

Astoria
Community Development District

Meeting Agenda

April 8, 2026

AGENDA

Astoria

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

April 1, 2026

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, April 8, 2026, at 1:00 PM at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Call-In: +1-305-224-1968

Meeting ID: 867 8298 0965

Zoom Link: <https://us06web.zoom.us/j/86782980965>

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes)
3. Approval of Minutes of the February 11, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-06 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing to Adopt
5. Consideration of Resolution 2026-07 Relating to General Election Qualifying Period and Procedure
6. Consideration of Resolution 2026-08 Certifying the Series 2020 AA1 Project Complete
 - A. Engineer's Certificate of Completion
7. Consideration of Resolution 2026-09 Certifying Series 2021 AA2 Project Complete
 - A. Engineer's Certificate of Completion
8. Consideration of Resolution 2026-10 Certifying Series 2021 North Parcel Project Complete
 - A. Engineer's Certificate of Completion
9. Presentation of Arbitrage Report – Series 2024, Assessment Area 4
10. Ratification of Weber Proposal for Vehicle Damaged Landscape Replacement
11. Discussion of Security Related Lighting
12. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Ratification of Proposal for Replacement Umbrella
 - ii. Consideration of Proposal for Replacement Bench
 - D. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet & Income Statement
13. Other Business

14. Supervisors Requests and Audience Comments

15. 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 Wednesday, **February 11, 2026**, at 1:00 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Halsey Carson
Cody Hatmaker
Corey Hatmaker

Chairperson
Vice Chairman
Assistant Secretary

Also present were:

Katie O'Rourke
Savannah Hancock *by Zoom*
Allen Bailey

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. O'Rourke opened the public comment period. There were no members of the public present and no members on Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the January 14
2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes from the January 14, 2026 meeting and, pending any further corrections, requested a motion to approve them.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Minutes of the January 14, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

Ms. O'Rourke asked for a motion to open the public hearing. She noted that there were no members of the public present.

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

A. Consideration of Resolution 2026-05 Adopting Amended and Restated Rules of Procedure

Ms. O'Rourke stated Resolution 2026-05 is intended to approve minor statutory updates to the rules of procedure, reflecting changes passed during the most recent legislative session. The specific updates are detailed on page 14 of the agenda package and have not changed since their previous review. Ms. Hancock is available to provide a brief explanation if needed.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-05 Adopting Amended and Restated Rules of Procedure, was approved.

Ms. O'Rourke asked for a motion to close the public hearing.

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

FIFTH ORDER OF BUSINESS

Consideration of GMS Proposal for Daring Drive Gate

Mr. Bailey stated after speaking with Gary, it was confirmed that the fence remains intact and there are no current issues. The situation will continue to be monitored. He stated they are coordinating with the sheriff's department to install deterrent signs.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Janitorial Maintenance at Playgrounds & Mailboxes

Mr. Bailey reviewed a proposal for CSS to address littering caused by free papers left at mailboxes. The janitorial service would provide weekly litter cleanup at the North Mail area, the amenity mail area, and the pool for an extra \$200 per month, supplementing their regular trash collection. This would add an additional \$2,400 a year to the budget. Ms. O'Rourke stated the proposal was on page 106.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Proposal for Janitorial Maintenance at Playgrounds & Mailboxes, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Contract Agreement with Polk County Property Appraiser

Ms. O'Rourke stated on page 85 in the agenda packet is a standard annual contract with the Polk County property appraiser, which allows the listing of parcels for assessment collection.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Contract Agreement with Polk County Property Appraiser, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock reminded the Board that legislative session is happening right now and they are considering a handful of bills that could impact CDDs. There were no questions for Ms. Hancock.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Bailey stated there was a request from the HOA to add signage at the playground to address issues with dogs. Amenity lights have been updated with new timers, vendors are performing as expected, and the community is monitoring landscape recovery from recent cold

weather. A previously damaged fence on Fury Street has been repaired, solar lights have been installed, and dumping at Hatteras has been cleaned up. Plumbing issues in the amenity center restrooms and shower have been fixed.

i. Consideration of Proposal for Playground Mulch

Mr. Bailey stated the confusion over a playground mulching proposal was resolved, and the North playground will be mulched by Weber as originally planned at no additional charge.

D. District Manager’s Report

i. Check Register

Ms. O’Rourke reviewed the written checks and invoices paid for December totaling \$1,397,905.27. She noted that staff confirmed the accuracy of these financials and the Board was asked to approve them. She stated this was on page 97 in the agenda package.

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

ii. Balance Sheet & Income Statement

Ms. O’Rourke noted the unaudited financial statements, including the balance sheet and income statement, were also presented for informational purposes, with the manager available to answer any questions. This is on page 102 of the agenda package.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Ms. O’Rourke opened the meeting to Supervisor requests and audience comments. There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. O’Rourke adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Astonia Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 12, 2026

HOUR: 1:00 p.m.

LOCATION: Holiday Inn—Winter Haven
200 Cypress Gardens Blvd.
Winter Haven, FL 33880

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Polk County, Florida at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the

budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8TH DAY OF APRIL 2026.

ATTEST:

**ASTONIA
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Astonia
Community Development District

Proposed Budget
FY 2027



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Astonia
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	\$ 963,855	\$ 911,017	\$ 52,837	\$ 963,855	\$ 963,855
Interest Income	\$ -	\$ 5,481	\$ 7,000	\$ 12,481	\$ -
Miscellaneous Income	\$ -	\$ 5,774	\$ -	\$ 5,774	\$ -
Total Revenues	\$ 963,855	\$ 922,272	\$ 59,837	\$ 982,109	\$ 963,855
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ -	\$ 8,000	\$ 8,000	\$ 12,000
FICA Expense	\$ 918	\$ -	\$ 612	\$ 612	\$ 918
Engineering	\$ 15,000	\$ 1,250	\$ 2,500	\$ 5,250	\$ 15,000
Attorney	\$ 30,000	\$ 5,204	\$ 10,409	\$ 15,613	\$ 30,000
Annual Audit	\$ 9,300	\$ -	\$ 9,300	\$ 9,300	\$ 9,300
Assessment Administration	\$ 7,030	\$ 7,030	\$ -	\$ 7,030	\$ 7,382
Arbitrage	\$ 2,250	\$ 450	\$ 1,800	\$ 2,250	\$ 2,250
Dissemination	\$ 13,519	\$ 4,506	\$ 9,012	\$ 13,519	\$ 14,195
Disclosure Software	\$ 5,000	\$ 1,500	\$ 3,500	\$ 5,000	\$ 5,000
Trustee Fees	\$ 21,512	\$ 4,445	\$ 17,068	\$ 21,512	\$ 21,512
Management Fees	\$ 46,350	\$ 15,450	\$ 30,900	\$ 46,350	\$ 48,668
Information Technology	\$ 1,854	\$ 618	\$ 1,236	\$ 1,854	\$ 1,947
Website Maintenance	\$ 1,236	\$ 412	\$ 824	\$ 1,236	\$ 1,298
Postage & Delivery	\$ 2,500	\$ 776	\$ 1,552	\$ 2,329	\$ 2,500
Insurance	\$ 7,085	\$ 6,530	\$ -	\$ 6,530	\$ 7,183
Copies	\$ 200	\$ 57	\$ 75	\$ 132	\$ 200
Legal Advertising	\$ 6,000	\$ 813	\$ 4,187	\$ 5,000	\$ 6,000
Contingency	\$ 2,200	\$ 60	\$ 121	\$ 181	\$ 1,500
Office Supplies	\$ 250	\$ 2	\$ 35	\$ 37	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 184,379	\$ 49,279	\$ 101,131	\$ 151,910	\$ 187,276
<i>Operations & Maintenance</i>					
Field Services					
Property Insurance	\$ 22,292	\$ 20,358	\$ -	\$ 20,358	\$ 19,674
Field Management	\$ 20,000	\$ 6,667	\$ 13,333	\$ 20,000	\$ 21,000
Landscape Maintenance	\$ 245,000	\$ 76,172	\$ 152,344	\$ 228,516	\$ 235,000
Landscape Replacement	\$ 35,000	\$ -	\$ 17,500	\$ 17,500	\$ 35,000
Lake Maintenance	\$ 30,000	\$ 7,325	\$ 15,475	\$ 22,800	\$ 25,000
Streetlights	\$ 48,000	\$ 19,631	\$ 39,262	\$ 58,893	\$ 64,782
Electric	\$ 15,872	\$ 1,522	\$ 3,043	\$ 4,565	\$ 8,000
Water & Sewer	\$ 72,192	\$ 4,953	\$ 28,000	\$ 32,953	\$ 40,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 15,000	\$ 1,968	\$ 3,936	\$ 5,904	\$ 15,000
General Repairs & Maintenance	\$ 17,000	\$ 1,567	\$ 8,500	\$ 10,067	\$ 22,000
Contingency	\$ 15,000	\$ 1,066	\$ 7,500	\$ 8,566	\$ 15,000
Reserve Study	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Subtotal Field Expenses	\$ 537,856	\$ 141,228	\$ 290,143	\$ 431,371	\$ 510,456

Astoria
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Amenity Expenses					
Amenity - Electric	\$ 17,250	\$ 4,707	\$ 9,413	\$ 14,120	\$ 17,250
Amenity - Water	\$ 33,770	\$ 8,254	\$ 16,508	\$ 24,761	\$ 33,770
Internet	\$ 3,000	\$ 480	\$ 960	\$ 1,440	\$ 1,560
Pest Control	\$ 1,500	\$ 500	\$ 1,000	\$ 1,500	\$ 1,500
Janitorial Service	\$ 20,000	\$ 5,320	\$ 10,640	\$ 15,960	\$ 20,400
Security Services	\$ 50,770	\$ 10,581	\$ 21,163	\$ 31,744	\$ 52,293
Pool Maintenance	\$ 36,000	\$ 10,000	\$ 28,790	\$ 38,790	\$ 40,000
Amenity Repairs & Maintenance	\$ 15,000	\$ 2,598	\$ 5,196	\$ 7,794	\$ 20,000
Amenity Management	\$ 15,000	\$ 5,000	\$ 10,000	\$ 15,000	\$ 15,750
Holiday Lights	\$ 15,000	\$ 8,100	\$ -	\$ 8,100	\$ 15,000
Contingency	\$ 10,000	\$ 600	\$ 5,000	\$ 5,600	\$ 10,000
Subtotal Amenity Expenses	\$ 217,290	\$ 56,140	\$ 108,670	\$ 164,809	\$ 227,523
Total Operations & Maintenance	\$ 755,146	\$ 197,368	\$ 398,813	\$ 596,181	\$ 737,979
<i>Other Financing Sources & Uses</i>					
Capital Reserves	\$ 24,330	\$ -	\$ 24,330	\$ 24,330	\$ 38,599
Total Other Expenses	\$ 24,330	\$ -	\$ 24,330	\$ 24,330	\$ 38,599
Total Expenditures	\$ 963,855	\$ 246,647	\$ 524,274	\$ 772,421	\$ 963,855
Excess Revenues/(Expenditures)	\$ -	\$ 675,625	\$ (464,436)	\$ 209,688	\$ -

Net Assessments	\$ 963,855
Add: Discounts & Collections 7%	\$72,548
Gross Assessments	<u>\$1,036,403</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted - Single Family	1013.00	1013	1.00	\$743,628.84	\$734.09	\$789.34
Platted - Chateau at Astoria	174.00	232	0.75	\$127,730.92	\$550.56	\$592.00
Platted - Pine Tree Trail	126.00	168	0.75	\$92,494.80	\$550.56	\$592.00
Total ERU's	1313.00	1413		\$963,854.55		

FY2027 Gross	FY2026 Gross	Increase/ (Decrease)
\$789.34	\$ 789.34	\$ -
\$592.00	\$ 592.00	\$ -
\$592.00	\$ 592.00	\$ -

Astoria
Community Development District
GENERAL FUND BUDGET

REVENUES:

Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks

Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District has contracted to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District contracted with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020, Series 2021 (Area 2 and North Parcel), Series 2023 and Series 2024 bonds.

Astoria
Community Development District
GENERAL FUND BUDGET

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2020, Series 2021 (Area 2 and North Parcel), Series 2023 and Series 2024 bond series.

Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreements for the various bond issue(s).

Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2020, Series 2021 (Area 2 and North Parcel), Series 2023 and Series 2024 bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Astoria
Community Development District
GENERAL FUND BUDGET

Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Services

Property Insurance

The District's property insurance coverages.

Field Management

Represents the costs of contract services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Lake Maintenance

Represents monthly aquatic management services for inspection and treatment of lakes throughout the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Astonia
Community Development District
GENERAL FUND BUDGET

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Reserve Study

The District will conduct a Reserve Study used to identify major common area components and forecast the necessary funding for their repair or replacement.

Amenity Expenses

Amenity - Electric

Represents electric charges for the District's amenity facilities.

Amenity - Water

Represents water charges for the District's amenity facilities.

Internet

Internet service for use at the Amenity Center.

Pest Control

Represents pest control treatments to its amenity facilities.

Janitorial Services

Represents the costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the cost of contracting a monthly security service for the District's amenity facilities.

Astoria
Community Development District
GENERAL FUND BUDGET

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool.

Amenity Repairs & Maintenance

Represents the costs for repairs and maintenance of the District's amenity facilities.

Amenity Management

Provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Holiday Lights

Represents the cost of adding holiday lighting to the district's amenities annually.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Expenses:

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Astoria
Community Development District
Proposed Budget
Capital Reserve

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Carry Forward Surplus	\$ 183,674	\$ 184,203	\$ -	\$ 184,203	\$ 215,153
Interest	\$ 3,000	\$ 2,207	\$ 4,413	\$ 6,620	\$ 3,000
Total Revenues	\$ 186,674	\$ 186,410	\$ 4,413	\$ 190,823	\$ 218,153
Expenditures					
Contingency	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Total Expenditures	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
<i>Other Financing Sources & Uses</i>					
Transfer In/(Out)	\$ 24,330	\$ -	\$ 24,330	\$ 24,330	\$ 38,599
Total Other Sources/(Uses)	\$ 24,330	\$ -	\$ 24,330	\$ 24,330	\$ 38,599
Excess Revenues/(Expenditures)	\$ 210,004	\$ 186,410	\$ 28,743	\$ 215,153	\$ 255,752

Astonia

Community Development District

Proposed Budget Debt Service Fund Series 2020

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - On Roll	\$ 220,403	\$ 205,938	\$ 14,465	\$ 220,403	\$ 220,403
Interest Income	\$ 4,000	\$ 2,062	\$ 4,124	\$ 6,186	\$ 3,000
Carry Forward Surplus	\$ 97,991	\$ 95,967	\$ -	\$ 95,967	\$ 115,185
Total Revenues	\$ 322,394	\$ 303,967	\$ 18,589	\$ 322,556	\$ 338,588
Expenses					
Interest- 11/01	\$ 68,256	\$ 68,256	\$ -	\$ 68,256	\$ 66,906
Principal - 05/01	\$ 80,000	\$ -	\$ 80,000	\$ 80,000	\$ 85,000
Interest - 05/01	\$ 68,256	\$ -	\$ 68,256	\$ 68,256	\$ 66,906
Total Expenditures	\$ 216,513	\$ 68,256	\$ 148,256	\$ 216,513	\$ 218,813
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ 9,142	\$ -	\$ 9,142	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 9,142	\$ -	\$ 9,142	\$ -
Excess Revenues/(Expenditures)	\$ 105,881	\$ 244,852	\$ (129,667)	\$ 115,185	\$ 119,776

Series 2020	
Interest - 11/01	\$65,472
Total	\$65,472

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Single Family - 40'	58.40	73	0.80	\$72,967.89	\$1,000	\$1,075
Single Family - 50'	118.00	118	1.00	\$147,435.11	\$1,249	\$1,343
Total ERU's	176.40	191		\$220,403.00		

Astoria
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	\$ 3,400,000.00	\$ -	\$ 66,906.25	\$ 215,162.50
05/01/27	\$ 3,400,000.00	\$ 85,000.00	\$ 66,906.25	
11/01/27	\$ 3,315,000.00	\$ -	\$ 65,471.88	\$ 217,378.13
05/01/28	\$ 3,315,000.00	\$ 85,000.00	\$ 65,471.88	
11/01/28	\$ 3,230,000.00	\$ -	\$ 64,037.50	\$ 214,509.38
05/01/29	\$ 3,230,000.00	\$ 90,000.00	\$ 64,037.50	
11/01/29	\$ 3,140,000.00	\$ -	\$ 62,518.75	\$ 216,556.25
05/01/30	\$ 3,140,000.00	\$ 90,000.00	\$ 62,518.75	
11/01/30	\$ 3,050,000.00	\$ -	\$ 61,000.00	\$ 213,518.75
05/01/31	\$ 3,050,000.00	\$ 95,000.00	\$ 61,000.00	
11/01/31	\$ 2,955,000.00	\$ -	\$ 59,100.00	\$ 215,100.00
05/01/32	\$ 2,955,000.00	\$ 100,000.00	\$ 59,100.00	
11/01/32	\$ 2,855,000.00	\$ -	\$ 57,100.00	\$ 216,200.00
05/01/33	\$ 2,855,000.00	\$ 105,000.00	\$ 57,100.00	
11/01/33	\$ 2,750,000.00	\$ -	\$ 55,000.00	\$ 217,100.00
05/01/34	\$ 2,750,000.00	\$ 105,000.00	\$ 55,000.00	
11/01/34	\$ 2,645,000.00	\$ -	\$ 52,900.00	\$ 212,900.00
05/01/35	\$ 2,645,000.00	\$ 110,000.00	\$ 52,900.00	
11/01/35	\$ 2,535,000.00	\$ -	\$ 50,700.00	\$ 213,600.00

Astonia
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/36	\$ 2,535,000.00	\$ 115,000.00	\$ 50,700.00	
11/01/36	\$ 2,420,000.00	\$ -	\$ 48,400.00	\$ 214,100.00
05/01/37	\$ 2,420,000.00	\$ 120,000.00	\$ 48,400.00	
11/01/37	\$ 2,300,000.00	\$ -	\$ 46,000.00	\$ 214,400.00
05/01/38	\$ 2,300,000.00	\$ 125,000.00	\$ 46,000.00	
11/01/38	\$ 2,175,000.00	\$ -	\$ 43,500.00	\$ 214,500.00
05/01/39	\$ 2,175,000.00	\$ 130,000.00	\$ 43,500.00	
11/01/39	\$ 2,045,000.00	\$ -	\$ 40,900.00	\$ 214,400.00
05/01/40	\$ 2,045,000.00	\$ 135,000.00	\$ 40,900.00	
11/01/40	\$ 1,910,000.00	\$ -	\$ 38,200.00	\$ 214,100.00
05/01/41	\$ 1,910,000.00	\$ 140,000.00	\$ 38,200.00	
11/01/41	\$ 1,770,000.00	\$ -	\$ 35,400.00	\$ 213,600.00
05/01/42	\$ 1,770,000.00	\$ 145,000.00	\$ 35,400.00	
11/01/42	\$ 1,625,000.00	\$ -	\$ 32,500.00	\$ 212,900.00
05/01/43	\$ 1,625,000.00	\$ 155,000.00	\$ 32,500.00	
11/01/43	\$ 1,470,000.00	\$ -	\$ 29,400.00	\$ 216,900.00
05/01/44	\$ 1,470,000.00	\$ 160,000.00	\$ 29,400.00	
11/01/44	\$ 1,310,000.00	\$ -	\$ 26,200.00	\$ 215,600.00
05/01/45	\$ 1,310,000.00	\$ 165,000.00	\$ 26,200.00	
11/01/45	\$ 1,145,000.00	\$ -	\$ 22,900.00	\$ 214,100.00
05/01/46	\$ 1,145,000.00	\$ 175,000.00	\$ 22,900.00	
11/01/46	\$ 970,000.00	\$ -	\$ 19,400.00	\$ 217,300.00
05/01/47	\$ 970,000.00	\$ 180,000.00	\$ 19,400.00	
11/01/47	\$ 790,000.00	\$ -	\$ 15,800.00	\$ 215,200.00
05/01/48	\$ 790,000.00	\$ 185,000.00	\$ 15,800.00	\$ -
11/01/48	\$ 605,000.00	\$ -	\$ 12,100.00	\$ 212,900.00
05/01/49	\$ 605,000.00	\$ 195,000.00	\$ 12,100.00	\$ -
11/01/49	\$ 410,000.00	\$ -	\$ 8,200.00	\$ 215,300.00
05/01/50	\$ 410,000.00	\$ 200,000.00	\$ 8,200.00	\$ -
11/01/50	\$ 210,000.00	\$ -	\$ 4,200.00	\$ 212,400.00
05/01/51	\$ 210,000.00	\$ 210,000.00	\$ 4,200.00	\$ 214,200.00
		\$ 3,400,000.00	\$ 2,035,668.75	\$ 5,583,925.00

Astonia

Community Development District

Proposed Budget Debt Service Fund Series 2021

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 558,500	\$ 527,884	\$ 30,616	\$ 558,500	\$ 558,500
Interest Income	\$ 10,000	\$ 5,800	\$ 5,000	\$ 10,800	\$ 8,000
Carry Forward Surplus	\$ 285,863	\$ 285,705	\$ -	\$ 285,705	\$ 297,435
Total Revenues	\$ 854,363	\$ 819,390	\$ 35,616	\$ 855,005	\$ 863,935
Expenses					
Interest- 11/01	\$ 168,785	\$ 168,785	\$ -	\$ 168,785	\$ 166,035
Principal - 05/01	\$ 220,000	\$ -	\$ 220,000	\$ 220,000	\$ 225,000
Interest - 05/01	\$ 168,785	\$ -	\$ 168,785	\$ 168,785	\$ 166,035
Total Expenditures	\$ 557,570	\$ 168,785	\$ 388,785	\$ 557,570	\$ 557,070
Excess Revenues/(Expenditures)	\$ 296,793	\$ 650,605	\$ (353,169)	\$ 297,435	\$ 306,865

*Carry forward less amount in Reserve funds.

Series 2021	
Interest - 11/01	<u>\$162,660</u>
Total	<u><u>\$162,660</u></u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Single Family - 40'	172.80	216	0.80	\$216,000.00	\$1,000	\$1,075
Single Family - 50'	274.00	274	1.00	\$342,500.00	\$1,250	\$1,344
Total ERU's	446.80	490		\$558,500.00		

Astonia
Community Development District
Series 2021 Special Assessment Bonds Area 2
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	\$ 9,215,000.00	\$ -	\$ 166,035.00	\$ 554,820.00
05/01/27	\$ 9,215,000.00	\$ 225,000.00	\$ 166,035.00	
11/01/27	\$ 8,990,000.00	\$ -	\$ 162,660.00	\$ 553,695.00
05/01/28	\$ 8,990,000.00	\$ 235,000.00	\$ 162,660.00	
11/01/28	\$ 8,755,000.00	\$ -	\$ 159,135.00	\$ 556,795.00
05/01/29	\$ 8,755,000.00	\$ 240,000.00	\$ 159,135.00	
11/01/29	\$ 8,515,000.00	\$ -	\$ 155,535.00	\$ 554,670.00
05/01/30	\$ 8,515,000.00	\$ 250,000.00	\$ 155,535.00	
11/01/30	\$ 8,265,000.00	\$ -	\$ 151,785.00	\$ 557,320.00
05/01/31	\$ 8,265,000.00	\$ 255,000.00	\$ 151,785.00	
11/01/31	\$ 8,010,000.00	\$ -	\$ 147,960.00	\$ 554,745.00
05/01/32	\$ 8,010,000.00	\$ 265,000.00	\$ 147,960.00	
11/01/32	\$ 7,745,000.00	\$ -	\$ 143,720.00	\$ 556,680.00
05/01/33	\$ 7,745,000.00	\$ 275,000.00	\$ 143,720.00	
11/01/33	\$ 7,470,000.00	\$ -	\$ 139,320.00	\$ 558,040.00
05/01/34	\$ 7,470,000.00	\$ 280,000.00	\$ 139,320.00	
11/01/34	\$ 7,190,000.00	\$ -	\$ 134,840.00	\$ 554,160.00
05/01/35	\$ 7,190,000.00	\$ 290,000.00	\$ 134,840.00	
11/01/35	\$ 6,900,000.00	\$ -	\$ 130,200.00	\$ 555,040.00

Astoria
Community Development District
Series 2021 Special Assessment Bonds Area 2
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/36	\$ 6,900,000.00	\$ 300,000.00	\$ 130,200.00	
11/01/36	\$ 6,600,000.00	\$ -	\$ 125,400.00	\$ 555,600.00
05/01/37	\$ 6,600,000.00	\$ 310,000.00	\$ 125,400.00	
11/01/37	\$ 6,290,000.00	\$ -	\$ 120,440.00	\$ 555,840.00
05/01/38	\$ 6,290,000.00	\$ 320,000.00	\$ 120,440.00	
11/01/38	\$ 5,970,000.00	\$ -	\$ 115,320.00	\$ 555,760.00
05/01/39	\$ 5,970,000.00	\$ 330,000.00	\$ 115,320.00	
11/01/39	\$ 5,640,000.00	\$ -	\$ 110,040.00	\$ 555,360.00
05/01/40	\$ 5,640,000.00	\$ 340,000.00	\$ 110,040.00	
11/01/40	\$ 5,300,000.00	\$ -	\$ 104,600.00	\$ 554,640.00
05/01/41	\$ 5,300,000.00	\$ 350,000.00	\$ 104,600.00	
11/01/41	\$ 4,950,000.00	\$ -	\$ 99,000.00	\$ 553,600.00
05/01/42	\$ 4,950,000.00	\$ 365,000.00	\$ 99,000.00	
11/01/42	\$ 4,585,000.00	\$ -	\$ 91,700.00	\$ 555,700.00
05/01/43	\$ 4,585,000.00	\$ 380,000.00	\$ 91,700.00	
11/01/43	\$ 4,205,000.00	\$ -	\$ 84,100.00	\$ 555,800.00
05/01/44	\$ 4,205,000.00	\$ 395,000.00	\$ 84,100.00	
11/01/44	\$ 3,810,000.00	\$ -	\$ 76,200.00	\$ 555,300.00
05/01/45	\$ 3,810,000.00	\$ 410,000.00	\$ 76,200.00	
11/01/45	\$ 3,400,000.00	\$ -	\$ 68,000.00	\$ 554,200.00
05/01/46	\$ 3,400,000.00	\$ 430,000.00	\$ 68,000.00	
11/01/46	\$ 2,970,000.00	\$ -	\$ 59,400.00	\$ 557,400.00
05/01/47	\$ 2,970,000.00	\$ 445,000.00	\$ 59,400.00	
11/01/47	\$ 2,525,000.00	\$ -	\$ 50,500.00	\$ 554,900.00
05/01/48	\$ 2,525,000.00	\$ 465,000.00	\$ 50,500.00	\$ -
11/01/48	\$ 2,060,000.00	\$ -	\$ 41,200.00	\$ 556,700.00
05/01/49	\$ 2,060,000.00	\$ 485,000.00	\$ 41,200.00	\$ -
11/01/49	\$ 1,575,000.00	\$ -	\$ 31,500.00	\$ 557,700.00
05/01/50	\$ 1,575,000.00	\$ 505,000.00	\$ 31,500.00	\$ -
11/01/50	\$ 1,070,000.00	\$ -	\$ 21,400.00	\$ 557,900.00
05/01/51	\$ 1,070,000.00	\$ 525,000.00	\$ 21,400.00	
11/01/51	\$ 545,000.00	\$ -	\$ 10,900.00	\$ 557,300.00
05/01/52	\$ 545,000.00	\$ 545,000.00	\$ 10,900.00	\$ 555,900.00
		\$ 9,215,000.00	\$ 5,401,780.00	\$ 15,005,565.00

Astonia

Community Development District

Proposed Budget Debt Service Fund Series 2021 North Parcel

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 395,460	\$ 373,782	\$ 21,678	\$ 395,460	\$ 395,460
Interest Income	\$ 5,000	\$ 3,992	\$ 4,000	\$ 7,992	\$ 5,000
Carry Forward Surplus	\$ 190,028	\$ 190,779	\$ -	\$ 190,779	\$ 196,796
Total Revenues	\$ 590,488	\$ 568,553	\$ 25,678	\$ 594,231	\$ 597,256
Expenses					
Interest- 11/01	\$ 116,218	\$ 116,218	\$ -	\$ 116,218	\$ 114,155
Principal - 05/01	\$ 165,000	\$ -	\$ 165,000	\$ 165,000	\$ 165,000
Interest - 05/01	\$ 116,218	\$ -	\$ 116,218	\$ 116,218	\$ 114,155
Total Expenditures	\$ 397,435	\$ 116,218	\$ 281,218	\$ 397,435	\$ 393,310
Excess Revenues/(Expenditures)	\$ 193,053	\$ 452,335	\$ (255,539)	\$ 196,796	\$ 203,946

Series 2021	
Interest - 11/01	<u>\$111,680</u>
Total	<u><u>\$111,680</u></u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Single Family - 40'	111.20	139	0.80	\$144,560.00	\$1,040	\$1,118
Single Family - 50'	193.00	193	1.00	\$250,900.00	\$1,300	\$1,398
Total ERU's	304.20	332		\$395,460.00		

Astonia
Community Development District
Series 2021 Special Assessment Bonds North Parcel
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/26	\$ 6,380,000.00	\$ -	\$ 114,155.00	\$ 395,372.50
05/01/27	\$ 6,380,000.00	\$ 165,000.00	\$ 114,155.00	
11/01/27	\$ 6,215,000.00	\$ -	\$ 111,680.00	\$ 390,835.00
05/01/28	\$ 6,215,000.00	\$ 170,000.00	\$ 111,680.00	
11/01/28	\$ 6,045,000.00	\$ -	\$ 109,130.00	\$ 390,810.00
05/01/29	\$ 6,045,000.00	\$ 175,000.00	\$ 109,130.00	
11/01/29	\$ 5,870,000.00	\$ -	\$ 106,505.00	\$ 390,635.00
05/01/30	\$ 5,870,000.00	\$ 185,000.00	\$ 106,505.00	
11/01/30	\$ 5,685,000.00	\$ -	\$ 103,730.00	\$ 395,235.00
05/01/31	\$ 5,685,000.00	\$ 190,000.00	\$ 103,730.00	
11/01/31	\$ 5,495,000.00	\$ -	\$ 100,880.00	\$ 394,610.00
05/01/32	\$ 5,495,000.00	\$ 195,000.00	\$ 100,880.00	
11/01/32	\$ 5,300,000.00	\$ -	\$ 97,760.00	\$ 393,640.00
05/01/33	\$ 5,300,000.00	\$ 200,000.00	\$ 97,760.00	
11/01/33	\$ 5,100,000.00	\$ -	\$ 94,560.00	\$ 392,320.00
05/01/34	\$ 5,100,000.00	\$ 205,000.00	\$ 94,560.00	
11/01/34	\$ 4,895,000.00	\$ -	\$ 91,280.00	\$ 390,840.00
05/01/35	\$ 4,895,000.00	\$ 215,000.00	\$ 91,280.00	
11/01/35	\$ 4,680,000.00	\$ -	\$ 87,840.00	\$ 394,120.00
05/01/36	\$ 4,680,000.00	\$ 220,000.00	\$ 87,840.00	
11/01/36	\$ 4,460,000.00	\$ -	\$ 84,320.00	\$ 392,160.00
05/01/37	\$ 4,460,000.00	\$ 230,000.00	\$ 84,320.00	
11/01/37	\$ 4,230,000.00	\$ -	\$ 80,640.00	\$ 394,960.00
05/01/38	\$ 4,230,000.00	\$ 235,000.00	\$ 80,640.00	
11/01/38	\$ 3,995,000.00	\$ -	\$ 76,880.00	\$ 392,520.00
05/01/39	\$ 3,995,000.00	\$ 245,000.00	\$ 76,880.00	
11/01/39	\$ 3,750,000.00	\$ -	\$ 72,960.00	\$ 394,840.00
05/01/40	\$ 3,750,000.00	\$ 250,000.00	\$ 72,960.00	
11/01/40	\$ 3,500,000.00	\$ -	\$ 68,960.00	\$ 391,920.00
05/01/41	\$ 3,500,000.00	\$ 260,000.00	\$ 68,960.00	
11/01/41	\$ 3,240,000.00	\$ -	\$ 64,800.00	\$ 393,760.00
05/01/42	\$ 3,240,000.00	\$ 270,000.00	\$ 64,800.00	
11/01/42	\$ 2,970,000.00	\$ -	\$ 59,400.00	\$ 394,200.00
05/01/43	\$ 2,970,000.00	\$ 280,000.00	\$ 59,400.00	
11/01/43	\$ 2,690,000.00	\$ -	\$ 53,800.00	\$ 393,200.00
05/01/44	\$ 2,690,000.00	\$ 290,000.00	\$ 53,800.00	
11/01/44	\$ 2,400,000.00	\$ -	\$ 48,000.00	\$ 391,800.00
05/01/45	\$ 2,400,000.00	\$ 305,000.00	\$ 48,000.00	
11/01/45	\$ 2,095,000.00	\$ -	\$ 41,900.00	\$ 394,900.00
05/01/46	\$ 2,095,000.00	\$ 315,000.00	\$ 41,900.00	
11/01/46	\$ 1,780,000.00	\$ -	\$ 35,600.00	\$ 392,500.00
05/01/47	\$ 1,780,000.00	\$ 330,000.00	\$ 35,600.00	
11/01/47	\$ 1,450,000.00	\$ -	\$ 29,000.00	\$ 394,600.00
05/01/48	\$ 1,450,000.00	\$ 340,000.00	\$ 29,000.00	\$ -
11/01/48	\$ 1,110,000.00	\$ -	\$ 22,200.00	\$ 391,200.00
05/01/49	\$ 1,110,000.00	\$ 355,000.00	\$ 22,200.00	\$ -
11/01/49	\$ 755,000.00	\$ -	\$ 15,100.00	\$ 392,300.00
05/01/50	\$ 755,000.00	\$ 370,000.00	\$ 15,100.00	\$ -
11/01/50	\$ 385,000.00	\$ -	\$ 7,700.00	\$ 392,800.00
05/01/51	\$ 385,000.00	\$ 385,000.00	\$ 7,700.00	\$ 392,700.00
		\$ 6,380,000.00	\$ 3,557,560.00	\$ 10,218,777.50

Astonia

Community Development District

Proposed Budget Debt Service Fund Series 2023

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	\$ 278,389	\$ 263,128	\$ 15,261	\$ 278,389	\$ 278,389
Interest Income	\$ 5,000	\$ 1,907	\$ 3,000	\$ 4,907	\$ 3,000
Carry Forward Surplus	\$ 143,836	\$ 143,641	\$ -	\$ 143,641	\$ 147,455
Total Revenues	\$ 427,225	\$ 408,676	\$ 18,261	\$ 426,936	\$ 428,844
Expenses					
Interest- 12/15	\$ 104,741	\$ 104,741	\$ -	\$ 104,741	\$ 103,218
Principal - 06/15	\$ 70,000	\$ -	\$ 70,000	\$ 70,000	\$ 70,000
Interest - 06/15	\$ 104,741	\$ -	\$ 104,741	\$ 104,741	\$ 103,218
Total Expenditures	\$ 279,481	\$ 104,741	\$ 174,741	\$ 279,481	\$ 276,436
Excess Revenues/(Expenditures)	\$ 147,744	\$ 303,935	\$ (156,480)	\$ 147,455	\$ 152,408

*Carry forward less amount in Reserve funds.

