

Astoria
Community Development District

Meeting Agenda

November 12, 2025

AGENDA

Astoria

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

November 5, 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, November 12, 2025, at 1:00 PM at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Call-In: +13052241968

Meeting ID: 841 9077 4325

Zoom Link: <https://us06web.zoom.us/j/84190774325>

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes)
3. Approval of Minutes of the October 2, 2025 Board of Supervisors Meeting
4. Organizational Matters
 - A. Appointment of Individual to Fill Board Vacancy in Seat #1 (Exp. 11/2026)
 - B. Administration of Oath of Office to Newly Appointed Individual
 - C. Consideration of Resolution 2026-01 Appointing an Assistant Secretary
5. Consideration of Irrigation Cost Share Agreement with Pine Pointe HOA
6. Presentation of Arbitrage Rebate Report for Series 2020 Bonds
7. Consideration of Arbitrage Rebate Proposal for Series 2024 AA4
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Discussion of Lighting on Hatteras
 - ii. Discussion of Fence Replacement
 - iii. Discussion of Additional Stop Signs
 - iv. Consideration of Proposal for Parking Signage
 - D. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet & Income Statement
9. Other Business
10. Supervisors Requests and Audience Comments
11. 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 on Thursday, **October 2, 2025**, at 12:30 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Cody Hatmaker
Corey Hatmaker
Gary Hatmaker

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Katie O'Rourke
Jill Burns
Lauren Gentry *by Zoom*
Bryan Hunter *by Zoom*
Allen Bailey

District Manager, GMS
District Manager, GMS
District Counsel, KVV Law
District Engineer
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. O'Rourke called the meeting to order and called the roll at 12:33 p.m. Three Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. O'Rourke stated that no members of the public were present.

THIRD ORDER OF BUSINESS**Approval of Minutes of the August 13, 2025 Board of Supervisors Meeting and Audit Committee Meeting**

Ms. O'Rourke presented the minutes of the August 13, 2025, Board of Supervisors meeting and Audit Committee meeting. She asked for any comments, questions, or corrections to the minutes. The Board had no changes.

On MOTION by Mr. Cody Hatmaker,, seconded by Mr. Gary Hatmaker, with all in favor, the Minutes of the August 13, 2025, Board of Supervisors Meeting & the August 13, 2025 Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS**Organizational Matters****A. Acceptance of Resignation of Karen Ritchie (Seat #1 Exp. 11/2026)**

Ms. O'Rourke stated they received a resignation from Karen Ritchie and asked for a motion to accept that resignation.

On MOTION by Mr. Cody Hatmaker, seconded by Mr. Gary Hatmaker, with all in favor, Accepting the Resignation of Karen Ritchie, (Seat #1 Exp. 11/2026), was approved.

B. Appointment of Individual to Fill Board Vacancy**C. Administration of Oath of Office to Newly Appointed Individual****D. Consideration of Resolution 2026-01 Electing Officers**

Ms. O'Rourke asked the Board if there was anyone they'd like to appoint to that seat at this time. The Board did not have any nominations at this time. Items B, C, and D were tabled to a future meeting agenda.

FIFTH ORDER OF BUSINESS**KVW Memo Regarding Updated Provisions of the District's Rules of Procedure****A. Consideration of Resolution 2026-02 Setting Public Hearing to Amend Rules of Procedure****B. Updated Rules of Procedure**

Ms. O'Rourke presented Resolution 2026-02 and asked Ms. Gentry to review. Ms. Gentry reviewed the KVW memo outlining updates to the District's rules of procedure, prompted by

recent legislative changes. She explained that key revisions include adjustments to the public hearing notice period and criteria for awarding construction bids, along with minor clarifications such as defining business hours and extending ADA accommodation lead times. The Board agreed to schedule a public hearing on the updated rules for December 10, 2025 provided at least three members can attend in person.

On MOTION by Mr. Cody Hatmaker, seconded by Mr. Gary Hatmaker, with all in favor, Resolution 2026-02 Setting Public Hearing to Amend Rules of Procedure for December 10, 2025, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-03 Authorizing Spending Authority

Ms. O'Rourke presented Resolution 2026-03 to establish spending limits for approvals outside of meetings. The District Manager may authorize expenses up to \$2,500, the Chair or Vice Chair, if Chair isn't available, up to \$10,000, and both together up to \$25,000 per proposal.

On MOTION by Mr. Cody Hatmaker, seconded by Mr. Gary Hatmaker, with all in favor, Resolution 2026-03 Authorizing Spending Authority, was approved.

SEVENTH ORDER OF BUSINESS

Presentation of Arbitrage Reports

A. Series 2021 (North Parcel AA)

B. Series 2021 (AA2)

Ms. O'Rourke reviewed the arbitrage reports for Series 2021AA and AA2 bonds. She stated the reports confirm the District is not earning more interest than it pays on the bonds, as shown by the negative amounts listed on page 4 of each report.

On MOTION by Mr. Cody Hatmaker, seconded by Mr. Gary Hatmaker, with all in favor, the Arbitrage Reports for Series 2021 North Parcel AA and Series 2021 AA2, were approved.

EIGHTH ORDER OF BUSINESS**Ratification of FY25 Audit Engagement Letter with Option to Renew 4 Years**

Ms. O'Rourke presented the Fiscal Year 2025 Audit Engagement Letter with the option to renew for 4 years. She stated that Grau & Associates was awarded the contract and their pricing is consistent with the proposal previously submitted and executed by the Board.

On MOTION by Mr. Cody Hatmaker, seconded by Mr. Gary Hatmaker, with all in favor, the FY25 Audit Engagement Letter with Option to Renew 4 Years, was ratified.

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

Ms. Gentry reminded the Board of the annual ethics training due by December 31 and to let her or Ms. Burns know if anyone needed the links resent.

B. Engineer

Mr. Hunter stated that the townhome project Pine Tree Trail is nearing completion with the water and sanitary clearances completed and a final walk with Polk Country scheduled.

C. Field Manager's Report

Mr. Bailey reported on recent maintenance updates, including repaired fences along Little Zion Road, replacement of broken playground equipment, debris removal, and repositioning of leaning signs. He stated new mulch and plants were added at the amenity center, and spot treatments were completed around the playground. He also noted that the ponds are in good condition with minimal vegetation growth as temperatures cool. He reviewed a proposal to increase the pool vendor's monthly fee from \$2,500 to \$2,600, which remains within budget and only requires approval from the Board.

On MOTION by Mr. Cody Hatmaker, seconded by Mr. Gary Hatmaker, with all in favor, the Pool Vendor Increase, was approved.

i. Discussion of Lighting on Hatteras

This item was tabled to a future meeting.

ii. Consideration of Proposals for Holiday Lighting**a) Festive Glow****b) TPG Lighting**

Mr. Bailey reviewed holiday lighting proposals for multiple community entrances and the amenity center. Festive Glow and TPG Lighting, submitted quotes; Festive Glow's at about \$10,000 and TPG's at \$14,777.31 annually under a three-year agreement. It was stated that some complications arose because Astonia North HOA had already signed a separate three-year contract for lighting on the main entrance without CDD approval. It was noted that since the CDD budgeted \$15,000 for community-wide holiday lighting this year, both proposals fell within budget. After discussion, the Board leaned toward selecting Festive Glow as the lower-cost option, pending confirmation from the HOA on whether it intends to proceed with their existing contract. Optional add-ons from Festive Glow includes additional lighting for magnolias and evergreens, bringing that total to about \$12,300, which would still come in under budget. This total could potentially decrease by \$4,200 if the HOA continues with their previously signed contract; Ms. O'Rourke will reach out to the HOA to confirm if they will continue with their agreement. The Board agreed to select Festive Glow, with their additional lighting options included.

On MOTION by Mr. Cody Hatmaker, seconded by Mr. Gary Hatmaker, with all in favor, the Holiday Lighting Proposal, was approved.

iii. Discussion of Fence Replacement

Mr. Bailey discussed ongoing issues with a damaged fence where kids repeatedly kick out panels to create a walkway. After multiple repairs, the Board previously agreed not to replace the panels again and to explore other solutions. The Board discussed that since the damage likely occurs as children cut through for a variety of reasons, it was suggested installing a gate in that section to allow passage may help prevent further vandalism. Ms. Burns noted that similar solutions have been effective in other communities. Mr. Bailey stated the contractor who handled prior fence work will be contacted to provide a proposal for adding the gate.

D. District Manager's Report**i. Check Register**

Ms. O'Rourke stated that the check register for July 1, 2025, through August 31, 2025, totals \$277,901.82, and is included in the package for review. She added that all of the invoices were checked for accuracy and offered to take questions; otherwise, she is looking for a motion to approve.

On MOTION by Mr. Cody Hatmaker, seconded by Mr. Gary Hatmaker, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. O'Rourke noted that financial statements are included in the package for review. She stated that these were the unaudited financials, and that there was no action necessary from the Board. She stated she was happy to answer any questions; there were none.

iii. Ratification of Series 2023 Requisition #5

Ms. O'Rourke presented Series 2023 Requisition #5 that was paid from the construction fund. She noted the invoice was already paid; just looking to ratify.

On MOTION by Mr. Cody Hatmaker, seconded by Mr. Gary Hatmaker, with all in favor, the Series 2023 Requisition #5, was ratified.

TENTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS**Adjournment**

Ms. O'Rourke adjourned the meeting.

On MOTION by Mr. Cody Hatmaker, seconded by Mr. Gary Hatmaker, with all in favor, the meeting was adjourned.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

SECTION C

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF ASTONIA
COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN
ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR
AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors of the District desires to appoint Assistant Secretaries.

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

SECTION 1. _____ is appointed Assistant Secretary.

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

PASSED AND ADOPTED this 12th day of November 2025.

