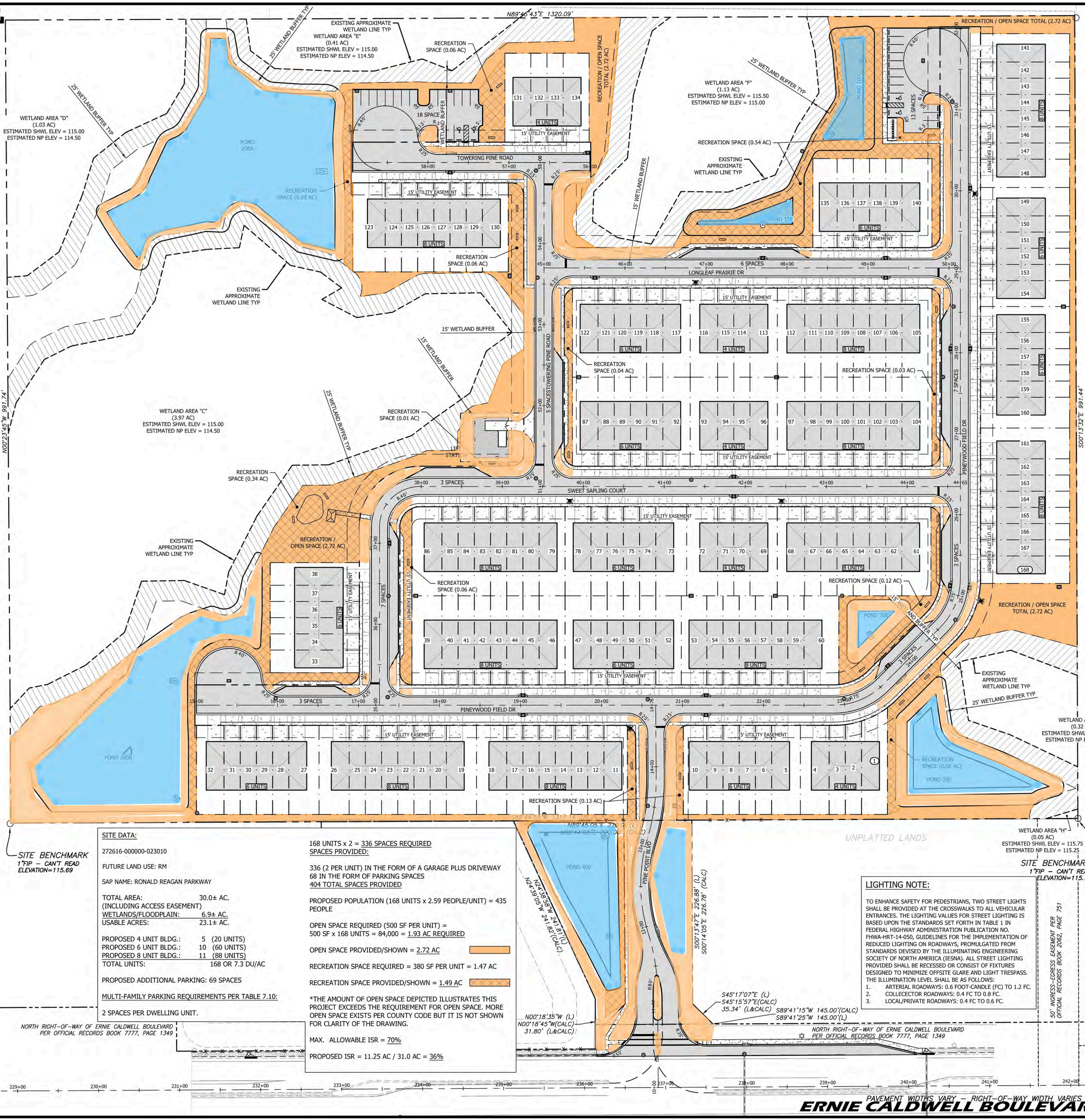
COST

Price includes all materials and price to install materials. All plant material has a limited one year warranty. Plant material that dies within one year of planting will be replaced at no cost (1) Time Replacement. Warranty does not cover death of plant material due to lack of water, over watering, vandalism, natural disaster, weather or animal damage. Plant material may be subject to change due to availability of nursery stock.

The Customer Contact hereby authorizes Weber Environmental Services to complete the Scope of Services as described herein and agrees to the attached Terms and Conditions. The price is good for 30 days from the date of this Enhancement Authorization. A service charge shall be added to all balances not paid with 30 days of this Enhancement Authorization, which shall be equal to the lower of 1.5% per month (18% per year) and the highest rate permitted by law. In addition to the service charge, Client shall reimburse Continuum for all costs and expenses (including but not limited to attorneys' fees and court costs) which are reasonably incurred by Weber Environmental Services in collecting overdue amounts. 30 Day Price Guarantee.

Page 1 of 1

SECTION 3



SITE DATA:
272616-000000-023010
FUTURE LAND USE: RM
SAP NAME: RONALD REAGAN PARKWAY

TOTAL AREA: 30.0± AC.
(INCLUDING ACCESS EASEMENT)
WETLANDS/FLOODPLAIN: 6.9± AC.
USABLE ACRES: 23.1± AC.

PROPOSED 4 UNIT BLDG.: 5 (20 UNITS)
PROPOSED 6 UNIT BLDG.: 10 (60 UNITS)
PROPOSED 8 UNIT BLDG.: 11 (88 UNITS)
TOTAL UNITS: 168 OR 7.3 DU/AC

PROPOSED ADDITIONAL PARKING: 69 SPACES

MULTI-FAMILY PARKING REQUIREMENTS PER TABLE 7.10:
2 SPACES PER DWELLING UNIT.

168 UNITS x 2 = 336 SPACES REQUIRED
SPACES PROVIDED:
336 (2 PER UNIT) IN THE FORM OF A GARAGE PLUS DRIVEWAY
68 IN THE FORM OF PARKING SPACES
404 TOTAL SPACES PROVIDED

PROPOSED POPULATION (168 UNITS x 2.59 PEOPLE/UNIT) = 435 PEOPLE

OPEN SPACE REQUIRED (500 SF PER UNIT) =
500 SF x 168 UNITS = 84,000 = 1.93 AC REQUIRED

OPEN SPACE PROVIDED/SHOWN = 2.72 AC

RECREATION SPACE REQUIRED = 380 SF PER UNIT = 1.47 AC

RECREATION SPACE PROVIDED/SHOWN = 1.49 AC

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

MAX. ALLOWABLE ISR = 70%

PROPOSED ISR = 11.25 AC / 31.0 AC = 36%

LIGHTING NOTE:

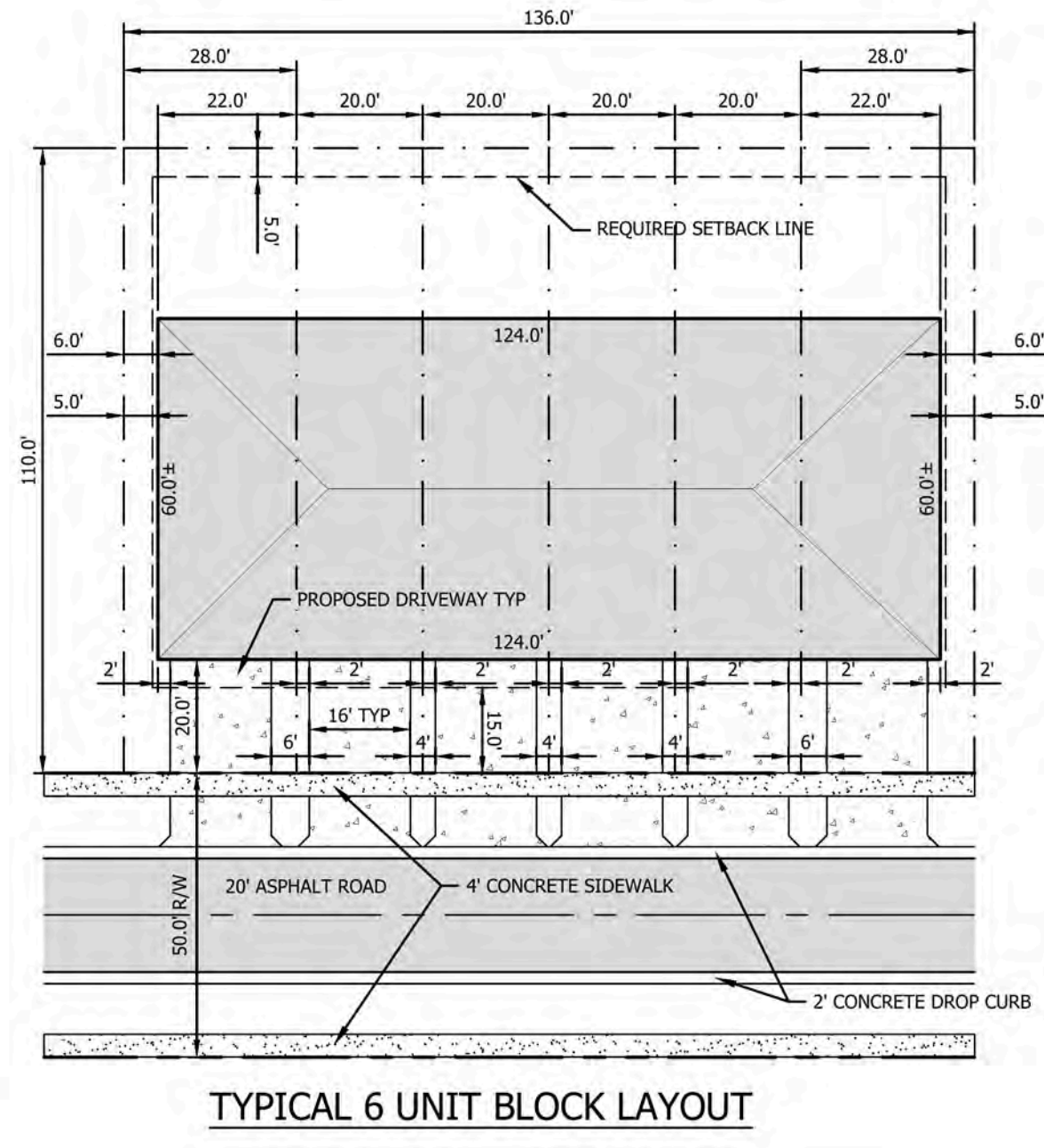
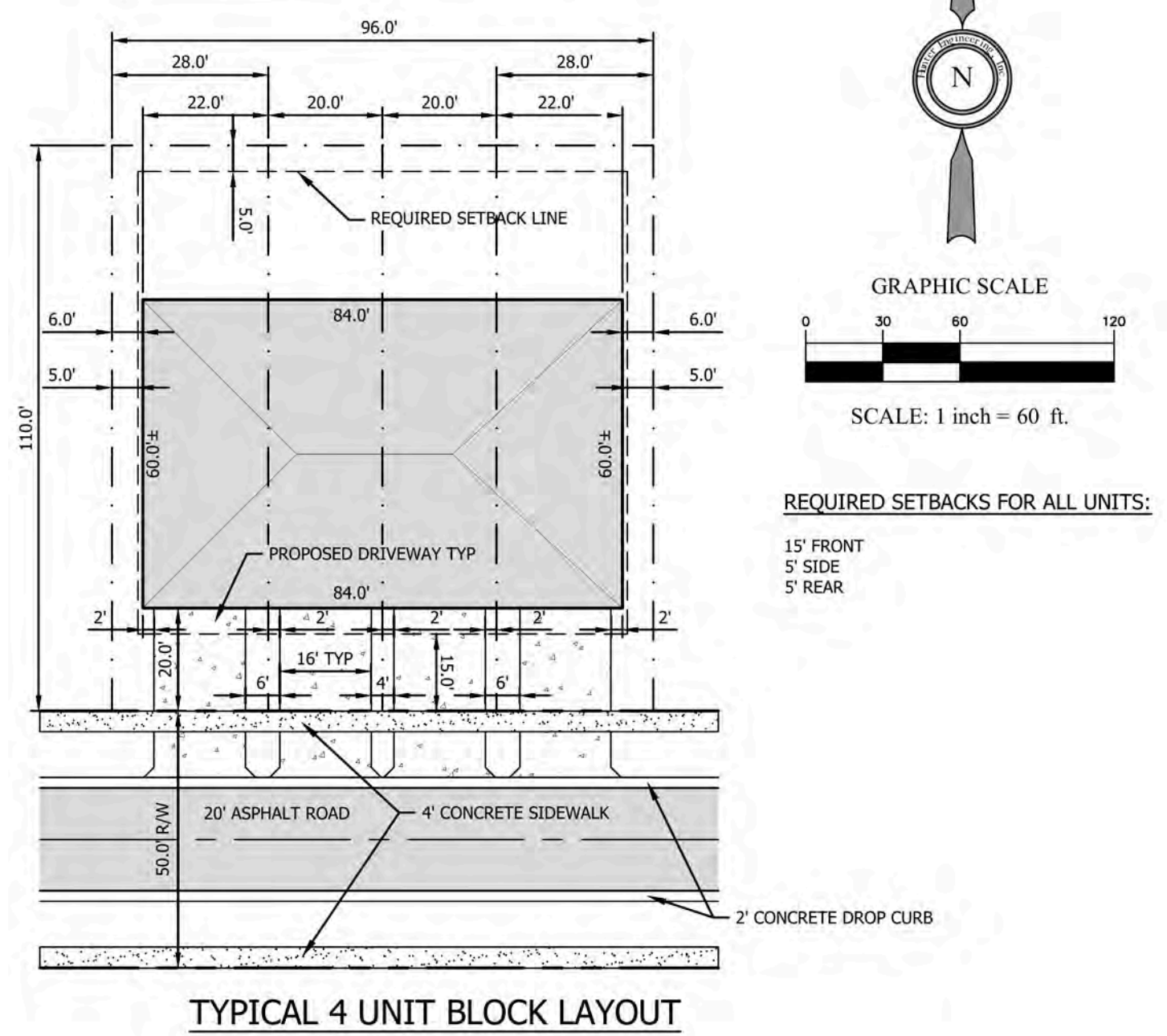
TO ENHANCE SAFETY FOR PEDESTRIANS, TWO STREET LIGHTS SHALL BE PROVIDED AT THE CROSSWALKS TO ALL VEHICULAR ENTRANCES. THE LIGHTING VALUES FOR STREET LIGHTING IS BASED UPON THE STANDARDS SET FORTH IN TABLE 1 IN FEDERAL HIGHWAY ADMINISTRATION PUBLICATION NO. FHWA-HRT-14-050, GUIDELINES FOR THE IMPLEMENTATION OF REDUCED LIGHTING ON ROADWAYS, PROMULGATED FROM STANDARDS DEVISED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA). ALL STREET LIGHTING PROVIDED SHALL BE RECESSED OR CONSIST OF FIXTURES DESIGNED TO MINIMIZE OFFSITE GLARE AND LIGHT TRESPASS. THE ILLUMINATION LEVEL SHALL BE AS FOLLOWS:

1. ARTERIAL ROADWAYS: 0.6 FOOT-CANDLE (FC) TO 1.2 FC.
2. COLLECTOR ROADWAYS: 0.4 FC TO 0.8 FC.
3. LOCAL/PRIVATE ROADWAYS: 0.4 FC TO 0.6 FC.

Key

● Landscape

● Ponds



Robert Joyner
02/16/2024 10:57:09

OVERALL DESIGN

4900 Dundee Road
Winter Haven, FL 33884

Telephone: 863-676-7770
Facsimile: 863-965-0181
C.A. #8394

Prepared For

PINE TREE TRAIL PROPERTY, LLC.