Series 2023	
Interest - 11/01	\$101,696
Total	\$101,696

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Town Home	174.00	232	0.75	\$278,388.66	\$1,200	\$1,290
Total ERU's	174.00	232		\$278,388.66		

Astoria
Community Development District
Series 2023 Special Assessment Bonds Area 3
Amortization Schedule

Date	Balance	Principal	Interest	Total
12/15/26	\$ 3,970,000.00	\$ -	\$ 103,218.13	\$ 277,958.75
06/15/27	\$ 3,970,000.00	\$ 70,000.00	\$ 103,218.13	
12/15/27	\$ 3,900,000.00	\$ -	\$ 101,695.63	\$ 274,913.75
06/15/28	\$ 3,900,000.00	\$ 75,000.00	\$ 101,695.63	
12/15/28	\$ 3,825,000.00	\$ -	\$ 100,064.38	\$ 276,760.00
06/15/29	\$ 3,825,000.00	\$ 80,000.00	\$ 100,064.38	
12/15/29	\$ 3,745,000.00	\$ -	\$ 98,324.38	\$ 278,388.75
06/15/30	\$ 3,745,000.00	\$ 80,000.00	\$ 98,324.38	
12/15/30	\$ 3,665,000.00	\$ -	\$ 96,584.38	\$ 274,908.75
06/15/31	\$ 3,665,000.00	\$ 85,000.00	\$ 96,584.38	
12/15/31	\$ 3,580,000.00	\$ -	\$ 94,406.25	\$ 275,990.63
06/15/32	\$ 3,580,000.00	\$ 90,000.00	\$ 94,406.25	
12/15/32	\$ 3,490,000.00	\$ -	\$ 92,100.00	\$ 276,506.25
06/15/33	\$ 3,490,000.00	\$ 95,000.00	\$ 92,100.00	
12/15/33	\$ 3,395,000.00	\$ -	\$ 89,665.63	\$ 276,765.63
06/15/34	\$ 3,395,000.00	\$ 100,000.00	\$ 89,665.63	
12/15/34	\$ 3,295,000.00	\$ -	\$ 87,103.13	\$ 276,768.75
06/15/35	\$ 3,295,000.00	\$ 105,000.00	\$ 87,103.13	
12/15/35	\$ 3,190,000.00	\$ -	\$ 84,412.50	\$ 276,515.63
06/15/36	\$ 3,190,000.00	\$ 110,000.00	\$ 84,412.50	
12/15/36	\$ 3,080,000.00	\$ -	\$ 81,593.75	\$ 276,006.25
06/15/37	\$ 3,080,000.00	\$ 115,000.00	\$ 81,593.75	
12/15/37	\$ 2,965,000.00	\$ -	\$ 78,646.88	\$ 275,240.63
06/15/38	\$ 2,965,000.00	\$ 120,000.00	\$ 78,646.88	
12/15/38	\$ 2,845,000.00	\$ -	\$ 75,571.88	\$ 274,218.75
06/15/39	\$ 2,845,000.00	\$ 130,000.00	\$ 75,571.88	
12/15/39	\$ 2,715,000.00	\$ -	\$ 72,240.63	\$ 277,812.50
06/15/40	\$ 2,715,000.00	\$ 135,000.00	\$ 72,240.63	
12/15/40	\$ 2,580,000.00	\$ -	\$ 68,781.25	\$ 276,021.88
06/15/41	\$ 2,580,000.00	\$ 140,000.00	\$ 68,781.25	
12/15/41	\$ 2,440,000.00	\$ -	\$ 65,193.75	\$ 273,975.00
06/15/42	\$ 2,440,000.00	\$ 150,000.00	\$ 65,193.75	
12/15/42	\$ 2,290,000.00	\$ -	\$ 61,350.00	\$ 276,543.75
06/15/43	\$ 2,290,000.00	\$ 155,000.00	\$ 61,350.00	
12/15/43	\$ 2,135,000.00	\$ -	\$ 57,378.13	\$ 273,728.13
06/15/44	\$ 2,135,000.00	\$ 165,000.00	\$ 57,378.13	
12/15/44	\$ 1,970,000.00	\$ -	\$ 52,943.75	\$ 275,321.88
06/15/45	\$ 1,970,000.00	\$ 175,000.00	\$ 52,943.75	
12/15/45	\$ 1,795,000.00	\$ -	\$ 48,240.63	\$ 276,184.38
06/15/46	\$ 1,795,000.00	\$ 185,000.00	\$ 48,240.63	
12/15/46	\$ 1,610,000.00	\$ -	\$ 43,268.75	\$ 276,509.38
06/15/47	\$ 1,610,000.00	\$ 195,000.00	\$ 43,268.75	
12/15/47	\$ 1,415,000.00	\$ -	\$ 38,028.13	\$ 276,296.88
06/15/48	\$ 1,415,000.00	\$ 205,000.00	\$ 38,028.13	
12/15/48	\$ 1,210,000.00	\$ -	\$ 32,518.75	\$ 275,546.88
06/15/49	\$ 1,210,000.00	\$ 215,000.00	\$ 32,518.75	
12/15/49	\$ 995,000.00	\$ -	\$ 26,740.63	\$ 274,259.38
06/15/50	\$ 995,000.00	\$ 230,000.00	\$ 26,740.63	\$ -
12/15/50	\$ 765,000.00	\$ -	\$ 20,559.38	\$ 277,300.00
06/15/51	\$ 765,000.00	\$ 240,000.00	\$ 20,559.38	\$ -
12/15/51	\$ 525,000.00	\$ -	\$ 14,109.38	\$ 274,668.75
06/15/52	\$ 525,000.00	\$ 255,000.00	\$ 14,109.38	\$ -
12/15/52	\$ 270,000.00	\$ -	\$ 7,256.25	\$ 276,365.63
06/15/53	\$ 270,000.00	\$ 270,000.00	\$ 7,256.25	\$ 277,256.25
		\$ 3,970,000.00	\$ 3,583,992.50	\$ 7,728,733.13

Astonia

Community Development District

Proposed Budget Debt Service Fund Series 2024

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	\$ 251,983	\$ 238,169	\$ 13,813	\$ 251,983	\$ 251,983
Interest Income	\$ 5,000	\$ 3,628	\$ 4,000	\$ 7,628	\$ 5,000
Carry Forward Surplus*	\$ 125,828	\$ 120,400	\$ -	\$ 120,400	\$ 129,095
Total Revenues	\$ 382,810	\$ 362,198	\$ 17,813	\$ 380,011	\$ 386,077
Expenses					
Interest- 11/01	\$ 97,958	\$ 97,958	\$ -	\$ 97,958	\$ 96,721
Principal - 05/01	\$ 55,000	\$ -	\$ 55,000	\$ 55,000	\$ 55,000
Interest - 05/01	\$ 97,958	\$ -	\$ 97,958	\$ 97,958	\$ 96,721
Total Expenditures	\$ 250,916	\$ 97,958	\$ 152,958	\$ 250,916	\$ 248,441
Excess Revenues/(Expenditures)	\$ 131,894	\$ 264,239	\$ (135,145)	\$ 129,095	\$ 137,636

*Carry forward less amount in Reserve funds.

Series 2024	
Interest - 11/01	<u>\$95,483</u>
Total	<u><u>\$95,483</u></u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Town Home	126	168	0.75	\$251,982.50	\$1,500	\$1,613
Total ERU's	126.00	168		\$251,982.50		

Astoria
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	\$ 3,535,000.00	\$ -	\$ 96,720.63	\$ 249,678.75
05/01/27	\$ 3,535,000.00	\$ 55,000.00	\$ 96,720.63	
11/01/27	\$ 3,480,000.00	\$ -	\$ 95,483.13	\$ 247,203.75
05/01/28	\$ 3,480,000.00	\$ 60,000.00	\$ 95,483.13	
11/01/28	\$ 3,420,000.00	\$ -	\$ 94,133.13	\$ 249,616.25
05/01/29	\$ 3,420,000.00	\$ 65,000.00	\$ 94,133.13	
11/01/29	\$ 3,355,000.00	\$ -	\$ 92,670.63	\$ 251,803.75
05/01/30	\$ 3,355,000.00	\$ 65,000.00	\$ 92,670.63	
11/01/30	\$ 3,290,000.00	\$ -	\$ 91,208.13	\$ 248,878.75
05/01/31	\$ 3,290,000.00	\$ 70,000.00	\$ 91,208.13	
11/01/31	\$ 3,220,000.00	\$ -	\$ 89,633.13	\$ 250,841.25
05/01/32	\$ 3,220,000.00	\$ 70,000.00	\$ 89,633.13	
11/01/32	\$ 3,150,000.00	\$ -	\$ 87,751.88	\$ 247,385.00
05/01/33	\$ 3,150,000.00	\$ 75,000.00	\$ 87,751.88	
11/01/33	\$ 3,075,000.00	\$ -	\$ 85,736.25	\$ 248,488.13
05/01/34	\$ 3,075,000.00	\$ 80,000.00	\$ 85,736.25	
11/01/34	\$ 2,995,000.00	\$ -	\$ 83,586.25	\$ 249,322.50
05/01/35	\$ 2,995,000.00	\$ 85,000.00	\$ 83,586.25	
11/01/35	\$ 2,910,000.00	\$ -	\$ 81,301.88	\$ 249,888.13

Astonia
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/36	\$ 2,910,000.00	\$ 90,000.00	\$ 81,301.88	
11/01/36	\$ 2,820,000.00	\$ -	\$ 78,883.13	\$ 250,185.00
05/01/37	\$ 2,820,000.00	\$ 95,000.00	\$ 78,883.13	
11/01/37	\$ 2,725,000.00	\$ -	\$ 76,330.00	\$ 250,213.13
05/01/38	\$ 2,725,000.00	\$ 100,000.00	\$ 76,330.00	
11/01/38	\$ 2,625,000.00	\$ -	\$ 73,642.50	\$ 249,972.50
05/01/39	\$ 2,625,000.00	\$ 105,000.00	\$ 73,642.50	
11/01/39	\$ 2,520,000.00	\$ -	\$ 70,820.63	\$ 249,463.13
05/01/40	\$ 2,520,000.00	\$ 110,000.00	\$ 70,820.63	
11/01/40	\$ 2,410,000.00	\$ -	\$ 67,864.38	\$ 248,685.00
05/01/41	\$ 2,410,000.00	\$ 115,000.00	\$ 67,864.38	
11/01/41	\$ 2,295,000.00	\$ -	\$ 64,773.75	\$ 247,638.13
05/01/42	\$ 2,295,000.00	\$ 125,000.00	\$ 64,773.75	
11/01/42	\$ 2,170,000.00	\$ -	\$ 61,414.38	\$ 251,188.13
05/01/43	\$ 2,170,000.00	\$ 130,000.00	\$ 61,414.38	
11/01/43	\$ 2,040,000.00	\$ -	\$ 57,920.63	\$ 249,335.00
05/01/44	\$ 2,040,000.00	\$ 135,000.00	\$ 57,920.63	
11/01/44	\$ 1,905,000.00	\$ -	\$ 54,292.50	\$ 247,213.13
05/01/45	\$ 1,905,000.00	\$ 145,000.00	\$ 54,292.50	
11/01/45	\$ 1,760,000.00	\$ -	\$ 50,160.00	\$ 249,452.50
05/01/46	\$ 1,760,000.00	\$ 155,000.00	\$ 50,160.00	
11/01/46	\$ 1,605,000.00	\$ -	\$ 45,742.50	\$ 250,902.50
05/01/47	\$ 1,605,000.00	\$ 165,000.00	\$ 45,742.50	
11/01/47	\$ 1,440,000.00	\$ -	\$ 41,040.00	\$ 251,782.50
05/01/48	\$ 1,440,000.00	\$ 170,000.00	\$ 41,040.00	
11/01/48	\$ 1,270,000.00	\$ -	\$ 36,195.00	\$ 247,235.00
05/01/49	\$ 1,270,000.00	\$ 180,000.00	\$ 36,195.00	
11/01/49	\$ 1,090,000.00	\$ -	\$ 31,065.00	\$ 247,260.00
05/01/50	\$ 1,090,000.00	\$ 195,000.00	\$ 31,065.00	
11/01/50	\$ 895,000.00	\$ -	\$ 25,507.50	\$ 251,572.50
05/01/51	\$ 895,000.00	\$ 205,000.00	\$ 25,507.50	
11/01/51	\$ 690,000.00	\$ -	\$ 19,665.00	\$ 250,172.50
05/01/52	\$ 690,000.00	\$ 215,000.00	\$ 19,665.00	
11/01/52	\$ 475,000.00	\$ -	\$ 13,537.50	\$ 248,202.50
05/01/53	\$ 475,000.00	\$ 230,000.00	\$ 13,537.50	
11/01/53	\$ 245,000.00	\$ -	\$ 6,982.50	\$ 250,520.00
05/01/54	\$ 245,000.00	\$ 245,000.00	\$ 6,982.50	\$ 251,982.50
		\$ 3,535,000.00	\$ 3,548,123.75	\$ 7,236,081.88

SECTION 5

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES AND INSTRUCTING THE POLK COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT’S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the 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 entirely within Polk County, Florida;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Supervisor of Elections for Polk County, Florida (“**Supervisor of Elections**”), to conduct the District’s elections by the qualified electors of the District at the 2026 general election (“**General Election**”).

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

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Vacant	November 2026
2	Gary Hatmaker	November 2028
3	Cody Hatmaker	November 2026
4	Corey Hatmaker	November 2026
5	Halsey Carson	November 2028

2. GENERAL ELECTION SEATS. Seat 1 and Seat 4 with terms expiring in November 2026 are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year. The remaining seat expiring in November 2026, Seat 3, will be filled by landowner election.

3. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. **COMPENSATION.** Each member of the Board is entitled to receive \$200 per meeting for their attendance; up to a maximum of \$4,800 per year.

5. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests that the Supervisor of Elections conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

7. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

8. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

9. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 8th day of April 2026.

ATTEST:

**ASTONIA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: Sample Notice of Qualifying Period

EXHIBIT A
SAMPLE NOTICE OF QUALIFYING PERIOD

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
ASTONIA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Astonia Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.** Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at 250 S. Broadway Ave., Bartow, FL 33830. The Supervisor of elections may be contacted by phone at (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Astonia Community Development District has two (2) seats up for election through the general election process, specifically Seats 1 and 4. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Polk County Supervisor of Elections.

Publish on or before _____, 2026

SECTION 6

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE ASSESSMENT AREA ONE PROJECT IS COMPLETE; DECLARING THE ASSESSMENT AREA ONE PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S ASSESSMENT AREA ONE BONDS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Astonia Community Development District ("**District**") was established by Ordinance No. 2020-002, enacted by the Board of County Commissioners of Polk County, Florida ("**County**"), effective January 7, 2020, as amended by Ordinance No. 2021-023 and Ordinance No. 2022-047, enacted by the County, effective April 6, 2021 and June 21, 2022, respectively (together, "**Ordinance**") for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District adopted Resolutions 2020-27 and 2020-39 on February 13, 2020 and August 12, 2020, respectively, authorizing the issuance of its Astonia Community Development District Special Assessment Bonds, Series 2020 (Assessment Area One Project) ("**Assessment Area One Bonds**"), for the purpose of funding the construction, installation, and acquisition of public infrastructure, improvements, and services; and

WHEREAS, the Assessment Area One Bonds financed a portion of the District's master project infrastructure for Assessment Area One ("**Assessment Area One Project**"), as such is further identified and described in that certain *Astonia Community Development District Engineer's Report for Capital Improvements*, dated February 3, 2020, as supplemented by that *Astonia Community Development District Supplemental Engineer's Report for Capital Improvements*, dated May 14, 2020, which are attached to this Resolution as **Composite Exhibit A** (together, "**Engineer's Report**"); and

WHEREAS, the Engineer's Report estimates capital costs totaling \$5,080,000.00 for the Assessment Area One Project ("**Total Project Costs**"); and

WHEREAS, pursuant to the terms of the *Master Assessment Methodology for Astonia Community Development District*, dated January 9, 2020, as supplemented by the *Supplemental Assessment Methodology – Phase 1*, dated September 3, 2020, attached to this Resolution as **Composite Exhibit B** (together, "**Assessment Methodology**"), the estimated total costs of the Assessment Area One Project to be funded by the sale of bonds and secured by assessments, inclusive of capital costs, financing costs, capitalized interest, reserve funds, original issue discounts, and contingencies totaled approximately \$3,830,000.00; and

WHEREAS, on February 13, 2020, the Board adopted Resolutions 2020-28 and 2020-29, declaring that such Total Project Costs would be defrayed by the imposition of special assessments pursuant to Chapters 170 and 190, *Florida Statutes*, and that such special assessments would be

paid in annual installments commencing in the year in which the special assessments were confirmed; and

WHEREAS, on March 26, 2020, the Board, after notice and public hearing, met as an Equalizing Board pursuant to the provision of Section 170.08, *Florida Statutes*, and adopted Resolution 2020-36, authorizing the projects described therein, equalizing and levying special assessments to defray all or a portion of the Total Project Costs and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes*; and

WHEREAS, the Assessment Area One Project specially benefits the developable acreage in the District as set forth in Resolution 2020-42 and the Assessment Methodology, and it is reasonable, proper, just and right to assess the portion of the costs of the Assessment Area One Project financed with the Assessment Area One Bonds to the specially benefitted properties within the District as set forth in Resolution 2020-42 and this Resolution; and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the Master Trust Indenture dated September 1, 2020 (“**Master Indenture**”), as supplemented by that First Supplemental Trust Indenture dated September 1, 2020 (“**First Supplemental Indenture**” and, together with the Master Indenture, the “**Indenture**”) both by and between the District and U.S. Bank National Association, as Trustee, the District Engineer executed and delivered a Certificate of Completion of the Assessment Area One Project dated March 30, 2026, (“**Engineer’s Certification**”) attached hereto as **Exhibit C**, wherein the District Engineer certified the Assessment Area One Project to be complete; and

WHEREAS, upon receipt of and in reliance upon the Engineer’s Certification evidencing the completion date of the Assessment Area One Project as described above, the Board desires to certify the Assessment Area One Project complete in accordance with the Indenture; and

WHEREAS, the actual costs incurred to complete the Assessment Area One Project exceeded all amounts on deposit in the Assessment Area One Acquisition and Construction Fund within the Acquisition and Construction Fund and the remaining balance in the Assessment Area One Acquisition and Construction Fund is Zero Dollars and Zero Cents (\$0.00).

NOW, THEREFORE, be it resolved by the Board of Supervisors of the Astonia Community Development District:

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

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170 and 190, *Florida Statutes*, and in accordance with the provisions of Resolution 2020-42, as supplemented.

SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE ASSESSMENT AREA ONE PROJECT. The Board of Supervisors hereby accepts the Engineer’s Certification, attached hereto as **Exhibit C**, certifying the Assessment Area One Project complete and upon

reliance thereon, certifies the Assessment Area One Project complete in accordance with Resolution 2020-42 and the Indenture. The Completion Date, as that term is defined in the Indenture, for the Assessment Area One Project shall be the date of the Engineer's Certification.

SECTION 4. FINALIZATION OF SPECIAL ASSESSMENTS SECURING ASSESSMENT AREA ONE BONDS. Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2020-42, special assessments securing the Assessment Area One Bonds are to be credited the difference in the assessment as originally made, approved, and confirmed and the proportionate part of the total actual costs of the Assessment Area One Project. Any remaining balance of the Assessment Area One Acquisition and Construction Account within the Assessment Area One Acquisition and Construction Fund, together with any interest earning therein, shall be retained by the District to complete the Assessment Area One Project, pursuant to Section 4.01(a) of the First Supplemental Indenture, dated as of September 1, 2020. The actual costs incurred to complete the Assessment Area One Project exceeded all amounts on deposit in the Assessment Area One Acquisition and Construction Fund within the Acquisition and Construction Fund, and the remaining balance in the Assessment Area One Acquisition and Construction Fund is Zero Dollars and Zero Cents (\$0.00). Notwithstanding the foregoing, to the extent additional monies become available in the Acquisition and Construction Fund, through the release of funds from the Assessment Area One Reserve Account or otherwise, the Board of Supervisors hereby acknowledges that such monies may be used to reimburse Ernie Caldwell Properties, LLC ("**Developer**"), for eligible costs of the Assessment Area One Project pursuant to other agreements between the District and the Developer, if applicable. **Exhibit D** attached hereto and incorporated herein by this reference reflects the amortization schedule of the Assessment Area One Bonds after the closing of the Assessment Area One Acquisition and Construction Account within the Assessment Area One Acquisition and Construction Fund. As provided in Resolution 2020-42, the assessments levied reflect the outstanding debt due on the Assessment Area One Bonds. Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2020-42, the special assessments on parcels specially benefitted by the Assessment Area One Project are hereby finalized in accordance with the Assessment Methodology, attached hereto as **Composite Exhibit B**, which reflects the assessments on the parcels benefitted by the Assessment Area One Bonds.

SECTION 5. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 6. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2020-42, which remains in full force and effect. This Resolution and Resolution 2020-42 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

SECTION 7. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of

this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 8. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 9. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED this 8th day of April 2026.

ATTEST:

**ASTONIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

- Comp. Exhibit A: *Astoria Community Development District Engineer's Report for Capital Improvements*, dated February 3, 2020, as supplemented by that *Astoria Community Development District Supplemental Engineer's Report for Capital Improvements*, dated May 14, 2020
- Comp. Exhibit B: *Master Assessment Methodology for Astoria Community Development District*, dated January 9, 2020, as supplemented by the *Supplemental Assessment Methodology – Phase I*, dated September 3, 2020
- Exhibit C: Engineer's Certification, dated March 30, 2026
- Exhibit D: Amortization Schedule of the Assessment Area One Bonds

COMPOSITE EXHIBIT A

Astoria Community Development District Engineer's Report for Capital Improvements, dated February 3, 2020, as supplemented by that Astoria Community Development District Supplemental Engineer's Report for Capital Improvements, dated May 14, 2020

**ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

**ENGINEER'S REPORT
FOR CAPITAL IMPROVEMENTS**

Prepared for:

**BOARD OF SUPERVISORS
ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

Prepared by:

**WOOD & ASSOCIATES ENGINEERING, LLC
1925 BARTOW ROAD
LAKELAND, FL 33801
PH: 863-940-2040**

February 3, 2020

**ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

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EXHIBIT 2- Legal Description

EXHIBIT 3- District Boundary Map

EXHIBIT 4- Zoning Map

EXHIBIT 5- Land Use Map

EXHIBIT 6- Utility Location Map & Drainage Flow Pattern Map

EXHIBIT 7- Summary of Opinion of Probable Costs

EXHIBIT 8- Summary of Proposed District Facilities

EXHIBIT 9- Overall Site Plan

**ENGINEER’S REPORT
ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

I. INTRODUCTION

The Astonia Community Development District (the “District”) is located south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road in Polk County (the “County”). The District currently contains approximately 159.93 acres and is expected to consist of 681 single family lots (289 – 40 foot wide lots and 392 – 50 foot wide lots), recreation / amenity areas, parks, and associated infrastructure.

The CDD was established under County Ordinance No. 2020-002 which was approved by the Polk County Board of County Commission on January 7, 2020. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost of the public improvements is provided in Exhibit 7 of this report.

This “Capital Improvement Plan” or “Report” reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including common area, sidewalks in the right-of-way, and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the Development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated to the City for ownership and maintenance.

II. PURPOSE AND SCOPE

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

III. THE DEVELOPMENT

The Development will consist of 681 single family homes (289 – 40 foot wide lots and 392 – 50 foot wide lots) and associated infrastructure (“Development”). The Development is a planned residential community located south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road within the County. The Development has a land use of RMX (Residential Medium) and a zoning of PD (Planned Development) The Development will be constructed in one phase.

IV. THE CAPITAL IMPROVEMENTS

The Capital Improvement Plan, (the “CIP”), consists of public infrastructure for the Development. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes and extension of water and sewer mains to serve the Development).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time. Below ground installation of telecommunications and cable TV will occur, but will not be funded by the District. The CDD will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District Land is included.

As a part of the recreational component of the CIP, a public park/amenity center will be within the Development. The public park/amenity center will have connectivity via sidewalks to the other portions of the District. The public park/amenity center will be accessed by the public roadways and sidewalks.

V. CAPITAL IMPROVEMENT PLAN COMPONENTS

The system of improvements comprising the Capital Improvement Plan (“CIP”) includes the following:

Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District’s stormwater management systems is regulated by the County and the SWFWMD. There are no known surface waters.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0230H (dated 12/22/2016) demonstrates that the property is located within Flood Zone X. Based on this information and the site topography, it does not appear that floodplain compensation will be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

Public Roadways

The proposed public roadway sections are to be 50' R/W with 20' of asphalt and Miami curb or Type F curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

Water and Wastewater Facilities

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the Polk County Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The sewer service provider will be Polk County Public Utilities. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. Lift stations are anticipated for this CIP. Flow from the lift station shall be connected to a proposed force main along Ernie Caldwell Blvd, northwest of the site.

Reclaimed water is not available for this site. An irrigation well to be funded by the District will be installed onsite to provide irrigation within the public right of way or irrigation water service shall be provided as part of the domestic water system design. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the development entrance. The site construction activities associated with the CIP are anticipated for completion as a single phase in 2020. Upon completion of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the County.

Public Amenities and Parks

The District will provide funding for the public Amenity Facilities to include the following: pavilion with tot lot, dog park/all-purpose play field, walking trails, and passive parks throughout the Development which will include benches and walking trails.

Electric and Lighting

The electric distribution system thru the District is currently planned to be underground. The District presently intends to fund the difference between overhead and underground service to the CDD. Electric facilities funded by the District will be owned and maintained by the District, with Duke Energy providing underground electrical service to the Development. The CDD will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District land is included in the cost estimate of the CIP.

Entry Feature, Landscaping, and Irrigation

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use an irrigation well. The well and irrigation watermain to the Development will be constructed or acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the CDD.

Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family planned development.

VI. PERMITTING

Construction permits for the Development are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and County construction plan approval.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

PHASE 1 (681 Lots)

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	March 2020
Construction Permits	March 2020
Polk County Health Department Water	March 2020
FDEP Sewer	March 2020
FDEP NOI	March 2020
ACOE	N/A

VII. RECOMMENDATION

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the County. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the County and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the County regulations.

VIII. REPORT MODIFICATION

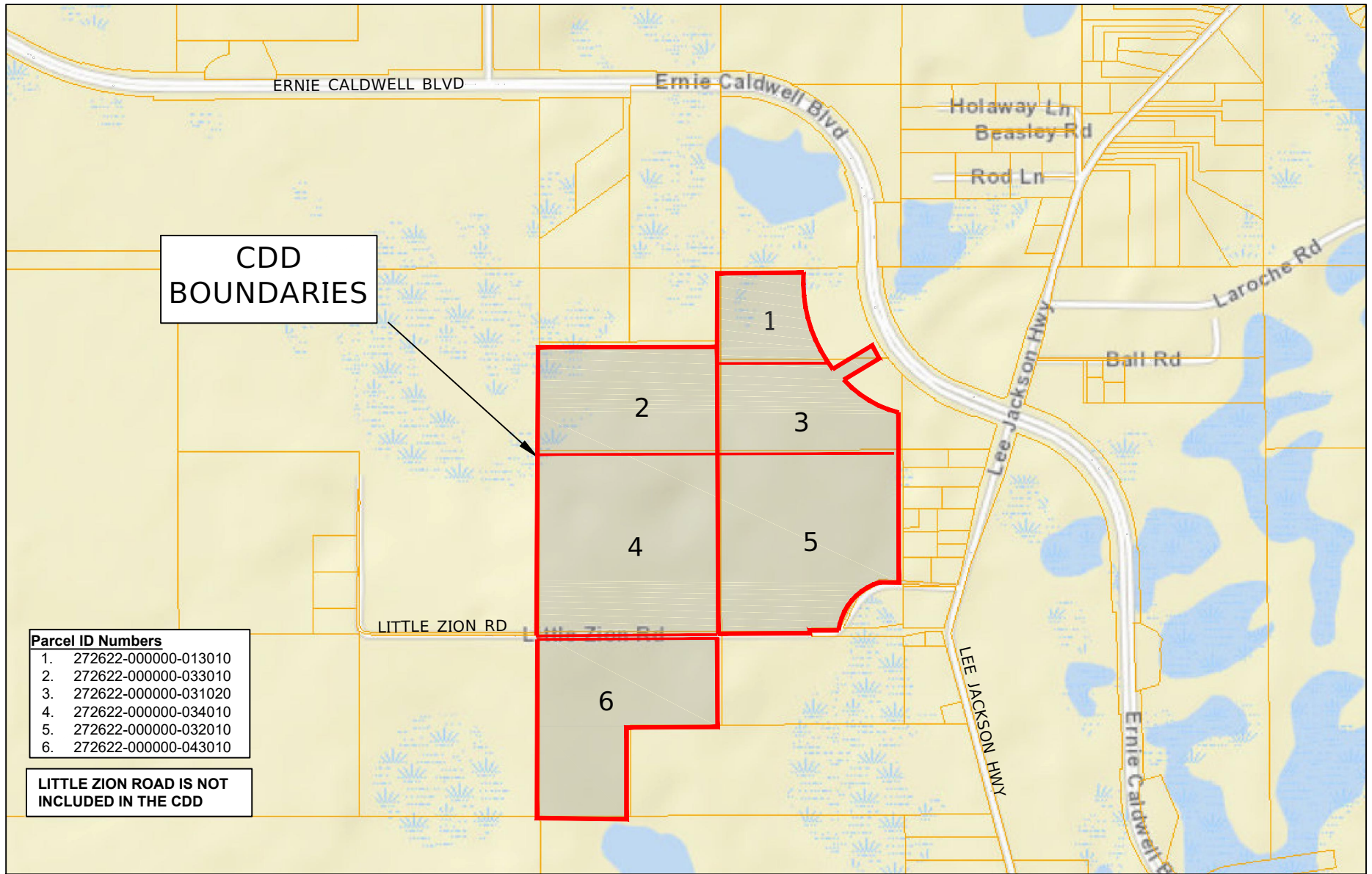
During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

IX. CONCLUSION

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction of the proposed CIP can be completed at the estimated cost as stated.



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EXHIBIT 1
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
LOCATION MAP



LEGAL DESCRIPTION

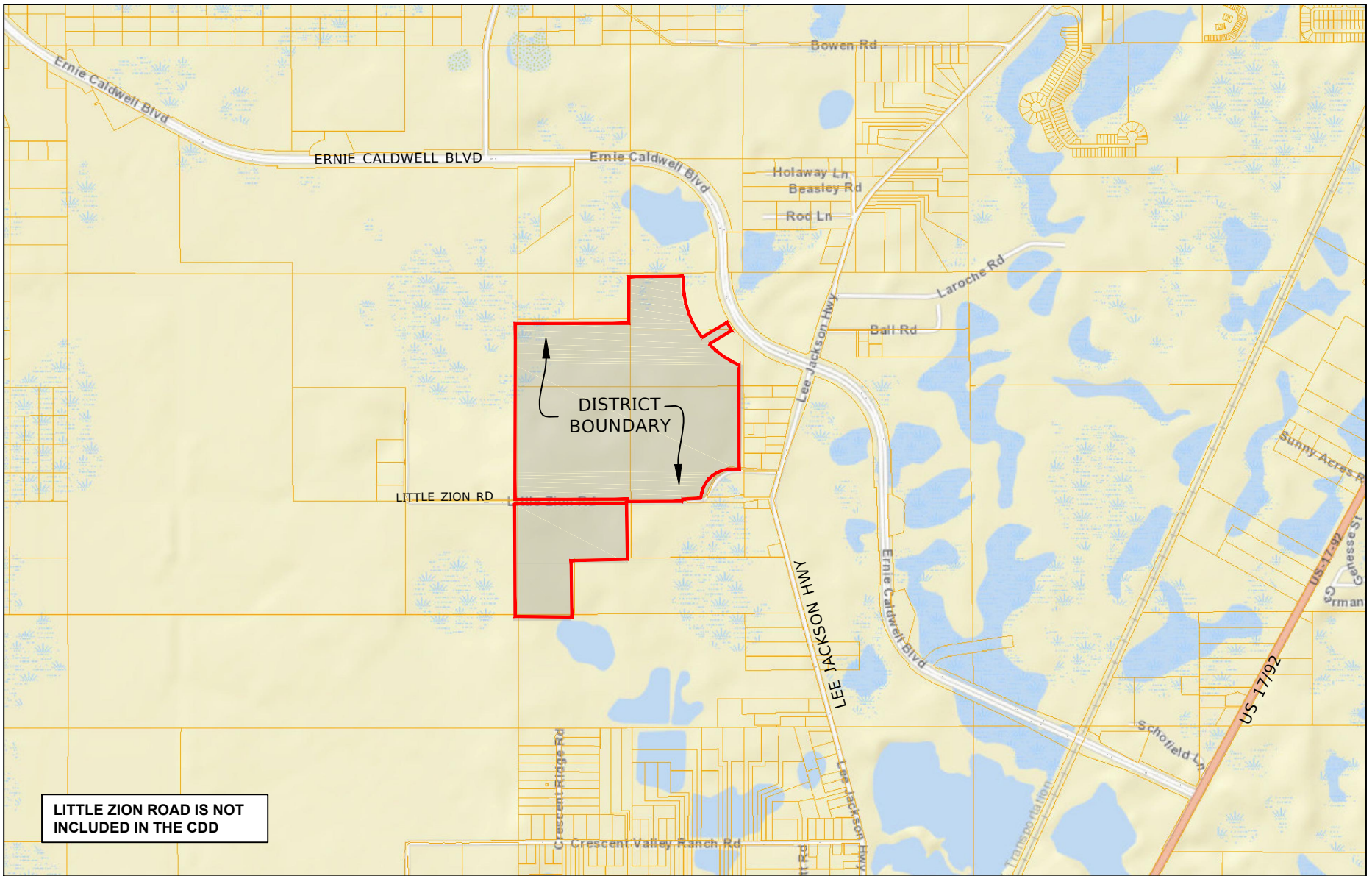
BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE RUN N89°38'14"E ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 708.93 FEET; THENCE S02°00'48"E A DISTANCE OF 31.96 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 28°43'45", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S16°22'40"E, WITH A CHORD LENGTH OF 687.21 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 694.46 FEET; THENCE N57°11'19"E A DISTANCE OF 285.23 FEET TO A POINT ON THE WEST RIGHT OF WAY OF ERNIE CALDWELL BOULEVARD, SAID POINT ALSO BEING ON A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 05°12'38", WITH A RADIUS OF 1100.00 FEET, WITH A CHORD BEARING OF S32°48'41"E, WITH A CHORD LENGTH OF 100.00 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 100.03 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN S57°11'19"W A DISTANCE OF 285.23 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 21°30'05", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S45°37'51"E, WITH A CHORD LENGTH OF 516.70 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 519.75 FEET; THENCE S00°34'03"E A DISTANCE OF 1126.63 FEET TO THE NORTH MAINTAINED RIGHT OF WAY OF LITTLE ZION ROAD; THENCE RUN ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING 29 COURSES; 1) N86°53'43"W A DISTANCE OF 12.69 FEET; 2)THENCE N87°23'02"W A DISTANCE OF 65.40 FEET; 3)THENCE S87°44'53"W A DISTANCE OF 34.73 FEET; 4)THENCE S82°19'26"W A DISTANCE OF 41.07 FEET; 5)THENCE S73°10'25"W A DISTANCE OF 16.81 FEET; 6)THENCE S70°46'24"W A DISTANCE OF 24.09 FEET; 7)THENCE S70°28'57"W A DISTANCE OF 16.64 FEET; 8)THENCE S61°58'48"W A DISTANCE OF 36.62 FEET; 9)THENCE S57°16'53"W A DISTANCE OF 63.50 FEET; 10)THENCE S46°20'51"W A DISTANCE OF 35.85 FEET; 11)THENCE S35°40'32"W A DISTANCE OF 14.37 FEET; 12)THENCE S35°36'06"W A DISTANCE OF 15.07 FEET; 13)THENCE S29°16'16"W A DISTANCE OF 33.67 FEET; 14)THENCE S28°02'33"W A DISTANCE OF 100.08 FEET; 15)THENCE S29°35'32"W A DISTANCE OF 41.20 FEET; 16)THENCE S37°51'45"W A DISTANCE OF 60.25 FEET; 17)THENCE S48°18'53"W A DISTANCE OF 16.90 FEET; 18)THENCE S56°17'21"W A DISTANCE OF 18.08 FEET; 19)THENCE S62°22'59"W A DISTANCE OF 10.29 FEET; 20)THENCE S89°37'17"W A DISTANCE OF 165.14 FEET; 21)THENCE S00°24'07"E A DISTANCE OF 17.27 FEET; 22)THENCE S89°49'44"W A DISTANCE OF 51.17 FEET; 23)THENCE S89°15'22"W A DISTANCE OF 100.01 FEET; 24)THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 25)THENCE S89°25'40"W A DISTANCE OF 100.00 FEET; 26)THENCE S89°18'48"W A DISTANCE OF 100.00 FEET; 27)THENCE S89°35'59"W A DISTANCE OF 100.00 FEET; 28)THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 29)THENCE S89°35'59"W A DISTANCE OF 11.74 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY RUN S00°31'51"E A DISTANCE OF 672.83 FEET; THENCE S89°33'56"W A DISTANCE OF 663.12 FEET; THENCE S00°30'40"E A DISTANCE OF 661.24 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 22; THENCE S89°31'59"W ALONG SAID SOUTH LINE A DISTANCE OF 663.35 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING 3 COURSES; 1) N00°29'28"W A DISTANCE OF 1323.24 FEET; 2) THENCE N00°09'33"W A DISTANCE OF 1322.55 FEET; 3) THENCE N00°09'33"W A DISTANCE OF 792.10 FEET TO THE NORTH LINE OF THE SOUTH 24 ACRES OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N89°37'27"E ALONG SAID NORTH LINE A DISTANCE OF 1318.54 FEET TO THE WEST LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N00°20'51"W ALONG SAID WEST LINE A DISTANCE OF 529.36 FEET RETURNING TO THE POINT OF BEGINNING, LESS MAINTAINED RIGHT OF WAY FOR LITTLE ZION ROAD.