ATTEST:

**ASTONIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION 5

Lauren Gentry
Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301

COST SHARE AND EASEMENT AGREEMENT

THIS COST SHARE AND EASEMENT AGREEMENT (“Agreement”) is made and entered into to be effective this ____ day of November 2025, by and between:

Astoria Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Polk County, Florida, and whose mailing address is c/o Governmental Management Services, LLC, 219 E. Livingston St., Orlando, Florida 32801 (“**District**”); and

Pine Pointe at Astoria Homeowners Association, Inc., a Florida profit corporation, whose address is 4900 Dundee Road, Winter Haven, Florida 33884 (“**HOA**” and together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District was established by ordinance adopted by the Board of County Commissioners in and for Polk County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended, and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District presently owns various systems, facilities and infrastructure including, but not limited to, stormwater management infrastructure, roadway improvements, and certain common areas, specifically **Tracts A, B, C, D, E, F and G as identified on the Plat titled “Pine Pointe at Astoria,” recorded at Book 210, Pages 1 et seq., of the Official Records of Polk County, Florida** (“**District Property**”); and

WHEREAS, the HOA owns and/or is responsible for maintenance for certain property adjacent to the District Property (“**HOA Property**”); and

WHEREAS, portions of the District Property and HOA Property, as depicted at **Exhibit A**, benefit from a common irrigation system which is owned by the HOA; and

WHEREAS, the Parties wish to document their agreement for the District to pay its proportionate share of costs related to the irrigation system which benefits the District Property; and

WHEREAS, the District desires to grant the HOA a non-exclusive perpetual access and maintenance easement over the District Property for the purposes of operating and maintaining the portions of the irrigation system located on portions of the District Property.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. COST SHARING. The District agrees to make payment for its proportionate share of the costs related to the irrigation system as set forth herein. The District shall make payment within forty-five (45) days of receipt of a valid invoice, and all invoices and payments shall be subject to Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, and the District's adopted *Prompt Payment Policies and Procedures*. Invoices shall be accompanied by sufficient information to support the amounts requested therein. In no event shall the District be responsible for payment of costs related to the private portions of the irrigation system.

- a. **Operational Costs.** The HOA agrees that it shall own the irrigation system and all utility accounts associated therewith shall be in the name of the HOA. The District agrees to pay **four percent (4%)** of the recurring water utility costs for the irrigation system connected to meter no. SN: 24015211, which the Parties agree bears a reasonable relationship to the proportion of the property serviced by the irrigation system which is owned by the District.
- b. **Maintenance Costs.** The District shall be solely responsible for payment for repair of any damage caused by District staff or contractors. The District agrees to pay **four percent (4%)** of the costs of regular maintenance of the irrigation system. In the event that special maintenance is needed, the HOA shall notify the District at least sixty (60) days in advance and the Parties shall negotiate in good faith to agree on an appropriate cost share. The District shall not be responsible for costs incurred in connection with actions of the HOA's staff or contractors, or due to the HOA's failure to maintain the irrigation system in accordance with industry standards and/or the requirements of all applicable permits, approvals, and laws.
- c. **Payment Disputes.** Upon request, the HOA shall make available to the District, for review at a reasonable time and place, its books and records with respect to its expenses related to the operation and maintenance of the irrigation system. In the event of a dispute between the Parties relating to the payment of any of the cost of the maintenance of the Improvements, including a dispute regarding the quality of the maintenance, the District shall give written notice to the HOA with supporting documentation regarding the nature and amount of the dispute. The Parties shall commence informal negotiations within thirty (30) days of notice of such dispute and work in good faith towards resolution of the same.

3. GRANT OF ACCESS EASEMENT; OPERATION AND MAINTENANCE. The District hereby grants to the HOA, its successors, and assigns a non-exclusive, perpetual easement ("**Access Easement**") over, under, and across the District Property for the purpose of ingress and egress by the HOA to access and/or otherwise construct, install, repair, reconstruct, use, maintain and operate the portions of the irrigation system located within the District Property. The HOA agrees to operate and maintain the irrigation system consistent with industry standards and the requirements of all applicable permits, approvals, and laws.

4. COMPLIANCE WITH LAW. Any rights granted hereunder shall be exercised by the Parties only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto.

5. DEFAULT. A default by a party under this Agreement, which continues for more than 30 days after the non-defaulting party has sent written notice of such default to the non-defaulting party, shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages (but not consequential, special or punitive damages), injunctive relief and/or specific performance.

6. ENFORCEMENT OF AGREEMENT. In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' and paralegals' fees and costs for trial, alternative dispute resolution, or appellate proceedings. In the event any party is required to enforce this Agreement or any provision hereof through court proceedings or otherwise, the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any such arbitration, litigation or other dispute resolution, and including fees incurred in appellate proceedings.

7. CONTROLLING LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for the resolution of all disputes shall be a court of competent jurisdiction in Polk County, Florida.

8. AGREEMENT; AMENDMENTS. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by the Parties hereto.

9. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

10. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, at the addresses set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. 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 Parties may deliver Notice on behalf of the Parties. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addresses 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 addresses set forth in this Agreement.

11. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal Parties to this Agreement and their successors and assigns, and no right or cause of action shall accrue upon or by reason hereof to or for the benefit of any third party not a formal party to this Agreement or its successor or assign. Nothing in this Agreement expressed or implied is intended or shall

be construed to confer upon any person or corporation other than the Parties to this Agreement and their successors and assigns any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties to this Agreement and their respective representatives, successors, and assigns.

12. ASSIGNMENT; RUNS WITH THE LAND. The covenants, terms, agreements, rights and obligations of the Parties are intended to be, and are construed as, covenants running with the land, and shall be binding upon, and inure to the benefit of each of the Parties and their respective successors and assigns.

13. PUBLIC RECORDS. HOA understands and agrees that all documents of any kind provided to the District or to District staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

14. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

15. SOVEREIGN IMMUNITY. HOA agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability or sovereign immunity contained in Section 768.28, *Florida Statutes*, or other statutes or law.

16. 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.

17. 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. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

18. SEVERABILITY. If any term or provision of this Agreement or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

[SIGNATURE PAGE FOR COST SHARE AND EASEMENT AGREEMENT]

WITNESS

**ASTONIA COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Address: _____

By: _____
Name: Halsey Carson
Title: Chairman

By: _____
Name: _____
Address: _____

**STATE OF FLORIDA
COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of November 2025, by Halsey Carson, as Chairperson of ASTONIA COMMUNITY DEVELOPMENT DISTRICT, who appeared before me this day in person, and who is either ☐ personally known to me, or ☐ produced _____ as identification.

NOTARY PUBLIC, STATE OF

(NOTARY SEAL)

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

[SIGNATURE PAGE FOR COST SHARE AND EASEMENT AGREEMENT]

WITNESS

**PINE POINTE AT ASTONIA COMMUNITY
ASSOCIATION, INC.,** a Florida profit corporation

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of November 2025, by _____, as _____ of Pine Pointe at Astonia Community Association, Inc., who appeared before me this day, and who is either ☐ personally known to me, or ☐ produced _____ as identification.

(NOTARY SEAL)

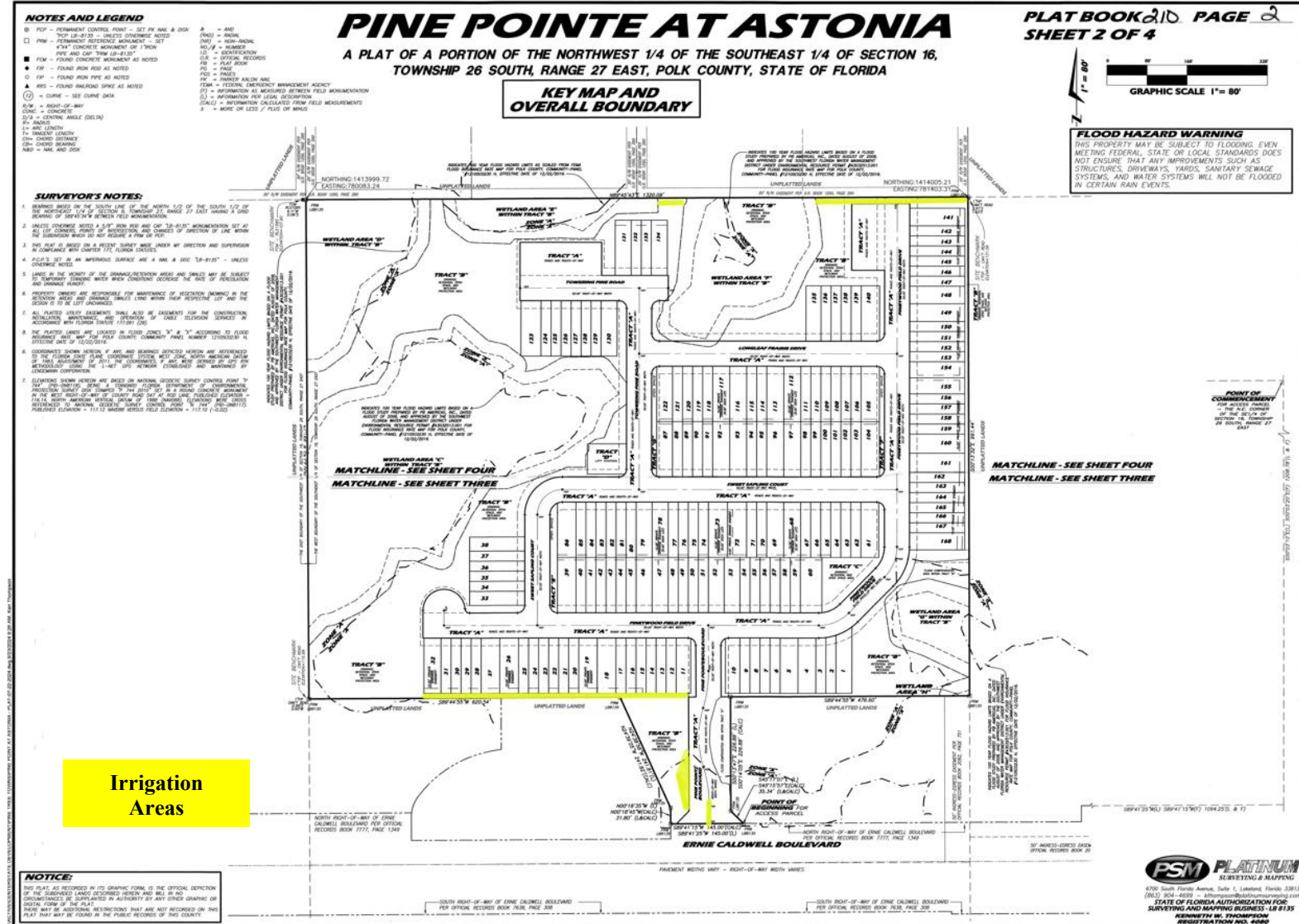
NOTARY PUBLIC, STATE OF

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

Exhibit A: Irrigation Areas

Exhibit A

Irrigation Areas



SECTION 6

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

Rebate Report to the Computation Date
September 24, 2025
Reflecting Activity Through
September 24, 2025