4900 Dundee Rd.
Winter Haven, FL 33884

Construction Plans
For

Pine Tree Trail Townhomes

Polk County, Florida

Date: January 30, 2024

Project No.: 21-014

Not Valid Without Engineer's Seal

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

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

Date

C104

SECTION (a)

Astonia (Pine Pointe) Community Development District Fertilization Fee Summary

Contractor: Weber

Address: 5935 K Villa Ave

Phone: 863-364-1864

Fax:

Contact: James Ambuehl

Email: ambush@tumblr.com

Property: Astoria CDD

Address: 219 E. Livingston St.

Orlando, Florida, 32801

Phone:

Contact:

Email:

[illegible]

| | | | | | | | | | | | | | |
|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|----------|
| | \$4,316.08 | \$4,316.08 | \$4,316.08 | \$4,316.08 | \$4,316.08 | \$4,316.08 | \$4,316.08 | \$4,318.08 | \$4,316.08 | \$4,316.08 | \$4,316.08 | \$4,316.08 | \$51,900 |
|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|----------|

[illegible][illegible][illegible]

SECTION (b)

ESTIMATE

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

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



Bill to
Astonia CDD
c/o GMS - Central Florida
219 E. Livingston St
Orlando, FL 32801

Estimate details
Estimate no.: 1593
Estimate date: 06/04/2025

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------|--------------------|--|-----|----------|------------|
| 1. | | Scope of Work | Pine Pointe monthly pond herbicide maintenance on 7 ponds (Ponds 100, 200A, 200B, 300 and 400). Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as \$/treatment. | 12 | \$275.00 | \$3,300.00 |
| | | | | | Total | \$3,300.00 |

Note to customer
Thank you for your business!

Accepted date

Accepted by

SECTION D

SECTION 1

Astoria Community Development District

Summary of Invoices

March 01, 2025 to March 31, 2025

| Fund | Date | Check No.'s | Amount |
|--------------|---------|-------------|----------------------|
| General Fund | | | |
| | 3/11/25 | 470-473 | \$ 15,379.88 |
| | 3/19/25 | 475-478 | \$ 32,008.71 |
| | 3/20/25 | 479 | \$ 250.00 |
| | 3/21/25 | 480-487 | \$ 24,865.37 |
| | 3/24/25 | 488 | \$ 700,000.00 |
| Total | | | \$ 772,503.96 |

AP300R
*** CHECK NOS. 000470-000488

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
ASTONIA CDD-GENERAL FUND
BANK B ASTONIA GENERAL FUND

RUN 6/05/25

PAGE 1

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------------------------------|--------|----------|-----------------------------|
| 3/11/25 | 00021 | 2/27/25 14402 | 202502 330-57200-48200 | CLEANING SVCS FEB25 | * | 1,180.00 | |
| | | | | CSS CLEAN STAR SERVICES CENTRAL FL | | | 1,180.00 000470 |
| 3/11/25 | 00008 | 3/03/25 26928 | 202503 310-51300-32200 | AUDIT FYE 09/30/24 | * | 9,200.00 | |
| | | | | GRAU AND ASSOCIATES | | | 9,200.00 000471 |
| 3/11/25 | 00025 | 3/01/25 26708 | 202503 320-53800-46500 | POOL MAINTENANCE MAR25 | * | 2,500.00 | |
| | | | | MCDONNELL CORPORATION DBA RESORT | | | 2,500.00 000472 |
| 3/11/25 | 00032 | 2/28/25 12072838 | 202502 330-53800-48100 | SECURITY SVCS FEB25 | * | 2,499.88 | |
| | | | | SECURITAS SECURITY SERVICES USA INC | | | 2,499.88 000473 |
| 3/19/25 | 00019 | 2/28/25 19273 | 202502 320-53800-47000 | POND HERBICIDE FEB25 | * | 875.00 | |
| | | 2/28/25 19273 | 202502 320-53800-47000 | N. POND HERBICIDE FEB25 | * | 750.00 | |
| | | | | AQUATIC WEED MANAGEMENT, INC | | | 1,625.00 000474 |
| 3/19/25 | 00001 | 3/01/25 148 | 202503 310-51300-34000 | MANAGEMENT FEES MAR25 | * | 3,750.00 | |
| | | 3/01/25 148 | 202503 310-51300-35100 | WEBSITE ADMIN MAR25 | * | 105.00 | |
| | | 3/01/25 148 | 202503 310-51300-35200 | INFORMATION TECH MAR25 | * | 157.50 | |
| | | 3/01/25 148 | 202503 310-51300-31300 | DISSEMINATION SVCS MAR25 | * | 1,093.75 | |
| | | 3/01/25 148 | 202503 330-57200-48300 | AMENITY ACCESS MAR25 | * | 1,250.00 | |
| | | 3/01/25 148 | 202503 310-51300-51000 | OFFICE SUPPLIES MAR25 | * | .69 | |
| | | 3/01/25 148 | 202503 310-51300-42000 | POSTAGE MAR25 | * | 93.44 | |
| | | 3/01/25 148 | 202503 310-51300-42500 | COPIES MAR25 | * | 8.55 | |
| | | 3/01/25 149 | 202503 320-53800-34000 | FIELD MANAGEMENT MAR25 | * | 1,460.83 | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES-CF | | | 7,919.76 000475 |
| 3/19/25 | 00027 | 2/28/25 63864868 | 202502 330-57200-48100 | PEST CONTROL FEB25 | * | 125.00 | |
| | | | | MASSEY SERVICES | | | 125.00 000476 |

ASTO ASIONIA CDD IARAUJO

AP300R
*** CHECK NOS. 000470-000488

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
ASTONIA CDD-GENERAL FUND
BANK B ASTONIA GENERAL FUND

RUN 6/05/25

PAGE 2

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------------------------------|--------|-----------|-----------------------------|
| 3/19/25 | 00010 | 3/01/25 16634 | 202503 320-53800-46200 | LANDSCAPE MAINT MAR25 | * | 14,719.58 | |
| | | 3/01/25 16634 | 202503 320-53800-46200 | AMENITY LANDSCAPE MAR25 | * | 1,303.24 | |
| | | 3/01/25 16634 | 202503 320-53800-46200 | CHATEAU LANDSCAPE MAR25 | * | 2,060.00 | |
| | | | | PRINCE & SONS INC. | | | 18,082.82 000477 |
| 3/19/25 | 00015 | 2/25/25 7657109 | 202502 310-51300-32300 | TRUSTEE FEE S2024 AA4 | * | 4,256.13 | |
| | | | | U.S. BANK | | | 4,256.13 000478 |
| 3/20/25 | 00020 | 2/26/25 22410 | 202501 310-51300-31100 | BOS MEETING JAN25 | * | 250.00 | |
| | | | | HUNTER ENGINEERING, INC. | | | 250.00 000479 |
| 3/21/25 | 00018 | 3/19/25 03192025 | 202503 300-20700-10000 | TXFER TAX RCPTS S2021 AA2 | * | 7,642.05 | |
| | | | | ASTONIA CDD/US BANK | | | 7,642.05 000480 |
| 3/21/25 | 00018 | 3/19/25 03192025 | 202503 300-20700-10000 | TXFER OF TAX RCPTS S2020 | * | 2,981.31 | |
| | | | | ASTONIA CDD/US BANK | | | 2,981.31 000481 |
| 3/21/25 | 00018 | 3/19/25 03192025 | 202503 300-20700-10000 | TXFER TAX RCPTS S2021 NOR | * | 5,411.15 | |
| | | | | ASTONIA CDD/US BANK | | | 5,411.15 000482 |
| 3/21/25 | 00018 | 3/19/25 03192025 | 202503 300-20700-10000 | TXFER OF TAX RCPTS S2023 | * | 3,809.24 | |
| | | | | ASTONIA CDD/US BANK | | | 3,809.24 000483 |
| 3/21/25 | 00001 | 1/31/25 150 | 202501 320-53800-48000 | GENERAL MAINTENANCE JAN25 | * | 1,975.00 | |
| | | 1/31/25 151 | 202501 320-53800-48000 | PRESSURE CLEANING FENCES | * | 2,144.00 | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES-CF | | | 4,119.00 000484 |
| 3/21/25 | 00011 | 3/17/25 11764 | 202502 310-51300-31500 | GENERAL COUNSEL FEB25 | * | 402.50 | |
| | | | | KILINSKI VAN WYK PLLC | | | 402.50 000485 |
| 3/21/25 | 00025 | 3/17/25 26848 | 202503 330-57200-48000 | NEW LIFE RING | * | 175.00 | |
| | | | | MCDONNELL CORPORATION DBA RESORT | | | 175.00 000486 |
| | | | | ASTO ASIONIA CDD IARAUJO | | | |