CONTAINING AN AREA OF 159.93 ACRES MORE OR LESS.



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EXHIBIT 2 ASTONIA COMMUNITY DEVELOPMENT DISTRICT LEGAL DESCRIPTION



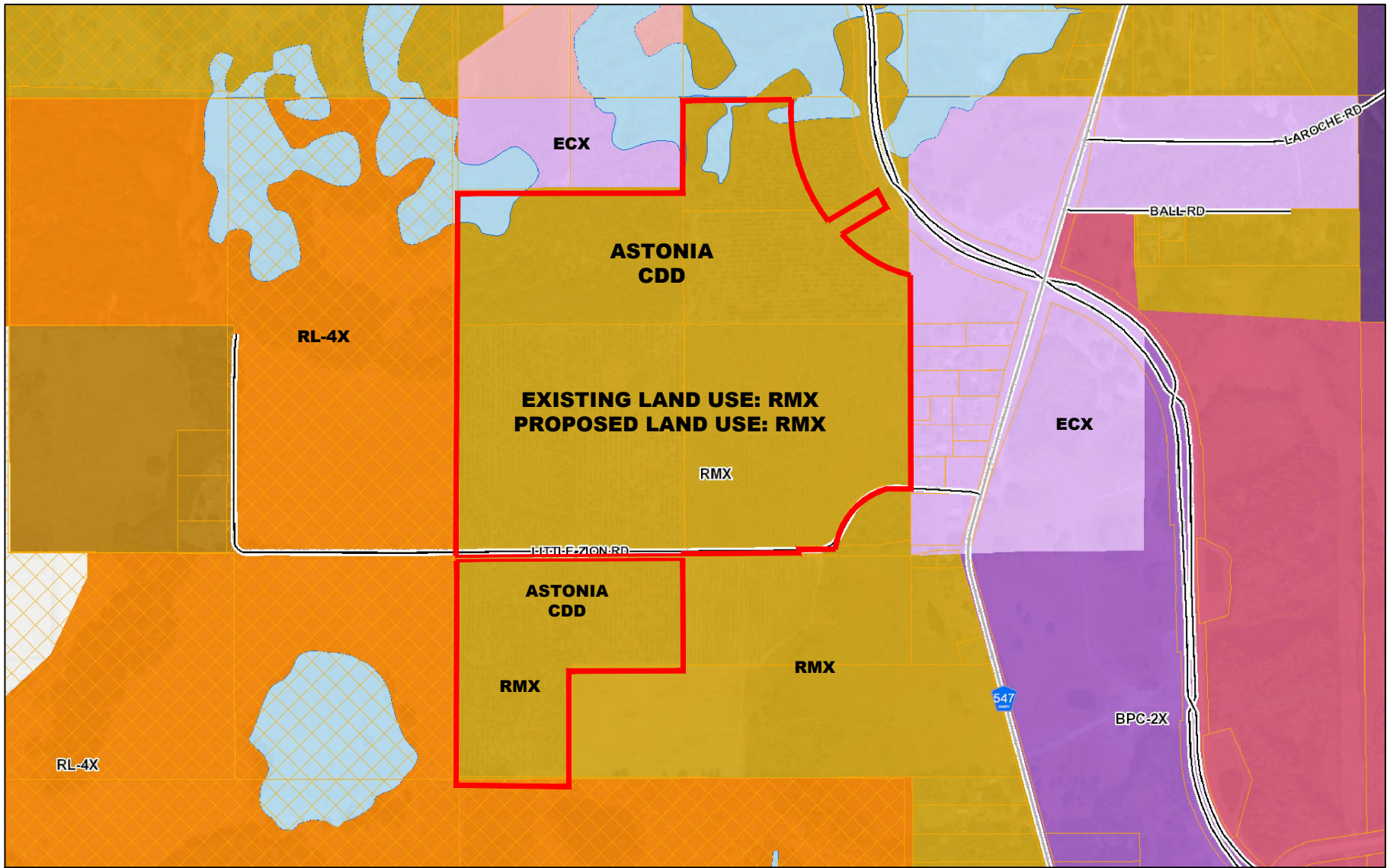
LITTLE ZION ROAD IS NOT INCLUDED IN THE CDD

EXHIBIT 3
ASTONIA CDD
DISTRICT BOUNDARY MAP



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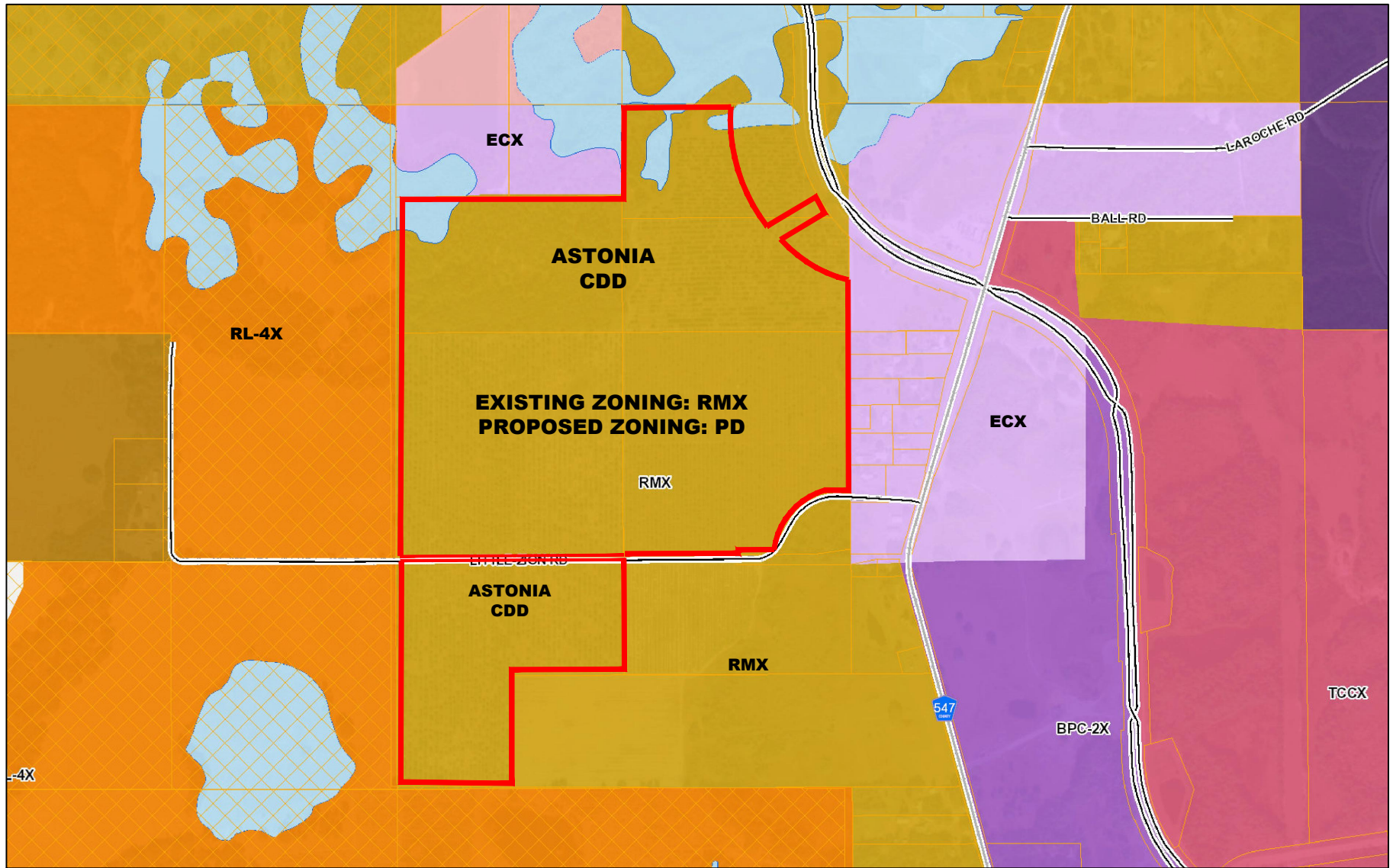
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LEGEND

- RMX - RESIDENTIAL MEDIUM
- RL-4X - RESIDENTIAL LOW
- ECX - EMPLOYMENT CENTER
- BPC-2X - BUSINESS PARK CENTER

EXHIBIT 5
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY FUTURE LAND USE MAP





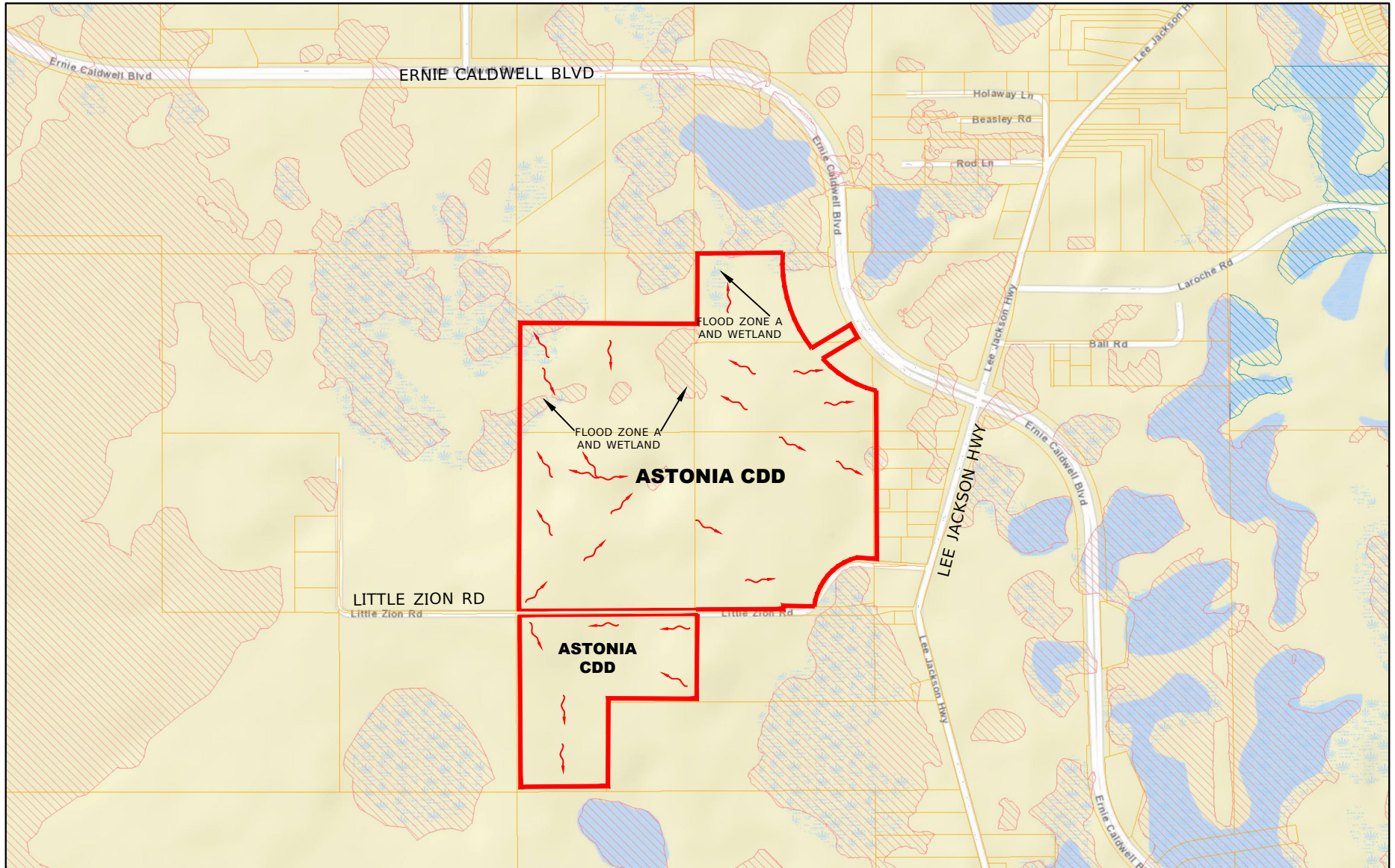
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LEGEND

- RMX - RESIDENTIAL MEDIUM
- RL-4X - RESIDENTIAL LOW
- ECX - EMPLOYMENT CENTER
- BPC-2X - BUSINESS PARK CENTER

EXHIBIT 4
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY ZONING MAP





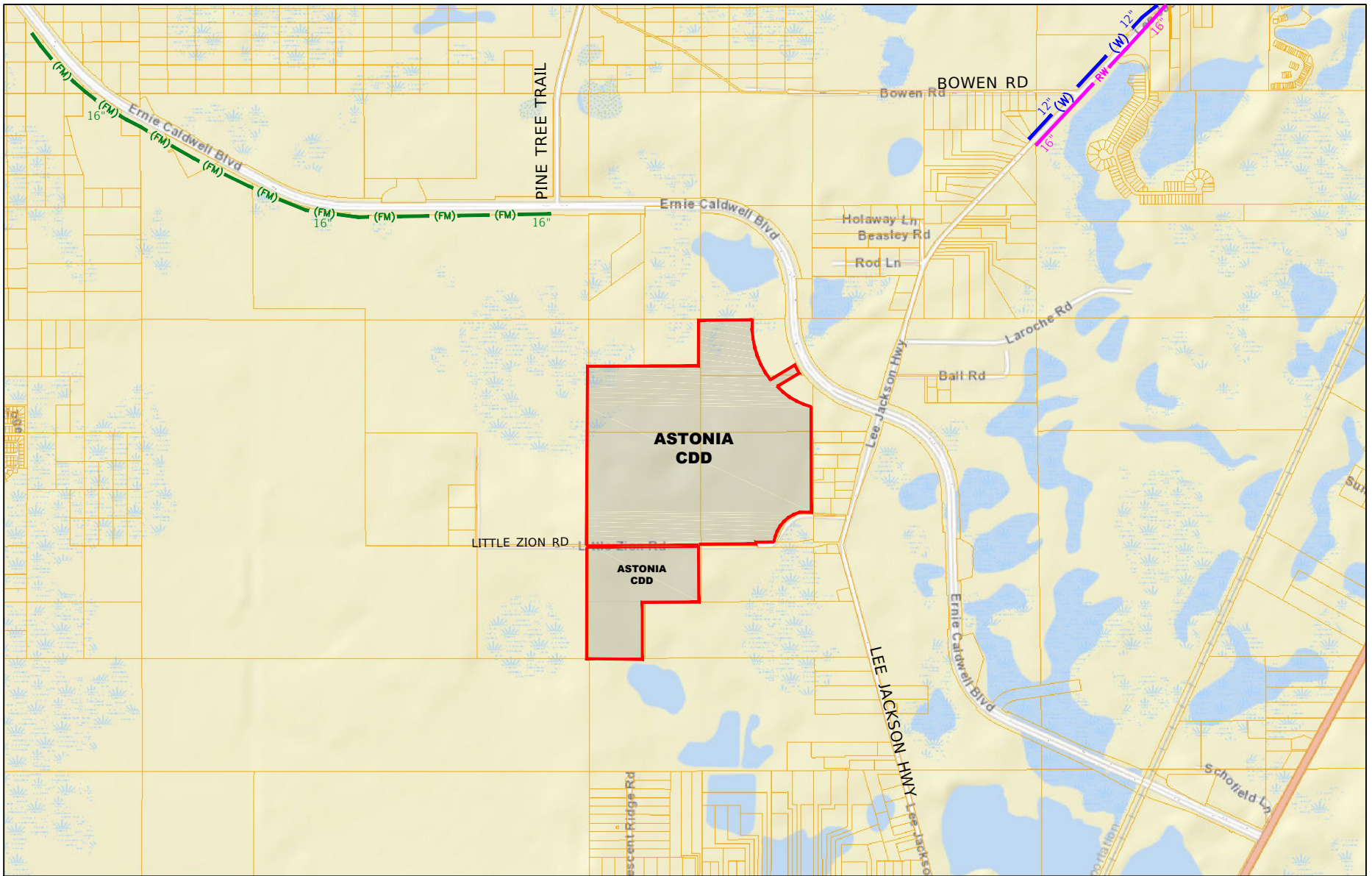
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COMPOSITE EXHIBIT 6 ASTONIA COMMUNITY DEVELOPMENT DISTRICT DRAINAGE MAP

LEGEND

FLOW DIRECTION





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LEGEND

- (W) — EXISTING 12" WATER MAIN
- (FM) — EXISTING 16" FORCE MAIN
- RW — EXISTING 16" RECLAIM WATER MAIN

COMPOSITE EXHIBIT 6
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
WATER & WASTEWATER MAP



Composite Exhibit 7
Astoria CDD
Community Development District
Summary of Probable Cost

<u>Infrastructure</u> ⁽¹⁾⁽⁹⁾	<u>Total</u> <u>(681 Lots)*</u>
Offsite Improvements ⁽⁵⁾⁽⁶⁾	\$ 2,300,000.00
Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	\$ 4,800,000.00
Utilities (Water, Sewer, & Street Lighting) ^{(5)(6) (8)}	\$4,700,000.00
Roadway ⁽⁴⁾⁽⁵⁾⁽⁶⁾	\$2,800,000.00
Entry Feature ⁽⁶⁾⁽⁷⁾	\$ 1,100,000.00
Parks and Recreational Facilities ⁽¹⁾⁽⁶⁾	\$ 1,600,000.00
Contingency	<u>\$ 800,000.00</u>
TOTAL	\$18,100,000.00

Notes:

1. Infrastructure consists of offsite improvements, public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction, lot finishing in conjunction with home construction, which will be provided by developer or homebuilder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2019 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way and on District land is included.
9. Estimates based on Master Infrastructure to support development of 681 lots.

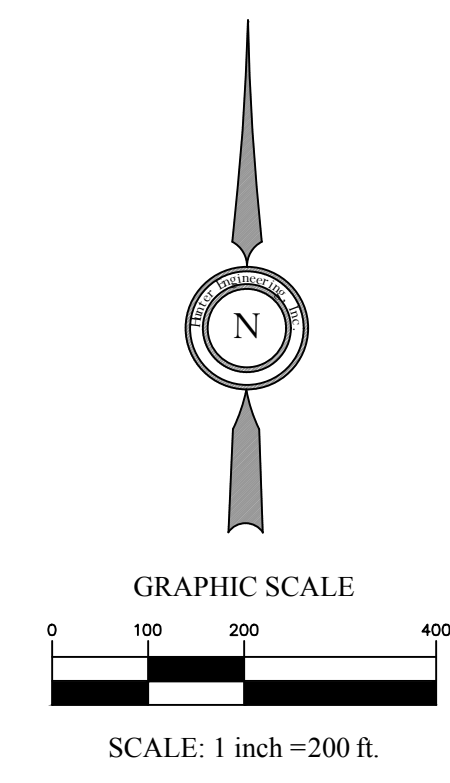
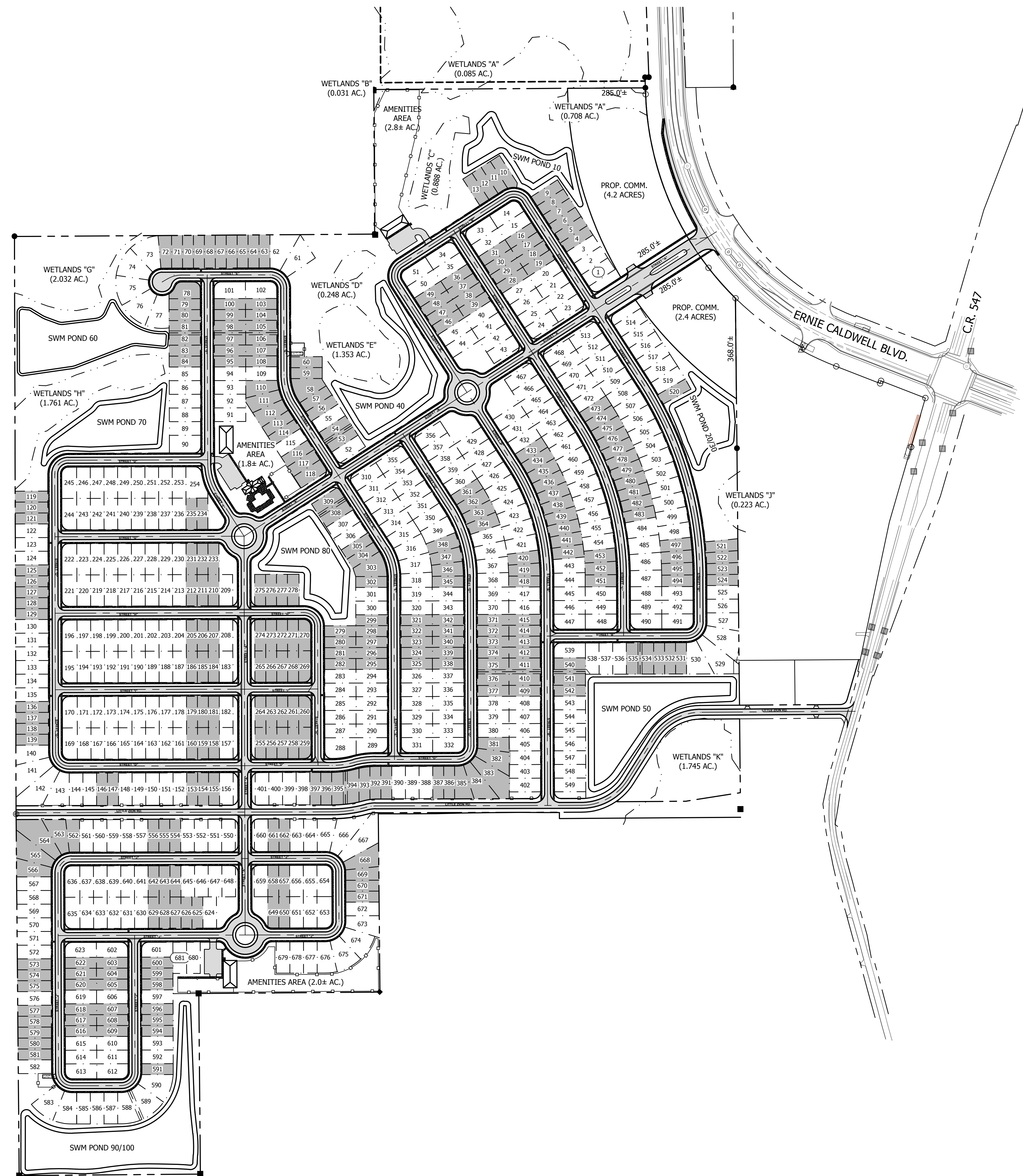
*289 – 40 foot wide lots
392 – 50 foot wide lots

**Composite Exhibit 8
Astonia CDD
Community Development District
Summary of Proposed District Facilities**

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Offsite Improvements	District	County	District Bonds	County
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	Polk County	District Bonds	Polk County
Street Lighting/Conduit	District	**District	District Bonds	**District
Road Construction	District	District	District Bonds	District
Entry Feature & Signage	District	District	District Bonds	District
Parks and Recreational Facilities	District	District	District Bonds	District

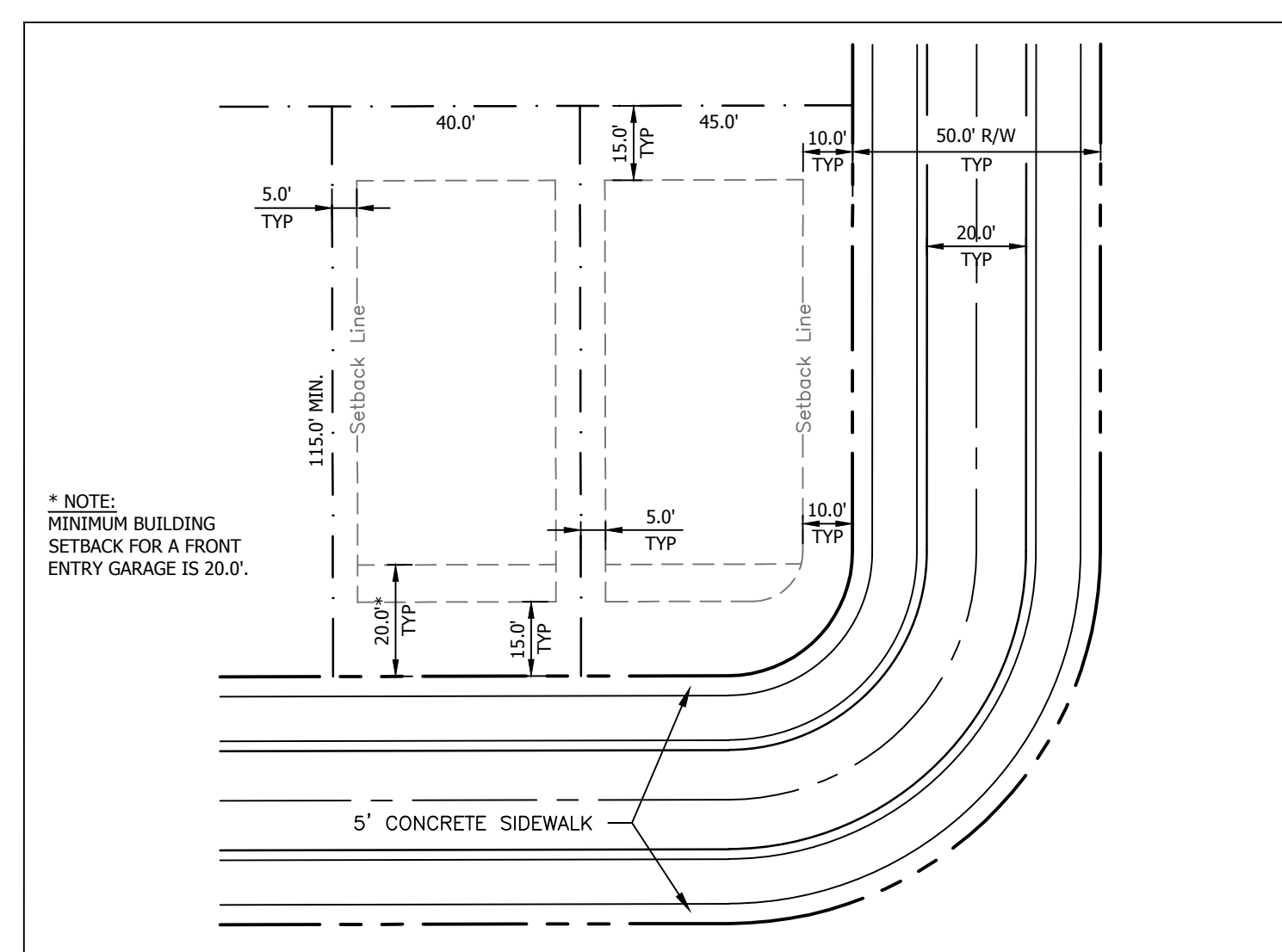
*Costs not funded by bonds will be funded by the developer.

** Street lighting/conduit shall be owned and maintained by the District or the District shall enter into a lease with Duke Energy.

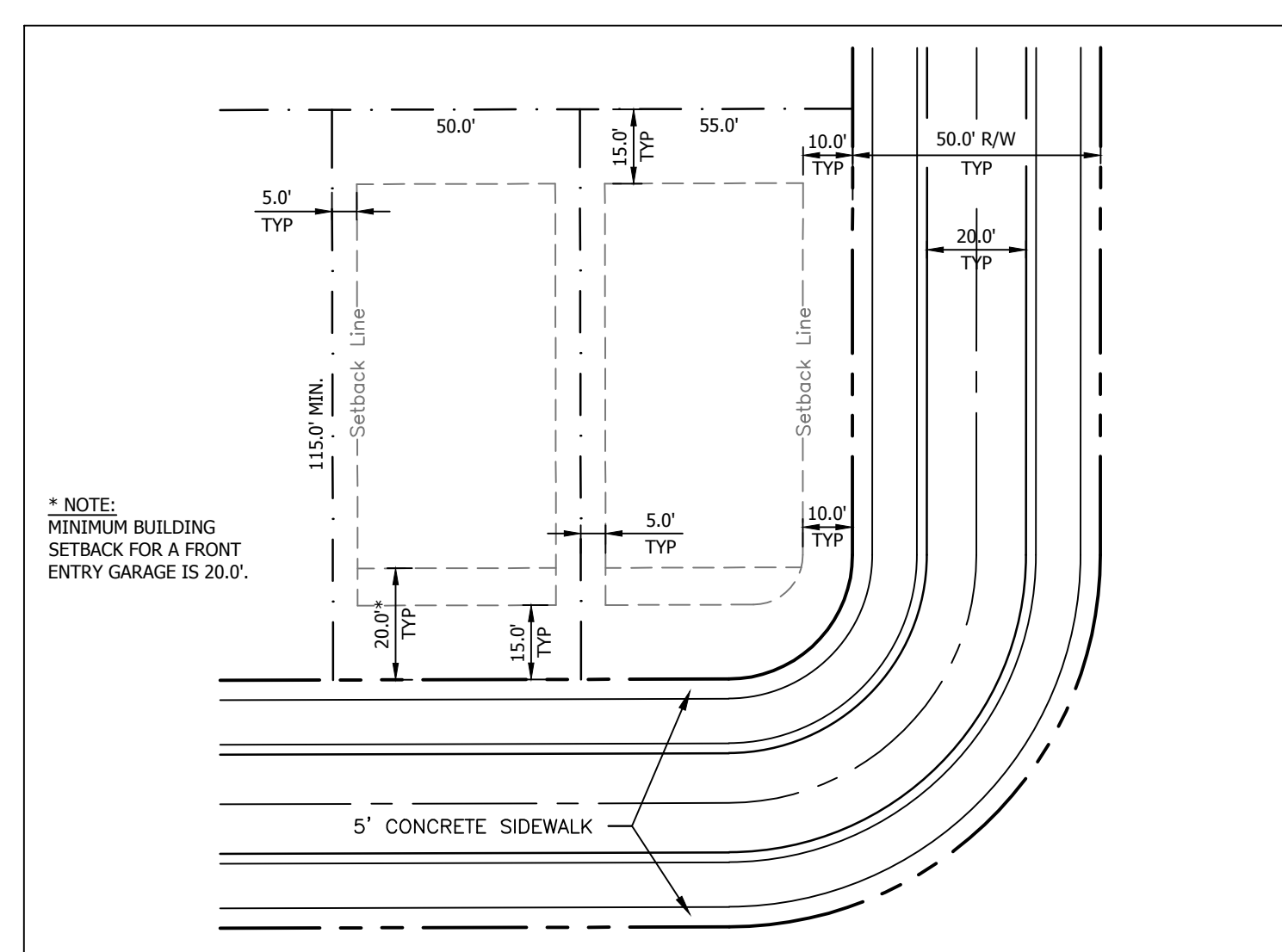


SITE DATA:

NET PROJECT AREA: 159.93 ACRES
 TOTAL LOTS = 681 (100%) OR 4.3 DU/AC.
 40' LOTS = 289 (42%)
 50' LOTS = 392 (58%)



PROPOSED TYPICAL 40' WIDE LOTS
 N.T.S.



PROPOSED TYPICAL 50' WIDE LOTS
 N.T.S.

NOTE:

IMPROVEMENTS SHOWN WITHIN AMENITIES AREAS ARE FOR INFORMATION PURPOSES ONLY. THE SPECIFIC FEATURES, LOCATION, QUANTITY & DESIGN WILL BE PROVIDED UNDER SEPARATE COVER.