AMTEC

TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Acquisition and Construction Fund	13
Arbitrage Rebate Calculation Detail Report – Reserve Fund	16
Arbitrage Rebate Calculation Detail Report – Interest Fund	18
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	19



AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

October 16, 2025

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 Rebatale 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 Rebatale 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 Rebatale Arbitrage.

We have scheduled our next Report as of September 30, 2026. 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 September 24, 2025

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	0.145729%	587.78	(18,655.21)
Reserve Fund	2.157413%	19,597.23	(18,709.93)
Interest Fund	0.005969%	3.22	(2,578.13)
Totals	1.465853%	\$20,188.23	\$(39,943.27)
Bond Yield	4.011557%		
Rebate Computation Credits			(10,544.00)
Net Rebatable Arbitrage			\$(50,487.27)

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 September 24, 2025, the Computation Date. 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 September 24, 2025, 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 1/12th 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 September 24, 2025, the Computation Date.

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:

Fund / Account	Account Number
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 Rebatable Arbitrage, as of September 24, 2025, 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 Rebatable Arbitrage.

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

Sources of Funds

Par Amount	\$3,830,000.00
Net Original Issue Discount	-34,368.20
Total	\$3,795,631.80

Uses of Funds

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

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

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%
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

Proceeds Summary

Delivery date	09/24/2020
Par Value	3,830,000.00
Premium (Discount)	-34,368.20
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
08/02/24		-437.83	-458.19
09/04/24		-436.00	-454.67
10/02/24		-407.17	-423.29
11/04/24		-396.47	-410.72
12/03/24		-369.73	-381.79
01/02/25		-369.76	-380.60
02/03/25		-355.74	-364.92
03/04/25		-319.55	-326.68
04/02/25		-350.62	-357.34
05/02/25		-338.39	-343.73
06/03/25		-347.96	-352.25
07/02/25		-335.77	-338.82
08/04/25		-346.99	-348.91
09/03/25		-346.03	-346.83

\$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%)
09/24/25	Bal	9,031.49	9,031.49
09/24/25	Acc	21.25	21.25

09/24/25	TOTALS:	587.78	-18,655.21

ISSUE DATE:	09/24/20	REBATABLE ARBITRAGE:	-18,655.21
COMP DATE:	09/24/25	NET INCOME:	587.78
BOND YIELD:	4.011557%	TAX INV YIELD:	0.145729%

\$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
08/02/24		437.83	458.19
09/04/24		436.00	454.67
10/02/24		407.17	423.29
11/04/24		396.47	410.72
12/03/24		369.73	381.79
01/02/25		369.76	380.60
02/03/25		355.74	364.92
03/04/25		319.55	326.68
04/02/25		350.62	357.34
05/02/25		338.39	343.73
06/03/25		347.96	352.25
07/02/25		335.77	338.82
08/04/25		346.99	348.91
09/03/25		346.03	346.83
09/24/25	Bal	108,689.07	108,689.07
09/24/25	Acc	267.89	267.89

09/24/25	TOTALS:	19,597.23	-18,709.93

ISSUE DATE:	09/24/20	REBATABLE ARBITRAGE:	-18,709.93
COMP DATE:	09/24/25	NET INCOME:	19,597.23
BOND YIELD:	4.011557%	TAX INV YIELD:	2.157413%

\$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		-1,960.00	-2,122.05
09/24/24		-2,070.00	-2,153.87
09/24/25		-2,120.00	-2,120.00

09/24/25	TOTALS:	-9,760.00	-10,544.00

ISSUE DATE: 09/24/20 REBATABLE ARBITRAGE: -10,544.00
COMP DATE: 09/24/25
BOND YIELD: 4.011557%

SECTION 7

**Arbitrage Rebate Computation
Proposal For
Astonia
Community Development District
(Polk County, Florida)
\$3,640,000 Special Assessment Bonds, Series 2024
(Assessment Area Four Project)**





AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

October 29, 2025

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

Re: Astoria Community Development District (Polk County, Florida), Tax-Exempt Bond Issues:
\$3,640,000 Special Assessment Bonds, Series 2024 (Assessment Area Four Project)

Dear Ms. Costa:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Astoria Community Development District (the “District”) tax-exempt bond issues (the “Bonds”). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,800 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 400 bond issues aggregating more than \$10 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, Montana, Mississippi, West Virginia, Vermont and Alaska. We have prepared a Proposal for the computation of arbitrage for the District’s Bonds.

We have established a “bond year end” of January 30th, based upon the anniversary of the closing date for the Bonds in January 2024.

Proposal

We are proposing rebate computation services based on the following:

- \$3,640,000 Special Assessment Bonds, Series 2024 (Assessment Area Four Project)
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Cost of Issuance & Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Bonds is \$450 per year and will encompass all activity from January 30, 2024, the date of the closing, through January 30, 2029, the initial IRS Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC Professional Fee – \$3,640,000 Special Assessment Bonds, Series 2024 (AA Four Project)

Report Date	Type of Report	Period Covered	Fee
October 31, 2025	Rebate and Opinion	Closing – January 31, 2025	\$ 450
January 31, 2026	Rebate and Opinion	Closing – January 31, 2026	\$ 450
January 31, 2027	Rebate and Opinion	Closing – January 31, 2027	\$ 450
January 31, 2028	Rebate and Opinion	Closing – January 31, 2028	\$ 450
January 30, 2029	Rebate and Opinion	Closing – January 30, 2029	\$ 450

In order to begin, we are requesting copies of the following documentation for each series of Bonds:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from January 30, 2024, the date of the closing, through each report date

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;

- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2025.

Astoria
Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation



By: _____

By: Michael J. Scarfo
Senior Vice President

SECTION 8

SECTION C

Astonia CDD

Field Management Report



November 12th, 2025

Allen Bailey

Field Manager

GMS

Completed

Dog Park Gate



- ✚ The second dog park gate was pulled off its hinges.
- ✚ The gate has been reattached.

Amenity Shower



- ✚ The amenity shower has been repainted to improve appearance.

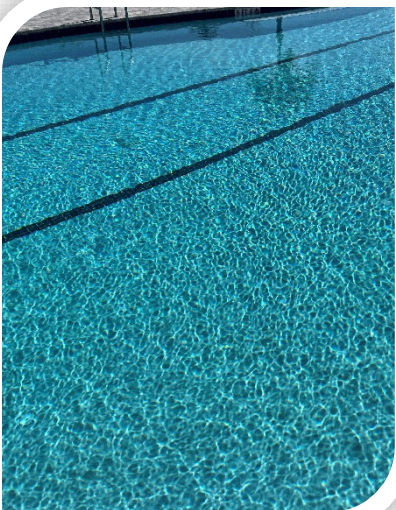
Complete

Orchid Dr Sod Install



✚ The sod has been installed on Orchid Dr to fix a barren area.

Amenity Pool



✚ The Phosphate treatment of the pool has been completed.

Complete

New Lights



✚ The new brighter lights have been installed at the Astoria North monument.

Review

Ponds



✚ The ponds in the district are free of any large growths of algae or vegetation. The cooler weather will help keep any growth down.



Review

Damaged Backflow



✚ The backflow on Astonia Blvd was hit by a driver. This also damaged our landscape.

✚ The county has repaired the backflow.

✚ We have sent the driver's insurance to EGIS to seek compensation.