AP300R
*** CHECK NOS. 000470-000488

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
ASTONIA CDD-GENERAL FUND
BANK B ASTONIA GENERAL FUND

RUN 6/05/25

PAGE 3

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|---------------------------|--------|------------|----------------------------|
| 3/21/25 | 00010 | 3/17/25 16880 | 202503 320-53800-47300 | REPLC SPRAYS/CLOGGED MPRS | * | 241.93 | |
| | | 3/18/25 16889 | 202503 320-53800-47300 | REPLC CLOGGED NOZZLES/SPR | * | 83.19 | |
| | | | | | | | 325.12 000487 |
| ----- | | | | | | | |
| 3/24/25 | 00039 | 3/24/25 03242025 | 202503 300-15100-10000 | TXFER EXCESS FUNDS TO SBA | * | 700,000.00 | |
| | | | | | | | 700,000.00 000488 |
| ----- | | | | | | | |
| TOTAL FOR BANK B | | | | | | 772,503.96 | |
| TOTAL FOR REGISTER | | | | | | 772,503.96 | |

ASTO ASIONIA CDD IARAUJO

SECTION 2

Astonia
Community Development District

Unaudited Financial Reporting
March 31, 2025



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| 5 | <u>Debt Service Fund - Series 2020</u> |
| 6 | <u>Debt Service Fund - Seriese 2021 A2</u> |
| 7 | <u>Debt Service Fund - Series 2021 North Parcel</u> |
| 8 | <u>Debt Service Fund - Series 2023</u> |
| 9 | <u>Debt Service Fund - Series 2024</u> |
| 10 | <u>Capital Projects Fund - Series 2020</u> |
| 11 | <u>Capital Projects Fund - Series 2021 A2</u> |
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| 16 | <u>Long Term Debt Schedule</u> |

Astonia
Community Development District
Combined Balance Sheet
March 31, 2025

| | General Fund | Capital Reserve Fund | Debt Service Fund | Capital Projects Fund | Totals Governmental Funds |
|---|---------------------|-------------------------|----------------------|--------------------------|------------------------------|
| Assets: | | | | | |
| Operating Account | \$ 340,991 | \$ 82,014 | \$ - | \$ - | \$ 423,005 |
| State Board of Administration | \$ 700,000 | \$ - | \$ - | \$ - | \$ 700,000 |
| Due From Developer | \$ - | \$ - | \$ - | \$ 15,569 | \$ 15,569 |
| Investments: | | | | | |
| <u>Series 2020</u> | | | | | |
| Reserve | \$ - | \$ - | \$ 108,689 | \$ - | \$ 108,689 |
| Revenue | \$ - | \$ - | \$ 228,067 | \$ - | \$ 228,067 |
| Prepayment | \$ - | \$ - | \$ 222 | \$ - | \$ 222 |
| Construction | \$ - | \$ - | \$ - | \$ 6,819 | \$ 6,819 |
| <u>Series 2021 A2</u> | | | | | |
| Reserve | \$ - | \$ - | \$ 279,020 | \$ - | \$ 279,020 |
| Revenue | \$ - | \$ - | \$ 635,411 | \$ - | \$ 635,411 |
| Construction | \$ - | \$ - | \$ - | \$ 60 | \$ 60 |
| <u>Series 2021 North Parcel</u> | | | | | |
| Reserve | \$ - | \$ - | \$ 197,686 | \$ - | \$ 197,686 |
| Revenue | \$ - | \$ - | \$ 443,149 | \$ - | \$ 443,149 |
| <u>Series 2023</u> | | | | | |
| Reserve | \$ - | \$ - | \$ 139,194 | \$ - | \$ 139,194 |
| Revenue | \$ - | \$ - | \$ 296,553 | \$ - | \$ 296,553 |
| <u>Series 2024</u> | | | | | |
| Reserve | \$ - | \$ - | \$ 251,983 | \$ - | \$ 251,983 |
| Interest | \$ - | \$ - | \$ 107 | \$ - | \$ 107 |
| Revenue | \$ - | \$ - | \$ 165,784 | \$ - | \$ 165,784 |
| Construction | \$ - | \$ - | \$ - | \$ 26 | \$ 26 |
| Total Assets | \$ 1,040,991 | \$ 82,014 | \$ 2,745,865 | \$ 22,474 | \$ 3,891,344 |
| Liabilities: | | | | | |
| Accounts Payable | \$ 15,028 | \$ - | \$ - | \$ - | \$ 15,028 |
| Total Liabilities | \$ 15,028 | \$ - | \$ - | \$ 15,569 | \$ 30,597 |
| Fund Balances: | | | | | |
| Restricted for: | | | | | |
| Debt Service | \$ - | \$ - | \$ 2,745,865 | \$ - | \$ 2,745,865 |
| Capital Projects | \$ - | \$ - | \$ - | \$ 6,905 | \$ 6,905 |
| Assigned for: | | | | | |
| Capital Reserves | \$ - | \$ 82,014 | \$ - | \$ - | \$ 82,014 |
| Unassigned | \$ 1,025,963 | \$ - | \$ - | \$ - | \$ 1,025,963 |
| Total Fund Balances | \$ 1,025,963 | \$ 82,014 | \$ 2,745,865 | \$ 6,905 | \$ 3,860,747 |
| Total Liabilities & Fund Balance | \$ 1,040,991 | \$ 82,014 | \$ 2,745,865 | \$ 22,474 | \$ 3,891,344 |

Astonia
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

| | Adopted | Prorated Budget | Actual | |
|-----------------------|---------------------|-------------------|-------------------|--------------------|
| | Budget | Thru 03/31/25 | Thru 03/31/25 | Variance |
| Assesments - Tax Roll | \$ 915,963 | \$ 915,963 | \$ 884,331 | \$ (31,632) |
| Assesments - Direct | \$ 97,229 | \$ 72,922 | \$ 72,922 | \$ - |
| Total Revenues | \$ 1,013,192 | \$ 988,885 | \$ 957,253 | \$ (31,632) |

Expenditures:

General & Administrative:

| | | | | |
|--|-------------------|------------------|------------------|------------------|
| Supervisor Fees | \$ 12,000 | \$ 6,000 | \$ - | \$ 6,000 |
| Engineering | \$ 15,000 | \$ 7,500 | \$ 500 | \$ 7,000 |
| Attorney | \$ 30,000 | \$ 15,000 | \$ 8,736 | \$ 6,264 |
| Annual Audit | \$ 6,700 | \$ 6,700 | \$ 9,200 | \$ (2,500) |
| Assessment Administration | \$ 6,825 | \$ 6,825 | \$ 6,825 | \$ - |
| Arbitrage | \$ 2,250 | \$ - | \$ - | \$ - |
| Dissemination | \$ 13,125 | \$ 6,563 | \$ 6,563 | \$ - |
| Trustee Fees | \$ 20,205 | \$ 8,297 | \$ 8,297 | \$ - |
| Management Fees | \$ 45,000 | \$ 22,500 | \$ 22,500 | \$ - |
| Information Technology | \$ 1,890 | \$ 945 | \$ 945 | \$ - |
| Website Administration | \$ 1,260 | \$ 630 | \$ 630 | \$ - |
| Telephone | \$ 100 | \$ 50 | \$ - | \$ 50 |
| Postage & Delivery | \$ 1,200 | \$ 600 | \$ 966 | \$ (366) |
| Insurance | \$ 7,699 | \$ 7,699 | \$ 6,161 | \$ 1,538 |
| Copies | \$ 200 | \$ 100 | \$ 9 | \$ 91 |
| Legal Advertising | \$ 2,500 | \$ 1,250 | \$ 2,415 | \$ (1,165) |
| Contingency | \$ 2,200 | \$ 1,100 | \$ 648 | \$ 452 |
| Office Supplies | \$ 250 | \$ 125 | \$ 13 | \$ 112 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ 175 | \$ - |
| Total General & Administrative: | \$ 168,579 | \$ 92,059 | \$ 74,581 | \$ 17,477 |