OVERALL DEVELOPMENT PLAN

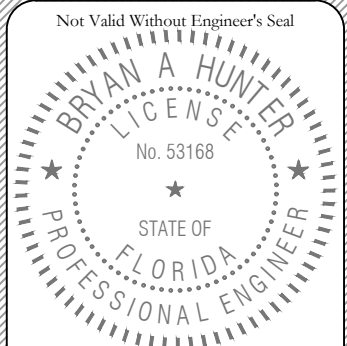
HUNTER ENGINEERING
 4900 Dundee Road
 Winter Haven, FL 33884
 Telephone: 863-676-7770
 Facsimile: 863-965-0181
 C.A. #8394

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

Construction Plans
 For
 Astoria Subdivision
 Davenport, Florida

Date: December 24, 2019

Project No.: 19-013



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

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

C104

X:\Jobs\2019\19-013 - Astoria - ECF South Drawings\Astoria-Const-10.dwg

**ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

**SUPPLEMENTAL ENGINEER'S REPORT
FOR CAPITAL IMPROVEMENTS**

Prepared for:

**BOARD OF SUPERVISORS
ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

Prepared by:

**WOOD & ASSOCIATES ENGINEERING, LLC
1925 BARTOW ROAD
LAKELAND, FL 33801
PH: 863-940-2040**

May 14, 2020

**ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

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LIST OF EXHIBITS

EXHIBIT 1- Location Map

EXHIBIT 2- Legal Description

EXHIBIT 3- District Boundary Map

EXHIBIT 4- Zoning Map

EXHIBIT 5- Land Use Map

EXHIBIT 6- Utility Location Map & Drainage Flow Pattern Map

EXHIBIT 7- Summary of Opinion of Probable Costs

EXHIBIT 8- Summary of Proposed District Facilities

EXHIBIT 9- Overall Site Plan

**SUPPLEMENTAL ENGINEER'S REPORT
ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

I. INTRODUCTION

The Astonia Community Development District (the "District") is located south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road in Polk County (the "County"). The District currently contains approximately 159.93 acres and is expected to consist of 681 single family lots, recreation / amenity areas, parks, and associated infrastructure.

The CDD was established under County Ordinance No. 2020-002 which was approved by the Polk County Board of County Commission on January 7, 2020. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost of the public improvements is provided in Exhibit 7 of this report.

This "Capital Improvement Plan" or "Report" reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including common area, sidewalks in the right-of-way, and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the Development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated to the City for ownership and maintenance.

II. PURPOSE AND SCOPE

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

III. THE DEVELOPMENT

The Development will consist of 681 single family homes and associated infrastructure (“Development”). The Development is a planned residential community located south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road within the County. The Development has a land use of RMX (Residential Medium) and a zoning of PD (Planned Development) The Development will be constructed in three Phases. (Phase 1- 191 lots, Phase 2 - 306 Lots, and Phase 3 – 184 lots).

IV. THE CAPITAL IMPROVEMENTS

The Capital Improvement Plan, (the “CIP”), consists of public infrastructure for the Development. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes and extension of water and sewer mains to serve the Development).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time. Below ground installation of telecommunications and cable TV will occur, but will not be funded by the District. The CDD will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District Land is included.

As a part of the recreational component of the CIP, a public park/amenity center will be within the Development The public park/amenity center will have connectivity via sidewalks to the other portions of the District. The public park/amenity center will be accessed by the public roadways and sidewalks.

V. CAPITAL IMPROVEMENT PLAN COMPONENTS

The system of improvements comprising the Capital Improvement Plan (“CIP”) includes the following:

Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District’s stormwater management systems is regulated by the County and the SWFWMD. There are no known surface waters.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0230H (dated 12/22/2016) demonstrates that the property is located within Flood Zone X. Based on this information and the site topography, it does not appear that floodplain compensation will be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

Public Roadways

The proposed public roadway sections are to be 50' R/W with 20' of asphalt and Miami curb or Type F curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

Water and Wastewater Facilities

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the Polk County Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The sewer service provider will be Polk County Public Utilities. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. Lift stations are anticipated for this CIP. Flow from the lift station shall be connected to a proposed force main along Ernie Caldwell Blvd, northwest of the site.

Reclaimed water is not available for this site. An irrigation well to be funded by the District will be installed onsite to provide irrigation within the public right of way or irrigation water service shall be provided as part of the domestic water system design. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the development entrance. The site construction activities associated with the CIP are anticipated for completion as a single phase in 2020. Upon completion of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the County.

Public Amenities and Parks

The District will provide funding for the public Amenity Facilities to include the following: pavilion with tot lot, dog park/all-purpose play field, walking trails, and passive parks throughout the Development which will include benches and walking trails.

Electric and Lighting

The electric distribution system thru the District is currently planned to be underground. The District presently intends to fund the difference between overhead and underground service to the CDD. Electric facilities funded by the District will be owned and maintained by the District, with Duke Energy providing underground electrical service to the Development. The CDD will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District land is included in the cost estimate of the CIP.

Entry Feature, Landscaping, and Irrigation

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use an irrigation well. The well and irrigation watermain to the Development will be constructed or acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the CDD.

Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family planned development.

VI. PERMITTING

Construction permits for the Development are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and County construction plan approval.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

PHASE 1 (191 Lots)

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	May 2020
FDEP Sewer	Approved
FDEP NOI	May 2020
ACOE	N/A

PHASE 2 (306 Lots)

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	May 2020
FDEP Sewer	Approved
FDEP NOI	May 2020
ACOE	N/A

PHASE 3 (184 Lots)

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	May 2020
FDEP Sewer	Approved
FDEP NOI	May 2020
ACOE	N/A

VII. RECOMMENDATION

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the County. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the County and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the County regulations.

VIII. REPORT MODIFICATION

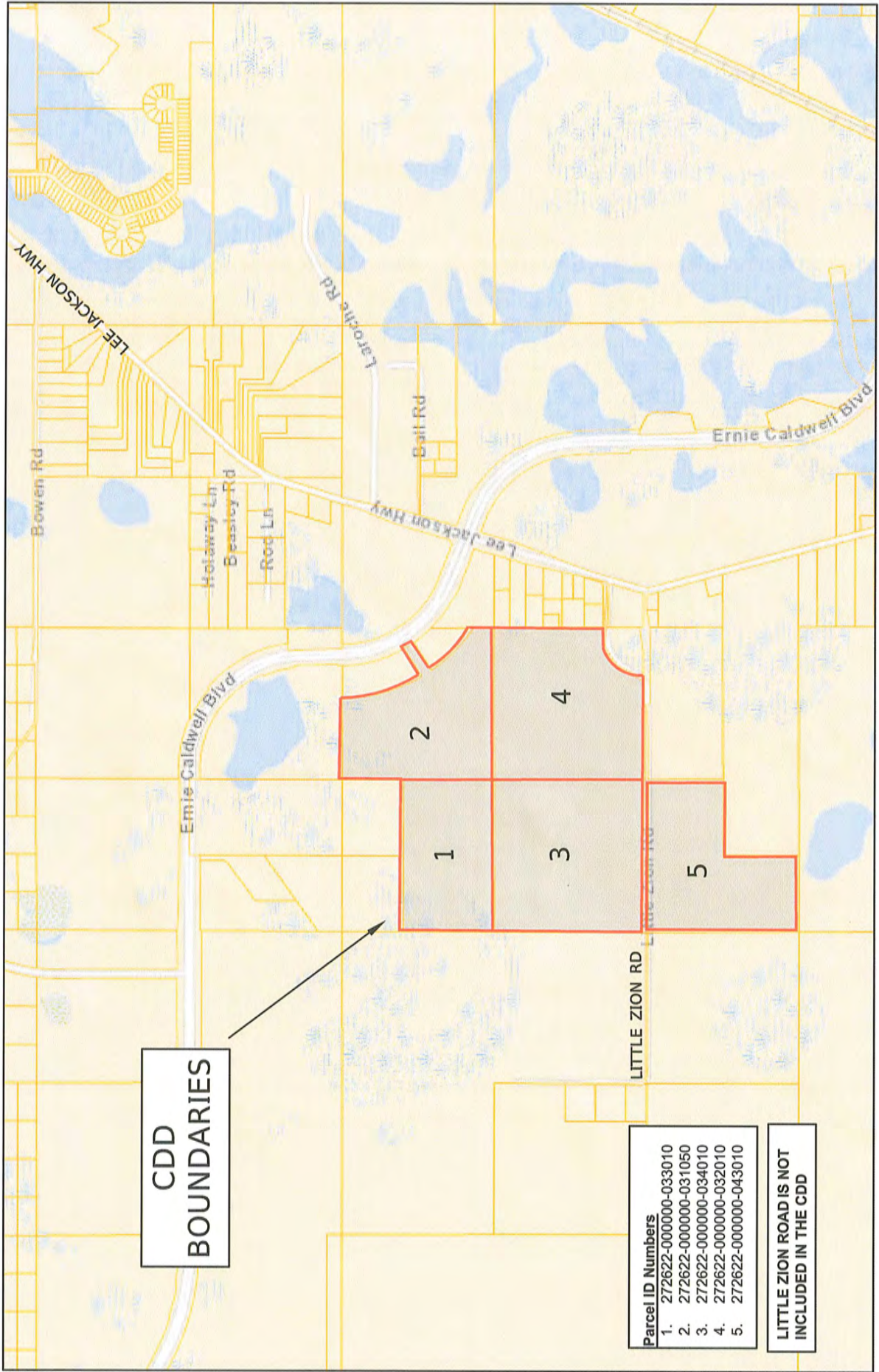
During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

IX. CONCLUSION

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction of the proposed CIP can be completed at the estimated cost as stated.




**CDD
BOUNDARIES**

Parcel ID Numbers
1. 272622-000000-033010
2. 272622-000000-031050
3. 272622-000000-034010
4. 272622-000000-032010
5. 272622-000000-043010

LITTLE ZION ROAD IS NOT INCLUDED IN THE CDD

EXHIBIT 1
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
LOCATION MAP



1925 BARTOW ROAD • LAKELAND, FL 33801
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LEGAL DESCRIPTION

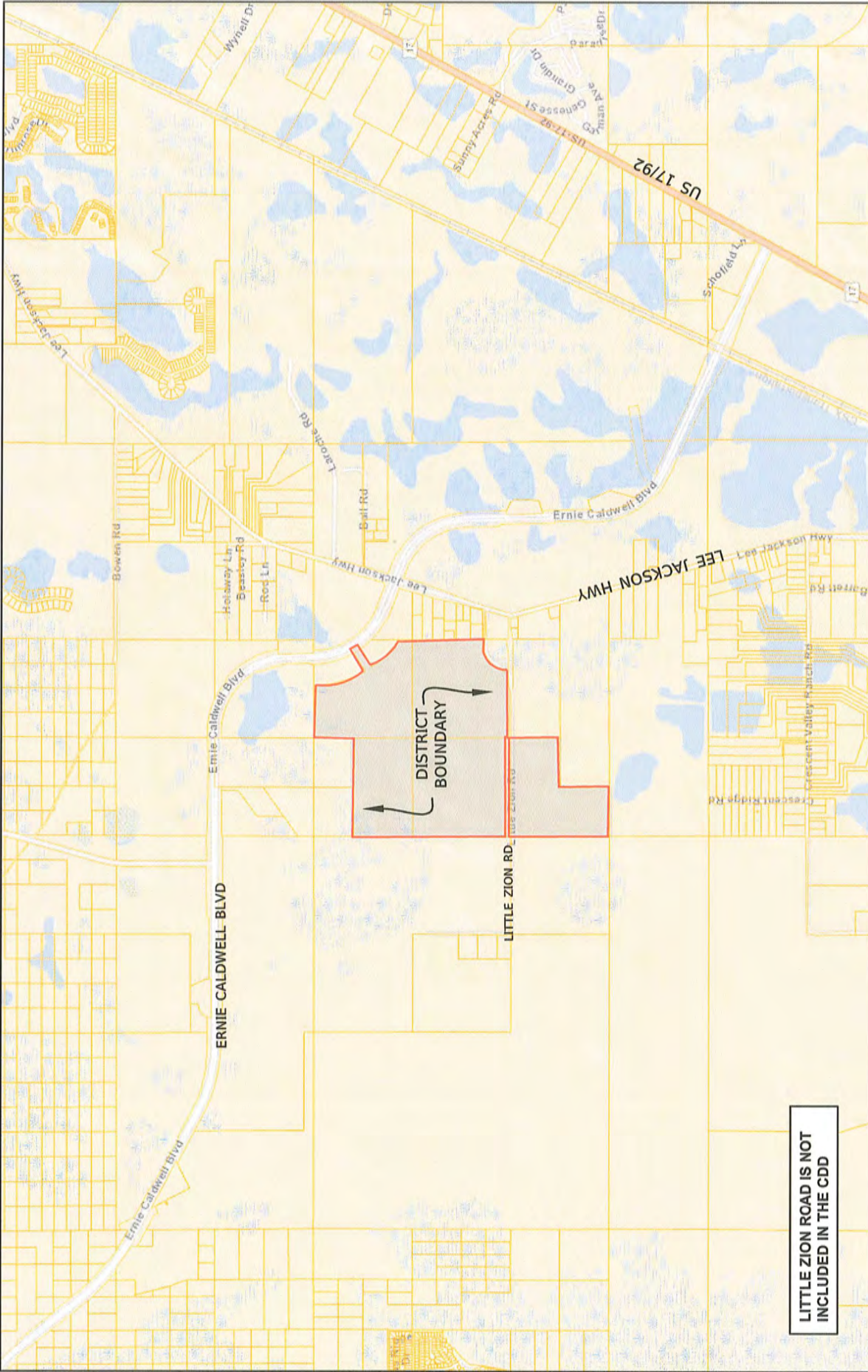
BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE RUN N89°38'14"E ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 708.93 FEET; THENCE S02°00'48"E A DISTANCE OF 31.96 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 28°43'45", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S16°22'40"E, WITH A CHORD LENGTH OF 687.21 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 694.46 FEET; THENCE N57°11'19"E A DISTANCE OF 285.23 FEET TO A POINT ON THE WEST RIGHT OF WAY OF ERNIE CALDWELL BOULEVARD, SAID POINT ALSO BEING ON A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 05°12'38", WITH A RADIUS OF 1100.00 FEET, WITH A CHORD BEARING OF S32°48'41"E, WITH A CHORD LENGTH OF 100.00 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 100.03 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN S57°11'19"W A DISTANCE OF 285.23 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 21°30'05", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S45°37'51"E, WITH A CHORD LENGTH OF 516.70 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 519.75 FEET; THENCE S00°34'03"E A DISTANCE OF 1126.63 FEET TO THE NORTH MAINTAINED RIGHT OF WAY OF LITTLE ZION ROAD; THENCE RUN ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING 29 COURSES; 1) N86°53'43"W A DISTANCE OF 12.69 FEET; 2)THENCE N87°23'02"W A DISTANCE OF 65.40 FEET; 3)THENCE S87°44'53"W A DISTANCE OF 34.73 FEET; 4)THENCE S82°19'26"W A DISTANCE OF 41.07 FEET; 5)THENCE S73°10'25"W A DISTANCE OF 16.81 FEET; 6)THENCE S70°46'24"W A DISTANCE OF 24.09 FEET; 7)THENCE S70°28'57"W A DISTANCE OF 16.64 FEET; 8)THENCE S61°58'48"W A DISTANCE OF 36.62 FEET; 9)THENCE S57°16'53"W A DISTANCE OF 63.50 FEET; 10)THENCE S46°20'51"W A DISTANCE OF 35.85 FEET; 11)THENCE S35°40'32"W A DISTANCE OF 14.37 FEET; 12)THENCE S35°36'06"W A DISTANCE OF 15.07 FEET; 13)THENCE S29°16'16"W A DISTANCE OF 33.67 FEET; 14)THENCE S28°02'33"W A DISTANCE OF 100.08 FEET; 15)THENCE S29°35'32"W A DISTANCE OF 41.20 FEET; 16)THENCE S37°51'45"W A DISTANCE OF 60.25 FEET; 17)THENCE S48°18'53"W A DISTANCE OF 16.90 FEET; 18)THENCE S56°17'21"W A DISTANCE OF 18.08 FEET; 19)THENCE S62°22'59"W A DISTANCE OF 10.29 FEET; 20)THENCE S89°37'17"W A DISTANCE OF 165.14 FEET; 21)THENCE S00°24'07"E A DISTANCE OF 17.27 FEET; 22)THENCE S89°49'44"W A DISTANCE OF 51.17 FEET; 23)THENCE S89°15'22"W A DISTANCE OF 100.01 FEET; 24)THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 25)THENCE S89°25'40"W A DISTANCE OF 100.00 FEET; 26)THENCE S89°18'48"W A DISTANCE OF 100.00 FEET; 27)THENCE S89°35'59"W A DISTANCE OF 100.00 FEET; 28)THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 29)THENCE S89°35'59"W A DISTANCE OF 11.74 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY RUN S00°31'51"E A DISTANCE OF 672.83 FEET; THENCE S89°33'56"W A DISTANCE OF 663.12 FEET; THENCE S00°30'40"E A DISTANCE OF 661.24 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 22; THENCE S89°31'59"W ALONG SAID SOUTH LINE A DISTANCE OF 663.35 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING 3 COURSES; 1) N00°29'28"W A DISTANCE OF 1323.24 FEET; 2) THENCE N00°09'33"W A DISTANCE OF 1322.55 FEET; 3) THENCE N00°09'33"W A DISTANCE OF 792.10 FEET TO THE NORTH LINE OF THE SOUTH 24 ACRES OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N89°37'27"E ALONG SAID NORTH LINE A DISTANCE OF 1318.54 FEET TO THE WEST LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N00°20'51"W ALONG SAID WEST LINE A DISTANCE OF 529.36 FEET RETURNING TO THE POINT OF BEGINNING, LESS MAINTAINED RIGHT OF WAY FOR LITTLE ZION ROAD.

CONTAINING AN AREA OF 159.93 ACRES MORE OR LESS.



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EXHIBIT 2 ASTONIA COMMUNITY DEVELOPMENT DISTRICT LEGAL DESCRIPTION



LITTLE ZION ROAD IS NOT INCLUDED IN THE CDD

EXHIBIT 3
ASTONIA CDD
DISTRICT BOUNDARY MAP



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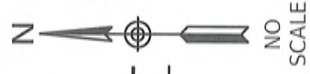
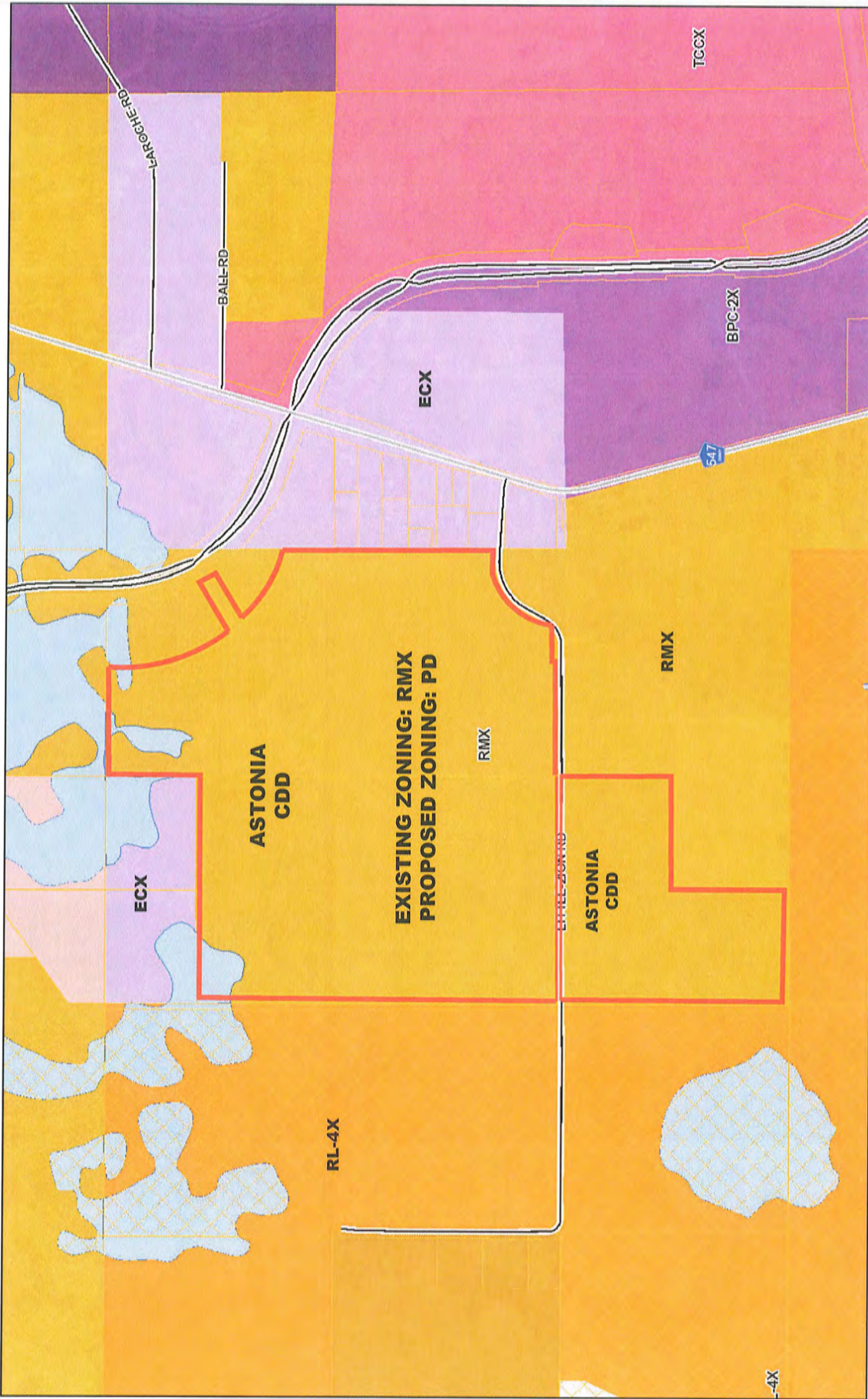


EXHIBIT 4
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY ZONING MAP

- LEGEND**
- RMX - RESIDENTIAL MEDIUM
 - RL-4X - RESIDENTIAL LOW
 - ECX - EMPLOYMENT CENTER
 - BPC-2X - BUSINESS PARK CENTER

WOOD & ASSOCIATES
 Engineering, LLC

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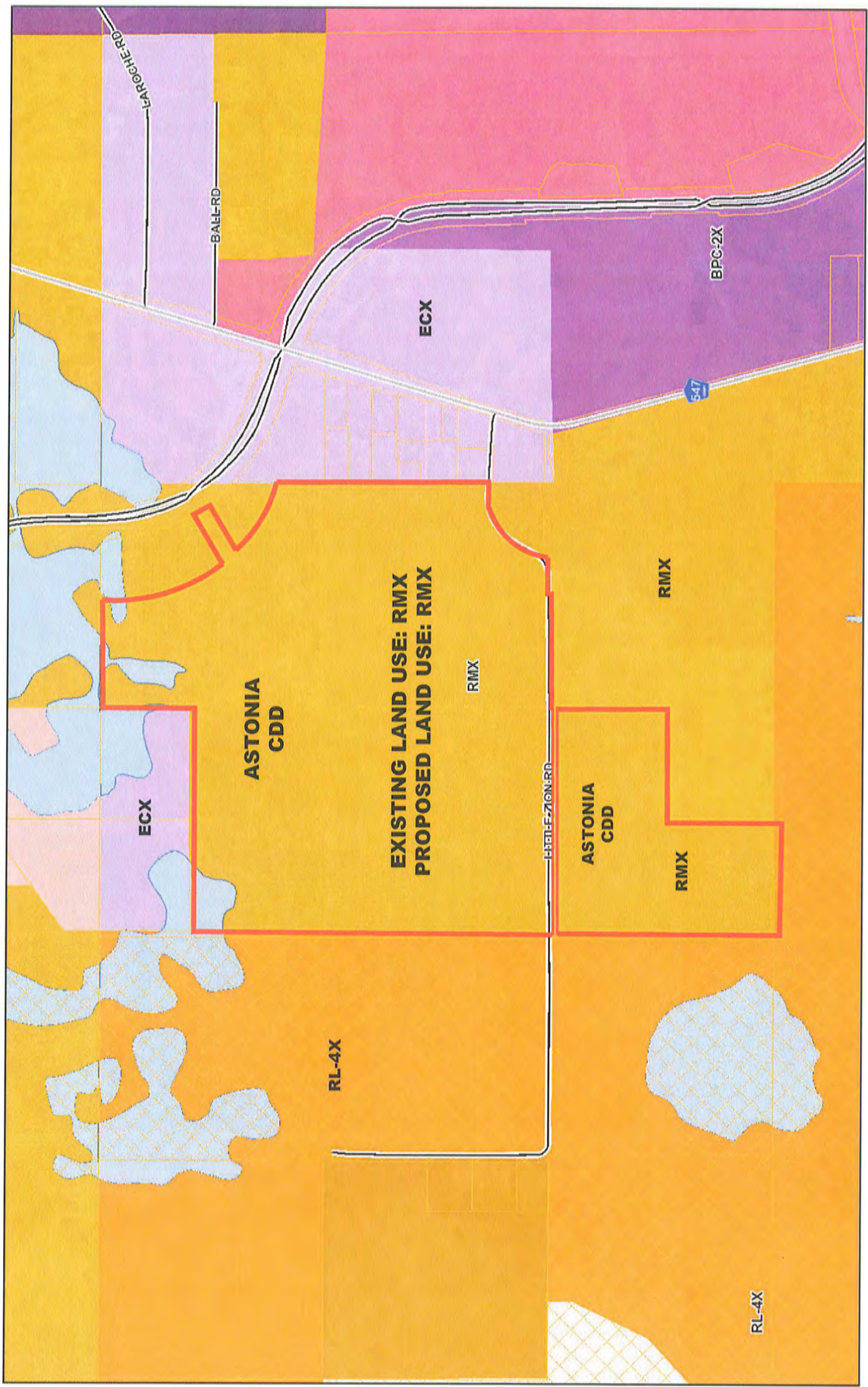


EXHIBIT 5
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY FUTURE LAND USE MAP

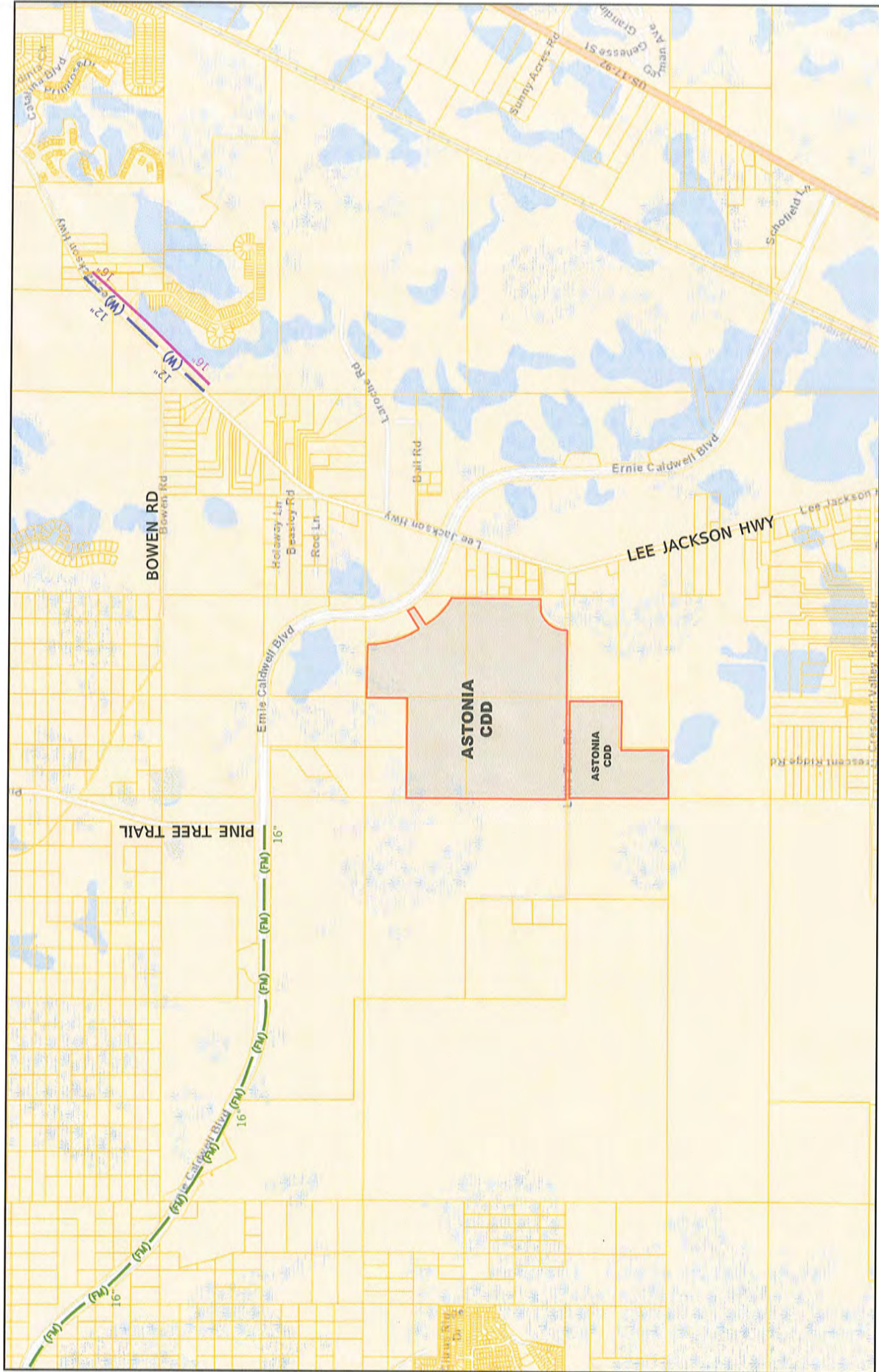
LEGEND

	RMX - RESIDENTIAL MEDIUM
	RL-4X - RESIDENTIAL LOW
	ECX - EMPLOYMENT CENTER
	BPC-2X - BUSINESS PARK CENTER

WOOD & ASSOCIATES
 Engineering, LLC

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 EMAIL: INFO@WOODCIVIL.COM




NO SCALE



COMPOSITE EXHIBIT 6

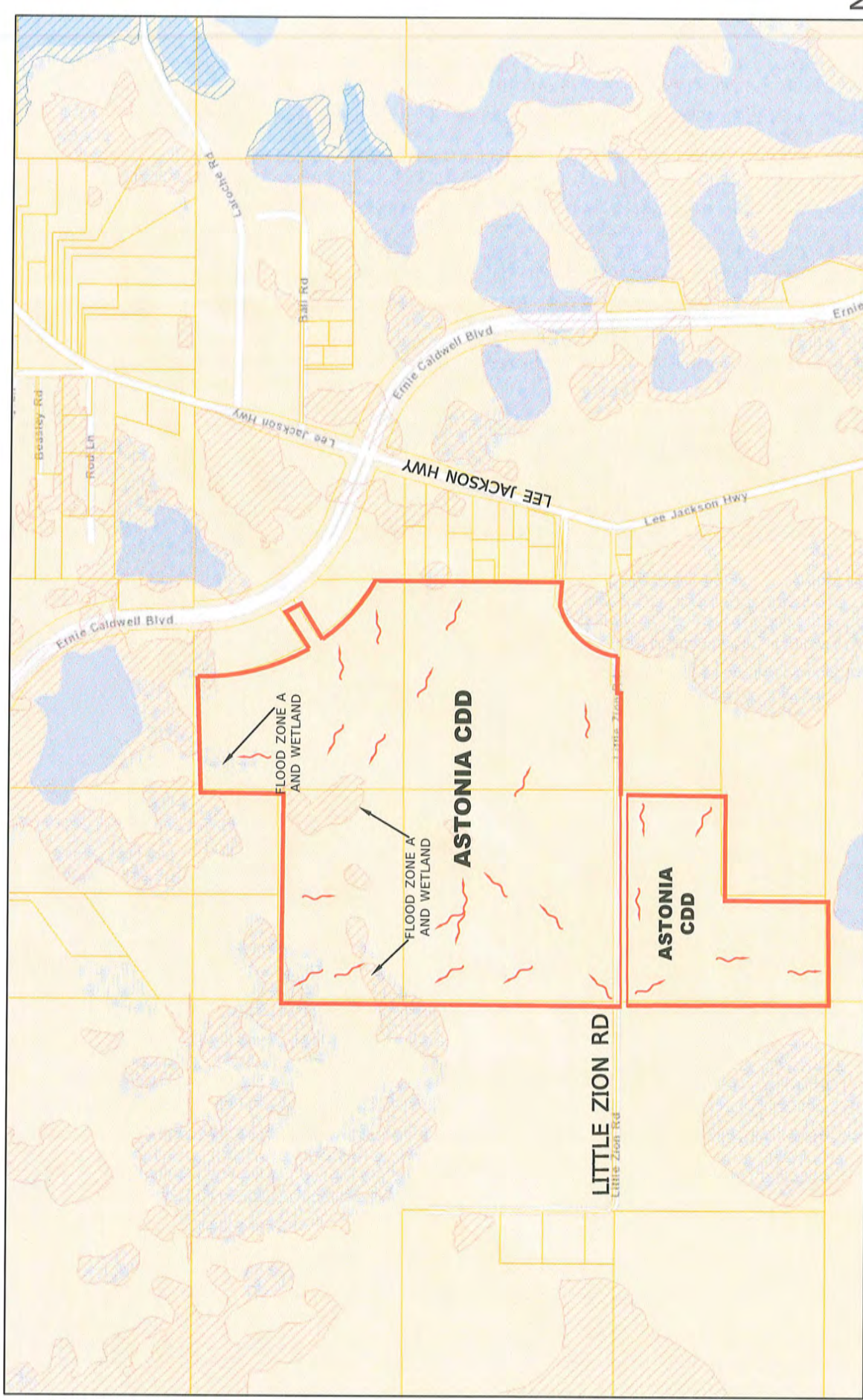
ASTONIA COMMUNITY DEVELOPMENT DISTRICT

WATER & WASTEWATER MAP

- LEGEND**
-  (W) EXISTING 12" WATER MAIN
 -  (FM) EXISTING 16" FORCE MAIN
 -  (RM) EXISTING 16" RECLAIM WATER MAIN



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COMPOSITE EXHIBIT 6
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT
 DRAINAGE MAP

LEGEND
 FLOW DIRECTION



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Composite Exhibit 7
Astoria CDD
Community Development District
Summary of Probable Cost

<u>Infrastructure</u> ⁽¹⁾⁽⁹⁾	<u>Phase 1</u> <u>191 Lots</u> ⁽¹⁰⁾	<u>Phase 2</u> <u>306 Lots</u> ⁽¹¹⁾	<u>Phase 3</u> <u>184 Lots</u> ⁽¹²⁾	<u>Total</u> <u>681 Lots</u> ⁽¹³⁾
Offsite Improvements ⁽⁵⁾⁽⁶⁾	\$ 650,000.00	\$1,050,000.00	\$ 600,000.00	\$ 2,300,000.00
Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	\$1,350,000.00	\$2,160,000.00	\$1,290,000.00	\$ 4,800,000.00
Utilities (Water, Sewer, & Street Lighting) ⁽⁵⁾⁽⁶⁾⁽⁹⁾	\$1,320,000.00	\$2,120,000.00	\$1,260,000.00	\$ 4,700,000.00
Roadway ⁽⁴⁾⁽⁵⁾⁽⁶⁾	\$ 790,000.00	\$1,260,000.00	\$ 750,000.00	\$ 2,800,000.00
Entry Feature ⁽⁶⁾⁽⁷⁾	\$ 310,000.00	\$ 495,000.00	\$ 295,000.00	\$ 1,100,000.00
Parks and Recreational Facilities ⁽¹⁾⁽⁶⁾	\$ 450,000.00	\$ 720,000.00	\$ 430,000.00	\$ 1,600,000.00
Contingency	\$ 210,000.00	\$ 345,000.00	\$ 245,000.00	\$ 800,000.00
TOTAL	\$5,980,000.00	\$8,150,000.00	\$4,870,000.00	\$18,100,000.00

Notes:

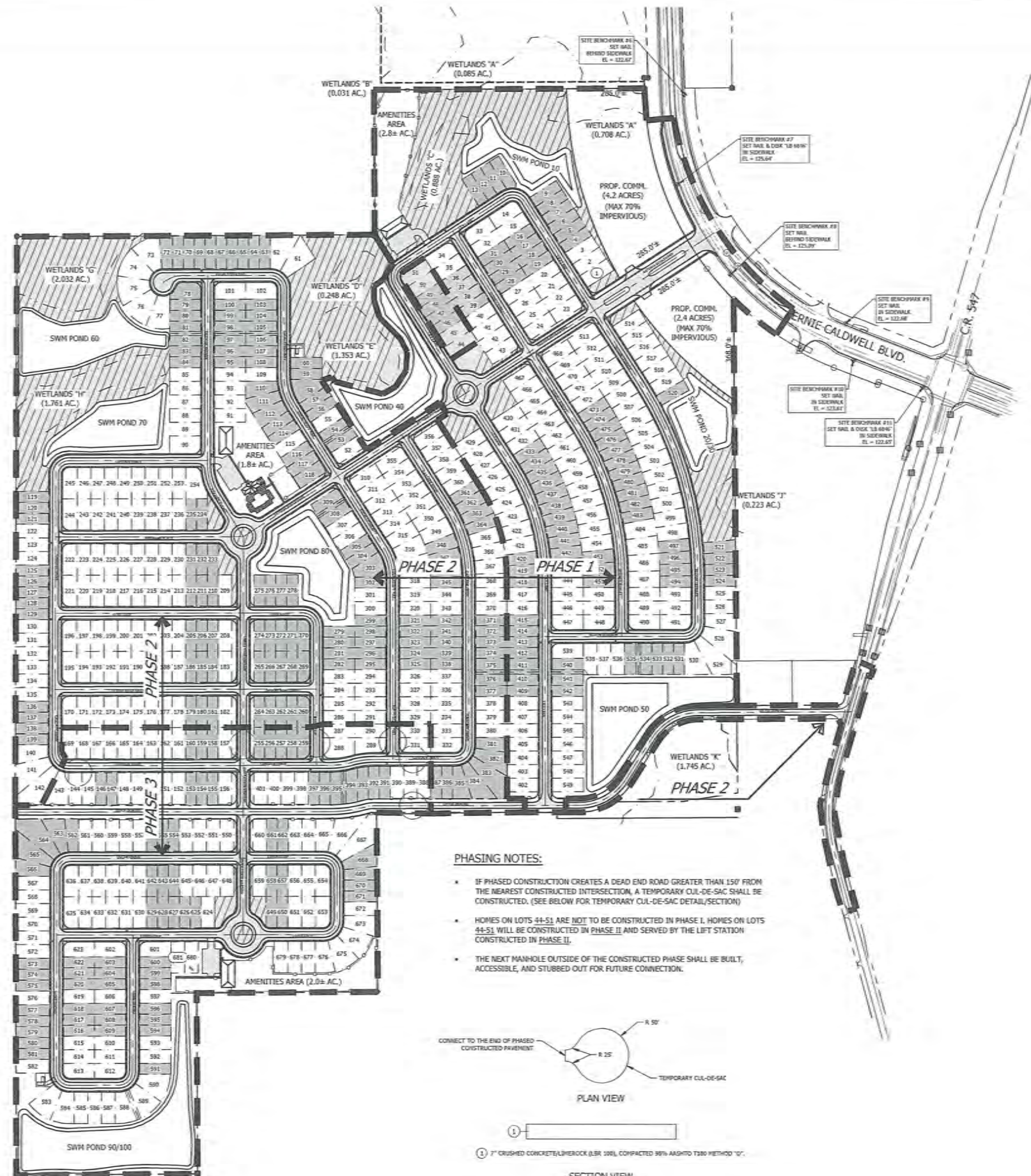
1. Infrastructure consists of offsite improvements, public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction, lot finishing in conjunction with home construction, which will be provided by developer or homebuilder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2019 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way and on District land is included.
9. Estimates based on Master Infrastructure to support development of 681 lots.
10. 73 – 40 foot wide lots and 118 - 50 foot wide lots
11. 143 – 40 foot wide lots and 163 – 50 foot wide lots
12. 73 – 40 foot wide lots and 111 – 50 foot wide lots
13. 289 – 40 foot wide lots and 392 – 50 foot wide lots.