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 i

Current Demands Electrical & Security Services, In

2315 Commerce Point Drive, Suite 100
Lakeland, FL 33801
+18635834443
service@currentdemands.com



Estimate

ADDRESS	SHIP TO	ESTIMATE	GMS19105R1
GOVERNMENTAL MANAGEMENT SERVICES	GOVERNMENTAL MANAGEMENT SERVICES	DATE	10/02/2025
ASTONIA CDD	ASTONIA CDD	EXPIRATION	11/02/2025
6200 LEE VISTA BLVD, SUITE 300	608 BLOOM TERRACE	DATE	
ORLANDO, FL 32822	DAVENPORT, FL 33837		

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
NOTE	ESTIMATE TO INSTALL 2) LED SOLAR POWERED POLE LIGHTS TO ILLUMINATE BACK ENTRANCE TO SUBDIVISION	1	0.00	0.00T
ELECTRICAL PROJECT MATERIALS	12000 WATT LED STREET LIGHT OUTDOOR COMMERCIAL PARKING LOT LIGHTS	2	499.56	999.12T
ELECTRICAL PROJECT MATERIALS	20' TALL GALVANIZED STEEL SOLAR STREET LIGHT POST	2	215.98	431.96T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: 2) SONA TUBES, 14) 60LB BAGS OF CONCRETE	1	185.00	185.00T
ELECTRICAL LABOR	ELECTRICAL LABOR	1	1,500.00	1,500.00

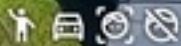
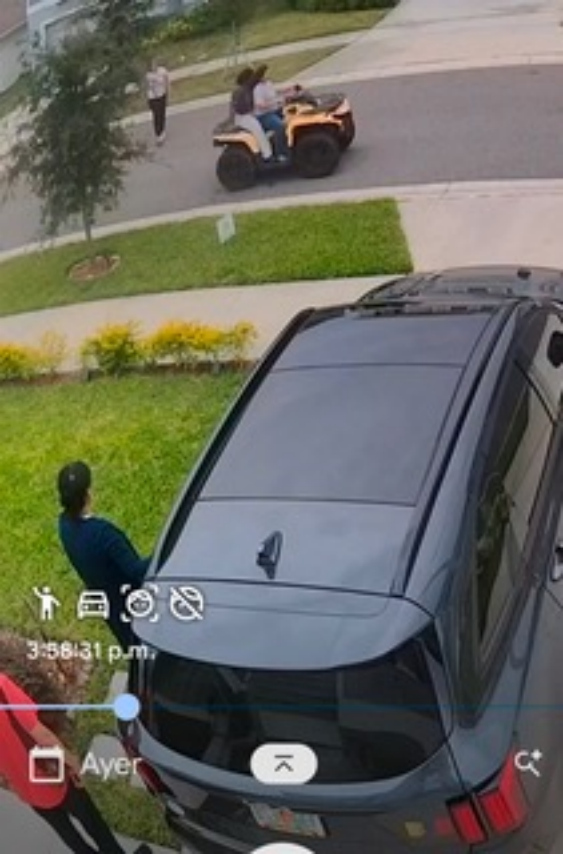
Contact Current Demands Electrical & Security Services, Inc. to pay.	SUBTOTAL	3,116.08
	TAX	0.00
	TOTAL	\$3,116.08

Accepted By

Accepted Date



SECTION ii



3:58:31 p.m.



Ayer







SECTION iii

Allen,

Take a look at the attached drawing. We show 2 stop signs in the locations you indicated, as we agree with those spots. The stop sign detail also includes space for street signs at the top. The bottom of the stop sign must be 84" off of the ground.

Call me if we need to discuss.

I appreciate you reaching out to me on this.

Bryan Hunter, P.E.

Hunter Engineering, Inc.

4900 Dundee Road

Winter Haven, FL 33884

Office: 863.676.7770

Fax: 863.965.0181

Cell: 863.604.5871

Email: BryanH@HunterEngineeringInc.com

From: Allen Bailey

Sent: Wednesday, June 26, 2024 1:49 PM

To: bryanh [hunterengineeringinc.com](mailto:bryanh@hunterengineeringinc.com)

Subject: Astonia North Stop signs

Good afternoon,

The entrance to Astonia North forms a T and we have had a few reports from residents saying that they have almost been hit because of the lack of stop signs. I wanted to see if there is something that might be done to get stop signs placed in the following locations for safety. Any advice you could provide would be greatly appreciated.

--

Allen Bailey

Field Manager

GMS- Central Florida

219 E. Livingston St

Orlando Florida 32801

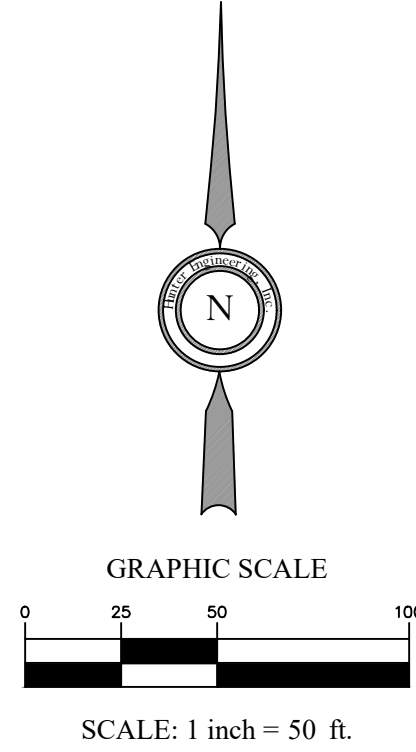
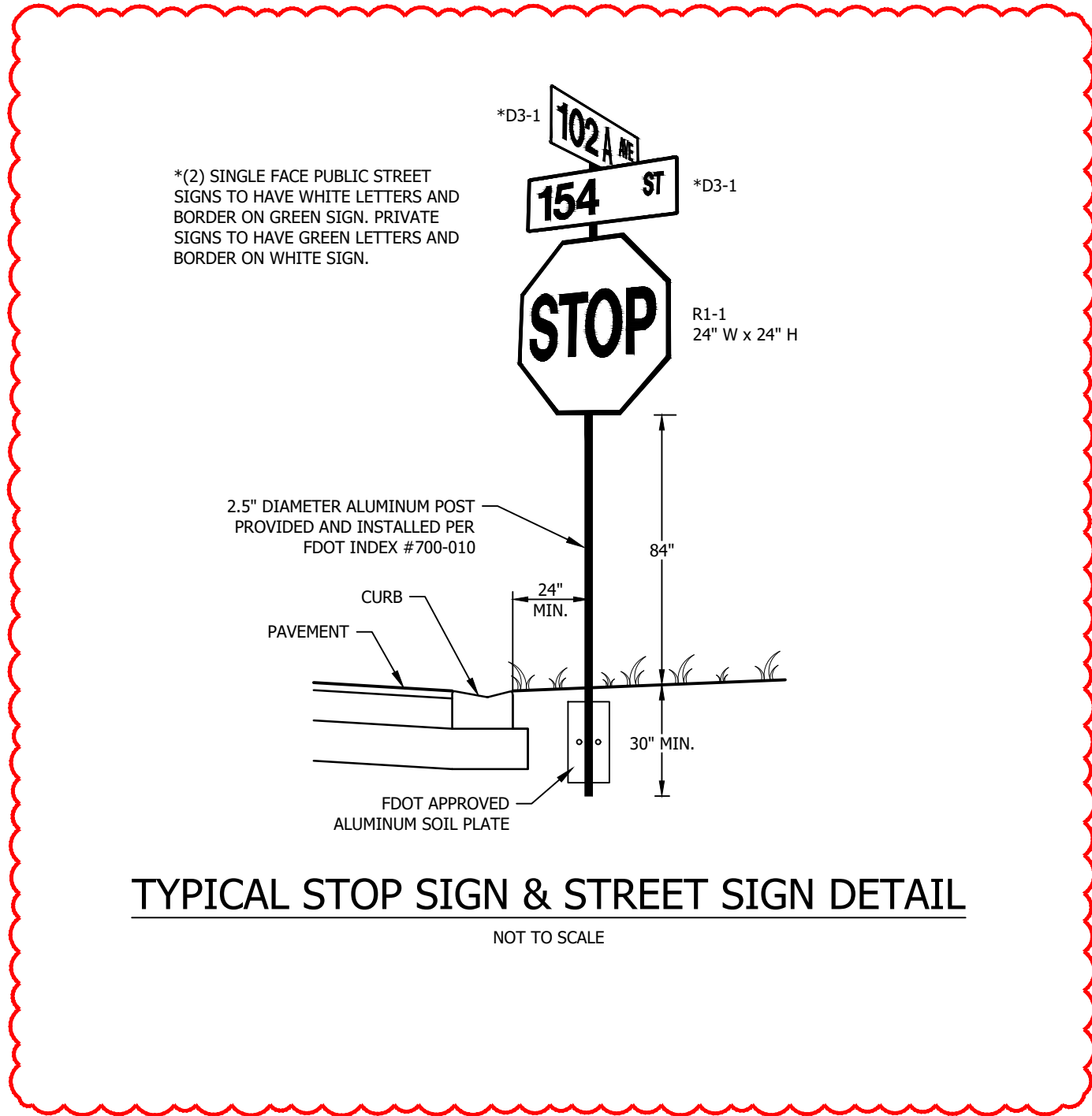
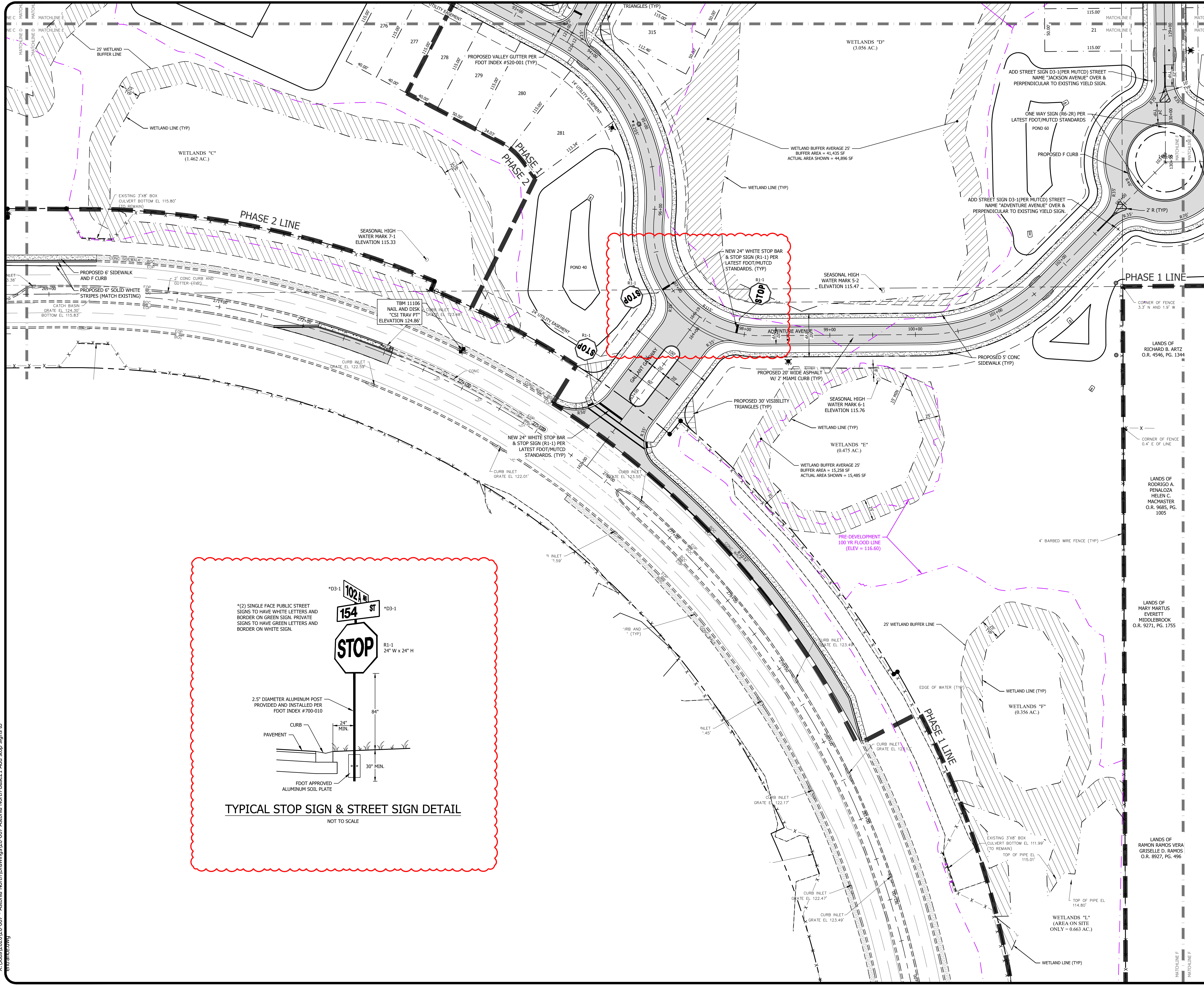
407-841-5524 - office