Astonia
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

| | Adopted Budget | Prorated Budget Thru 03/31/25 | Actual Thru 03/31/25 | Variance |
|--|---------------------|----------------------------------|-------------------------|-------------------|
| <u>Operations & Maintenance</u> | | | | |
| <u>Field Expenditures</u> | | | | |
| Property Insurance | \$ 27,500 | \$ 27,500 | \$ 19,384 | \$ 8,116 |
| Field Management | \$ 17,530 | \$ 8,765 | \$ 8,765 | \$ (0) |
| Landscape Maintenance | \$ 255,000 | \$ 127,500 | \$ 108,497 | \$ 19,003 |
| Landscape Replacement | \$ 35,000 | \$ 17,500 | \$ 12,233 | \$ 5,268 |
| Lake Maintenance | \$ 30,000 | \$ 15,000 | \$ 9,750 | \$ 5,250 |
| Streetlights | \$ 48,000 | \$ 24,000 | \$ 22,419 | \$ 1,581 |
| Electric | \$ 15,872 | \$ 7,936 | \$ 1,171 | \$ 6,765 |
| Water & Sewer | \$ 92,192 | \$ 46,096 | \$ 16,368 | \$ 29,727 |
| Sidewalk & Asphalt Maintenance | \$ 2,500 | \$ 1,250 | \$ - | \$ 1,250 |
| Irrigation Repairs | \$ 15,000 | \$ 7,500 | \$ 6,049 | \$ 1,451 |
| General Repairs & Maintenance | \$ 17,000 | \$ 8,500 | \$ 15,297 | \$ (6,797) |
| Contingency | \$ 7,000 | \$ 7,000 | \$ 12,595 | \$ (5,595) |
| Subtotal Field Expenditures | \$ 562,593 | \$ 298,547 | \$ 232,527 | \$ 66,019 |
| <u>Amenity Expenses</u> | | | | |
| Amenity - Electric | \$ 17,250 | \$ 8,625 | \$ 4,522 | \$ 4,103 |
| Amenity - Water | \$ 33,770 | \$ 16,885 | \$ 10,890 | \$ 5,995 |
| Internet | \$ 3,000 | \$ 1,500 | \$ 600 | \$ 900 |
| Pest Control | \$ 1,500 | \$ 750 | \$ 750 | \$ - |
| Janitorial Service | \$ 16,500 | \$ 8,250 | \$ 6,675 | \$ 1,575 |
| Security Services | \$ 34,000 | \$ 17,000 | \$ 17,309 | \$ (309) |
| Pool Maintenance | \$ 36,000 | \$ 18,000 | \$ 15,000 | \$ 3,000 |
| Amenity Repairs & Maintenance | \$ 15,000 | \$ 7,500 | \$ 2,475 | \$ 5,025 |
| Amenity Access Management | \$ 15,000 | \$ 7,500 | \$ 7,500 | \$ - |
| Contingency | \$ 10,000 | \$ 5,000 | \$ - | \$ 5,000 |
| Subtotal Amenity Expenditures | \$ 182,020 | \$ 91,010 | \$ 65,721 | \$ 25,289 |
| Total Expenditures | \$ 913,192 | \$ 481,615 | \$ 372,830 | \$ 108,785 |
| Excess (Deficiency) of Revenues over Expenditures | \$ 0 | | \$ 584,424 | |
| <u>Other Financing Sources/(Uses)</u> | | | | |
| Transfer In/(Out) - Capital Reserves | \$ (100,000) | \$ - | \$ - | \$ - |
| Total Other Financing Sources (Uses) | \$ (100,000) | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ - | | \$ 584,424 | |
| Fund Balance - Beginning | \$ - | | \$ 441,539 | |
| Fund Balance - Ending | \$ - | | \$ 1,025,963 | |

Astonia
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-----------------|------------------|-----------------|
| | Budget | Thru 03/31/25 | Thru 03/31/25 | Variance |
| <u>Revenues:</u> | | | | |
| Interest | \$ - | \$ - | \$ 1,697 | \$ 1,697 |
| Total Revenues | \$ - | \$ - | \$ 1,697 | \$ 1,697 |
| <u>Expenditures:</u> | | | | |
| Contingency | \$ 1,000 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 1,000 | \$ - | \$ - | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ (1,000) | | \$ 1,697 | |
| <u>Other Financing Sources/(Uses)</u> | | | | |
| Transfer In/(Out) | \$ 100,000 | \$ - | \$ - | \$ - |
| Total Other Financing Sources (Uses) | \$ 100,000 | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ 99,000 | | \$ 1,697 | |
| Fund Balance - Beginning | \$ 51,155 | | \$ 80,317 | |
| Fund Balance - Ending | \$ 150,155 | | \$ 82,014 | |

Astonia
Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|--------------------|
| | Budget | Thru 03/31/25 | Thru 03/31/25 | Variance |
| <u>Revenues</u> | | | | |
| Assessments - Tax Roll | \$ 220,403 | \$ 220,403 | \$ 210,358 | \$ (10,045) |
| Interest | \$ 3,000 | \$ 3,885 | \$ 3,885 | \$ - |
| Total Revenues | \$ 223,403 | \$ 224,288 | \$ 214,243 | \$ (10,045) |
| <u>Expenditures:</u> | | | | |
| Interest Payment - 11/01 | \$ 69,288 | \$ 69,288 | \$ 69,288 | \$ - |
| Principal Payment - 05/01 | \$ 75,000 | \$ - | \$ - | \$ - |
| Interest Payment - 05/01 | \$ 69,288 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 213,575 | \$ 69,288 | \$ 69,288 | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ 9,828 | \$ 155,000 | \$ 144,955 | \$ (10,045) |
| <u>Other Financing Sources/(Uses):</u> | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ (2,218) | \$ (2,218) |
| Total Other Financing Sources (Uses) | \$ - | \$ - | \$ (2,218) | \$ (2,218) |
| Net Change in Fund Balance | \$ 9,828 | | \$ 142,737 | |
| Fund Balance - Beginning | \$ 89,765 | | \$ 194,241 | |
| Fund Balance - Ending | \$ 99,593 | | \$ 336,978 | |

Astonia
Community Development District
Debt Service Fund - Series 2021 A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

| | Adopted Budget | Prorated Budget Thru 03/31/25 | Actual Thru 03/31/25 | Variance |
|--|-------------------|----------------------------------|-------------------------|---------------------|
| Revenues: | | | | |
| Assessments - Tax Roll | \$ 558,500 | \$ 558,500 | \$ 539,215 | \$ (19,285) |
| Interest | \$ 5,000 | \$ 5,000 | \$ 14,642 | \$ 9,642 |
| Total Revenues | \$ 563,500 | \$ 563,500 | \$ 553,857 | \$ (9,643) |
| Expenditures: | | | | |
| Interest Payment - 11/01 | \$ 171,473 | \$ 171,473 | \$ 171,473 | \$ - |
| Principal Payment - 05/01 | \$ 215,000 | \$ - | \$ - | \$ - |
| Interest Payment - 05/01 | \$ 171,473 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 557,945 | \$ 171,473 | \$ 171,473 | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ 5,555 | | \$ 382,385 | |
| Other Financing Sources/(Uses): | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ (279,020) | \$ (279,020) |
| Total Other Financing Sources (Uses) | \$ - | \$ - | \$ (279,020) | \$ (279,020) |
| Net Change in Fund Balance | \$ 5,555 | | \$ 103,365 | |
| Fund Balance - Beginning | \$ 252,208 | | \$ 811,066 | |
| Fund Balance - Ending | \$ 257,763 | | \$ 914,431 | |