Composite Exhibit 8
Astoria CDD
Community Development District
Summary of Proposed District Facilities

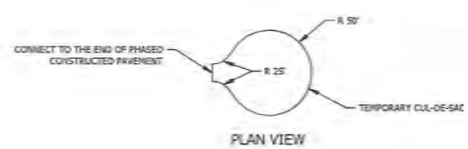
<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Offsite Improvements	District	County	District Bonds	County
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	Polk County	District Bonds	Polk County
Street Lighting/Conduit	District	**District	District Bonds	**District
Road Construction	District	District	District Bonds	District
Entry Feature & Signage	District	District	District Bonds	District
Parks and Recreational Facilities	District	District	District Bonds	District

*Costs not funded by bonds will be funded by the developer.

** Street lighting/conduit shall be owned and maintained by the District or the District shall enter into a lease with Duke Energy.



- PHASING NOTES:**
- IF PHASED CONSTRUCTION CREATES A DEAD END ROAD GREATER THAN 150' FROM THE NEAREST CONSTRUCTED INTERSECTION, A TEMPORARY CUL-DE-SAC SHALL BE CONSTRUCTED. (SEE BELOW FOR TEMPORARY CUL-DE-SAC DETAIL/SECTION)
 - HOUSES ON LOTS 44-51 ARE NOT TO BE CONSTRUCTED IN PHASE I. HOMES ON LOTS 44-51 WILL BE CONSTRUCTED IN PHASE II AND SERVED BY THE LIFT STATION CONSTRUCTED IN PHASE II.
 - THE NEXT MANHOLE OUTSIDE OF THE CONSTRUCTED PHASE SHALL BE BUILT, ACCESSIBLE, AND STUBBED OUT FOR FUTURE CONNECTION.



PLAN VIEW



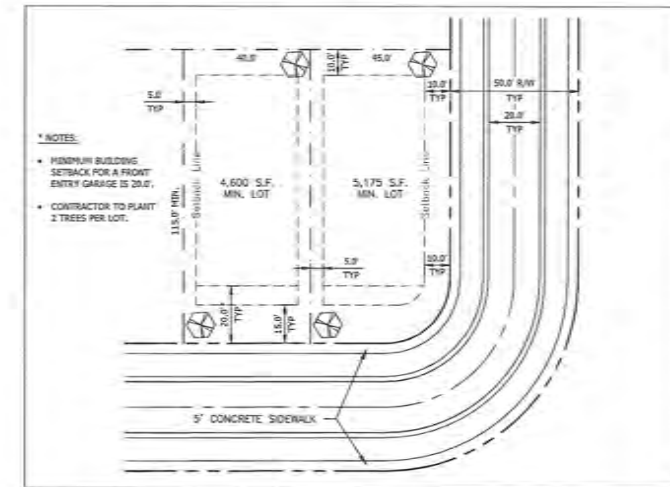
SECTION VIEW

TEMPORARY CUL-DE-SAC ROAD DETAIL/SECTION N.T.S.

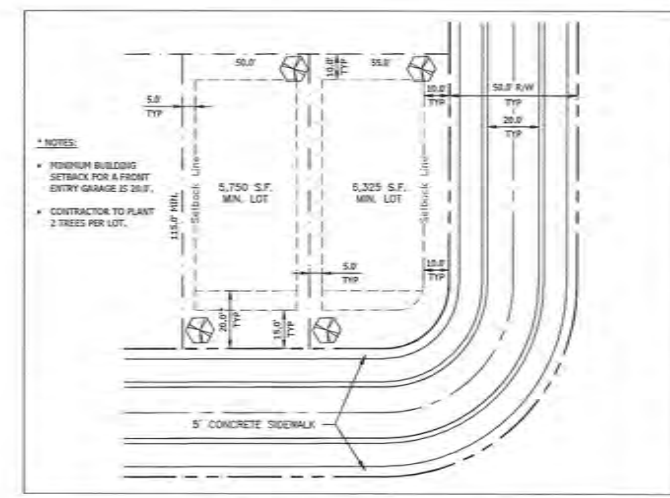
SITE DATA:

NET PROJECT AREA: 159.93 ACRES
 TOTAL LOTS = 681 (100%) OR 4.3 DU/AC.
 40' LOTS = 289 (42%)
 50' LOTS = 392 (58%)
 OPEN SPACE REQUIRED = 10% OF DEVELOPMENT = 159.93 AC x 0.10 = 15.99 AC
 PROVIDED OPEN SPACE SHOWN IN HATCHED AREAS = 17.23 AC *
 WETLAND OPEN SPACE = 6.72 AC (39% OF OPEN SPACE REQUIRED)
 UPLAND OPEN SPACE = 10.51 AC (61% OF OPEN SPACE REQUIRED)

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



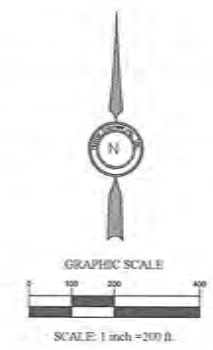
PROPOSED TYPICAL 40' WIDE LOTS N.T.S.



PROPOSED TYPICAL 50' WIDE LOTS N.T.S.

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 RAMPS AND SIDEWALKS IN COMMON AREAS (NOT IN FRONT OF LOTS) SHALL BE CONSTRUCTED AS A PART OF THIS PROJECT.



OVERALL DEVELOPMENT PLAN



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

Prepared For
 ERNIE CALDWELL PROPERTIES, LLC
 302 S. FLORIDA AVE., SUITE 101
 LANDLARD, FL 33603
 Telephone: 863-919-7103

Construction Plans for
 Astoria Subdivision
 Davenport, Florida

Date: May 8, 2020
 Project No.: 19-013



Scale: 1/8" = 1'-0"

X:\Users\201919-013 - Astoria - ECI - South\Drawings\Astoria-Const-15 Phased.dwg

COMPOSITE EXHIBIT B

Master Assessment Methodology for Astoria Community Development District, dated January 9, 2020, as supplemented by the *Supplemental Assessment Methodology – Phase 1*, dated September 3, 2020

**MASTER
ASSESSMENT METHODOLOGY

FOR

ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

Date: January 9, 2020

Prepared by

**Governmental Management Services - Central Florida, LLC
135 W. Central Blvd, Suite 320
Orlando, FL 32801**

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Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC
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1.0 Introduction

The Astonia Community Development District (the "District") is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$16,750,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing certain infrastructure improvements ("Capital Improvement Plan") within the District more specifically described in the Engineer's Report dated January 9, 2020 prepared by Wood & Associates Engineering, LLC, as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of all or a portion of the Capital Improvement Plan that benefit property within the District.

1.1 Purpose

This Master Assessment Methodology (the "Assessment Report") provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvement Plan. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvement Plan. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

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

1.2 Background

The District currently includes approximately 159.93 acres in Polk County, Florida. The development program for the District currently envisions approximately 681 residential units. The proposed development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater

management facilities, utility facilities, roadways, entry features, and park and recreational facilities. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

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

1.3 Special Benefits and General Benefits

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

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

There is no doubt that the general public and property owners outside of the District will benefit from the provision of the Capital Improvement Plan. However, these benefits will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvement Plan. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

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

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

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

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$12,764,000. The District's Underwriter projects that financing costs required to fund the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$16,750,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District anticipates issuing approximately \$16,750,000 in Bonds in one or more series to fund the District's entire Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$16,750,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvement Plan needed to support the development, which construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$12,764,000. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Capital Improvement Plan and related costs was determined by the District's Underwriter to total approximately \$16,750,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the Capital Improvement Plan funded by District bonds benefits all acres equally within the District.

The initial assessments will be levied on an equal basis to all gross acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting equally from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the platted units within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

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

2.3 Allocation of Benefit

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and recreational facilities and professional fees along with related incidental costs. There is one product type within the planned development. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Capital Improvement Plan will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and recreation facilities. These

improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

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

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

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

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

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

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

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit

debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

4.0 Assessment Roll

The District will initially distribute the liens across the property within the District boundaries on a gross acreage basis. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

TABLE 1
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
MASTER ASSESSMENT METHODOLOGY

Land Use	Total Assessable Units	ERUs per Unit (1)	Total ERUs
Single Family - 40'	289	0.80	231
Single Family - 50'	392	1.00	392
Total Units	681		623

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50' = 1 ERU

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

**TABLE 2
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT
 CAPITAL IMPROVEMENT PLAN COST ESTIMATES
 MASTER ASSESSMENT METHODOLOGY**

Capital Improvement Plan ("CIP") (1)	Cost Estimate
Offsite Improvements	\$525,000
Stormwater Management	\$4,800,000
Utilities (Water, Sewer, & Street Lighting)	\$3,139,000
Roadway	\$1,795,000
Entry Feature	\$1,100,000
Parks and Recreation	\$800,000
Contingencies	\$605,000
	\$12,764,000

(1) A detailed description of these improvements is provided in the Engineer's Report dated January 9, 2020.

TABLE 3
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER ASSESSMENT METHODOLOGY

Description	Total
Construction Funds	\$ 12,764,000
Debt Service Reserve	\$ 1,216,869
Capitalized Interest	\$ 2,010,000
Underwriters Discount	\$ 335,000
Cost of Issuance	\$ 220,000
Contingency	\$ 204,131
Par Amount*	\$ 16,750,000

Bond Assumptions:	
Interest Rate	6.00%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

TABLE 4

ASTONIA COMMUNITY DEVELOPMENT DISTRICT
 ALLOCATION OF IMPROVEMENT COSTS
 MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family - 40'	289	0.8	231	37.10%	\$ 4,735,297	\$16,385
Single Family - 50'	392	1.00	392	62.90%	\$ 8,028,703	\$20,481
Totals	681		623	37.10%	\$ 12,764,000	

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

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 5
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT
 ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
 MASTER ASSESSMENT METHODOLOGY**

Land Use	No. of Units *	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product Type	Type	Debt Per Product Type	Type	
Single Family - 40'	289	\$ 4,735,297	\$	6,214,056		\$21,502
Single Family - 50'	392	\$ 8,028,703	\$	10,535,944		\$26,877
Totals	681	\$ 12,764,000	\$	16,750,000		

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

TABLE 6
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family - 40'	289	\$ 6,214,056	\$21,502	\$ 451,444	\$ 1,562	\$ 1,680
Single Family - 50'	392	\$ 10,535,944	\$26,877	\$ 765,425	\$ 1,953	\$ 2,100
Totals	681	\$ 16,750,000		\$ 1,216,869		

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

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

TABLE 7
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
MASTER ASSESSMENT METHODOLOGY

Owner	Property ID #'s*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Ernie Caldwell Properties LLC	27-26-22-000000-013010	9.86	\$104,733	\$ 1,032,671	\$ 75,022	\$ 80,669
Ernie Caldwell Properties LLC	27-26-22-000000-033010	23.88	\$104,733	\$ 2,501,032	\$ 181,697	\$ 195,373
Ernie Caldwell Properties LLC	27-26-22-000000-013020	19.88	\$104,733	\$ 2,082,098	\$ 151,262	\$ 162,647
Ernie Caldwell Properties LLC	27-26-22-000000-034010	39.68	\$104,733	\$ 4,155,818	\$ 301,916	\$ 324,640
Ernie Caldwell Properties LLC	27-26-22-000000-032010	36.66	\$104,733	\$ 3,839,524	\$ 278,937	\$ 299,932
Ernie Caldwell Properties LLC	27-26-22-000000-043010	29.97	\$104,733	\$ 3,138,858	\$ 228,035	\$ 245,198
Totals		159.93		\$ 16,750,000	\$ 1,216,869	\$ 1,308,461

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

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$1,216,869

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

LEGAL DESCRIPTION

BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE RUN N89°38'14"E ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 708.93 FEET; THENCE S02°00'48"E A DISTANCE OF 31.96 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 28°43'45", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S16°22'40"E, WITH A CHORD LENGTH OF 687.21 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 694.46 FEET; THENCE N57°11'19"E A DISTANCE OF 285.23 FEET TO A POINT ON THE WEST RIGHT OF WAY OF ERNIE CALDWELL BOULEVARD, SAID POINT ALSO BEING ON A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 05°12'38", WITH A RADIUS OF 1100.00 FEET, WITH A CHORD BEARING OF S32°48'41"E, WITH A CHORD LENGTH OF 100.00 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 100.03 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN S57°11'19"W A DISTANCE OF 285.23 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 21°30'05", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S45°37'51"E, WITH A CHORD LENGTH OF 516.70 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 519.75 FEET; THENCE S00°34'03"E A DISTANCE OF 1126.63 FEET TO THE NORTH MAINTAINED RIGHT OF WAY OF LITTLE ZION ROAD; THENCE RUN ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING 29 COURSES; 1) N86°53'43"W A DISTANCE OF 12.69 FEET; 2) THENCE N87°23'02"W A DISTANCE OF 65.40 FEET; 3) THENCE S87°44'53"W A DISTANCE OF 34.73 FEET; 4) THENCE S82°19'26"W A DISTANCE OF 41.07 FEET; 5) THENCE S73°10'25"W A DISTANCE OF 16.81 FEET; 6) THENCE S70°46'24"W A DISTANCE OF 24.09 FEET; 7) THENCE S70°28'57"W A DISTANCE OF 16.64 FEET; 8) THENCE S61°58'48"W A DISTANCE OF 36.62 FEET; 9) THENCE S57°16'53"W A DISTANCE OF 63.50 FEET; 10) THENCE S46°20'51"W A DISTANCE OF 35.85 FEET; 11) THENCE S35°40'32"W A DISTANCE OF 14.37 FEET; 12) THENCE S35°36'06"W A DISTANCE OF 15.07 FEET; 13) THENCE S29°16'16"W A DISTANCE OF 33.67 FEET; 14) THENCE S28°02'33"W A DISTANCE OF 100.08 FEET; 15) THENCE S29°35'32"W A DISTANCE OF 41.20 FEET; 16) THENCE S37°51'45"W A DISTANCE OF 60.25 FEET; 17) THENCE S48°18'53"W A DISTANCE OF 16.90 FEET; 18) THENCE S56°17'21"W A DISTANCE OF 18.08 FEET; 19) THENCE S62°22'59"W A DISTANCE OF 10.29 FEET; 20) THENCE S89°37'17"W A DISTANCE OF 165.14 FEET; 21) THENCE S00°24'07"E A DISTANCE OF 17.27 FEET; 22) THENCE S89°49'44"W A DISTANCE OF 51.17 FEET; 23) THENCE S89°15'22"W A DISTANCE OF 100.01 FEET; 24) THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 25) THENCE S89°25'40"W A DISTANCE OF 100.00 FEET; 26) THENCE S89°18'48"W A DISTANCE OF 100.00 FEET; 27) THENCE S89°35'59"W A DISTANCE OF 100.00 FEET; 28) THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 29) THENCE S89°35'59"W A DISTANCE OF 11.74 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY RUN S00°31'51"E A DISTANCE OF 672.83 FEET; THENCE S89°33'56"W A DISTANCE OF 663.12 FEET; THENCE S00°30'40"E A DISTANCE OF 661.24 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 22; THENCE S89°31'59"W ALONG SAID SOUTH LINE A DISTANCE OF 663.35 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING 3 COURSES; 1) N00°29'28"W A DISTANCE OF 1323.24 FEET; 2) THENCE N00°09'33"W A DISTANCE OF 1322.55 FEET; 3) THENCE N00°09'33"W A DISTANCE OF 792.10 FEET TO THE NORTH LINE OF THE SOUTH 24 ACRES OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N89°37'27"E ALONG SAID NORTH LINE A DISTANCE OF 1318.54 FEET TO THE WEST LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N00°20'51"W ALONG SAID WEST LINE A DISTANCE OF 529.36 FEET RETURNING TO THE POINT OF BEGINNING, LESS MAINTAINED RIGHT OF WAY FOR LITTLE ZION ROAD.

CONTAINING AN AREA OF 159.93 ACRES MORE OR LESS.



1925 BARTOW ROAD • LAKELAND, FL 33801
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EMAIL: INFO@WOODCIVIL.COM

EXHIBIT 2 ASTONIA COMMUNITY DEVELOPMENT DISTRICT LEGAL DESCRIPTION

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**SUPPLEMENTAL
ASSESSMENT METHODOLOGY - PHASE 1

FOR

ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

Date: September 3, 2020

Prepared by

**Governmental Management Services - Central Florida, LLC
219 East Livingston St.
Orlando, FL 32801**

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1.0 Introduction

The Astonia Community Development District (the "District") is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District has issued \$3,830,000 of tax exempt bonds (the "Bonds") for the purpose of financing certain Phase 1 Assessment Area infrastructure improvements ("Capital Improvement Plan") within Phase 1 Assessment Area of the District more specifically described as Phase 1 in the Engineer's Report dated May 14, 2020 prepared by Wood & Associates Engineering, LLC, as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of all or a portion of the Phase 1 Assessment Area Capital Improvement Plan that benefit property within the Phase 1 Assessment Area the District.

1.1 Purpose

This Supplemental Assessment Methodology (the "Assessment Report") supplements the Master Assessment Methodology, dated February 13, 2020. The Assessment Report provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within the Phase 1 Assessment Area of the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvement Plan. This Assessment Report may be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvement Plan. This Assessment Report is designed to conform to the requirements of Chapters 190, 197 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within Phase 1 Assessment Area of the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 159.93 acres in Polk County, Florida. Phase 1 consists of 61.15 acres. The development program for Phase 1 of the District the District currently envisions approximately 191 residential units. The proposed development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and recreational facilities. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

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

1.3 Special Benefits and General Benefits

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

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Capital Improvement Plan enables properties within the boundaries of Phase 1 of the District to be developed. Without the District's Phase 1 Capital Improvement Plan, there would be no infrastructure to support development of land within Phase 1 of the District. Without these improvements, development of the property within Phase 1 of the District would be prohibited by law.

There is no doubt that the general public and property owners outside of Phase 1 of the District will benefit from the provision of the Capital Improvement Plan. However, these benefits will be incidental for the purpose of the Phase 1 Capital Improvement Plan, which is designed solely to meet the needs of property within the Phase 1 Assessment Area District. Properties outside of the Phase 1 Assessment Area of District boundaries do not depend upon the District's Phase 1 Capital Improvement

Plan. The property owners within Phase 1 of the District are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

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

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

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

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within Phase 1 of the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Phase 1 Assessment Area Capital Improvement Plan that is necessary to support full development of property within Phase 1 of the District will cost approximately \$5,080,000. The District's Underwriter projects that financing costs required to fund the Phase 1 Assessment Area Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest is \$3,830,000. Without the Phase 1 Capital Improvement Plan, the property within Phase 1 of the District would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District has issued \$3,830,000 in Bonds in one or more series to fund the District's entire Phase 1 Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$3,830,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Phase 1 Capital Improvement Plan needed to support the development, which construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are

estimated to cost \$5,080,000. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Capital Improvement Plan and related costs was determined by the District's Underwriter to total \$3,830,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for Phase 1 of the District is completed. Until the platting process occurs, the Capital Improvement Plan funded by District bonds benefits all acres equally within Phase 1 Assessment Area of the District.

The initial assessments will be levied on an equal basis to all gross acreage within Phase 1 of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within Phase 1 of the District are benefiting equally from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the platted units within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

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

2.3 Allocation of Benefit

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and recreational facilities and professional fees along with related incidental costs. There are two product types within the planned development. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"), with single family 40' being set at .8 ERU. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from

the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Phase 1 Capital Improvement Plan will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and recreation facilities. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Phase 1 Capital Improvement Plan, the special and peculiar benefits are:

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

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

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

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the Phase 1 Capital Improvement Plan have been apportioned to the property within Phase 1 of the District according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of Phase 1 of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Phase 1 Capital Improvement Plan is constructed.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

4.0 Assessment Roll

The District will initially distribute the liens across the property within Phase 1 of the District boundaries on a gross acreage basis. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty

on any acre of land in the Phase 1 Assessment Area of the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

TABLE 1
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
SUPPLEMENTAL ASSESSMENT METHODOLOGY - PHASE 1

Land Use	Total Assessable Units	ERUs per Unit (1)	Total ERUs
Single Family - 40'	73	0.80	58
Single Family - 50'	118	1.00	118
Total Units	191		176

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50' = 1 ERU

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

TABLE 2
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT PLAN COST ESTIMATES
SUPPLEMENTAL ASSESSMENT METHODOLOGY - PHASE 1

Capital Improvement Plan ("CIP") (1)	Cost Estimate
Offsite Improvements	\$ 650,000
Stormwater Management	\$ 1,350,000
Utilities (Water, Sewer, & Street Lighting)	\$ 1,320,000
Roadway	\$ 790,000
Entry Feature	\$ 310,000
Parks and Recreation	\$ 450,000
Contingencies	\$ 210,000
	\$ 5,080,000

(1) A detailed description of these improvements is provided in the Engineer's Report dated May 14, 2020.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
SUPPLEMENTAL ASSESSMENT METHODOLOGY - PHASE 1

Description	Total
Construction Funds	\$ 3,201,390
Debt Service Reserve	\$ 220,403
Capitalized Interest	\$ 88,446
Underwriters Discount	\$ 76,600
Cost of Issuance	\$ 208,792
Issue Discount	\$ 34,368
Par Amount*	\$ 3,830,000

Bond Assumptions:	
Average Coupon Rate	3.95%
Amortization	30 years
Capitalized Interest	6 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT
 ALLOCATION OF IMPROVEMENT COSTS
 SUPPLEMENTAL ASSESSMENT METHODOLOGY - PHASE 1

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family - 40'	73	0.8	58	33.11%	\$ 1,681,814	\$ 23,039
Single Family - 50'	118	1.00	118	66.89%	\$ 3,398,186	\$ 28,798
Totals	191		176	100.00%	\$ 5,080,000	

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY - PHASE 1

Land Use	No. of Units *	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product	Type	Debt Per Product	Type	
Single Family - 40'	73	\$ 1,681,814	\$	1,267,982	\$	17,370
Single Family - 50'	118	\$ 3,398,186	\$	2,562,018	\$	21,712
Totals	191	\$ 5,080,000	\$	3,830,000	\$	

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

TABLE 6
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY - PHASE 1

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family - 40'	73	\$ 1,267,982	\$ 17,370	\$ 72,968	\$ 1,000	\$ 1,075
Single Family - 50'	118	\$ 2,562,018	\$ 21,712	\$ 147,435	\$ 1,249	\$ 1,343
Totals	191	\$ 3,830,000		\$ 220,403		

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

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

TABLE 7
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
SUPPLEMENTAL ASSESSMENT METHODOLOGY - PHASE 1

Owner	Property ID #'s*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Ernie Caldwell Properties LLC	See attached legal	50.10	\$ 76,447	\$ 3,830,000	\$ 220,403	\$ 236,993
Totals		50.10		\$ 3,830,000	\$ 220,403	\$ 236,993

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

Annual Assessment Periods	30
Projected Bond Rate (%)	3.95%
Maximum Annual Debt Service	\$220,403

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

SKETCH OF DESCRIPTION ASTONIA PHASE 1

OF ERNIE CALDWELL PROPERTIES, LLC,
SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST
POLK COUNTY, FLORIDA

LEGAL DESCRIPTION (SUBJECT PARCEL)

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST IN POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22, N89°40'16"E, A DISTANCE OF 1316.79 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22, AND TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, PARCEL IDENTIFICATION NUMBER 27-26-22-000000-031050, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE WITH THE NORTH BOUNDARY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516, PARCEL IDENTIFICATION NUMBER 27-26-22-000000-03105, N89°38'14"E, A DISTANCE OF 708.93 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516, PARCEL IDENTIFICATION NUMBER 27-26-22-000000-03105; THENCE WITH THE EASTERLY BOUNDARY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516, PARCEL IDENTIFICATION NUMBER 27-26-22-000000-03105 THE FOLLOWING EIGHT (8) COURSES: 1) S02°00'48"E, A DISTANCE OF 31.96 FEET; 2) SOUTHEASTERLY WITH THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1385.00 FEET, A CENTRAL ANGLE OF 28°43'45" AND A CHORD BEARING AND DISTANCE OF S16°22'40"E, 687.21 FEET) FOR AN ARC DISTANCE OF 694.46 FEET TO A POINT OF NON-TANGENCY; 3) N57°11'19"E, A DISTANCE OF 285.23 FEET TO THE WESTERLY RIGHT-OF-WAY OF ERNIE CALDWELL BOULEVARD (VARIABLE-WIDTH RIGHT OF WAY, PER O.R. 9308, PG. 2093 & O.R. 7777, PG. 1349) OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; 4) WITH THE WESTERLY RIGHT-OF-WAY OF SAID ERNIE CALDWELL BOULEVARD, SOUTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 05°12'38" AND A CHORD BEARING AND DISTANCE OF S32°48'41"E, 100.00 FEET) FOR AN ARC DISTANCE OF 100.03 FEET TO A POINT OF NON-TANGENCY; 5) LEAVING THE WESTERLY RIGHT-OF-WAY OF SAID ERNIE CALDWELL BOULEVARD, S57°11'19"W, A DISTANCE OF 285.23 FEET; 6) SOUTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1385.00 FEET, A CENTRAL ANGLE OF 21°30'05" AND A CHORD BEARING AND DISTANCE OF S45°37'51"E, 516.70 FEET) FOR AN ARC DISTANCE OF 519.75 FEET TO A POINT OF NON-TANGENCY; 7) WITH THE EAST LINE WITH THE NORTHWEST 1/4 OF SAID SECTION 22, S00°34'03"E, A DISTANCE OF 1121.69 FEET; 8) S00°34'03"E, A DISTANCE OF 4.93 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF LITTLE ZION ROAD (VARIABLE-WIDTH MAINTAINED RIGHT OF WAY, PER M.B. 13, PG. 71, POLK COUNTY MAINTAINED RIGHT-OF-WAY MAP); THENCE WITH THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID LITTLE ZION ROAD THE FOLLOWING TWENTY-THREE COURSES: 1) N86°53'43"W, A DISTANCE OF 12.69 FEET; 2) N87°23'02"W, A DISTANCE OF 65.40 FEET; 3) S87°44'53"W, A DISTANCE OF 34.73 FEET; 4) S82°19'26"W, A DISTANCE OF 41.07 FEET; 5) S73°10'25"W, A DISTANCE OF 16.81 FEET; 6) S70°46'24"W, A DISTANCE OF 24.09 FEET; 7) S70°28'57"W, A DISTANCE OF 16.64 FEET; 8) S61°58'48"W, A DISTANCE OF 36.62 FEET; 9) S57°16'53"W, A DISTANCE OF 63.50 FEET; 10) S46°20'51"W, A DISTANCE OF 35.85 FEET; 11) S35°40'32"W, A DISTANCE OF 14.37 FEET; 12) S35°36'06"W, A DISTANCE OF 15.07 FEET; 13) S29°16'16"W, A DISTANCE OF 33.67 FEET; 14) S28°02'33"W, A DISTANCE OF 100.08 FEET; 15) S29°35'32"W, A DISTANCE OF 41.20 FEET; 16) S37°51'45"W, A DISTANCE OF 60.25 FEET; 17) S48°18'53"W, A DISTANCE OF 16.90 FEET; 18) S56°17'21"W, A DISTANCE OF 18.08 FEET; 19) S62°22'59"W, A DISTANCE OF 10.29 FEET; 20) S89°37'17"W, A DISTANCE OF 165.14 FEET;

(LEGAL DESCRIPTION CONTINUES ON SHEET 2 OF 7)

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

(LINE - CURVE TABLE, SURVEYORS NOTES AND LEGEND ON SHEETS 6 AND 7)

 <p>LEADING EDGE LAND SERVICES INCORPORATED</p> <p>8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809</p> <p>PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgels.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6846</p>	<p>SKETCH OF DESCRIPTION FOR ERNIE CALDWELL PROPERTIES, LLC</p>	<p>DATE OF DRAWING: 26 AUG 2020</p>
	<p>SURVEYOR'S CERTIFICATION</p> <p>I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.</p> <p style="text-align: right;">DATE: 08/27/2020</p> <p style="text-align: center;">  JEFFREY D. HOFIUS PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610 </p>	<p>MANAGER: JDH CADD: TQ</p> <p>PROJECT NUMBER: 975-20009</p> <p>FIELD BOOK NUMBER: N/A</p> <p>LAST FIELD WORK: N/A</p> <p>CREW CHIEF(S):</p> <p>COMPUTER FILE: 975009PH1SD.DWG</p> <p>SCALE: 1" = 200' SHEET 1 OF 7</p>

**SKETCH OF DESCRIPTION
ASTONIA PHASE 1**

OF ERNIE CALDWELL PROPERTIES, LLC,
SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST
POLK COUNTY, FLORIDA

(CONTINUED FROM SHEET 1 OF 7)

LEGAL DESCRIPTION

(SUBJECT PARCEL)

21) S00°24'07"E, A DISTANCE OF 17.27 FEET; 22) S89°49'44"W, A DISTANCE OF 51.17 FEET; 23) S89°15'22"W, A DISTANCE OF 66.91 FEET; THENCE LEAVING THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID LITTLE ZION ROAD, N00°09'33"W, A DISTANCE OF 30.86 FEET; THENCE S89°50'27"W, A DISTANCE OF 65.00 FEET; THENCE N00°09'33"W, A DISTANCE OF 811.79 FEET; THENCE NORTHWESTERLY WITH THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 32°39'07" AND A CHORD BEARING AND DISTANCE OF N16°29'07"W, 348.57 FEET) FOR AN ARC DISTANCE OF 353.33 FEET TO A POINT OF TANGENCY; THENCE N32°48'41"W, A DISTANCE OF 290.85 FEET; THENCE N57°11'19"E, A DISTANCE OF 42.02 FEET; THENCE N32°48'41"W, A DISTANCE OF 50.00 FEET; THENCE S57°11'19"W, A DISTANCE OF 322.02 FEET; THENCE N32°48'41"W, A DISTANCE OF 301.90 FEET; THENCE S84°02'35"E, A DISTANCE OF 48.65 FEET; THENCE S75°56'59"E, A DISTANCE OF 181.51 FEET; THENCE N60°44'45"E, A DISTANCE OF 53.95 FEET; THENCE N32°45'20"E, A DISTANCE OF 71.17 FEET; THENCE N03°39'25"E, A DISTANCE OF 67.11 FEET; THENCE N28°10'46"W, A DISTANCE OF 57.39 FEET; THENCE N45°12'14"W, A DISTANCE OF 106.56 FEET; THENCE N18°15'18"W, A DISTANCE OF 66.03 FEET; THENCE N00°00'00"W, A DISTANCE OF 52.65 FEET; THENCE N67°35'56"E, A DISTANCE OF 54.14 FEET; THENCE NORTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 67°30'00" AND A CHORD BEARING AND DISTANCE OF N23°26'19"E, 83.34 FEET) FOR AN ARC DISTANCE OF 88.36 FEET TO A POINT OF TANGENCY; THENCE N57°11'19"E, A DISTANCE OF 142.00 FEET; THENCE N32°48'53"W, A DISTANCE OF 20.03 FEET; THENCE WITH THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 39.00 FEET, A CENTRAL ANGLE OF 20°21'45" AND A CHORD BEARING AND DISTANCE OF N42°59'33"W, 13.79 FEET) FOR AN ARC DISTANCE OF 13.86 FEET TO A POINT OF TANGENCY; THENCE N53°10'25"W, A DISTANCE OF 96.46 FEET; THENCE S55°30'29"W, A DISTANCE OF 126.13 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22, N00°20'51"W, A DISTANCE OF 529.36 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST IN POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22, N89°40'16"E, A DISTANCE OF 1316.79 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22, AND TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, PARCEL IDENTIFICATION NUMBER 27-26-22-000000-031050; THENCE LEAVING THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516, WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22, S00°20'51"E, A DISTANCE OF 529.36 FEET, THENCE LEAVING WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22, N55°30'29"E, A DISTANCE OF 126.13 FEET; THENCE S53°10'25"E, A DISTANCE OF 96.46 FEET; THENCE WITH THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 39.00 FEET, A CENTRAL ANGLE OF 20°21'45" AND A CHORD BEARING AND DISTANCE OF S42°59'33"E, 13.79 FEET) FOR AN ARC DISTANCE OF 13.86 FEET TO A POINT OF TANGENCY; THENCE S32°48'53"E, A DISTANCE OF 20.03 FEET; THENCE S57°11'19"W, A DISTANCE OF 52.00 FEET; THENCE S32°48'41"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE S32°48'41"E, A DISTANCE OF 365.00 FEET; THENCE S57°11'19"W, A DISTANCE OF 115.00 FEET; THENCE N32°48'41"W, A DISTANCE OF 340.00 FEET; THENCE NORTHEASTERLY WITH THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF N12°11'19"E, 35.36 FEET) FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE N57°11'19"E, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 50.107 ACRES (2182673 SQUARE FEET) OF LAND, MORE OR LESS.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
(SEE SHEET 1 OF 7)

(LINE - CURVE TABLE, SURVEYORS NOTES AND LEGEND ON SHEETS 6 AND 7)

 <p>LEADING EDGE LAND SERVICES INCORPORATED</p> <p>8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809</p> <p>PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgels.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6846</p>	<p>SKETCH OF DESCRIPTION FOR ERNIE CALDWELL PROPERTIES, LLC</p>	<p>DATE OF DRAWING: 26 AUG 2020</p>
	<p>THIS IS NOT A SURVEY</p>	<p>MANAGER: JDH CADD: TQ</p> <p>PROJECT NUMBER: 975-20009</p> <p>FIELD BOOK NUMBER: N/A</p> <p>LAST FIELD WORK: N/A</p> <p>CREW CHIEF(S):</p> <p>COMPUTER FILE: 975009PH1SD.DWG</p> <p>SCALE: 1" = 200' SHEET 2 OF 7</p>

SKETCH OF DESCRIPTION ASTONIA PHASE 1

OF ERNIE CALDWELL PROPERTIES, LLC,
SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST
POLK COUNTY, FLORIDA

NORTH LINE - NW 1/4 - NW 1/4 -
SECTION 22, T26S, R27E
N89°40'16"E 1316.79' - (BASIS OF BEARINGS)

LANDS OF
POLK COUNTY
O.R. 8975, PG. 661

LANDS OF
ERNIE CALDWELL PROPERTIES, LLC
O.R. 11083, PG. 516

P.O.C.