407-460-4424 - cell

407-839-1526 - fax

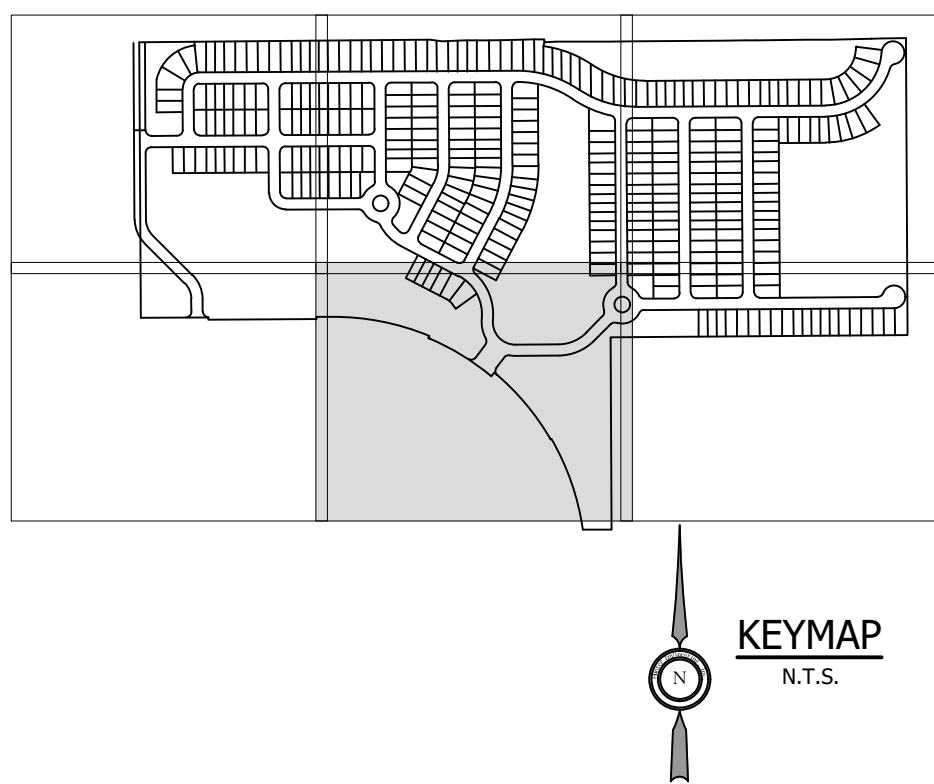
ABailey@gmscfl.com

X:\Jobs\2020\20-007 - Astoria North\Drawings\20-007 Astoria North-Base21 Add stop signs to



LEGEND:	
---	EXISTING PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
-X-X-X-X-	EXISTING FENCING
---	PROPOSED CONCRETE SIDEWALK

- NOTES:**
- IMPROVEMENTS SHOWN WITHIN AMENITIES AREAS ARE FOR INFORMATION PURPOSES ONLY. THE SPECIFIC FEATURES, LOCATION, QUANTITY & DESIGN WILL BE PROVIDED UNDER SEPARATE COVER.
 - ALL ADA RAMP AND SIDEWALKS IN COMMON AREAS (NOT IN FRONT OF LOTS) SHALL BE CONSTRUCTED AS A PART OF THIS PROJECT.



SITE LAYOUT 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: June 26, 2024
Project No.: 20-007

Not Valid Without Engineer's Seal
BRYAN A. HUNTER
P.E.
No. 53168
STATE OF FLORIDA
PROFESSIONAL ENGINEER
This form 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

C115



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
Astonia North Stop Signs	
Install 2 stop signs and thermoplastic pavement markers at the cross streets of Adventure Ave and Gallant Gateway to meet engineer specifications.	

Qty	Description	Unit Price	Line Total
16	Labor	\$55.00	\$880.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$95.00
	Materials		\$1,200.00
Total Due:			\$2,240.00

This Proposal is Valid for 30 days.

Client Signature: _____



SECTION iv



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
Astonia No Parking Signs	
Install 2 No Parking on Street Signs. One at each entrance into the Chateau.	

Qty	Description	Unit Price	Line Total
4	Labor	\$55.00	\$220.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$95.00
	Materials		\$483.00
Total Due:			\$863.00

This Proposal is Valid for 30 days.

Client Signature: _____

**No Parking
On Street
Unless In
Designated
Spots**



Little Zion Rd

Little Zion Rd

Little Zion Rd

Pierr St

Chantilly Dr

Lily Ln

di Barbershop
Cosmetics store



Savoir

Pierr St

Chantilly Dr

SECTION D

SECTION i

Astoria Community Development District

Summary of Invoices

September 01, 2025 to September 30, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	9/5/25	565-572	\$ 32,418.96
	9/19/25	573-575	\$ 37,679.05
	9/23/25	576	\$ 153.00
	9/26/25	577-578	\$ 3,049.19
Total			\$ 73,300.20

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/05/25	00019	7/25/25 20072	202507 320-53800-47000		*	875.00	
		POND HERBICIDE JUL25					
		7/25/25 20072	202507 320-53800-47000		*	750.00	
		N. POND HERBICIDE JUL25					
		7/25/25 20072	202507 320-53800-47000		*	275.00	
		MONTHLY POND HERBICIDE					
				AQUATIC WEED MANAGEMENT, INC			1,900.00 000565
9/05/25	00038	8/25/25 82025	202507 320-53800-43200		*	186.77	
		HOA COST SHARE JUL25					
				CHATEAU AT ASTONIA COA INC.			186.77 000566
9/05/25	00021	7/24/25 15565	202507 330-57200-48200		*	1,270.00	
		CLEANING SVCS JUL25					
				CSS CLEAN STAR SERVICES CENTRAL FL			1,270.00 000567
9/05/25	00027	7/25/25 66042981	202507 330-57200-48100		*	125.00	
		PEST CONTROL-JUL25					
		8/14/25 66650708	202508 330-57200-48100		*	125.00	
		PEST CONTROL-AUG25					
				MASSEY SERVICES			250.00 000568
9/05/25	00025	8/01/25 28374	202508 320-53800-46500		*	2,500.00	
		POOL MAINTENANCE-AUG25					
		8/11/25 28557	202508 330-57200-48000		*	285.00	
		NEW POOL RULE SIGN					
		8/14/25 28587	202508 330-57200-48000		*	13,500.00	
		LIFT INSTALL					
				MCDONNELL CORPORATION DBA RESORT			16,285.00 000569
9/05/25	00044	9/03/25 09032025	202509 320-53800-49000		*	60.00	
		AGRICULTURE TRESPASS SIGN					
				POLK COUNTY SHERIFF'S OFFICE			60.00 000570
9/05/25	00032	5/31/25 12178660	202505 330-53800-48100		*	2,963.56	
		SECURITY SVCS MAY25					
		6/30/25 12210205	202506 330-53800-48100		*	2,499.88	
		SECURITY SVCS JUN25					
				SECURITAS SECURITY SERVICES USA INC			5,463.44 000571
9/05/25	00015	8/25/25 7872623	202508 310-51300-32300		*	7,003.75	
		TRUSTEE FEE SER 2021 AA2					
				U.S. BANK			7,003.75 000572
9/19/25	00003	9/16/25 29275	202509 300-15500-10000		*	26,888.00	
		FY26 INSURANCE POLICY					
				EGIS INSURANCE ADVISORS, LLC			26,888.00 000573
				ASTO ASIONIA CDD IARAUJO			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/19/25	00001	9/01/25 186	202509 320-53800-34000		*	1,460.83	
			FIELD MANAGEMENT-SEP25				
		9/01/25 187	202509 310-51300-34000		*	3,750.00	
			MANAGEMENT FEES-SEP25				
		9/01/25 187	202509 310-51300-35100		*	105.00	
			WEBSITE MANAGEMENT-SEP25				
		9/01/25 187	202509 310-51300-35200		*	157.50	
			INFORMATION TECH-SEP25				
		9/01/25 187	202509 310-51300-31300		*	1,093.75	
			DISSEMINATION SVCS-SEP25				
		9/01/25 187	202509 330-57200-48300		*	1,250.00	
			AMENITY ACCESS MGMT-SEP25				
		9/01/25 187	202509 310-51300-51000		*	.87	
			OFFICE SUPPLIES				
		9/01/25 187	202509 310-51300-42000		*	21.55	
			POSTAGE				
		9/01/25 187	202509 310-51300-42500		*	3.60	
			COPIES				
		9/01/25 187	202509 320-53800-49000		*	6.12	
			HOME DEPOT-REPLACE KEY				
				GOVERNMENTAL MANAGEMENT SERVICES-CF			7,849.22 000574
9/19/25	00032	8/31/25 12282799	202508 330-53800-48100		*	2,941.83	
			SECURITY SVCS AUG25				
				SECURITAS SECURITY SERVICES USA INC			2,941.83 000575
9/23/25	00003	8/19/25 28863	202508 310-51300-45000		*	153.00	
			GEN LIAB-ADDED FY25				
				EGIS INSURANCE ADVISORS, LLC			153.00 000576
9/26/25	00038	9/19/25 92025	202508 320-53800-43200		*	88.67	
			HOA COST SHARE AUG25				
				CHATEAU AT ASTONIA COA INC.			88.67 000577
9/26/25	00011	9/11/25 13093	202508 310-51300-31500		*	2,960.52	
			ATTORNEY SVCS-AUG25				
				KILINSKI VAN WYK PLLC			2,960.52 000578
						TOTAL FOR BANK B	73,300.20
						TOTAL FOR REGISTER	73,300.20