Astonia
Community Development District
Debt Service Fund - Series 2021 North Parcel
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|-------------------|
| | Budget | Thru 03/31/25 | Thru 03/31/25 | Variance |
| Revenues: | | | | |
| Assessments | \$ 395,460 | \$ 395,460 | \$ 381,805 | \$ (13,655) |
| Interest | \$ 3,000 | \$ 3,000 | \$ 7,536 | \$ 4,536 |
| Total Revenues | \$ 398,460 | \$ 398,460 | \$ 389,341 | \$ (9,119) |
| Expenditures: | | | | |
| Interest Payment - 11/01 | \$ 118,218 | \$ 118,218 | \$ 118,218 | \$ - |
| Principal Payment - 05/01 | \$ 160,000 | \$ - | \$ - | \$ - |
| Interest Payment - 05/01 | \$ 118,218 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 396,435 | \$ 118,218 | \$ 118,218 | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ 2,025 | \$ 280,243 | \$ 271,123 | \$ (9,119) |
| Fund Balance - Beginning | \$ 170,790 | | \$ 369,712 | |
| Fund Balance - Ending | \$ 172,815 | | \$ 640,835 | |

Astonia
Community Development District
Debt Service Fund - Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|-------------------|
| | Budget | Thru 03/31/25 | Thru 03/31/25 | Variance |
| Revenues: | | | | |
| Assessments | \$ 278,389 | \$ 278,389 | \$ 268,776 | \$ (9,613) |
| Interest | \$ 2,000 | \$ 2,000 | \$ 5,695 | \$ 3,695 |
| Total Revenues | \$ 280,389 | \$ 280,389 | \$ 274,471 | \$ (5,917) |
| Expenditures: | | | | |
| Interest Payment - 12/01 | \$ 106,154 | \$ 106,154 | \$ 106,154 | \$ - |
| Principal Payment - 06/15 | \$ 65,000 | \$ - | \$ - | \$ - |
| Interest Payment - 06/15 | \$ 106,154 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 277,309 | \$ 106,154 | \$ 106,154 | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ 3,080 | \$ 174,234 | \$ 168,317 | \$ (5,917) |
| Fund Balance - Beginning | \$ 124,547 | | \$ 267,431 | |
| Fund Balance - Ending | \$ 127,627 | | \$ 435,748 | |

Astonia
Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|-----------------|
| | Budget | Thru 03/31/25 | Thru 03/31/25 | Variance |
| Revenues: | | | | |
| Assessments | \$ 251,983 | \$ 149,083 | \$ 149,083 | \$ - |
| Interest | \$ 1,000 | \$ 1,000 | \$ 6,148 | \$ 5,148 |
| Total Revenues | \$ 252,983 | \$ 150,083 | \$ 155,231 | \$ 5,148 |
| Expenditures: | | | | |
| Interest Payment - 11/01 | \$ 99,083 | \$ 99,083 | \$ 99,083 | \$ - |
| Principal Payment - 05/01 | \$ 50,000 | \$ - | \$ - | \$ - |
| Interest Payment - 05/01 | \$ 99,083 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 248,166 | \$ 99,083 | \$ 99,083 | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ 4,816 | \$ 51,000 | \$ 56,148 | \$ 5,148 |
| Fund Balance - Beginning | \$ 106,935 | | \$ 361,725 | |
| Fund Balance - Ending | \$ 111,751 | | \$ 417,873 | |

Astonia
Community Development District
Capital Projects Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

| | Adopted | Prorated Budget | Actual | |
|--|-------------|-----------------|-----------------|-----------------|
| | Budget | Thru 03/31/25 | Thru 03/31/25 | Variance |
| <u>Revenues:</u> | | | | |
| Interest | \$ - | \$ - | \$ 111 | \$ 111 |
| Total Revenues | \$ - | \$ - | \$ 111 | \$ 111 |
| <u>Expenditures:</u> | | | | |
| Capital Outlay | \$ - | \$ - | \$ - | \$ - |
| Total Expenditures | \$ - | \$ - | \$ - | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | \$ - | \$ 111 | \$ 111 |
| <u>Other Financing Sources/(Uses)</u> | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ 2,218 | \$ 2,218 |
| Total Other Financing Sources (Uses) | \$ - | \$ - | \$ 2,218 | \$ 2,218 |
| Net Change in Fund Balance | \$ - | | \$ 2,329 | |
| Fund Balance - Beginning | \$ - | | \$ 4,490 | |
| Fund Balance - Ending | \$ - | | \$ 6,819 | |

Astonia
Community Development District
Capital Projects Fund - Series 2021 A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

| | Adopted Budget | Prorated Budget Thru 03/31/25 | Actual Thru 03/31/25 | Variance |
|--|-------------------|----------------------------------|-------------------------|---------------------|
| <u>Revenues:</u> | | | | |
| Interest | \$ - | \$ - | \$ 90 | \$ 90 |
| Total Revenues | \$ - | \$ - | \$ 90 | \$ 90 |
| <u>Expenditures:</u> | | | | |
| Capital Outlay | \$ - | \$ - | \$ 279,050 | \$ (279,050) |
| Total Expenditures | \$ - | \$ - | \$ 279,050 | \$ (279,050) |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | | \$ (278,960) | |
| <u>Other Financing Sources/(Uses)</u> | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ 279,020 | \$ 279,020 |
| Total Other Financing Sources (Uses) | \$ - | \$ - | \$ 279,020 | \$ 279,020 |
| Net Change in Fund Balance | \$ - | | \$ 60 | |
| Fund Balance - Beginning | \$ - | | \$ - | |
| Fund Balance - Ending | \$ - | | \$ 60 | |

Astonia
Community Development District
Capital Projects Fund - Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

| | Adopted | Prorated Budget | Actual | |
|--|-------------|-----------------|---------------------|---------------------|
| | Budget | Thru 03/31/25 | Thru 03/31/25 | Variance |
| Revenues: | | | | |
| Interest | \$ - | \$ - | \$ 1,246 | \$ 1,246 |
| Total Revenues | \$ - | \$ - | \$ 16,815 | \$ 16,815 |
| Expenditures: | | | | |
| Capital Outlay | \$ - | \$ - | \$ 168,858 | \$ (168,858) |
| Total Expenditures | \$ - | \$ - | \$ 168,858 | \$ (168,858) |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | | \$ (152,043) | |
| Fund Balance - Beginning | \$ - | | \$ 152,069 | |
| Fund Balance - Ending | \$ - | | \$ 26 | |