NW CORNER - NW 1/4
SECTION 22, T26S, R27E
SUBJECT PARCEL
AND LESS OUT AREA

LANDS OF
POLK COUNTY
O.R. 7773, PG. 2162

LANDS OF
WUSF 3 RIDGEWOOD LAKES, LLC
WALTON ACQUISITIONS FL, LLC
O.R. 8944, PG. 657
O.R. 9021, PG. 661

P.O.B.

SUBJECT PARCEL

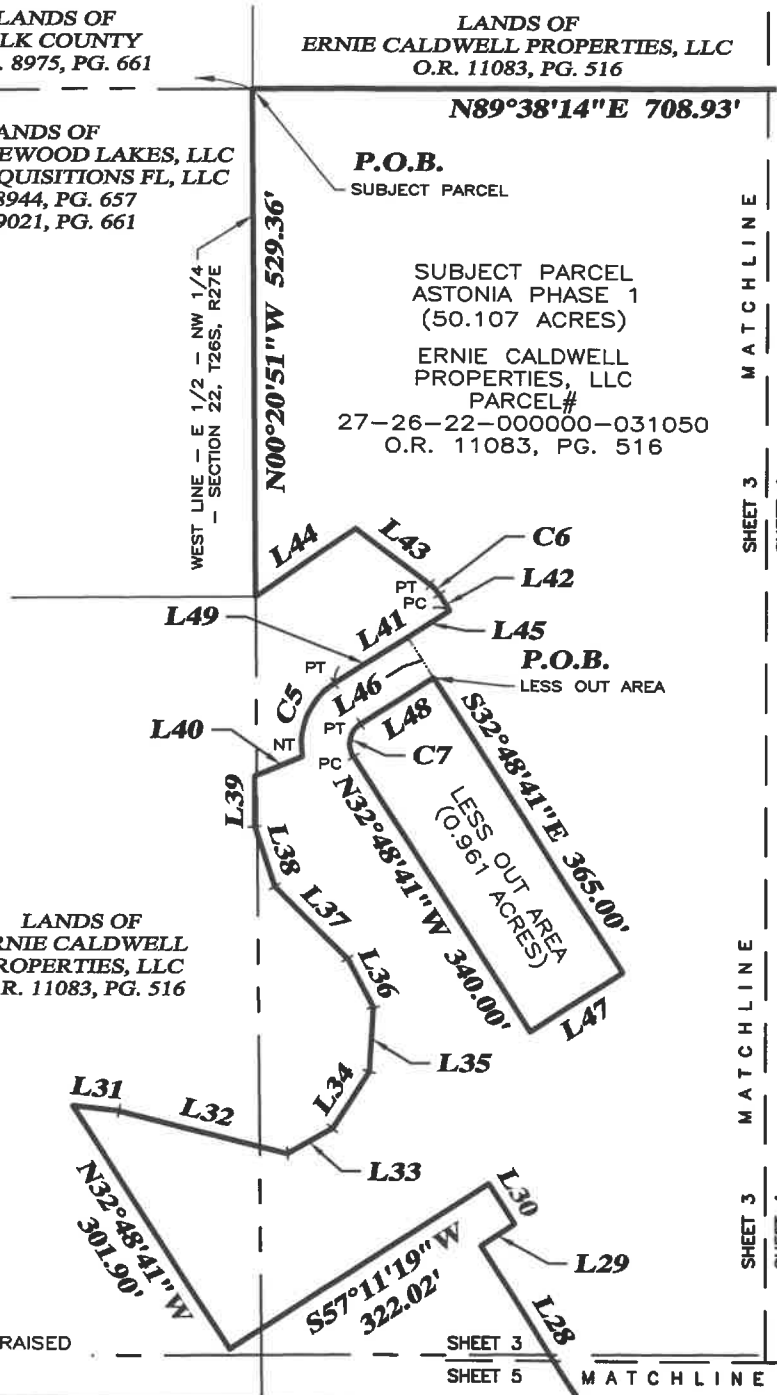
SUBJECT PARCEL
ASTONIA PHASE 1
(50.107 ACRES)
ERNIE CALDWELL
PROPERTIES, LLC
PARCEL#
27-26-22-000000-031050
O.R. 11083, PG. 516



(LINE - CURVE TABLE, SURVEYORS NOTES
AND LEGEND ON SHEETS 6 AND 7)

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
(SEE SHEET 1 OF 7)



MATCHLINE
SHEET 3
SHEET 4
MATCHLINE
SHEET 3
SHEET 4
MATCHLINE

SHEET 3
SHEET 5
MATCHLINE

SKETCH OF LEGAL DESCRIPTION
FOR
ERNIE CALDWELL PROPERTIES, LLC

DATE OF DRAWING: 26 AUG 2020	
MANAGER: JDH	CADD: TQ
PROJECT NUMBER: 975-20009	
FIELD BOOK NUMBER: N/A	
LAST FIELD WORK: N/A	
CREW CHIEF(S):	
COMPUTER FILE: 975009PH1SD.DWG	
SCALE: 1" = 200'	SHEET 3 OF 7

THIS IS NOT
A SURVEY

**LEADING EDGE
LAND SERVICES
INCORPORATED**

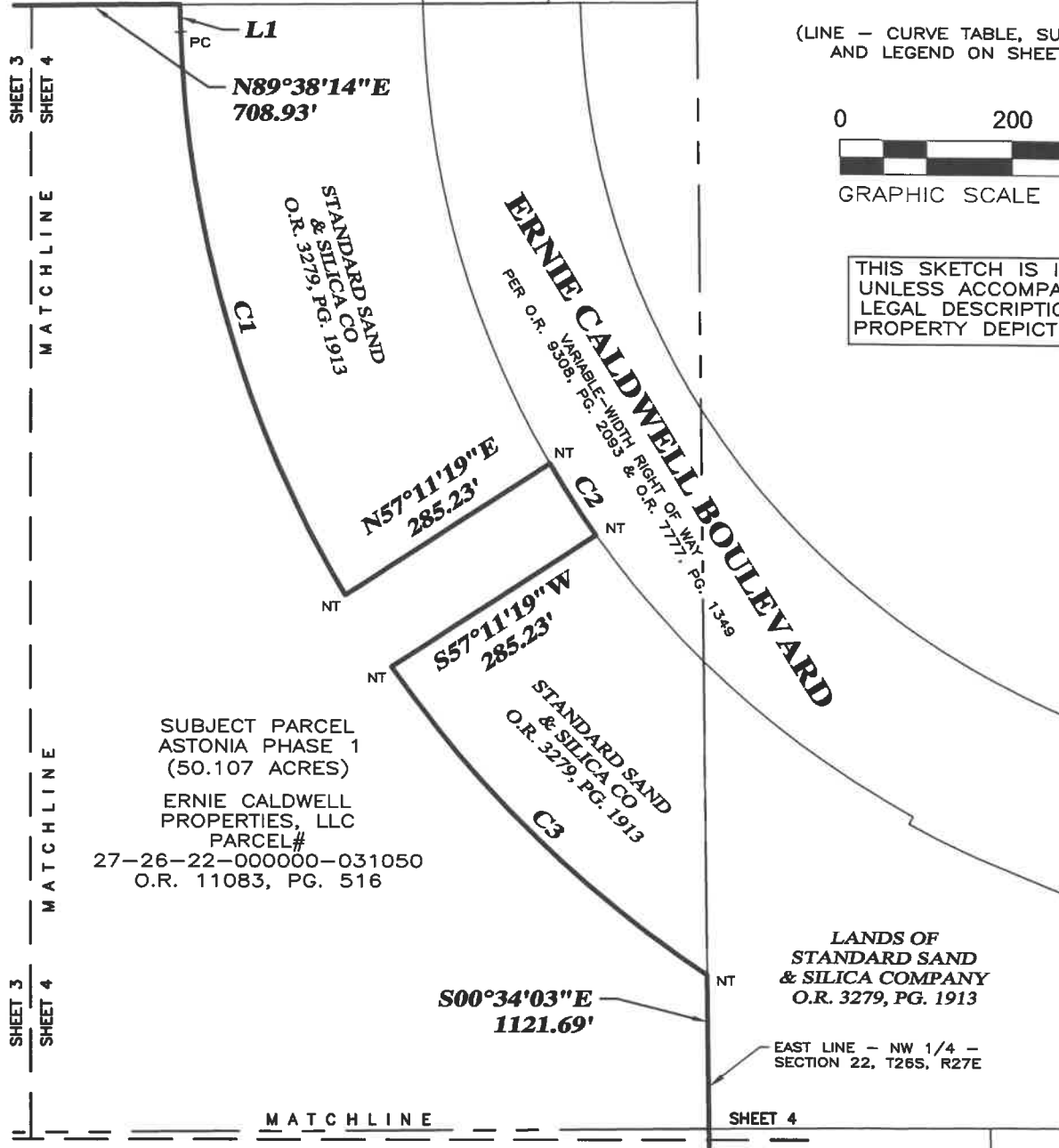
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedgels.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION ASTONIA PHASE 1

OF ERNIE CALDWELL PROPERTIES, LLC,
SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST
POLK COUNTY, FLORIDA

LANDS OF
ERNIE CALDWELL PROPERTIES, LLC
O.R. 11083, PG. 516



(LINE - CURVE TABLE, SURVEYORS NOTES
AND LEGEND ON SHEETS 6 AND 7)



THIS SKETCH IS INCOMPLETE
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LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON



SUBJECT PARCEL
ASTONIA PHASE 1
(50.107 ACRES)
ERNIE CALDWELL
PROPERTIES, LLC
PARCEL#
27-26-22-000000-031050
O.R. 11083, PG. 516

LANDS OF
STANDARD SAND
& SILICA COMPANY
O.R. 3279, PG. 1913

EAST LINE - NW 1/4 -
SECTION 22, T26S, R27E

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. (SEE SHEET 1 OF 7)

**LEADING EDGE
LAND SERVICES
INCORPORATED**
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedgels.com
FLORIDA LICENSED BUSINESS NUMBER LB 6846

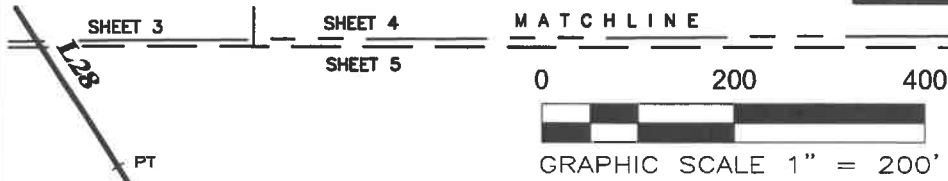
SKETCH OF LEGAL DESCRIPTION
FOR
ERNIE CALDWELL PROPERTIES, LLC

THIS IS NOT
A SURVEY

DATE OF DRAWING: 26 AUG 2020	
MANAGER: JDH	CADD: TQ
PROJECT NUMBER: 975-20009	
FIELD BOOK NUMBER: N/A	
LAST FIELD WORK: N/A	
CREW CHIEF(S):	
COMPUTER FILE: 975009PH1SD.DWG	
SCALE: 1" = 200'	SHEET 4 OF 7

SKETCH OF DESCRIPTION ASTONIA PHASE 1

OF ERNIE CALDWELL PROPERTIES, LLC,
SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST
POLK COUNTY, FLORIDA



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LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

(LINE - CURVE TABLE, SURVEYORS NOTES
AND LEGEND ON SHEETS 6 AND 7)

SUBJECT PARCEL
ASTONIA PHASE 1
(50.107 ACRES)
ERNIE CALDWELL
PROPERTIES, LLC
PARCEL#
27-26-22-000000-032010
O.R. 11075, PG. 1763

LANDS OF
ERNIE CALDWELL
PROPERTIES, LLC
O.R. 11075, PG. 1763

S00°34'03"E 1121.69'

LANDS OF
PRISCILLA A. POHL
O.R. 3322, PG. 1556

LANDS OF
DALE STUTESMAN
O.R. 9263, PG. 1933

LANDS OF
BURNELL O.
STUTESMAN EST
O.R. 2878, PG. 1537

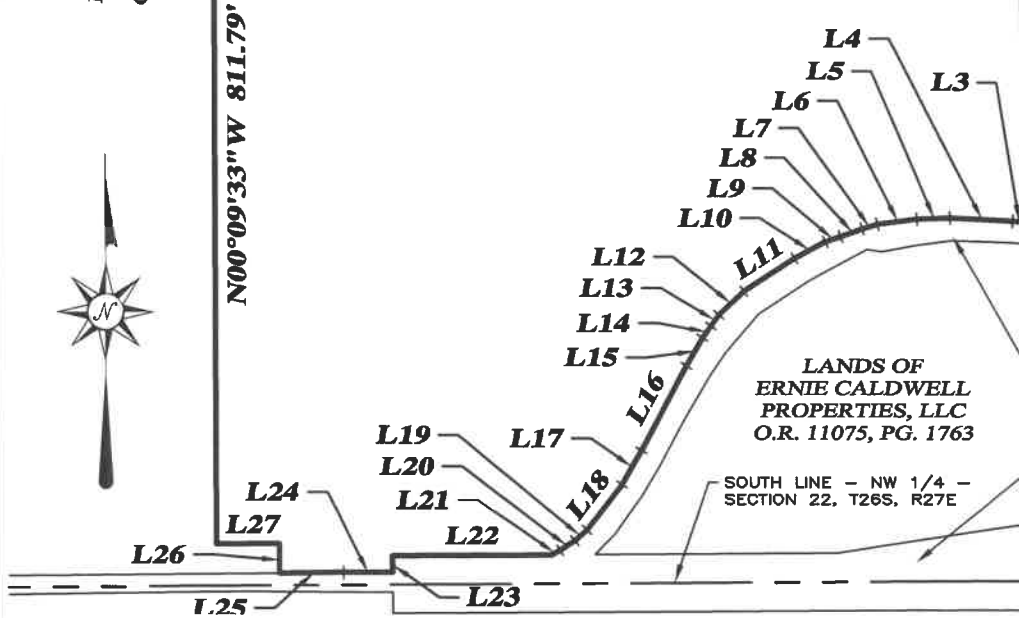
LANDS OF
ALICE D. CATES
O.R. 7677, PG. 1132
LANDS OF
ALICE D. CATES
O.R. 7609, PG. 1369

LANDS OF
ALICE D. CATES
O.R. 7709, PG. 1360

LANDS OF
ALICE D. CATES
O.R. 8320, PG. 1387

LANDS OF
ERNIE CALDWELL
PROPERTIES, LLC
O.R. 11054, PG. 340

**LITTLE
ZION ROAD**
VARIABLE-WIDTH
MAINTAINED
RIGHT OF WAY
PER M.B. 13, PG. 71



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. (SEE SHEET 1 OF 7)

**LEADING EDGE
LAND SERVICES
INCORPORATED**

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedge.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF LEGAL DESCRIPTION
FOR
ERNIE CALDWELL PROPERTIES, LLC

THIS IS NOT
A SURVEY

DATE OF DRAWING: 26 AUG 2020	
MANAGER: JDH	CADD: TQ
PROJECT NUMBER: 975-20009	
FIELD BOOK NUMBER: N/A	
LAST FIELD WORK: N/A	
CREW CHIEF(S):	
COMPUTER FILE: 975009PH1SD.DWG	
SCALE: 1" = 200'	SHEET 5 OF 7

**SKETCH OF DESCRIPTION
ASTONIA PHASE 1**

OF ERNIE CALDWELL PROPERTIES, LLC,
SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST
POLK COUNTY, FLORIDA

**CURVE TABLE
(SUBJECT PARCEL)**

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1385.00'	28°43'45"	S16°22'40"E	687.21'	694.46'
C2	1100.00'	5°12'38"	S32°48'41"E	100.00'	100.03'
C3	1385.00'	21°30'05"	S45°37'51"E	516.70'	519.75'
C4	620.00'	32°39'07"	N16°29'07"W	348.57'	353.33'
C5	75.00'	67°30'00"	N23°26'19"E	83.34'	88.36'
C6	39.00'	20°21'45"	N42°59'33"W	13.79'	13.86'

**LINE TABLE
(SUBJECT PARCEL)**

LINE	BEARING	DISTANCE
L1	S02°00'48"E	31.96'
L2	S00°34'03"E	4.93'
L3	N86°53'43"W	12.69'
L4	N87°23'02"W	65.40'
L5	S87°44'53"W	34.73'
L6	S82°19'26"W	41.07'
L7	S73°10'25"W	16.81'
L8	S70°46'24"W	24.09'
L9	S70°28'57"W	16.64'
L10	S61°58'48"W	36.62'
L11	S57°16'53"W	63.50'
L12	S46°20'51"W	35.85'
L13	S35°40'32"W	14.37'
L14	S35°36'06"W	15.07'
L15	S29°16'16"W	33.67'
L16	S28°02'33"W	100.08'
L17	S29°35'32"W	41.20'
L18	S37°51'45"W	60.25'
L19	S48°18'53"W	16.90'
L20	S56°17'21"W	18.08'
L21	S62°22'59"W	10.29'
L22	S89°37'17"W	165.14'
L23	S00°24'07"E	17.27'
L24	S89°49'44"W	51.17'
L25	S89°15'22"W	66.91'
L26	N00°09'33"W	30.86'
L27	S89°50'27"W	65.00'
L28	N32°48'41"W	290.85'
L29	N57°11'19"E	42.02'
L30	N32°48'41"W	50.00'
L31	S84°02'35"E	48.65'
L32	S75°56'59"E	181.51'
L33	N60°44'45"E	53.95'

**LINE TABLE
(SUBJECT PARCEL)**

LINE	BEARING	DISTANCE
L34	N32°45'20"E	71.17'
L35	N03°39'25"E	67.11'
L36	N28°10'46"W	57.39'
L37	N45°12'14"W	106.56'
L38	N18°15'18"W	66.03'
L39	N00°00'00"W	52.65'
L40	N67°35'56"E	54.14'
L41	N57°11'19"E	142.00'
L42	N32°48'53"W	20.03'
L43	N53°10'25"W	96.46'
L44	S55°30'29"W	126.13'

(LINE - CURVE TABLE, SURVEYORS NOTES
AND LEGEND ON SHEET 7 OF 7)

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**LEADING EDGE
LAND SERVICES
INCORPORATED**

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedgeels.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF LEGAL DESCRIPTION
FOR
ERNIE CALDWELL PROPERTIES, LLC

THIS IS NOT
A SURVEY

DATE OF DRAWING: 26 AUG 2020	
MANAGER: JDH	CADD: TQ
PROJECT NUMBER: 975-20009	
FIELD BOOK NUMBER: N/A	
LAST FIELD WORK: N/A	
CREW CHIEF(S):	
COMPUTER FILE: 975009PH1SD.DWG	
SCALE: 1" = 200'	SHEET 6 OF 7

SKETCH OF DESCRIPTION ASTONIA PHASE 1

OF ERNIE CALDWELL PROPERTIES, LLC,
SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST
POLK COUNTY, FLORIDA

CURVE TABLE (LESS OUT AREA)

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C7	25.00'	90°00'00"	N12°11'19"E	35.36'	39.27'

LINE TABLE (LESS OUT AREA)

LINE	BEARING	DISTANCE
L45	S57°11'19"W	52.00'
L46	S32°48'41"E	50.00'
L47	S57°11'19"W	115.00'
L48	N57°11'19"E	90.00'
L49	N57°11'19"E	90.00'

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON


LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
NGS	NATIONAL GEODETIC SURVEY
NAD	NORTH AMERICAN DATUM
PSM	PROFESSIONAL SURVEYOR & MAPPER
LB	LICENSED BUSINESS
R/W	RIGHT-OF-WAY
T	TOWNSHIP
R	RANGE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
NT	NON-TARGET

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH OF LEGAL DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR THE ASTONIA PHASE 1 BOUNDARY.
2. THE BASIS OF BEARINGS FOR THIS SKETCH IS THE NORTH LINE - NW 1/4 - NW 1/4 - SECTION 22, T26S, R27E, WHICH BEARS N89°40'16"E.
3. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. (SEE SHEET 1 OF 7)

 <p style="text-align: center;">LEADING EDGE LAND SERVICES INCORPORATED</p> <p>8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgels.com</p> <p style="font-size: small;">FLORIDA LICENSED BUSINESS NUMBER LB 6846</p>	<p>SKETCH OF LEGAL DESCRIPTION FOR ERNIE CALDWELL PROPERTIES, LLC</p>	<p>DATE OF DRAWING: 26 AUG 2020</p> <p>MANAGER: JDH CADD: TQ</p> <p>PROJECT NUMBER: 975-20009</p> <p>FIELD BOOK NUMBER: N/A</p> <p>LAST FIELD WORK: N/A</p> <p>CREW CHIEF(S):</p> <p>COMPUTER FILE: 975009PH1SD.DWG</p> <p>SCALE: 1" = 200' SHEET 7 OF 7</p>
	<p style="font-size: 2em;">THIS IS NOT A SURVEY</p>	

Deed Report

Wed Aug 26 09:57:52 2020

Deed Name: 975009PH1SD

Starting Coordinates: Northing 1411375.6319, Easting 784042.2675

Distance Units: Feet

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
N 89°38'14" E	708.9285	LINE					
S 02°00'48" E	31.9641	LINE					
S 16°22'40" E	687.2118	CURVE L	1385.000	694.4640	28°43'45"	354.6948	
							Rad-In: N 87°59'12" E Rad-Out: N 59°15'27" E
N 57°11'19" E	285.2341	LINE					
S 32°48'41" E	100.0000	CURVE L	1100.000	100.0345	5°12'38"	50.0517	
							Rad-In: N 59°47'38" E Rad-Out: N 54°35'00" E
S 57°11'19" W	285.2341	LINE					
S 45°37'51" E	516.7036	CURVE L	1385.000	519.7480	21°30'05"	262.9674	
							Rad-In: N 55°07'11" E Rad-Out: N 33°37'06" E
S 00°34'03" E	1121.694	LINE					
S 00°34'03" E	4.9348	LINE					
N 86°53'43" W	12.6864	LINE					
N 87°23'02" W	65.4001	LINE					
S 87°44'53" W	34.7298	LINE					
S 82°19'26" W	41.0721	LINE					
S 73°10'25" W	16.8124	LINE					
S 70°46'24" W	24.0899	LINE					
S 70°28'57" W	16.6397	LINE					
S 61°58'48" W	36.6231	LINE					
S 57°16'53" W	63.5000	LINE					
S 46°20'51" W	35.8508	LINE					
S 35°40'32" W	14.3729	LINE					
S 35°36'06" W	15.0678	LINE					
S 29°16'16" W	33.6656	LINE					
S 28°02'33" W	100.0840	LINE					
S 29°35'32" W	41.1953	LINE					
S 37°51'45" W	60.2536	LINE					
S 48°18'53" W	16.9000	LINE					
S 56°17'21" W	18.0805	LINE					
S 62°22'59" W	10.2853	LINE					
S 89°37'17" W	165.1362	LINE					
S 00°24'07" E	17.2675	LINE					
S 89°49'44" W	51.1740	LINE					
S 89°15'22" W	66.9135	LINE					
N 00°09'33" W	30.8624	LINE					
S 89°50'27" W	65.0000	LINE					
N 00°09'33" W	811.7922	LINE					
N 16°29'07" W	348.5673	CURVE L	620.0000	353.3292	32°39'07"	181.6064	
							Rad-In: S 89°50'27" W Rad-Out: S 57°11'19" W
N 32°48'41" W	290.8466	LINE					
N 57°11'19" E	42.0204	LINE					
N 32°48'41" W	50.0000	LINE					

S 57°11'19" W 322.0204 LINE
 N 32°48'41" W 301.9026 LINE
 S 84°02'35" E 48.6452 LINE
 S 75°56'59" E 181.5135 LINE
 N 60°44'45" E 53.9471 LINE
 N 32°45'20" E 71.1667 LINE
 N 03°39'25" E 67.1140 LINE
 N 28°10'46" W 57.3899 LINE
 N 45°12'14" W 106.5587 LINE
 N 18°15'18" W 66.0259 LINE
 N 00°00'00" W 52.6464 LINE
 N 67°35'56" E 54.1444 LINE
 N 23°26'19" E 83.34 CURVE R 75.0000 88.36 67°30'00"
 Rad-In: N 79°41'19" E Rad-Out: S 48°20'21" E
 N 57°11'19" E 142.0012 LINE
 N 32°48'53" W 20.0289 LINE
 N 42°59'33" W 13.7874 CURVE L 39.0000 13.8602 20°21'45" 7.0040
 Rad-In: S 57°11'19" W Rad-Out: S 36°49'35" W
 N 53°10'25" W 96.4572 LINE
 S 55°30'29" W 126.1321 LINE
 N 00°20'51" W 529.3588 LINE

Ending Coordinates: Northing 1411375.6319, Easting 784042.2674

Area: 2224513.11 S.F., 51.0678 Acres
 Total Perimeter Distance> 8753.1582
 Closure Error Distance> 0.0001 Error Bearing> N 75°35'55" W
 Closure Precision> 1 in 91156501.5

Deed Report

Wed Aug 26 13:36:27 2020

Deed Name: 975009PH1SD_LESS OUT

Starting Coordinates: Northing 1410762.7761, Easting 784230.2924

Distance Units: Feet

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 32°48'41" E	365.0000	LINE					
S 57°11'19" W	115.0000	LINE					
N 32°48'41" W	340.0000	LINE					
N 12°11'19" E	35.3553	CURVE R	25.0000	39.2699	90°00'00"	25.0000	
							Rad-In: N 57°11'19" E Rad-Out: S 32°48'41" E
N 57°11'19" E	90.0000	LINE					

Ending Coordinates: Northing 1410762.7761, Easting 784230.2924

Area: 41840.87 S.F., 0.9605 Acres

Total Perimeter Distance> 949.2699

Closure Error Distance> 0.0000 Error Bearing> S 12°11'18" W

Closure Precision> 1 in 24303141.7

EXHIBIT C

Engineer's Certification

ASTONIA COMMUNITY DEVELOPMENT DISTRICT

**DISTRICT ENGINEER'S CERTIFICATE OF COMPLETION OF THE
ASSESSMENT AREA ONE PROJECT**

March 30, 2026

Astoria Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801

Re: Certification of Completion
Astoria Community Development District
Assessment Area One Bonds – Assessment Area One Project

This certificate is furnished in accordance with Section 5.01(c) of the Master Trust Indenture dated September 1, 2020 (the “**Master Indenture**”), between the Astoria Community Development District (the “**District**”) and U.S. Bank National Association (the “**Trustee**”) and is intended to evidence the completion of the Assessment Area One Project, as both terms are defined in the Master Indenture, as supplemented by that certain First Supplemental Trust Indenture dated September 1, 2020 (together with the Master Indenture, the “**Indenture**”), and as further described in that certain *Astoria Community Development District Engineer’s Report for Capital Improvements*, dated February 3, 2020, as supplemented by that certain *Astoria Community Development District Supplemental Engineer’s Report for Capital Improvements*, dated May 14, 2020, and undertaken by the District. All capitalized terms used herein shall have the meaning ascribed to them in the Indenture.

- I. The Assessment Area One Project has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the Assessment Area One Project have been paid for and acknowledgments of such payments have been obtained from all contractors and suppliers.
- II. All other facilities necessary in connection with the Assessment Area One Project have been constructed, acquired, and installed in accordance with the specifications therefore and all costs and expenses incurred in connection therewith (“**Cost**”) have been paid or adequate provision has been made for such payment by the District.
- III. All plans, permits and specification necessary for the operation and maintenance of the improvements made pursuant to the Assessment Area One Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
- IV. Of the remaining balance of Zero Dollars and Zero Cents (\$0.00) in the Assessment Area One Acquisition and Construction Fund within the Acquisition and Construction Fund,

Zero Dollars and Zero Cents (\$0.00) in such Assessment Area One Acquisition and Construction Fund is hereby reserved by the Issuer for the payment of the remaining Costs of the Assessment Area One Project.

IV. The total Cost of the Assessment Area One Project was greater than the amount deposited in the Assessment Area One Acquisition and Construction Fund within the Acquisition and Construction Fund resulting in expenditure of all proceeds from the Assessment Area One Bonds in the Assessment Area One Acquisition and Construction Fund within the Acquisition and Construction Fund.

This Certificate is given without prejudice to any rights against third parties which exist as of the date of this Certificate or which may subsequently come into being.

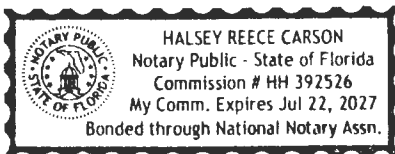
Dated: 3/30/2026

HUNTER ENGINEERING, INC.


By: Bryan Hunter, PE, District Engineer

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 30 day of March, 2026, by Bryan Hunter, PE, District Engineer of the Astonia Community Development District, who is personally known to me or who has produced identification, and did [] or did not [] take the oath.



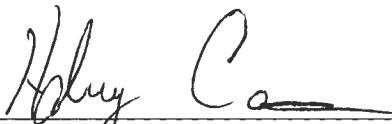

Notary Public, State of Florida
Print Name: Halsey Carson
Commission No.: HH 392526
My Commission Expires: 7-22-27

EXHIBIT D

Amortization Schedule of the Assessment Area One Bonds

Transaction Name	Debt Service Date	Principal Due	Interest Due	Total Payment	Ending Balance
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2026	80,000.00	68,256.25	148,256.25	3,400,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2026	0.00	66,906.25	66,906.25	3,400,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2027	85,000.00	66,906.25	151,906.25	3,315,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2027	0.00	65,471.88	65,471.88	3,315,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2028	85,000.00	65,471.88	150,471.88	3,230,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2028	0.00	64,037.50	64,037.50	3,230,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2029	90,000.00	64,037.50	154,037.50	3,140,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2029	0.00	62,518.75	62,518.75	3,140,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2030	90,000.00	62,518.75	152,518.75	3,050,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2030	0.00	61,000.00	61,000.00	3,050,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2031	95,000.00	61,000.00	156,000.00	2,955,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2031	0.00	59,100.00	59,100.00	2,955,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2032	100,000.00	59,100.00	159,100.00	2,855,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2032	0.00	57,100.00	57,100.00	2,855,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2033	105,000.00	57,100.00	162,100.00	2,750,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2033	0.00	55,000.00	55,000.00	2,750,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2034	105,000.00	55,000.00	160,000.00	2,645,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2034	0.00	52,900.00	52,900.00	2,645,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2035	110,000.00	52,900.00	162,900.00	2,535,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2035	0.00	50,700.00	50,700.00	2,535,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2036	115,000.00	50,700.00	165,700.00	2,420,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2036	0.00	48,400.00	48,400.00	2,420,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2037	120,000.00	48,400.00	168,400.00	2,300,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2037	0.00	46,000.00	46,000.00	2,300,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2038	125,000.00	46,000.00	171,000.00	2,175,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2038	0.00	43,500.00	43,500.00	2,175,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2039	130,000.00	43,500.00	173,500.00	2,045,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2039	0.00	40,900.00	40,900.00	2,045,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2040	135,000.00	40,900.00	175,900.00	1,910,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2040	0.00	38,200.00	38,200.00	1,910,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2041	140,000.00	38,200.00	178,200.00	1,770,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2041	0.00	35,400.00	35,400.00	1,770,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2042	145,000.00	35,400.00	180,400.00	1,625,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2042	0.00	32,500.00	32,500.00	1,625,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2043	155,000.00	32,500.00	187,500.00	1,470,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2043	0.00	29,400.00	29,400.00	1,470,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2044	160,000.00	29,400.00	189,400.00	1,310,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2044	0.00	26,200.00	26,200.00	1,310,000.00
Astoria Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2045	165,000.00	26,200.00	191,200.00	1,145,000.00

Astonia Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2045	0.00	22,900.00	22,900.00	1,145,000.00
Astonia Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2046	175,000.00	22,900.00	197,900.00	970,000.00
Astonia Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2046	0.00	19,400.00	19,400.00	970,000.00
Astonia Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2047	180,000.00	19,400.00	199,400.00	790,000.00
Astonia Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2047	0.00	15,800.00	15,800.00	790,000.00
Astonia Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2048	185,000.00	15,800.00	200,800.00	605,000.00
Astonia Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2048	0.00	12,100.00	12,100.00	605,000.00
Astonia Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2049	195,000.00	12,100.00	207,100.00	410,000.00
Astonia Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2049	0.00	8,200.00	8,200.00	410,000.00
Astonia Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2050	200,000.00	8,200.00	208,200.00	210,000.00
Astonia Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	11/01/2050	0.00	4,200.00	4,200.00	210,000.00
Astonia Community Development District Special Assessment Bonds Series 2020 (Assessment Area One Project)	05/01/2051	210,000.00	4,200.00	214,200.00	0.00

SECTION A

ASTONIA COMMUNITY DEVELOPMENT DISTRICT

**DISTRICT ENGINEER'S CERTIFICATE OF COMPLETION OF THE
ASSESSMENT AREA ONE PROJECT**

March 30, 2026

Astonia Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801

Re: Certification of Completion
Astonia Community Development District
Assessment Area One Bonds – Assessment Area One Project

This certificate is furnished in accordance with Section 5.01(c) of the Master Trust Indenture dated September 1, 2020 (the “**Master Indenture**”), between the Astonia Community Development District (the “**District**”) and U.S. Bank National Association (the “**Trustee**”) and is intended to evidence the completion of the Assessment Area One Project, as both terms are defined in the Master Indenture, as supplemented by that certain First Supplemental Trust Indenture dated September 1, 2020 (together with the Master Indenture, the “**Indenture**”), and as further described in that certain *Astonia Community Development District Engineer’s Report for Capital Improvements*, dated February 3, 2020, as supplemented by that certain *Astonia Community Development District Supplemental Engineer’s Report for Capital Improvements*, dated May 14, 2020, and undertaken by the District. All capitalized terms used herein shall have the meaning ascribed to them in the Indenture.