SECTION ii

Astonia
Community Development District

Unaudited Financial Reporting
September 30, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Capital Reserve Fund</u>
5	<u>Debt Service Fund - Series 2020</u>
6	<u>Debt Service Fund - Series 2021 A2</u>
7	<u>Debt Service Fund - Series 2021 North Parcel</u>
8	<u>Debt Service Fund - Series 2023</u>
9	<u>Debt Service Fund - Series 2024</u>
10	<u>Capital Projects Fund - Series 2020</u>
11	<u>Capital Projects Fund - Series 2021 A2</u>
12	<u>Capital Projects Fund - Series 2023</u>
13	<u>Capital Projects Fund - Series 2024</u>
14-15	<u>Month to Month</u>
16	<u>Assessment Receipt Schedule</u>
17	<u>Long Term Debt Schedule</u>

Astonia
Community Development District
Combined Balance Sheet
September 30, 2025

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account	\$ 204,329	\$ 184,203	\$ -	\$ -	\$ 388,532
State Board of Administration	\$ 465,258	\$ -	\$ -	\$ -	\$ 465,258
Prepaid Expense	\$ 26,888	\$ -	\$ -	\$ -	\$ 26,888
Due From General Fund	\$ -		\$ 1,323	\$ -	\$ 1,323
Investments:					
<u>Series 2020</u>					
Reserve	\$ -	\$ -	\$ 108,060	\$ -	\$ 108,060
Revenue	\$ -	\$ -	\$ 95,583	\$ -	\$ 95,583
Prepayment	\$ -	\$ -	\$ 226	\$ -	\$ 226
Construction	\$ -	\$ -	\$ -	\$ 9,031	\$ 9,031
<u>Series 2021 A2</u>					
Reserve	\$ -	\$ -	\$ 279,020	\$ -	\$ 279,020
Revenue	\$ -	\$ -	\$ 283,687	\$ -	\$ 283,687
Construction	\$ -	\$ -	\$ -	\$ 61	\$ 61
<u>Series 2021 North Parcel</u>					
Reserve	\$ -	\$ -	\$ 197,686	\$ -	\$ 197,686
Revenue	\$ -	\$ -	\$ 189,351	\$ -	\$ 189,351
<u>Series 2023</u>					
Reserve	\$ -	\$ -	\$ 27,839	\$ -	\$ 27,839
Revenue	\$ -	\$ -	\$ 142,635	\$ -	\$ 142,635
Construction	\$ -	\$ -	\$ -	\$ 118	\$ 118
<u>Series 2024</u>					
Reserve	\$ -	\$ -	\$ 251,983	\$ -	\$ 251,983
Revenue	\$ -	\$ -	\$ 120,400	\$ -	\$ 120,400
Construction	\$ -	\$ -	\$ -	\$ 26	\$ 26
Total Assets	\$ 696,475	\$ 184,203	\$ 1,697,793	\$ 9,237	\$ 2,587,707
Liabilities:					
Accounts Payable	\$ 87,502	\$ -	\$ -	\$ -	\$ 87,502
Due To Debt Service	\$ 1,323	\$ -	\$ -	\$ -	\$ 1,323
Total Liabilities	\$ 88,825	\$ -	\$ -	\$ 0	\$ 88,825
Fund Balances:					
Nonspendable:					
Deposits and Prepaid Items	\$ 26,888	\$ -	\$ -	\$ -	\$ 26,888
Restricted for:					
Debt Service	\$ -	\$ -	\$ 1,697,793	\$ -	\$ 1,697,793
Capital Projects	\$ -	\$ -	\$ -	\$ 9,236	\$ 9,236
Assigned for:					
Capital Reserves	\$ -	\$ 184,203	\$ -	\$ -	\$ 184,203
Unassigned	\$ 580,762	\$ -	\$ -	\$ -	\$ 580,762
Total Fund Balances	\$ 607,650	\$ 184,203	\$ 1,697,793	\$ 9,236	\$ 2,498,882
Total Liabilities & Fund Balance	\$ 696,475	\$ 184,203	\$ 1,697,793	\$ 9,236	\$ 2,587,707

Astonia
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<u>Revenues</u>				
Assesments - Tax Roll	\$ 915,963	\$ 915,963	\$ 921,262	\$ 5,299
Assessments - Direct	\$ 97,229	\$ 97,229	\$ 97,230	\$ 0
Interest	\$ -	\$ -	\$ 15,258	\$ 15,258
Miscellaneous Income	\$ -	\$ -	\$ 330	\$ 330
Total Revenues	\$ 1,013,192	\$ 1,013,192	\$ 1,034,080	\$ 20,887
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ -	\$ 12,000
Engineering	\$ 15,000	\$ 15,000	\$ 1,063	\$ 13,938
Attorney	\$ 30,000	\$ 30,000	\$ 20,840	\$ 9,160
Annual Audit	\$ 6,700	\$ 6,700	\$ 9,200	\$ (2,500)
Assessment Administration	\$ 6,825	\$ 6,825	\$ 6,825	\$ -
Arbitrage	\$ 2,250	\$ 2,250	\$ 450	\$ 1,800
Dissemination	\$ 13,125	\$ 13,125	\$ 13,125	\$ -
Trustee Fees	\$ 20,205	\$ 20,205	\$ 19,557	\$ 648
Management Fees	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Information Technology	\$ 1,890	\$ 1,890	\$ 1,890	\$ -
Website Administration	\$ 1,260	\$ 1,260	\$ 1,260	\$ -
Telephone	\$ 100	\$ 100	\$ -	\$ 100
Postage & Delivery	\$ 1,200	\$ 1,200	\$ 2,011	\$ (811)
Insurance	\$ 7,699	\$ 7,699	\$ 6,314	\$ 1,385
Copies	\$ 200	\$ 200	\$ 12	\$ 188
Legal Advertising	\$ 2,500	\$ 2,500	\$ 5,167	\$ (2,667)
Contingency	\$ 2,200	\$ 2,200	\$ 982	\$ 1,218
Office Supplies	\$ 250	\$ 250	\$ 27	\$ 223
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 168,579	\$ 168,579	\$ 133,898	\$ 34,681

Astonia
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
<u>Operations & Maintenance</u>				
<u>Field Expenditures</u>				
Property Insurance	\$ 27,500	\$ 27,500	\$ 19,384	\$ 8,116
Field Management	\$ 17,530	\$ 17,530	\$ 17,530	\$ (0)
Landscape Maintenance	\$ 255,000	\$ 255,000	\$ 221,770	\$ 33,230
Landscape Replacement	\$ 35,000	\$ 35,000	\$ 49,800	\$ (14,800)
Lake Maintenance	\$ 30,000	\$ 30,000	\$ 20,600	\$ 9,400
Streetlights	\$ 48,000	\$ 48,000	\$ 45,537	\$ 2,463
Electric	\$ 15,872	\$ 15,872	\$ 1,469	\$ 14,403
Water & Sewer	\$ 92,192	\$ 92,192	\$ 39,516	\$ 52,676
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Irrigation Repairs	\$ 15,000	\$ 15,000	\$ 11,003	\$ 3,997
General Repairs & Maintenance	\$ 17,000	\$ 17,000	\$ 23,136	\$ (6,136)
Contingency	\$ 7,000	\$ 7,000	\$ 18,976	\$ (11,976)
Subtotal Field Expenditures	\$ 562,593	\$ 562,593	\$ 468,720	\$ 93,873
<u>Amenity Expenses</u>				
Amenity - Electric	\$ 17,250	\$ 17,250	\$ 10,454	\$ 6,796
Amenity - Water	\$ 33,770	\$ 33,770	\$ 22,716	\$ 11,054
Internet	\$ 3,000	\$ 3,000	\$ 1,240	\$ 1,760
Pest Control	\$ 1,500	\$ 1,500	\$ 1,500	\$ -
Janitorial Service	\$ 16,500	\$ 16,500	\$ 14,255	\$ 2,245
Security Services	\$ 34,000	\$ 34,000	\$ 45,686	\$ (11,686)
Pool Maintenance	\$ 36,000	\$ 36,000	\$ 34,645	\$ 1,355
Amenity Repairs & Maintenance	\$ 15,000	\$ 15,000	\$ 18,414	\$ (3,414)
Amenity Access Management	\$ 15,000	\$ 15,000	\$ 15,000	\$ -
Pool Permit	\$ -	\$ -	\$ 280	\$ (280)
Contingency	\$ 10,000	\$ 10,000	\$ 1,160	\$ 8,840
Subtotal Amenity Expenditures	\$ 182,020	\$ 182,020	\$ 165,351	\$ 16,669
Total Expenditures	\$ 913,192	\$ 913,192	\$ 767,969	\$ 145,223
Excess (Deficiency) of Revenues over Expenditures	\$ 0		\$ 266,111	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out) - Capital Reserves	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ -
Total Other Financing Sources (Uses)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ -
Net Change in Fund Balance	\$ -		\$ 166,111	
Fund Balance - Beginning	\$ -		\$ 441,539	
Fund Balance - Ending	\$ -		\$ 607,650	