Astoria
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Total |
|--|------------------|-----------------|-----------------|-----------------|-----------------|------------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------|
| Revenues | | | | | | | | | | | | | |
| Assessment - Tax Roll | \$ - | \$ 66,424 | \$ 783,989 | \$ 10,860 | \$ 11,871 | \$ 11,187 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 884,331 |
| Assessment - Direct | \$ 48,615 | \$ - | \$ - | \$ - | \$ - | \$ 24,307 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 72,922 |
| Miscellaneous Income | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Total Revenues | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 957,253 |
| Expenditures: | | | | | | | | | | | | | |
| <i>Administrative</i> | | | | | | | | | | | | | |
| Supervisor Fees | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Engineering | \$ - | \$ 125 | \$ - | \$ 250 | \$ - | \$ 125 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 500 |
| Attorney | \$ 904 | \$ 1,339 | \$ 1,031 | \$ 2,325 | \$ 403 | \$ 2,736 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 8,736 |
| Annual Audit | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 9,200 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 9,200 |
| Assessment Administration | \$ 6,825 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 6,825 |
| Arbitrage | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Dissemination | \$ 1,094 | \$ 1,094 | \$ 1,094 | \$ 1,094 | \$ 1,094 | \$ 1,094 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 6,563 |
| Trustee Fees | \$ 4,041 | \$ - | \$ - | \$ - | \$ 4,256 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 8,297 |
| Management Fees | \$ 3,750 | \$ 3,750 | \$ 3,750 | \$ 3,750 | \$ 3,750 | \$ 3,750 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 22,500 |
| Information Technology | \$ 158 | \$ 158 | \$ 158 | \$ 158 | \$ 158 | \$ 158 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 945 |
| Website Maintenance | \$ 105 | \$ 105 | \$ 105 | \$ 105 | \$ 105 | \$ 105 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 630 |
| Telephone | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Postage & Delivery | \$ 119 | \$ 21 | \$ 176 | \$ 451 | \$ 106 | \$ 93 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 966 |
| Insurance | \$ 6,161 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 6,161 |
| Printing & Binding | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 9 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 9 |
| Legal Advertising | \$ 992 | \$ - | \$ - | \$ 1,044 | \$ - | \$ 378 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 2,415 |
| Contingency | \$ 107 | \$ 106 | \$ 106 | \$ 106 | \$ 112 | \$ 111 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 648 |
| Office Supplies | \$ 4 | \$ 1 | \$ 3 | \$ 1 | \$ 3 | \$ 1 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 13 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 175 |
| Total General & Administrative: | \$ 24,434 | \$ 6,698 | \$ 6,422 | \$ 9,283 | \$ 9,986 | \$ 17,759 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 74,581 |

Astoria
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Total |
|--|---------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------|
| <u>Operations & Maintenance</u> | | | | | | | | | | | | | |
| <u>Field Services</u> | | | | | | | | | | | | | |
| Property Insurance | \$ 19,384 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 19,384 |
| Field Management | \$ 1,461 | \$ 1,461 | \$ 1,461 | \$ 1,461 | \$ 1,461 | \$ 1,461 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 8,765 |
| Landscape Maintenance | \$ 18,083 | \$ 18,083 | \$ 18,083 | \$ 18,083 | \$ 18,083 | \$ 18,083 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 108,497 |
| Landscape Replacement | \$ 12,233 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 12,233 |
| Lake Maintenance | \$ 1,625 | \$ 1,625 | \$ 1,625 | \$ 1,625 | \$ 1,625 | \$ 1,625 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 9,750 |
| Streetlights | \$ 4,858 | \$ 2,276 | \$ 3,939 | \$ 3,556 | \$ 3,707 | \$ 4,083 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 22,419 |
| Electric | \$ 1,002 | \$ - | \$ 22 | \$ 41 | \$ 52 | \$ 54 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 1,171 |
| Water & Sewer | \$ 1,919 | \$ 2,188 | \$ 1,885 | \$ 3,215 | \$ 3,727 | \$ 3,433 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 16,368 |
| Sidewalk & Asphalt Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Irrigation Repairs | \$ 461 | \$ 957 | \$ 1,409 | \$ 1,551 | \$ 693 | \$ 978 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 6,049 |
| General Repairs & Maintenance | \$ 4,399 | \$ 2,500 | \$ 1,212 | \$ 4,119 | \$ 2,667 | \$ 400 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 15,297 |
| Contingency | \$ - | \$ 5,120 | \$ 7,425 | \$ - | \$ - | \$ 50 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 12,595 |
| Subtotal Field Expenses | \$ 65,425 | \$ 34,209 | \$ 37,061 | \$ 33,651 | \$ 32,015 | \$ 30,167 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 232,527 |
| <u>Amenity Expenses</u> | | | | | | | | | | | | | |
| Amenity - Electric | \$ 926 | \$ - | \$ 925 | \$ 935 | \$ 912 | \$ 823 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 4,522 |
| Amenity - Water | \$ 2,463 | \$ 2,500 | \$ 349 | \$ 1,965 | \$ 2,067 | \$ 1,545 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 10,890 |
| Internet | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 600 |
| Pest Control | \$ 125 | \$ 125 | \$ 125 | \$ 125 | \$ 125 | \$ 125 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 750 |
| Janitorial Service | \$ 1,100 | \$ 1,070 | \$ 1,140 | \$ 1,050 | \$ 1,180 | \$ 1,135 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 6,675 |
| Security Services | \$ 2,607 | \$ 2,732 | \$ 2,732 | \$ 2,500 | \$ 2,500 | \$ 4,239 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 17,309 |
| Pool Maintenance | \$ 2,500 | \$ 2,500 | \$ 2,500 | \$ 2,500 | \$ 2,500 | \$ 2,500 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 15,000 |
| Amenity Repairs & Maintenance | \$ 450 | \$ 1,100 | \$ 450 | \$ - | \$ - | \$ 475 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 2,475 |
| Amenity Access Management | \$ 1,250 | \$ 1,250 | \$ 1,250 | \$ 1,250 | \$ 1,250 | \$ 1,250 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 7,500 |
| Pool Permit | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Contingency | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Subtotal Amenity Expenses | \$ 11,522 | \$ 11,377 | \$ 9,571 | \$ 10,425 | \$ 10,634 | \$ 12,192 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 65,721 |
| Total Maintenance | \$ 76,946 | \$ 45,586 | \$ 46,632 | \$ 44,076 | \$ 42,650 | \$ 42,359 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 298,248 |
| Total Expenditures | \$ 101,380 | \$ 52,284 | \$ 53,053 | \$ 53,359 | \$ 52,635 | \$ 60,118 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 372,830 |
| <u>Other Financing Sources/(Uses)</u> | | | | | | | | | | | | | |
| Transfer In/Out | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Total Other Financing Sources (Uses) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Excess Revenues (Expenditures) | \$ (101,380) | \$ (52,284) | \$ (53,053) | \$ (53,359) | \$ (52,635) | \$ (60,118) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 584,424 |