- I. The Assessment Area One Project has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the Assessment Area One Project have been paid for and acknowledgments of such payments have been obtained from all contractors and suppliers.
- II. All other facilities necessary in connection with the Assessment Area One Project have been constructed, acquired, and installed in accordance with the specifications therefore and all costs and expenses incurred in connection therewith (“**Cost**”) have been paid or adequate provision has been made for such payment by the District.
- III. All plans, permits and specification necessary for the operation and maintenance of the improvements made pursuant to the Assessment Area One Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
- IV. Of the remaining balance of Zero Dollars and Zero Cents (\$0.00) in the Assessment Area One Acquisition and Construction Fund within the Acquisition and Construction Fund,

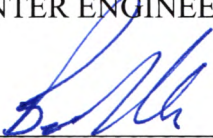
Zero Dollars and Zero Cents (\$0.00) in such Assessment Area One Acquisition and Construction Fund is hereby reserved by the Issuer for the payment of the remaining Costs of the Assessment Area One Project.

IV. The total Cost of the Assessment Area One Project was greater than the amount deposited in the Assessment Area One Acquisition and Construction Fund within the Acquisition and Construction Fund resulting in expenditure of all proceeds from the Assessment Area One Bonds in the Assessment Area One Acquisition and Construction Fund within the Acquisition and Construction Fund.

This Certificate is given without prejudice to any rights against third parties which exist as of the date of this Certificate or which may subsequently come into being.

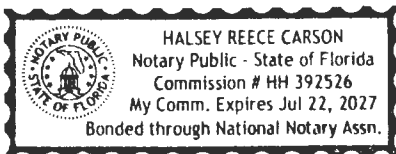
Dated: 3/30/2026

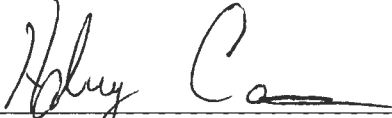
HUNTER ENGINEERING, INC.


By: Bryan Hunter, PE, District Engineer

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 30 day of March, 2026, by Bryan Hunter, PE, District Engineer of the Astonia Community Development District, who is personally known to me or who has produced identification, and did [] or did not [] take the oath.




Notary Public, State of Florida
Print Name: Halsey Carson
Commission No.: HH 392526
My Commission Expires: 7-22-27

SECTION 7

*This item will be provided under
separate cover*

SECTION A

*This item will be provided under
separate cover*

SECTION 8

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE NORTH PARCEL ASSESSMENT AREA PROJECT IS COMPLETE; DECLARING THE NORTH PARCEL ASSESSMENT AREA PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S NORTH PARCEL ASSESSMENT AREA BONDS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Astonia Community Development District ("**District**") was established by Ordinance No. 2020-002, enacted by the Board of County Commissioners of Polk County, Florida ("**County**"), effective January 7, 2020, as amended by Ordinance No. 2021-023 and Ordinance No. 2022-047, enacted by the County, effective April 6, 2021 and June 21, 2022, respectively (together, "**Ordinance**") for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District adopted Resolutions 2020-27 and 2021-10 on February 13, 2020 and May 12, 2021, respectively, authorizing the issuance of its Astonia Community Development District Special Assessment Bonds, Series 2021 (North Parcel Assessment Area Project) ("**North Parcel Assessment Area Bonds**"), for the purpose of funding the construction, installation, and acquisition of public infrastructure, improvements, and services; and

WHEREAS, the North Parcel Assessment Area Bonds financed a portion of the District's master project infrastructure for North Parcel Assessment Area ("**North Parcel Assessment Area Project**"), as such is further identified and described in that certain *Astonia Community Development District Engineer's Report for Capital Improvements*, dated February 3, 2020, as amended by that *Astonia Community Development District First Amendment to the Engineer's Report for Capital Improvements*, dated February 17, 2021, which are attached to this Resolution as **Composite Exhibit A** (together, "**Engineer's Report**"); and

WHEREAS, the Engineer's Report estimates capital costs totaling \$7,820,000.00 for the North Parcel Assessment Area Project ("**Total Project Costs**"); and

WHEREAS, pursuant to the terms of the *Amended and Restated Master Assessment Methodology for Astonia Community Development District*, dated April 14, 2021, as supplemented by the *Supplemental Assessment Methodology – Assessment Area Two (Series 2021) and North Parcel Assessment Area (Series 2021)*, dated July 8, 2021, attached to this Resolution as **Composite Exhibit B** (together, "**Assessment Methodology**"), the estimated total costs of the North Parcel Assessment Area Project to be funded by the sale of bonds and secured by assessments, inclusive of capital costs, financing costs, capitalized interest, reserve funds, original issue discounts, and contingencies totaled approximately \$7,315,444.00; and

WHEREAS, on May 12, 2021, the Board adopted Resolutions 2021-07 and 2021-08, declaring that such Total Project Costs would be defrayed by the imposition of special assessments pursuant to Chapters 170 and 190, *Florida Statutes*, and that such special assessments would be paid in annual installments commencing in the year in which the special assessments were confirmed; and

WHEREAS, on July 14, 2021, the Board, after notice and public hearing, met as an Equalizing Board pursuant to the provision of Section 170.08, *Florida Statutes*, and adopted Resolution 2021-14, authorizing the projects described therein, equalizing and levying special assessments to defray all or a portion of the Total Project Costs and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes*; and

WHEREAS, the North Parcel Assessment Area Project specially benefits the developable acreage in the District as set forth in Resolution 2021-17 and the Assessment Methodology, and it is reasonable, proper, just and right to assess the portion of the costs of the North Parcel Assessment Area Project financed with the North Parcel Assessment Area Bonds to the specially benefitted properties within the District as set forth in Resolution 2021-17 and this Resolution; and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the Master Trust Indenture dated September 1, 2020 (“**Master Indenture**”), as supplemented by that Third Supplemental Trust Indenture dated July 1, 2021 (“**Third Supplemental Indenture**” and, together with the Master Indenture, the “**Indenture**”) both by and between the District and U.S. Bank National Association, as Trustee, the District Engineer executed and delivered a Certificate of Completion of the North Parcel Assessment Area Project dated March 30, 2026, (“**Engineer’s Certification**”) attached hereto as **Exhibit C**, wherein the District Engineer certified the North Parcel Assessment Area Project to be complete; and

WHEREAS, upon receipt of and in reliance upon the Engineer’s Certification evidencing the completion date of the North Parcel Assessment Area Project as described above, the Board desires to certify the North Parcel Assessment Area Project complete in accordance with the Indenture; and

WHEREAS, the actual costs incurred to complete the North Parcel Assessment Area Project exceeded all amounts on deposit in the North Parcel Assessment Area Acquisition and Construction Fund within the Acquisition and Construction Fund, and the remaining balance in the North Parcel Assessment Area Acquisition and Construction Fund is Zero Dollars and Zero Cents (\$0.00).

NOW, THEREFORE, be it resolved by the Board of Supervisors of the Astonia Community Development District:

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

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170 and 190, *Florida Statutes*, and in accordance with the provisions of Resolution 2021-17, as supplemented.

SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE NORTH PARCEL ASSESSMENT AREA PROJECT. The Board of Supervisors hereby accepts the Engineer's Certification, attached hereto as **Exhibit C**, certifying the North Parcel Assessment Area Project complete and upon reliance thereon, certifies the North Parcel Assessment Area Project complete in accordance with Resolution 2021-17 and the Indenture. The Completion Date, as that term is defined in the Indenture, for the North Parcel Assessment Area Project shall be the date of the Engineer's Certification.

SECTION 4. FINALIZATION OF SPECIAL ASSESSMENTS SECURING NORTH PARCEL ASSESSMENT AREA BONDS. Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2021-17, special assessments securing the North Parcel Assessment Area Bonds are to be credited the difference in the assessment as originally made, approved, and confirmed and the proportionate part of the total actual costs of the North Parcel Assessment Area Project. Any remaining balance of the North Parcel Assessment Area Acquisition and Construction Account within the North Parcel Assessment Area Acquisition and Construction Fund, together with any interest earning therein, shall be retained by the District to complete the North Parcel Assessment Area Project, pursuant to Section 4.01(a) of the Third Supplemental Indenture, dated as of July 1, 2021. The actual costs incurred to complete the North Parcel Assessment Area Project exceeded all amounts on deposit in the North Parcel Assessment Area Acquisition and Construction Fund within the Acquisition and Construction Fund, and the remaining balance in the North Parcel Assessment Area Acquisition and Construction Fund is Zero Dollars and Zero Cents (\$0.00). Notwithstanding the foregoing, to the extent additional monies become available in the Acquisition and Construction Fund, through the release of funds from the North Parcel Assessment Area Reserve Account or otherwise, the Board of Supervisors hereby acknowledges that such monies may be used to reimburse Ernie Caldwell Properties, LLC ("**Developer**"), for eligible costs of the North Parcel Assessment Area Project pursuant to other agreements between the District and the Developer, if applicable. **Exhibit D** attached hereto and incorporated herein by this reference reflects the amortization schedule of the North Parcel Assessment Area Bonds after the closing of the North Parcel Assessment Area Acquisition and Construction Account within the North Parcel Assessment Area Acquisition and Construction Fund. As provided in Resolution 2021-17, the assessments levied reflect the outstanding debt due on the North Parcel Assessment Area Bonds. Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2021-17, the special assessments on parcels specially benefitted by the North Parcel Assessment Area Project are hereby finalized in accordance with the Assessment Methodology, attached hereto as **Composite Exhibit B**, which reflects the assessments on the parcels benefitted by the North Parcel Assessment Area Bonds.

SECTION 5. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county,

district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 6. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2021-17, which remains in full force and effect. This Resolution and Resolution 2021-17 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

SECTION 7. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 8. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 9. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED this 8th day of April 2026.

ATTEST:

**ASTONIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Comp. Exhibit A: *Astoria Community Development District Engineer's Report for Capital Improvements*, dated February 3, 2020, as amended by that *Astoria Community Development District First Amendment to the Engineer's Report for Capital Improvements*, dated February 17, 2021

Comp. Exhibit B: *Amended and Restated Master Assessment Methodology for Astoria Community Development District*, dated April 14, 2021, as supplemented by the *Supplemental Assessment Methodology – Assessment Area Two (Series 2021) and North Parcel Assessment Area (Series 2021)*, dated July 8, 2021

Exhibit C: Engineer's Certification, dated March 30, 2026

Exhibit D: Amortization Schedule of the North Parcel Assessment Area Bonds

COMPOSITE EXHIBIT A

Astoria Community Development District Engineer's Report for Capital Improvements, dated February 3, 2020, as amended by that Astoria Community Development District First Amendment to the Engineer's Report for Capital Improvements, dated February 17, 2021

**ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

**ENGINEER'S REPORT
FOR CAPITAL IMPROVEMENTS**

Prepared for:

**BOARD OF SUPERVISORS
ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

Prepared by:

**WOOD & ASSOCIATES ENGINEERING, LLC
1925 BARTOW ROAD
LAKELAND, FL 33801
PH: 863-940-2040**

February 3, 2020

**ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

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EXHIBIT 2- Legal Description

EXHIBIT 3- District Boundary Map

EXHIBIT 4- Zoning Map

EXHIBIT 5- Land Use Map

EXHIBIT 6- Utility Location Map & Drainage Flow Pattern Map

EXHIBIT 7- Summary of Opinion of Probable Costs

EXHIBIT 8- Summary of Proposed District Facilities

EXHIBIT 9- Overall Site Plan

**ENGINEER’S REPORT
ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

I. INTRODUCTION

The Astonia Community Development District (the “District”) is located south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road in Polk County (the “County”). The District currently contains approximately 159.93 acres and is expected to consist of 681 single family lots (289 – 40 foot wide lots and 392 – 50 foot wide lots), recreation / amenity areas, parks, and associated infrastructure.

The CDD was established under County Ordinance No. 2020-002 which was approved by the Polk County Board of County Commission on January 7, 2020. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost of the public improvements is provided in Exhibit 7 of this report.

This “Capital Improvement Plan” or “Report” reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including common area, sidewalks in the right-of-way, and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the Development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated to the City for ownership and maintenance.

II. PURPOSE AND SCOPE

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

III. THE DEVELOPMENT

The Development will consist of 681 single family homes (289 – 40 foot wide lots and 392 – 50 foot wide lots) and associated infrastructure (“Development”). The Development is a planned residential community located south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road within the County. The Development has a land use of RMX (Residential Medium) and a zoning of PD (Planned Development) The Development will be constructed in one phase.

IV. THE CAPITAL IMPROVEMENTS

The Capital Improvement Plan, (the “CIP”), consists of public infrastructure for the Development. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes and extension of water and sewer mains to serve the Development).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time. Below ground installation of telecommunications and cable TV will occur, but will not be funded by the District. The CDD will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District Land is included.

As a part of the recreational component of the CIP, a public park/amenity center will be within the Development. The public park/amenity center will have connectivity via sidewalks to the other portions of the District. The public park/amenity center will be accessed by the public roadways and sidewalks.

V. CAPITAL IMPROVEMENT PLAN COMPONENTS

The system of improvements comprising the Capital Improvement Plan (“CIP”) includes the following:

Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District’s stormwater management systems is regulated by the County and the SWFWMD. There are no known surface waters.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0230H (dated 12/22/2016) demonstrates that the property is located within Flood Zone X. Based on this information and the site topography, it does not appear that floodplain compensation will be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

Public Roadways

The proposed public roadway sections are to be 50' R/W with 20' of asphalt and Miami curb or Type F curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

Water and Wastewater Facilities

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the Polk County Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The sewer service provider will be Polk County Public Utilities. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. Lift stations are anticipated for this CIP. Flow from the lift station shall be connected to a proposed force main along Ernie Caldwell Blvd, northwest of the site.

Reclaimed water is not available for this site. An irrigation well to be funded by the District will be installed onsite to provide irrigation within the public right of way or irrigation water service shall be provided as part of the domestic water system design. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the development entrance. The site construction activities associated with the CIP are anticipated for completion as a single phase in 2020. Upon completion of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the County.

Public Amenities and Parks

The District will provide funding for the public Amenity Facilities to include the following: pavilion with tot lot, dog park/all-purpose play field, walking trails, and passive parks throughout the Development which will include benches and walking trails.

Electric and Lighting

The electric distribution system thru the District is currently planned to be underground. The District presently intends to fund the difference between overhead and underground service to the CDD. Electric facilities funded by the District will be owned and maintained by the District, with Duke Energy providing underground electrical service to the Development. The CDD will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District land is included in the cost estimate of the CIP.

Entry Feature, Landscaping, and Irrigation

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use an irrigation well. The well and irrigation watermain to the Development will be constructed or acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the CDD.

Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family planned development.

VI. PERMITTING

Construction permits for the Development are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and County construction plan approval.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

PHASE 1 (681 Lots)

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	March 2020
Construction Permits	March 2020
Polk County Health Department Water	March 2020
FDEP Sewer	March 2020
FDEP NOI	March 2020
ACOE	N/A

VII. RECOMMENDATION

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the County. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the County and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the County regulations.

VIII. REPORT MODIFICATION

During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

IX. CONCLUSION

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction of the proposed CIP can be completed at the estimated cost as stated.

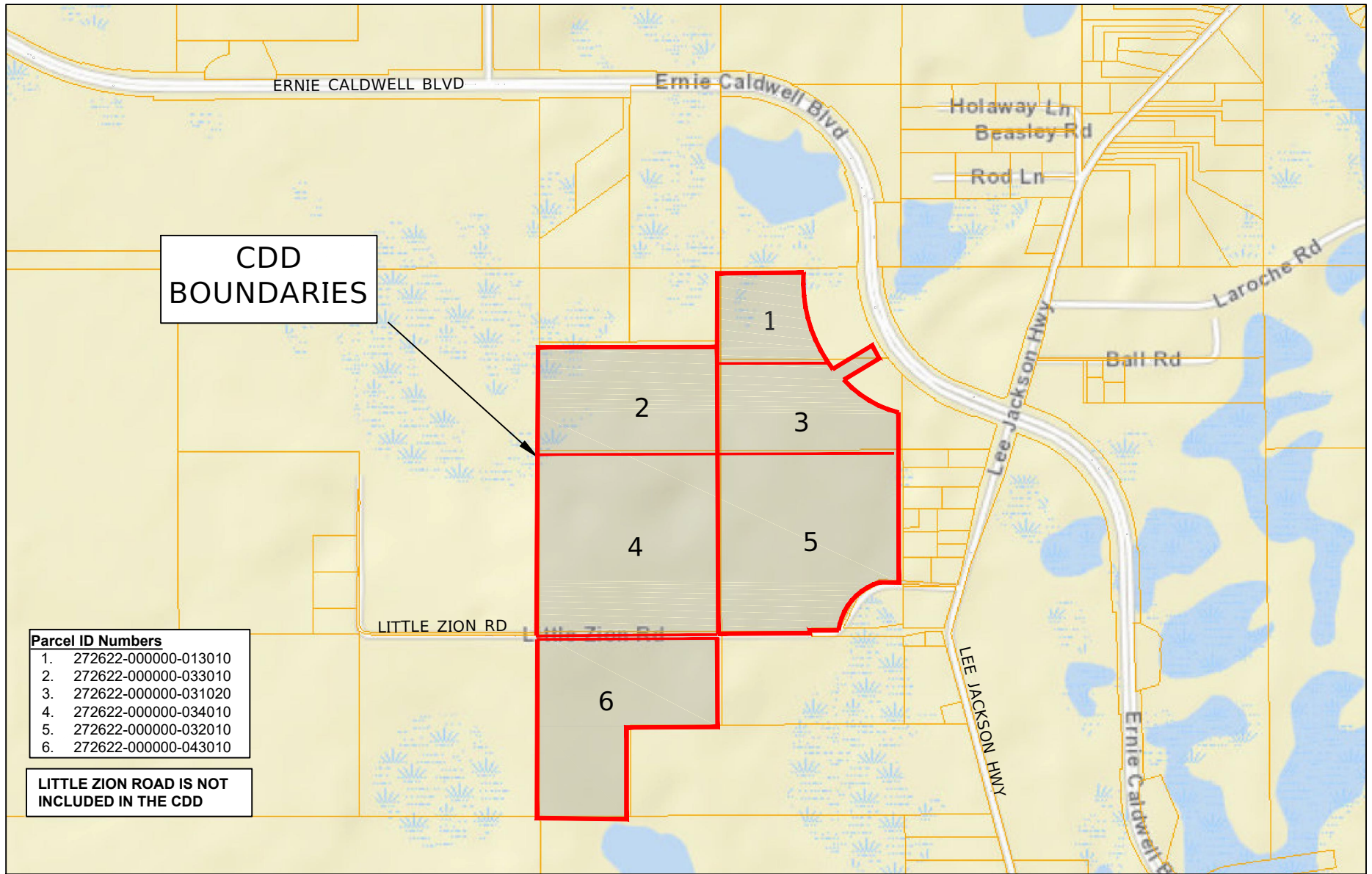


EXHIBIT 1
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
LOCATION MAP

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LEGAL DESCRIPTION

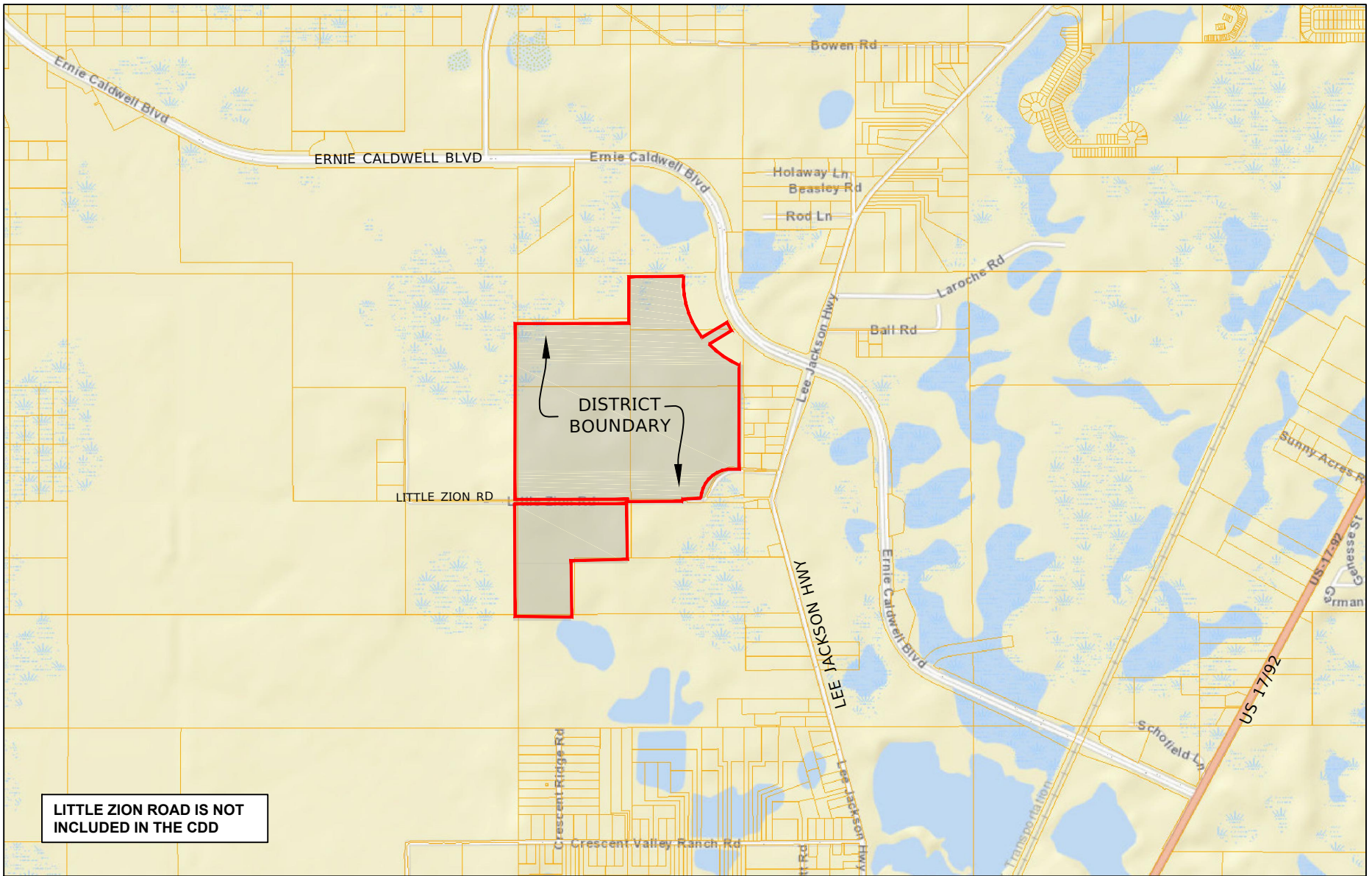
BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE RUN N89°38'14"E ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 708.93 FEET; THENCE S02°00'48"E A DISTANCE OF 31.96 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 28°43'45", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S16°22'40"E, WITH A CHORD LENGTH OF 687.21 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 694.46 FEET; THENCE N57°11'19"E A DISTANCE OF 285.23 FEET TO A POINT ON THE WEST RIGHT OF WAY OF ERNIE CALDWELL BOULEVARD, SAID POINT ALSO BEING ON A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 05°12'38", WITH A RADIUS OF 1100.00 FEET, WITH A CHORD BEARING OF S32°48'41"E, WITH A CHORD LENGTH OF 100.00 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 100.03 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN S57°11'19"W A DISTANCE OF 285.23 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 21°30'05", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S45°37'51"E, WITH A CHORD LENGTH OF 516.70 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 519.75 FEET; THENCE S00°34'03"E A DISTANCE OF 1126.63 FEET TO THE NORTH MAINTAINED RIGHT OF WAY OF LITTLE ZION ROAD; THENCE RUN ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING 29 COURSES; 1) N86°53'43"W A DISTANCE OF 12.69 FEET; 2) THENCE N87°23'02"W A DISTANCE OF 65.40 FEET; 3) THENCE S87°44'53"W A DISTANCE OF 34.73 FEET; 4) THENCE S82°19'26"W A DISTANCE OF 41.07 FEET; 5) THENCE S73°10'25"W A DISTANCE OF 16.81 FEET; 6) THENCE S70°46'24"W A DISTANCE OF 24.09 FEET; 7) THENCE S70°28'57"W A DISTANCE OF 16.64 FEET; 8) THENCE S61°58'48"W A DISTANCE OF 36.62 FEET; 9) THENCE S57°16'53"W A DISTANCE OF 63.50 FEET; 10) THENCE S46°20'51"W A DISTANCE OF 35.85 FEET; 11) THENCE S35°40'32"W A DISTANCE OF 14.37 FEET; 12) THENCE S35°36'06"W A DISTANCE OF 15.07 FEET; 13) THENCE S29°16'16"W A DISTANCE OF 33.67 FEET; 14) THENCE S28°02'33"W A DISTANCE OF 100.08 FEET; 15) THENCE S29°35'32"W A DISTANCE OF 41.20 FEET; 16) THENCE S37°51'45"W A DISTANCE OF 60.25 FEET; 17) THENCE S48°18'53"W A DISTANCE OF 16.90 FEET; 18) THENCE S56°17'21"W A DISTANCE OF 18.08 FEET; 19) THENCE S62°22'59"W A DISTANCE OF 10.29 FEET; 20) THENCE S89°37'17"W A DISTANCE OF 165.14 FEET; 21) THENCE S00°24'07"E A DISTANCE OF 17.27 FEET; 22) THENCE S89°49'44"W A DISTANCE OF 51.17 FEET; 23) THENCE S89°15'22"W A DISTANCE OF 100.01 FEET; 24) THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 25) THENCE S89°25'40"W A DISTANCE OF 100.00 FEET; 26) THENCE S89°18'48"W A DISTANCE OF 100.00 FEET; 27) THENCE S89°35'59"W A DISTANCE OF 100.00 FEET; 28) THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 29) THENCE S89°35'59"W A DISTANCE OF 11.74 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY RUN S00°31'51"E A DISTANCE OF 672.83 FEET; THENCE S89°33'56"W A DISTANCE OF 663.12 FEET; THENCE S00°30'40"E A DISTANCE OF 661.24 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 22; THENCE S89°31'59"W ALONG SAID SOUTH LINE A DISTANCE OF 663.35 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING 3 COURSES; 1) N00°29'28"W A DISTANCE OF 1323.24 FEET; 2) THENCE N00°09'33"W A DISTANCE OF 1322.55 FEET; 3) THENCE N00°09'33"W A DISTANCE OF 792.10 FEET TO THE NORTH LINE OF THE SOUTH 24 ACRES OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N89°37'27"E ALONG SAID NORTH LINE A DISTANCE OF 1318.54 FEET TO THE WEST LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N00°20'51"W ALONG SAID WEST LINE A DISTANCE OF 529.36 FEET RETURNING TO THE POINT OF BEGINNING, LESS MAINTAINED RIGHT OF WAY FOR LITTLE ZION ROAD.

CONTAINING AN AREA OF 159.93 ACRES MORE OR LESS.



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EXHIBIT 2 ASTONIA COMMUNITY DEVELOPMENT DISTRICT LEGAL DESCRIPTION



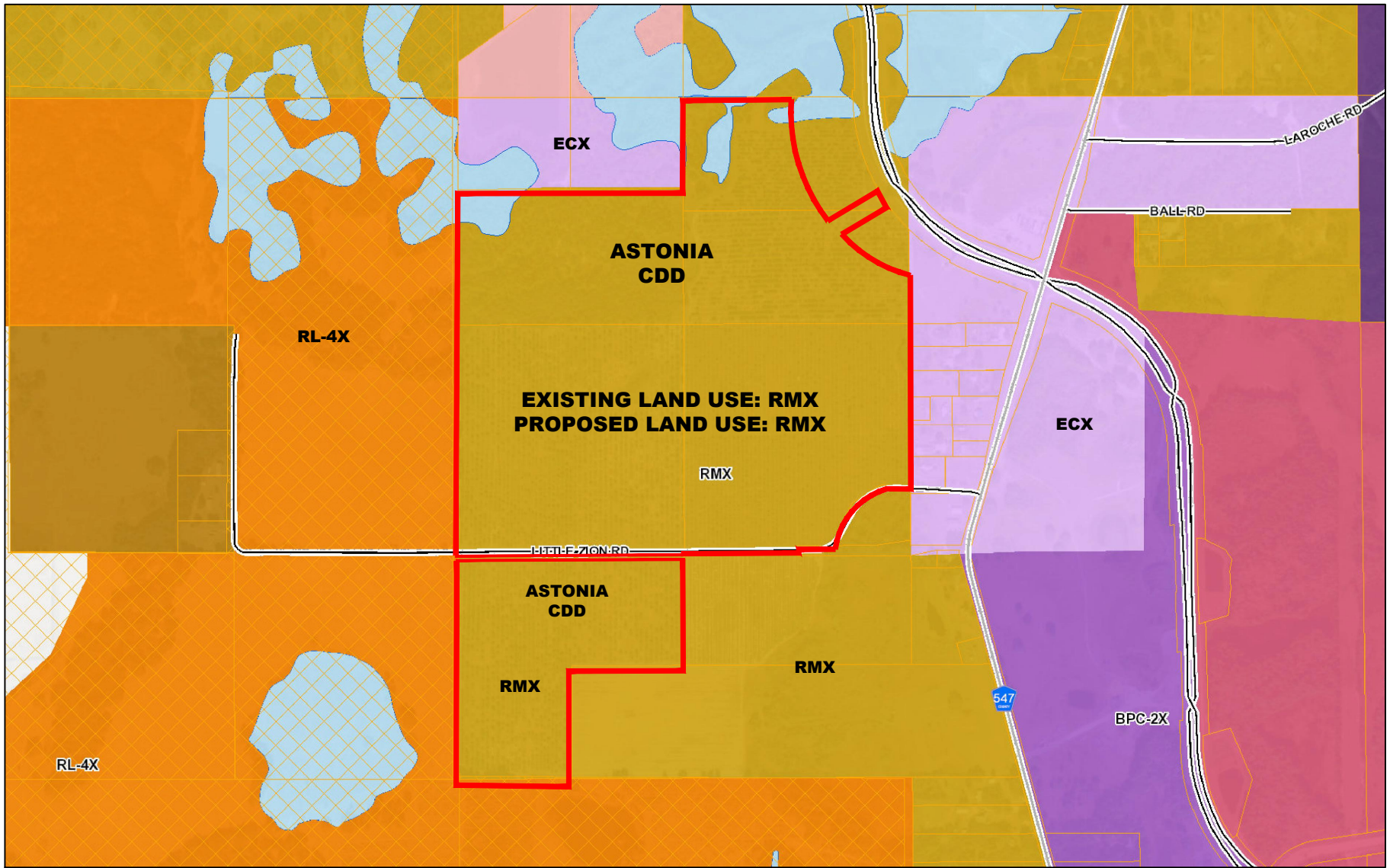
LITTLE ZION ROAD IS NOT INCLUDED IN THE CDD

EXHIBIT 3
ASTONIA CDD
DISTRICT BOUNDARY MAP



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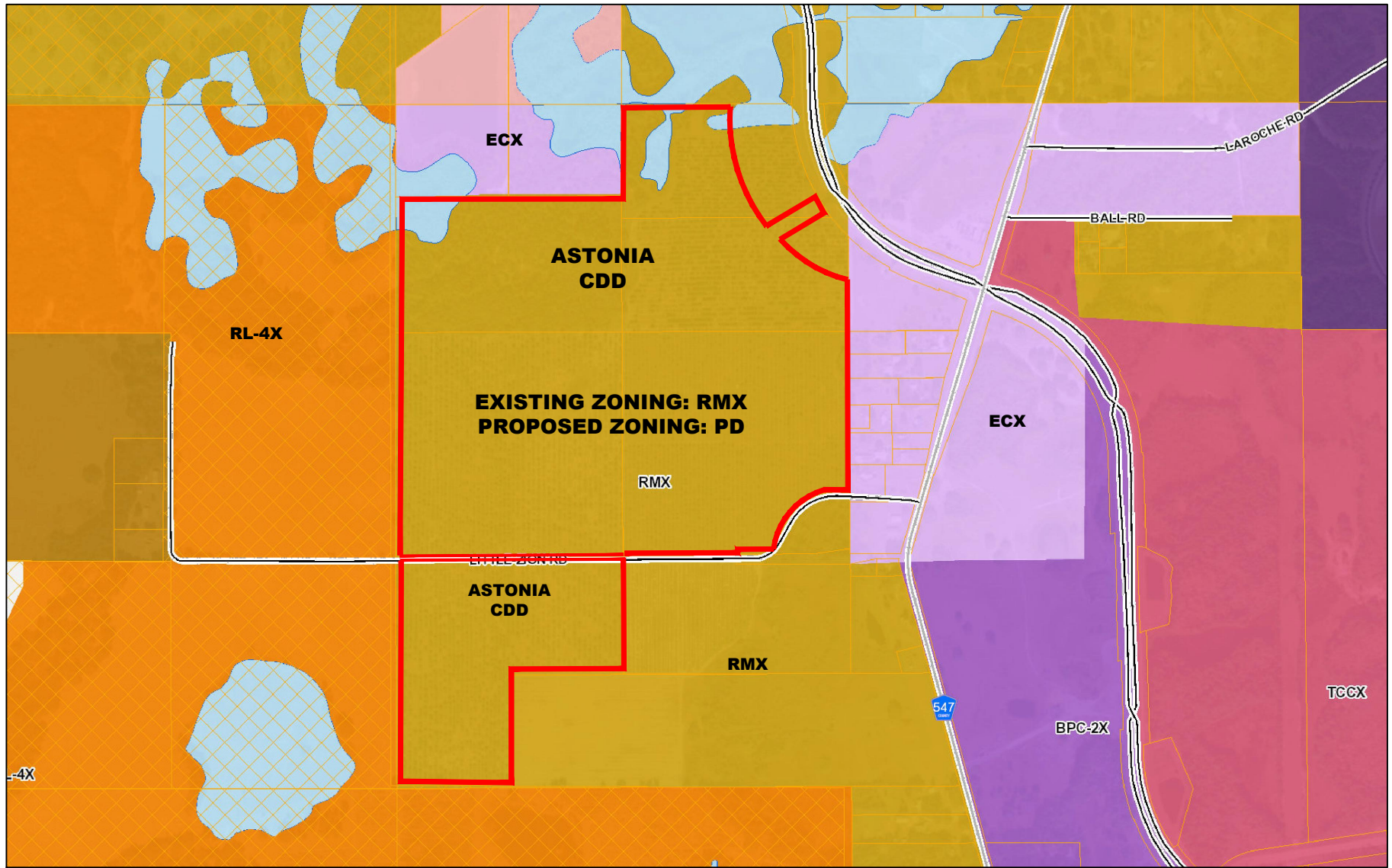
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LEGEND