Astonia
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 3,886	\$ 3,886
Total Revenues	\$ -	\$ -	\$ 3,886	\$ 3,886
<u>Expenditures:</u>				
Contingency	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
Total Expenditures	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
Excess (Deficiency) of Revenues over Expenditures	\$ (1,000)		\$ 3,886	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
Total Other Financing Sources (Uses)	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
Net Change in Fund Balance	\$ 99,000		\$ 103,886	
Fund Balance - Beginning	\$ 51,155		\$ 80,317	
Fund Balance - Ending	\$ 150,155		\$ 184,203	

Astonia
Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<u>Revenues</u>				
Assessments - Tax Roll	\$ 220,403	\$ 220,403	\$ 219,143	\$ (1,260)
Interest	\$ 3,000	\$ 3,000	\$ 8,543	\$ 5,543
Total Revenues	\$ 223,403	\$ 223,403	\$ 227,685	\$ 4,282
<u>Expenditures:</u>				
Interest Payment - 11/01	\$ 69,288	\$ 69,288	\$ 69,288	\$ -
Principal Payment - 05/01	\$ 75,000	\$ 75,000	\$ 75,000	\$ -
Interest Payment - 05/01	\$ 69,288	\$ 69,288	\$ 69,288	\$ -
Total Expenditures	\$ 213,575	\$ 213,575	\$ 213,575	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 9,828	\$ 9,828	\$ 14,110	\$ 4,282
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (4,284)	\$ (4,284)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (4,284)	\$ (4,284)
Net Change in Fund Balance	\$ 9,828		\$ 9,826	
Fund Balance - Beginning	\$ 89,765		\$ 194,241	
Fund Balance - Ending	\$ 99,593		\$ 204,068	

Astonia
Community Development District
Debt Service Fund - Series 2021 A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 558,500	\$ 558,500	\$ 561,733	\$ 3,233
Interest	\$ 5,000	\$ 5,000	\$ 27,382	\$ 22,382
Total Revenues	\$ 563,500	\$ 563,500	\$ 589,115	\$ 25,615
Expenditures:				
Interest Payment - 11/01	\$ 171,473	\$ 171,473	\$ 171,473	\$ -
Principal Payment - 05/01	\$ 215,000	\$ 215,000	\$ 215,000	\$ -
Interest Payment - 05/01	\$ 171,473	\$ 171,473	\$ 171,473	\$ -
Total Expenditures	\$ 557,945	\$ 557,945	\$ 557,945	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,555		\$ 31,170	
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		\$ (247,850)	
Fund Balance - Beginning	\$ 252,208		\$ 811,066	
Fund Balance - Ending	\$ 257,763		\$ 563,217	

Astonia
Community Development District
Debt Service Fund - Series 2021 North Parcel
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Assessments	\$ 395,460	\$ 395,460	\$ 397,749	\$ 2,289
Interest	\$ 3,000	\$ 3,000	\$ 16,371	\$ 13,371
Total Revenues	\$ 398,460	\$ 398,460	\$ 414,120	\$ 15,660
Expenditures:				
Interest Payment - 11/01	\$ 118,218	\$ 118,218	\$ 118,218	\$ -
Principal Payment - 05/01	\$ 160,000	\$ 160,000	\$ 160,000	\$ -
Interest Payment - 05/01	\$ 118,218	\$ 118,218	\$ 118,218	\$ -
Total Expenditures	\$ 396,435	\$ 396,435	\$ 396,435	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,025	\$ 2,025	\$ 17,685	\$ 15,660
Fund Balance - Beginning	\$ 170,790		\$ 369,712	
Fund Balance - Ending	\$ 172,815		\$ 387,397	

Astonia
Community Development District
Debt Service Fund - Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<u>Revenues:</u>				
Assessments	\$ 278,389	\$ 278,389	\$ 280,000	\$ 1,612
Interest	\$ 2,000	\$ 2,000	\$ 11,961	\$ 9,961
Total Revenues	\$ 280,389	\$ 280,389	\$ 291,961	\$ 11,573
<u>Expenditures:</u>				
Interest Payment - 12/01	\$ 106,154	\$ 106,154	\$ 106,154	\$ -
Principal Payment - 06/15	\$ 65,000	\$ 65,000	\$ 65,000	\$ -
Interest Payment - 06/15	\$ 106,154	\$ 106,154	\$ 106,154	\$ -
Total Expenditures	\$ 277,309	\$ 277,309	\$ 277,309	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,080	\$ 3,080	\$ 14,653	\$ 11,573
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (111,355)	\$ (111,355)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (111,355)	\$ (111,355)
Net Change in Fund Balance	\$ 3,080		\$ (96,703)	
Fund Balance - Beginning	\$ 124,547		\$ 267,431	
Fund Balance - Ending	\$ 127,627		\$ 170,728	

Astonia
Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Assessments	\$ 251,983	\$ 251,983	\$ 247,041	\$ (4,941)
Interest	\$ 1,000	\$ 1,000	\$ 11,782	\$ 10,782
Total Revenues	\$ 252,983	\$ 252,983	\$ 258,824	\$ 5,841
Expenditures:				
Interest Payment - 11/01	\$ 99,083	\$ 99,083	\$ 99,083	\$ -
Principal Payment - 05/01	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Interest Payment - 05/01	\$ 99,083	\$ 99,083	\$ 99,083	\$ -
Total Expenditures	\$ 248,166	\$ 248,166	\$ 248,166	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,816	\$ 4,816	\$ 10,657	\$ 5,841
Fund Balance - Beginning	\$ 106,935		\$ 361,725	
Fund Balance - Ending	\$ 111,751		\$ 372,383	

Astonia
Community Development District
Capital Projects Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 257	\$ 257
Total Revenues	\$ -	\$ -	\$ 257	\$ 257
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 257	\$ 257
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 4,284	\$ 4,284
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,284	\$ 4,284
Net Change in Fund Balance	\$ -		\$ 4,542	
Fund Balance - Beginning	\$ -		\$ 4,490	
Fund Balance - Ending	\$ -		\$ 9,031	

Astonia
Community Development District
Capital Projects Fund - Series 2021 A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 91	\$ 91
Total Revenues	\$ -	\$ -	\$ 91	\$ 91
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 279,050	\$ (279,050)
Total Expenditures	\$ -	\$ -	\$ 279,050	\$ (279,050)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (278,959)	
<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	\$ -		\$ 61	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 61	

Astonia
Community Development District
Capital Projects Fund - Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 243	\$ 243
Total Revenues	\$ -	\$ -	\$ 243	\$ 243
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 111,481	\$ (111,481)
Total Expenditures	\$ -	\$ -	\$ 111,481	\$ (111,481)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (111,238)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 111,355	\$ 111,355
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 111,355	\$ 111,355
Net Change in Fund Balance	\$ -		\$ 117	
Fund Balance - Beginning	\$ -		\$ 0	
Fund Balance - Ending	\$ -		\$ 118	

Astonia
Community Development District
Capital Projects Fund - Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 1,246	\$ 1,246
Developer Contribution	\$ -	\$ -	\$ 15,819	\$ 15,819
Total Revenues	\$ -	\$ -	\$ 17,065	\$ 17,065
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 169,108	\$ (169,108)
Total Expenditures	\$ -	\$ -	\$ 169,108	\$ (169,108)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (152,042)	
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	\$ 13,154	\$ 5,539	\$ 17,403	\$ -	\$ 761	\$ 74	\$ 921,262
Assessment - Direct	\$ 48,615	\$ -	\$ -	\$ -	\$ -	\$ 24,307	\$ -	\$ 24,307	\$ -	\$ -	\$ -	\$ -	\$ 97,230
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 346	\$ 2,582	\$ 2,676	\$ 2,591	\$ 2,682	\$ 2,287	\$ 2,094	\$ 15,258
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120	\$ 60	\$ -	\$ -	\$ 30	\$ 120	\$ 330
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 346	\$ 2,702	\$ 2,736	\$ 2,591	\$ 2,682	\$ 2,317	\$ 2,214	\$ 1,034,080
Expenditures:													
Administrative													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ 125	\$ -	\$ 250	\$ -	\$ 125	\$ -	\$ 125	\$ 438	\$ -	\$ -	\$ -	\$ 1,063
Attorney	\$ 904	\$ 1,339	\$ 1,031	\$ 2,325	\$ 403	\$ 2,736	\$ 3,137	\$ 1,949	\$ 1,970	\$ 456	\$ 2,961	\$ 1,632	\$ 20,840
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,200
Assessment Administration	\$ 6,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,825
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 1,094	\$ 1,094	\$ 1,094	\$ 1,094	\$ 1,094	\$ 1,094	\$ 1,094	\$ 1,094	\$ 1,094	\$ 1,094	\$ 1,094	\$ 1,094	\$ 13,125
Trustee Fees	\$ 4,041	\$ -	\$ -	\$ -	\$ 4,256	\$ -	\$ -	\$ -	\$ 4,256	\$ -	\$ 7,004	\$ -	\$ 19,557
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 45,000
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 1,890
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 1,260
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 119	\$ 21	\$ 176	\$ 451	\$ 106	\$ 93	\$ 94	\$ 227	\$ 74	\$ 113	\$ 515	\$ 22	\$ 2,011
Insurance	\$ 6,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153	\$ -	\$ 6,314
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ 4	\$ 12
Legal Advertising	\$ 992	\$ -	\$ -	\$ 1,044	\$ -	\$ 378	\$ -	\$ 627	\$ 321	\$ 1,153	\$ -	\$ 651	\$ 5,167
Contingency	\$ 107	\$ 106	\$ 106	\$ 106	\$ 112	\$ 111	\$ 111	\$ 112	\$ 111	\$ -	\$ -	\$ -	\$ 982
Office Supplies	\$ 4	\$ 1	\$ 3	\$ 1	\$ 3	\$ 1	\$ 5	\$ 5	\$ 1	\$ 1	\$ 2	\$ 1	\$ 27
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 24,434	\$ 6,698	\$ 6,422	\$ 9,283	\$ 9,986	\$ 17,759	\$ 8,454	\$ 8,152	\$ 12,727	\$ 6,829	\$ 15,740	\$ 7,415	\$ 133,898