ASTONIA CDD
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

ON ROLL ASSESSMENTS

| | | | | | | | | Gross Assessments | \$ | 984,902.54 | \$ | 234,281.01 | \$ | 600,537.63 | \$ | 425,225.81 | \$ | 299,342.64 | \$ | 2,544,289.63 |
|----------|-------------------|----------------|------------------|----------------|-------------|--------------------|-----------------|-------------------|-------------------|-------------------------|---------------------------|-------------------|-----------------|------------|----|------------|----|------------|----|--------------|
| | | | | | | | | Net Assessments | \$ | 915,959.36 | \$ | 217,881.34 | \$ | 558,500.00 | \$ | 395,460.00 | \$ | 278,388.66 | \$ | 2,366,189.36 |
| | | | | | | | | 38.71% | | 9.21% | | 23.60% | | 16.71% | | 11.77% | | 100.00% | | |
| Date | Distribution | Gross Amount | Discount/Penalty | Commission | Interest | Property Appraiser | Net Receipts | General Fund | 2020 Debt Service | 2021 (AA2) Debt Service | 2021 (North) Debt Service | 2023 Debt Service | Total | | | | | | | |
| 11/15/24 | 10/01-10/31/24 | \$12,623.11 | (\$504.91) | (\$242.36) | \$0.00 | \$0.00 | \$11,875.84 | \$4,597.17 | \$1,093.54 | \$2,803.10 | \$1,984.80 | \$1,397.23 | \$11,875.84 | | | | | | | |
| 11/19/24 | 11/01-11/07/24 | \$70,790.87 | (\$2,831.55) | (\$1,359.19) | \$0.00 | \$0.00 | \$66,600.13 | \$25,781.12 | \$6,132.61 | \$15,719.86 | \$11,130.85 | \$7,835.69 | \$66,600.13 | | | | | | | |
| 11/26/24 | 11/8-11/15/24 | \$98,950.73 | (\$3,933.21) | (\$1,900.35) | \$0.00 | \$0.00 | \$93,117.17 | \$36,045.96 | \$8,574.33 | \$21,978.77 | \$15,562.62 | \$10,955.49 | \$93,117.17 | | | | | | | |
| 12/01/24 | Inv#4652173 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | (\$15,593.89) | (\$15,593.89) | (\$6,036.44) | (\$1,435.90) | (\$3,680.69) | (\$2,606.20) | (\$1,834.66) | (\$15,593.89) | | | | | | | |
| 12/01/24 | Inv#4652174 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | (\$9,849.03) | (\$9,849.03) | (\$3,812.59) | (\$906.91) | (\$2,324.70) | (\$1,646.06) | (\$1,158.77) | (\$9,849.03) | | | | | | | |
| 12/06/24 | 11/16/24-11/26/24 | \$436,426.45 | (\$17,456.32) | (\$8,379.40) | \$0.00 | \$0.00 | \$410,590.73 | \$158,940.97 | \$37,807.65 | \$96,913.17 | \$68,621.82 | \$48,307.12 | \$410,590.73 | | | | | | | |
| 12/20/24 | 11/27/24-11/30/24 | \$1,689,557.55 | (\$67,580.69) | (\$32,439.54) | \$0.00 | \$0.00 | \$1,589,537.32 | \$615,314.91 | \$146,366.36 | \$375,184.08 | \$265,658.55 | \$187,013.42 | \$1,589,537.32 | | | | | | | |
| 12/27/24 | 12/01/24-12/15/24 | \$53,411.71 | (\$1,794.15) | (\$1,032.35) | \$0.00 | \$0.00 | \$50,585.21 | \$19,581.69 | \$4,657.94 | \$11,939.81 | \$8,454.28 | \$5,951.49 | \$50,585.21 | | | | | | | |
| 01/10/25 | 12/16/24-12/31/24 | \$29,512.64 | (\$885.29) | (\$572.55) | \$0.00 | \$0.00 | \$28,054.80 | \$10,860.10 | \$2,583.32 | \$6,621.87 | \$4,688.78 | \$3,300.72 | \$28,054.79 | | | | | | | |
| 02/03/25 | 10/01/24-12/31/24 | \$0.00 | \$0.00 | \$0.00 | \$3,477.62 | \$0.00 | \$3,477.62 | \$1,346.20 | \$320.22 | \$820.83 | \$581.21 | \$409.15 | \$3,477.61 | | | | | | | |
| 02/10/25 | 01/01/25-01/31/25 | \$28,354.65 | (\$610.52) | (\$554.88) | \$0.00 | \$0.00 | \$27,189.25 | \$10,525.04 | \$2,503.62 | \$6,417.57 | \$4,544.13 | \$3,198.89 | \$27,189.25 | | | | | | | |
| 03/07/25 | 02/01/25-02/28/25 | \$29,802.76 | (\$313.61) | (\$589.78) | \$0.00 | \$0.00 | \$28,899.37 | \$11,187.03 | \$2,661.09 | \$6,821.22 | \$4,829.94 | \$3,400.09 | \$28,899.37 | | | | | | | |
| TOTAL | | \$2,449,430.47 | \$ (95,910.25) | \$ (47,070.40) | \$ 3,477.62 | \$ (25,442.92) | \$ 2,284,484.52 | \$ 884,331.16 | \$ 210,357.87 | \$ 539,214.89 | \$ 381,804.72 | \$ 268,775.86 | \$ 2,284,484.50 | | | | | | | |

| | | |
|---------------------|--|-------------------------------------|
| 97% | | Net Percent Collected |
| \$ 81,704.84 | | Balance Remaining to Collect |

DIRECT BILL ASSESSMENTS

| | | | | | | | |
|---|-------------|-----------------|-----------------|--------------------|-----------------|-----------------------------|---------------|
| Pine Tree Trail Property LLC 2025-01 | | | | Net Assessments | \$ 344,270.91 | \$ 97,299.71 | \$ 247,041.26 |
| Date Received | Due Date | Check Number | Net Assessed | Amount Received | General Fund | Debt Service Series 2024 | |
| 10/16/24 | 10/1/24 | 10403 | \$48,614.86 | \$48,614.86 | \$48,614.86 | | |
| 3/13/25 | 2/1/25 | 1062 | \$24,307.43 | \$24,307.43 | \$24,307.43 | | |
| 3/21/25 | 3/15/25 | 1066 | \$149,083.13 | \$149,083.13 | | \$149,083.13 | |
| | 5/1/25 | | \$24,307.43 | | | | |
| | 9/15/25 | | \$97,958.13 | | | | |
| | | | \$ 344,270.98 | \$ 222,005.42 | \$ 72,922.29 | \$ 149,083.13 | |

Astonia
Community Development District
Long Term Debt Report

| SERIES 2020, SPECIAL ASSESSMENT BONDS | | |
|---------------------------------------|---------------------------------|--------------------|
| INTEREST RATES: | 2.750%, 3.375%, 4.000% | |
| MATURITY DATE: | 5/1/2051 | |
| RESERVE FUND DEFINITION | 50% MAXIMUM ANNUAL DEBT SERVICE | |
| 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) |
| CURRENT BONDS OUTSTANDING | | \$3,560,000 |

| SERIES 2021, AREA 2 SPECIAL ASSESSMENT BONDS | | |
|--|-----------------------------|--------------------|
| 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 | \$279,020 | |
| BONDS OUTSTANDING - 7/20/21 | | \$10,065,000 |
| PRINCIPAL PAYMENT - 05/01/23 | | (\$205,000) |
| PRINCIPAL PAYMENT - 05/01/24 | | (\$210,000) |
| CURRENT BONDS OUTSTANDING | | \$9,650,000 |

| SERIES 2021, NORTH PARCEL SPECIAL ASSESSMENT BONDS | | |
|--|---------------------------------|--------------------|
| 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) |
| CURRENT BONDS OUTSTANDING | | \$6,705,000 |

| SERIES 2023, AREA 3 SPECIAL ASSESSMENT BONDS | | |
|--|---------------------------------|--------------------|
| 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) |
| CURRENT BONDS OUTSTANDING | | \$4,105,000 |

| SERIES 2024, AREA 4 SPECIAL ASSESSMENT BONDS | | |
|--|-----------------------------|--------------------|
| 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 - 01/30/24 | | \$3,640,000 |
| CURRENT BONDS OUTSTANDING | | \$3,640,000 |

SECTION 3



April 22, 2025

Samantha Ham – Recording Secretary
Astonia CDD
219 E. Livingston Street
Orlando, Florida 32801-1508

RE: Astonia Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **1,173** voters within the Astonia Community Development District. This number of registered voters in said District is as of **April 15, 2025**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Melony M. Bell".

Melony M. Bell
Supervisor of Elections
Polk County, Florida

Audit Committee Meeting

SECTION III

SECTION A

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2025
Polk County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Monday, July 28, 2025 at 5:00 p.m.**, at the offices of Governmental Management Services – Central Florida, LLC, Attn: Samantha Ham, District Manager/Staff, 219 East Livingston Street, Orlando, Florida 32801.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) original hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “**Auditing Services – Astonia Community Development District**” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include résumés for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including résumés with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The cost of the provision of the services under the proposal for Fiscal Year 2025, plus the cost of four (4) annual renewals.
- E. Provide a proposed schedule for performance of the audit.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

ASTONIA COMMUNITY DEVELOPMENT DISTRICT

1. Ability of Personnel. (20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. (20 Points)

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

TOTAL **(100 Points)**

SECTION B

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Astonia Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Polk County, Florida. The District currently has an operating budget of approximately \$1,013,192. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 1, 2026.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) original hard copy and one (1) electronic copy of their proposal to Governmental Management Services – Central Florida, LLC Attn: Samantha Ham, District Manager/Staff, 219 East Livingston Street, Orlando, Florida 32801, in an envelope marked on the outside "**Auditing Services – Astonia Community Development District.**"

Proposals must be received by **5:00 PM on Monday, July 28, 2025**, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (407) 841-5524.

District Manager
Governmental Management Services – Central Florida, LLC

Run Date: **Monday, July 14, 2025**