Astonia
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	\$ 1,461	\$ 1,461	\$ 1,461	\$ 1,461	\$ 1,461	\$ 1,461	17,530
Landscape Maintenance	\$ 18,083	\$ 18,083	\$ 18,083	\$ 18,083	\$ 18,083	\$ 18,083	\$ 18,083	\$ 23,767	\$ 19,043	\$ 18,611	\$ 19,043	\$ 14,726	221,770
Landscape Replacement	\$ 12,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,250	\$ -	\$ 4,317	49,800
Lake Maintenance	\$ 1,625	\$ 1,625	\$ 1,625	\$ 1,625	\$ 1,625	\$ 1,625	\$ 1,625	\$ 1,625	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	20,600
Streetlights	\$ 4,858	\$ 2,276	\$ 3,939	\$ 3,556	\$ 3,707	\$ 4,083	\$ 3,935	\$ 3,842	\$ 3,914	\$ 4,382	\$ 3,258	\$ 3,787	45,537
Electric	\$ 1,002	\$ -	\$ 22	\$ 41	\$ 52	\$ 54	\$ 52	\$ 52	\$ 54	\$ 47	\$ 46	\$ 46	1,469
Water & Sewer	\$ 1,919	\$ 2,188	\$ 1,885	\$ 3,215	\$ 3,727	\$ 3,433	\$ 3,258	\$ 3,196	\$ 4,863	\$ 4,773	\$ 3,316	\$ 3,742	39,516
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 461	\$ 957	\$ 1,409	\$ 1,551	\$ 693	\$ 978	\$ 458	\$ 162	\$ -	\$ -	\$ 4,335	\$ -	11,003
General Repairs & Maintenance	\$ 4,399	\$ 2,500	\$ 1,212	\$ 4,119	\$ 2,667	\$ 400	\$ 240	\$ 823	\$ 2,950	\$ 600	\$ 2,311	\$ 915	23,136
Contingency	\$ -	\$ 5,120	\$ 7,425	\$ -	\$ -	\$ 50	\$ -	\$ 2,155	\$ 610	\$ 1,050	\$ -	\$ 2,566	18,976
Subtotal Field Expenses	\$ 65,425	\$ 34,209	\$ 37,061	\$ 33,651	\$ 32,015	\$ 30,167	\$ 29,112	\$ 37,083	\$ 34,794	\$ 66,074	\$ 35,670	\$ 33,461	\$ 468,720
<u>Amenity Expenses</u>													
Amenity - Electric	\$ 926	\$ -	\$ 925	\$ 935	\$ 912	\$ 823	\$ 957	\$ 893	\$ 999	\$ 994	\$ 1,042	\$ 1,046	10,454
Amenity - Water	\$ 2,463	\$ 2,500	\$ 349	\$ 1,965	\$ 2,067	\$ 1,545	\$ 1,672	\$ 2,041	\$ 2,126	\$ 1,969	\$ 1,875	\$ 2,144	22,716
Internet	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 120	\$ 120	1,240
Pest Control	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	1,500
Janitorial Service	\$ 1,100	\$ 1,070	\$ 1,140	\$ 1,050	\$ 1,180	\$ 1,135	\$ 1,120	\$ 1,110	\$ 1,400	\$ 1,270	\$ 1,280	\$ 1,400	14,255
Security Services	\$ 2,607	\$ 2,732	\$ 2,732	\$ 2,500	\$ 2,500	\$ 4,239	\$ 2,500	\$ 12,514	\$ 2,500	\$ 2,804	\$ 4,559	\$ 3,500	45,686
Pool Maintenance	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 5,600	\$ 2,650	\$ 2,500	\$ 3,200	\$ 2,700	\$ 2,995	34,645
Amenity Repairs & Maintenance	\$ 450	\$ 1,100	\$ 450	\$ -	\$ -	\$ 475	\$ 514	\$ 903	\$ 200	\$ 210	\$ 14,113	\$ -	18,414
Amenity Access Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	15,000
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280	\$ -	\$ -	\$ -	280
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,160	\$ -	\$ -	\$ -	\$ -	1,160
Subtotal Amenity Expenses	\$ 11,522	\$ 11,377	\$ 9,571	\$ 10,425	\$ 10,634	\$ 12,192	\$ 13,838	\$ 22,745	\$ 11,480	\$ 11,922	\$ 27,064	\$ 12,580	\$ 165,351
Total Maintenance	\$ 76,946	\$ 45,586	\$ 46,632	\$ 44,076	\$ 42,650	\$ 42,359	\$ 42,950	\$ 59,828	\$ 46,274	\$ 77,996	\$ 62,733	\$ 46,041	\$ 634,071
Total Expenditures	\$ 101,380	\$ 52,284	\$ 53,053	\$ 53,359	\$ 52,635	\$ 60,118	\$ 51,403	\$ 67,980	\$ 59,001	\$ 84,826	\$ 78,473	\$ 53,456	\$ 767,969
<u>Other Financing Sources/(Uses)</u>													
Transfer In/Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (100,000)	\$ -	(100,000)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (100,000)	\$ -	\$ (100,000)
Excess Revenues (Expenditures)	\$ (101,380)	\$ (52,284)	\$ (53,053)	\$ (53,359)	\$ (52,635)	\$ (59,773)	\$ (48,702)	\$ (65,244)	\$ (56,410)	\$ (82,143)	\$ 23,844	\$ (51,242)	\$ 166,111

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	\$10,860.11	\$2,583.32	\$6,621.87	\$4,688.78	\$3,300.72	\$28,054.80
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	\$3,477.62
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
04/11/25	03/01/25-03/31/25	\$34,519.79	\$0.00	(\$690.40)	\$0.00	\$0.00	\$33,829.39	\$13,095.46	\$3,115.05	\$7,984.87	\$5,653.89	\$3,980.12	\$33,829.39
04/30/25	01/01/25-03/31/25	\$0.00	\$0.00	\$0.00	\$151.08	\$0.00	\$151.08	\$58.49	\$13.91	\$35.66	\$25.25	\$17.77	\$151.08
05/09/25	04/01/25-04/30/25	\$14,601.11	\$0.00	(\$292.02)	\$0.00	\$0.00	\$14,309.09	\$5,539.10	\$1,317.60	\$3,377.42	\$2,391.47	\$1,683.50	\$14,309.09
06/13/25	05/01/25-05/31/25	\$14,244.03	\$0.00	(\$284.88)	\$0.00	\$0.00	\$13,959.15	\$5,403.63	\$1,285.37	\$3,294.83	\$2,332.99	\$1,642.33	\$13,959.15
06/23/25	06/02/25-06/02/25	\$31,629.18	\$0.00	(\$632.58)	\$0.00	\$0.00	\$30,996.60	\$11,998.88	\$2,854.20	\$7,316.24	\$5,180.45	\$3,646.83	\$30,996.60
08/15/25	07/01/25-07/31/25	\$2,006.46	\$0.00	(\$40.13)	\$0.00	\$0.00	\$1,966.33	\$761.18	\$181.06	\$464.12	\$328.63	\$231.34	\$1,966.33
TOTAL		\$2,546,431.04	\$ (95,910.25)	\$ (49,010.41)	\$ 3,628.70	\$ (25,442.92)	\$ 2,379,696.16	\$ 921,187.91	\$ 219,125.06	\$ 561,688.03	\$ 397,717.40	\$ 279,977.75	\$ 2,379,696.16

101%	Net Percent Collected
0	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
5/7/25	5/1/25	1073	\$24,307.43	\$24,307.43	\$24,307.43	
9/24/25	9/15/25	1093	\$97,958.13	\$97,958.13		\$97,958.13
\$ 344,270.98				\$ 344,270.98	\$ 97,229.72	\$ 247,041.26

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	\$108,060
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)
PRINCIPAL PAYMENT - 05/01/25	(\$75,000)
CURRENT BONDS OUTSTANDING	\$3,485,000

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	\$279,020
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)
PRINCIPAL PAYMENT - 05/01/25	(\$215,000)
CURRENT BONDS OUTSTANDING	\$9,435,000

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)
PRINCIPAL PAYMENT - 05/01/25	(\$160,000)
CURRENT BONDS OUTSTANDING	\$6,545,000

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	\$27,839
RESERVE FUND BALANCE	\$27,839
BONDS OUTSTANDING - 05/23/23	\$4,165,000
PRINCIPAL PAYMENT - 06/01/24	(\$60,000)
PRINCIPAL PAYMENT - 06/01/25	(\$65,000)
CURRENT BONDS OUTSTANDING	\$4,040,000

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
PRINCIPAL PAYMENT - 05/01/25	(\$50,000)
CURRENT BONDS OUTSTANDING	\$3,590,000