- RMX - RESIDENTIAL MEDIUM
- RL-4X - RESIDENTIAL LOW
- ECX - EMPLOYMENT CENTER
- BPC-2X - BUSINESS PARK CENTER

EXHIBIT 5
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY FUTURE LAND USE MAP





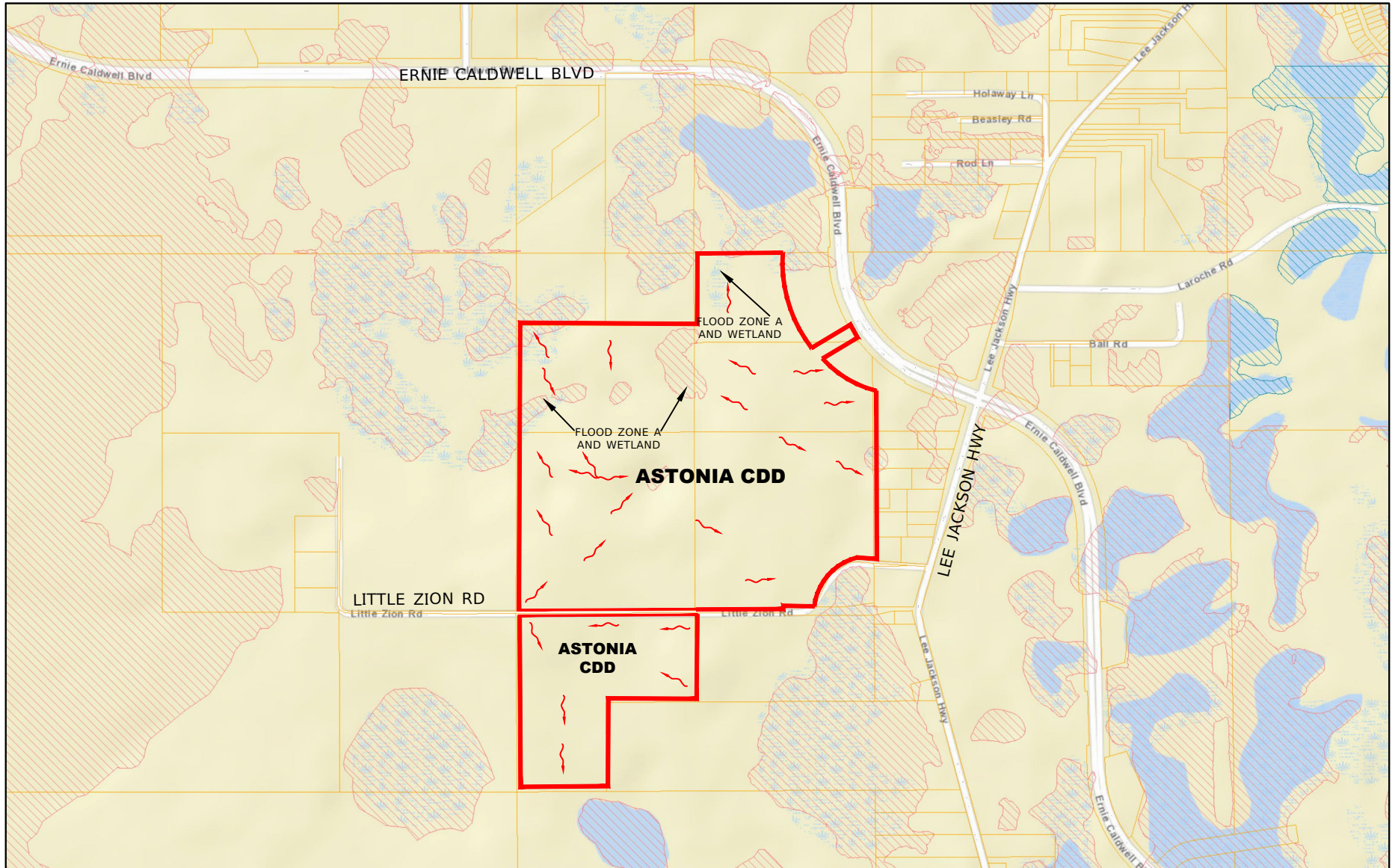
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LEGEND

- RMX - RESIDENTIAL MEDIUM
- RL-4X - RESIDENTIAL LOW
- ECX - EMPLOYMENT CENTER
- BPC-2X - BUSINESS PARK CENTER

EXHIBIT 4
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY ZONING MAP





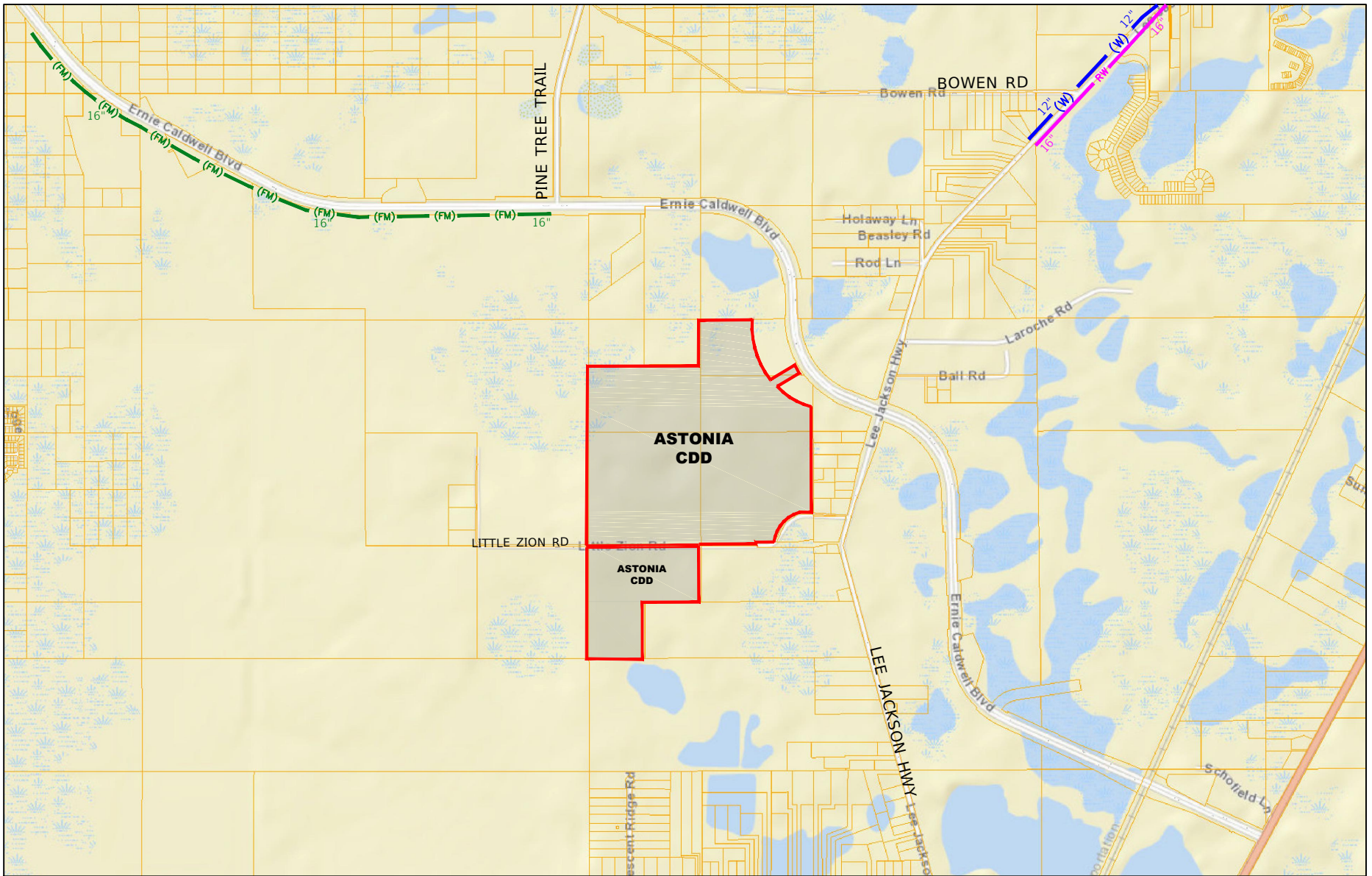
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COMPOSITE EXHIBIT 6 ASTONIA COMMUNITY DEVELOPMENT DISTRICT DRAINAGE MAP

LEGEND

FLOW DIRECTION





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LEGEND

- (W) — EXISTING 12" WATER MAIN
- (FM) — EXISTING 16" FORCE MAIN
- RW — EXISTING 16" RECLAIM WATER MAIN

COMPOSITE EXHIBIT 6
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
WATER & WASTEWATER MAP



Composite Exhibit 7
Astoria CDD
Community Development District
Summary of Probable Cost

<u>Infrastructure</u> ⁽¹⁾⁽⁹⁾	<u>Total</u> <u>(681 Lots)*</u>
Offsite Improvements ⁽⁵⁾⁽⁶⁾	\$ 2,300,000.00
Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	\$ 4,800,000.00
Utilities (Water, Sewer, & Street Lighting) ^{(5)(6) (8)}	\$4,700,000.00
Roadway ⁽⁴⁾⁽⁵⁾⁽⁶⁾	\$2,800,000.00
Entry Feature ⁽⁶⁾⁽⁷⁾	\$ 1,100,000.00
Parks and Recreational Facilities ⁽¹⁾⁽⁶⁾	\$ 1,600,000.00
Contingency	<u>\$ 800,000.00</u>
TOTAL	\$18,100,000.00

Notes:

1. Infrastructure consists of offsite improvements, public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction, lot finishing in conjunction with home construction, which will be provided by developer or homebuilder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2019 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way and on District land is included.
9. Estimates based on Master Infrastructure to support development of 681 lots.

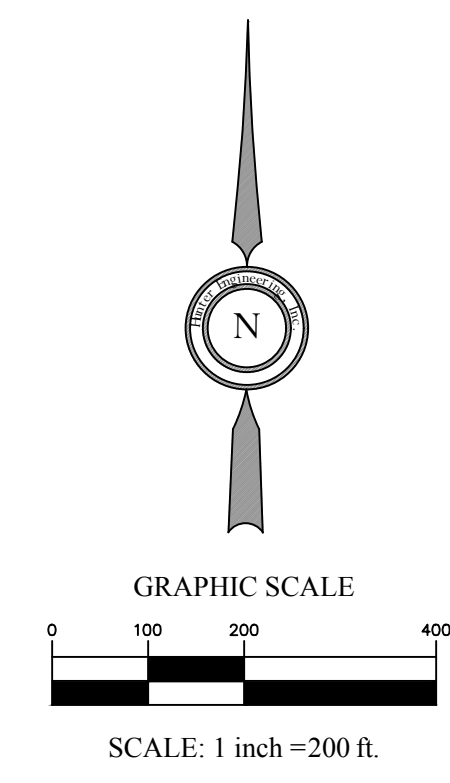
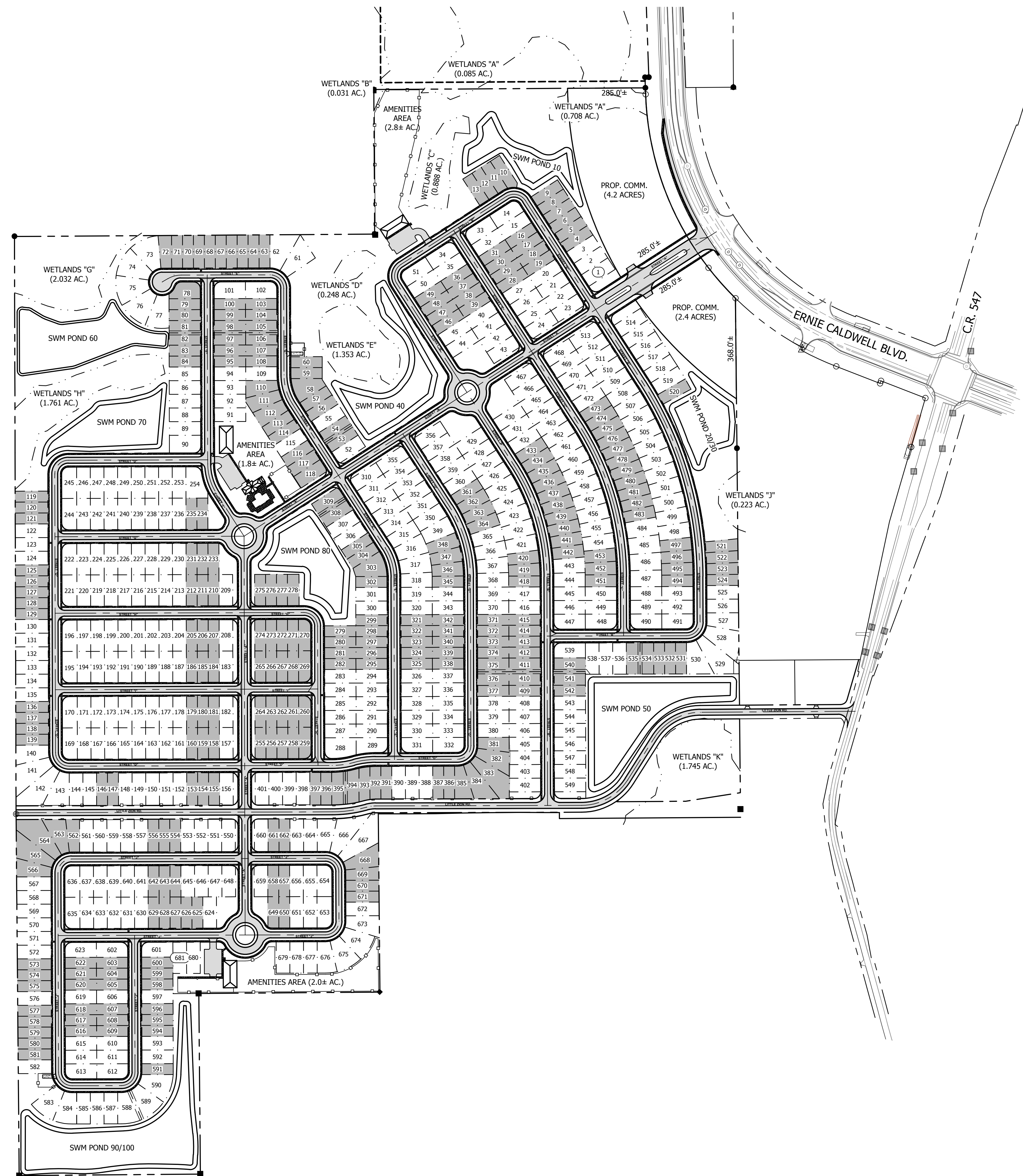
*289 – 40 foot wide lots
392 – 50 foot wide lots

**Composite Exhibit 8
Astonia CDD
Community Development District
Summary of Proposed District Facilities**

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Offsite Improvements	District	County	District Bonds	County
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	Polk County	District Bonds	Polk County
Street Lighting/Conduit	District	**District	District Bonds	**District
Road Construction	District	District	District Bonds	District
Entry Feature & Signage	District	District	District Bonds	District
Parks and Recreational Facilities	District	District	District Bonds	District

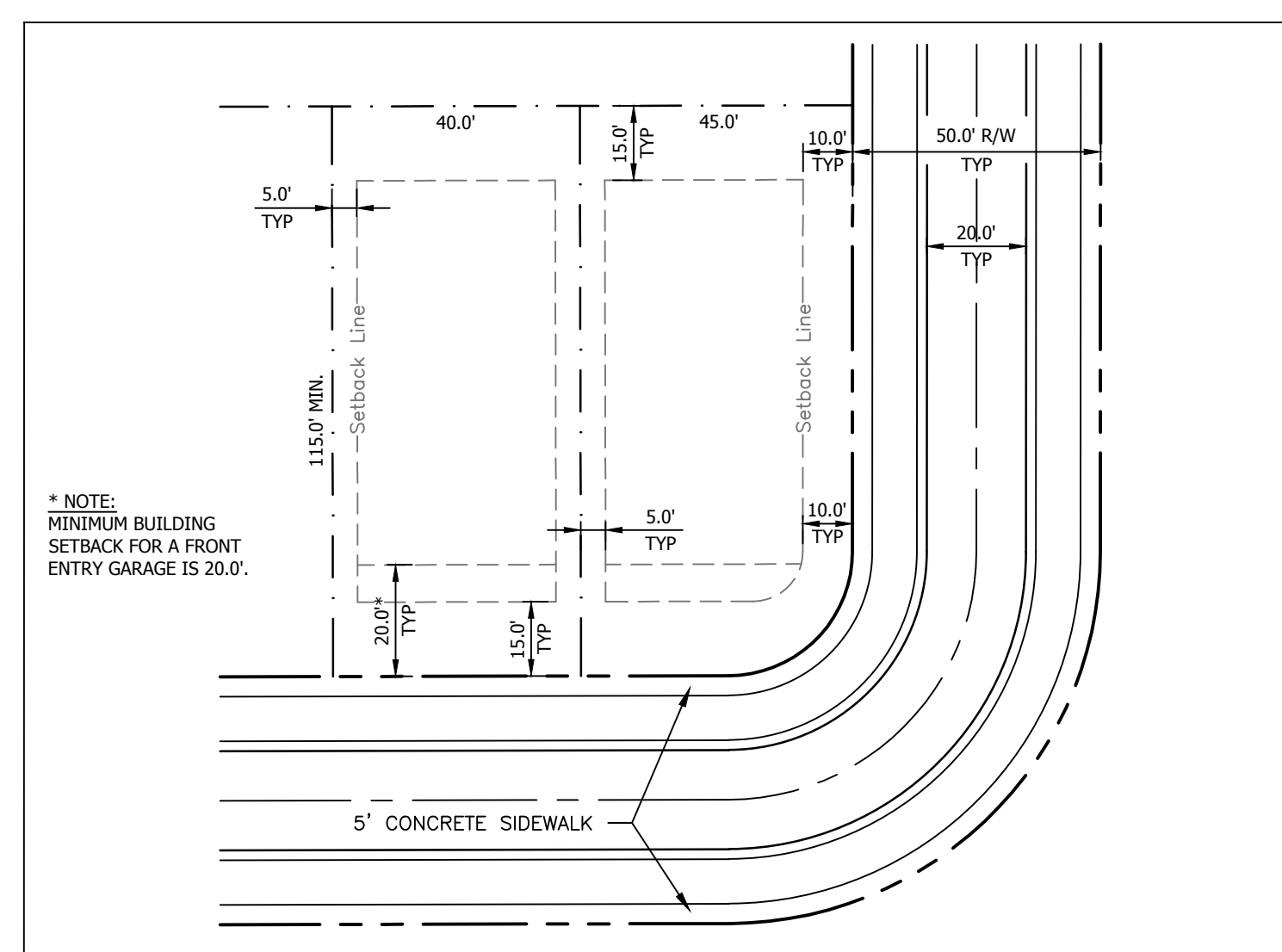
*Costs not funded by bonds will be funded by the developer.

** Street lighting/conduit shall be owned and maintained by the District or the District shall enter into a lease with Duke Energy.

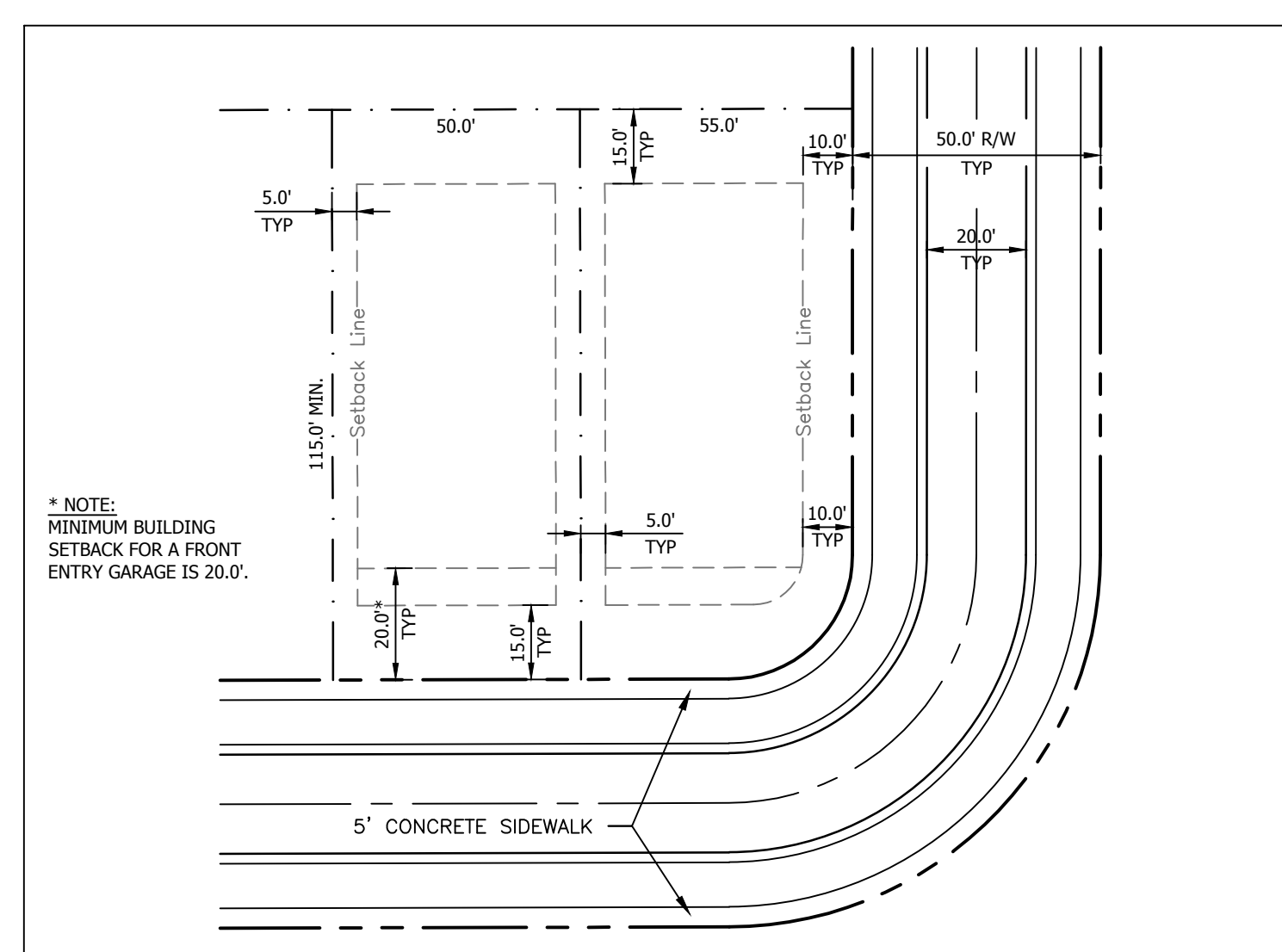


SITE DATA:

NET PROJECT AREA: 159.93 ACRES
 TOTAL LOTS = 681 (100%) OR 4.3 DU/AC.
 40' LOTS = 289 (42%)
 50' LOTS = 392 (58%)



PROPOSED TYPICAL 40' WIDE LOTS
 N.T.S.



PROPOSED TYPICAL 50' WIDE LOTS
 N.T.S.

NOTE:

IMPROVEMENTS SHOWN WITHIN AMENITIES AREAS ARE FOR INFORMATION PURPOSES ONLY. THE SPECIFIC FEATURES, LOCATION, QUANTITY & DESIGN WILL BE PROVIDED UNDER SEPARATE COVER.

OVERALL DEVELOPMENT PLAN

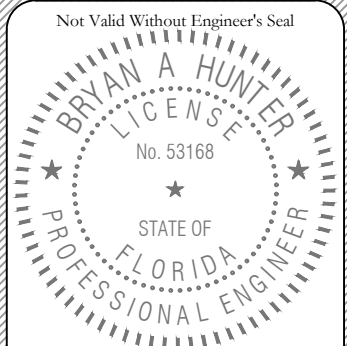
HUNTER ENGINEERING
 4900 Dundee Road
 Winter Haven, FL 33884
 Telephone: 863-676-7770
 Facsimile: 863-965-0181
 C.A. #8394

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

Construction Plans
 For
 Astoria Subdivision
 Davenport, Florida

Date: December 24, 2019

Project No.: 19-013



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

C104

X:\Jobs\2019\19-013 - Astoria - ECF South Drawings\Astoria-Const-10.dwg

**ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

**FIRST AMENDMENT TO THE ENGINEER'S REPORT
FOR CAPITAL IMPROVEMENTS**

Prepared for:

**BOARD OF SUPERVISORS
ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

Prepared by:

**WOOD & ASSOCIATES ENGINEERING, LLC
1925 BARTOW ROAD
LAKELAND, FL 33801
PH: 863-940-2040**

February 17, 2021

**ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

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LIST OF EXHIBITS

EXHIBIT 1- Location Map

EXHIBIT 2- Assessment Area 1 Legal Description

EXHIBIT 3- Assessment Area 2 Legal Description

EXHIBIT 4- Astonia North Legal Description

EXHIBIT 5 – District Boundary Map

EXHIBIT 6- Future Land Use Map

EXHIBIT 7- Zoning Map

EXHIBIT 8 - Utility Location Map & Drainage Flow Pattern Map

EXHIBIT 9- Summary of Opinion of Probable Costs

EXHIBIT 10- Summary of Proposed District Facilities

EXHIBIT 11 & 11A- Overall Site Plan

**FIRST AMENDMENT TO THE ENGINEER’S REPORT
ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

I. PURPOSE

The purpose of this First Amendment to the Engineer’s Report (“First Amendment” or “Report”) is to provide engineering support for the expanded boundaries of the Astonia Community Development District (“CDD” or the “District”), as well as provide updates to the original phasing. This First Amendment supplements the Engineer’s Report for Capital Improvements, dated February 3, 2020, as supplemented by the Supplemental Engineer’s Report for Capital Improvements, dated May 14, 2020 (which broke out the original improvement plan into three (3) phases).

Phase 1 remains unchanged. The original CDD contemplated three phases of development (Phase 1-191 lots; Phase 2-306 lots; Phase 3 – 184 lots) consisting of approximately 159.93 acres. Due to changes in the development plan, the original Phase 2 and Phase 3 will be constructed together as Phase 2 consisting of 490 lots. The recently expanded portion of the CDD known as Astonia North (also referred to as the “North Parcel”) consists of 332 single-family lots. The expanded CDD has a total of 1,013 single family lots and consist of approximately 267.15 acres.

II. INTRODUCTION

The District is located south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road in Polk County (the “County”). The District shall consist of 267.15 acres and is expected to contain 1,013 single family lots, recreation / amenity areas, parks, and associated infrastructure.

The CDD was established under County Ordinance No. 2020-002 which was approved by the Polk County Board of County Commission (“County Commission”) on January 7, 2020, further amended by County Ordinance No. 2021-023 approved by the County Commission on April 6, 2021, expanding the district boundary. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost of the public improvements is provided in Exhibit 9 of this report.

This “Capital Improvement Plan” or “Report” reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District’s Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including common area, sidewalks in the right-of-way, and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the Development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated to the City for ownership and maintenance.

III. SCOPE

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

IV. THE DEVELOPMENT

The District will consist of 1,013 single family homes and associated infrastructure to support the same (“Development”). The Development is a planned residential community located north and south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road within the County. The Development has a Polk County future land use of RMX (Residential Medium) and NACX (Neighborhood Activity Center) and Polk County zoning of PD (Planned Development). The Development will be constructed in three phases. (Phase 1- 191 lots, Phase 2-490 Lots, Astonia North – 332 lots). Development of Phase 1 began in August 2020.

V. THE CAPITAL IMPROVEMENTS

The Capital Improvement Plan (the “CIP”) consists of public infrastructure for the Development. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes and extension of water and sewer mains to serve the Development).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this

time. Below ground installation of telecommunications and cable TV will occur, but will not be funded by the District. The CDD will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District Land is included.

As a part of the recreational component of the CIP, a public park/amenity center will be within the Development. The public park/amenity center will have connectivity via sidewalks to the other portions of the District. The public park/amenity center will be accessed by the public roadways and sidewalks.

VI. CAPITAL IMPROVEMENT PLAN COMPONENTS

The system of improvements comprising the CIP includes the following:

Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the County and the SWFWMD. There are no known surface waters.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0230H (dated 12/22/2016) demonstrates that the property is located within Flood Zone X. Based on this information and the site topography, it does not appear that floodplain compensation will be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

Public Roadways

The proposed public roadway sections are to be 50' R/W with 20' of asphalt and Miami curb or Type F curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

Water and Wastewater Facilities

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the Polk County Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The sewer service provider will be Polk County Public Utilities. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. Lift stations are anticipated for this CIP. Flow from the lift station shall be connected to a proposed force main along Ernie Caldwell Blvd, northwest of the site.

Reclaimed water is not available for this site. An irrigation well to be funded by the District will be installed onsite to provide irrigation within the public right of way or irrigation water service shall be provided as part of the domestic water system design. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the development entrance. The site construction activities associated with the CIP are anticipated for completion by phases based on the following estimated schedule: Phase 1 in 2021; Phase 2 in 2022; Astonia North in 2024. Upon completion of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the County.

Public Amenities and Parks

The District will provide funding for the public Amenity Facilities to include the following: pavilion with tot lot, dog park/all-purpose play field, walking trails, and passive parks throughout the Development which will include benches and walking trails.

Electric and Lighting

The electric distribution system through the District is currently planned to be underground. The District presently intends to fund the difference between overhead and underground service to the CDD. Electric facilities funded by the District will be owned and maintained by the District, with Duke Energy providing underground electrical service to the Development. The CDD will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District land is included in the cost estimate of the CIP.

Entry Feature, Landscaping, and Irrigation

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use an irrigation well. The well and irrigation watermain to the Development will be constructed or acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the CDD.

Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family planned development.

VII. PERMITTING

Construction permits for the Development are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and County construction plan approval.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

PHASE 1 (191 Lots)

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved
ACOE	N/A

PHASE 2 (490 Lots)

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved
ACOE	N/A

Astoria North (332 Lots)

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	June 2021
Construction Permits	June 2021
Polk County Health Department Water	June 2021
FDEP Sewer	June 2021
FDEP NOI	June 2021
ACOE	N/A

VIII. RECOMMENDATION

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the County. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the County and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the County regulations.

IX. REPORT MODIFICATION

During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

X. CONCLUSION

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction of the proposed CIP can be completed at the estimated cost as stated.

ASSESSMENT AREA 1

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST IN POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516 AND OFFICIAL RECORDS BOOK 11075, PAGE 1763, BOTH OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22, N89°40'16"E, A DISTANCE OF 1316.79 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22, AND TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE WITH THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516, N89°38'14"E, A DISTANCE OF 708.93 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516; THENCE WITH THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516 THE FOLLOWING SEVEN (7) COURSES: 1) S02°00'48"E, A DISTANCE OF 31.96 FEET; 2) SOUTHEASTERLY WITH THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1385.00 FEET, A CENTRAL ANGLE OF 28°43'45" AND A CHORD BEARING AND DISTANCE OF S16°22'40"E, 687.21 FEET) FOR AN ARC DISTANCE OF 694.46 FEET TO A POINT OF NON-TANGENCY; 3) N57°11'19"E, A DISTANCE OF 285.23 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD (VARIABLE-WIDTH RIGHT OF WAY, PER O.R. 9308, PG. 2093 & O.R. 7777, PG. 1349) OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; 4) WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID ERNIE CALDWELL BOULEVARD, SOUTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 05°12'38" AND A CHORD BEARING AND DISTANCE OF S32°48'41"E, 100.00 FEET) FOR AN ARC DISTANCE OF 100.03 FEET TO A POINT OF NON-TANGENCY; 5) LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID ERNIE CALDWELL BOULEVARD, S57°11'19"W, A DISTANCE OF 285.23 FEET; 6) SOUTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1385.00 FEET, A CENTRAL ANGLE OF 21°30'05" AND A CHORD BEARING AND DISTANCE OF S45°37'51"E, 516.70 FEET) FOR AN ARC DISTANCE OF 519.75 FEET TO A POINT OF NON-TANGENCY; 7) WITH THE EAST LINE WITH THE NORTHWEST 1/4 OF SAID SECTION 22, S00°34'03"E, A DISTANCE OF 1126.63 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF LITTLE ZION ROAD (VARIABLE-WIDTH MAINTAINED RIGHT OF WAY, PER M.B. 13, PG. 71, POLK COUNTY MAINTAINED RIGHT-OF-WAY MAP); THENCE WITH THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID LITTLE ZION ROAD THE FOLLOWING TWENTY-THREE (23) COURSES: 1) N86°53'43"W, A DISTANCE OF 12.69 FEET; 2) N87°23'02"W, A DISTANCE OF 65.40 FEET; 3) S87°44'53"W, A DISTANCE OF 34.73 FEET; 4) S82°19'26"W, A DISTANCE OF 41.07 FEET; 5) S73°10'25"W, A DISTANCE OF 16.81 FEET; 6) S70°46'24"W, A DISTANCE OF 24.09 FEET; 7) S70°28'57"W, A DISTANCE OF 16.64 FEET; 8) S61°58'48"W, A DISTANCE OF 36.62 FEET; 9) S57°16'53"W, A DISTANCE OF 63.50 FEET; 10) S46°20'51"W, A DISTANCE OF 35.85 FEET; 11) S35°40'32"W, A DISTANCE OF 14.37 FEET; 12) S35°36'06"W, A DISTANCE OF 15.07 FEET; 13) S29°16'16"W, A DISTANCE OF 33.67 FEET; 14) S28°02'33"W, A DISTANCE OF 100.08 FEET; 15) S29°35'32"W, A DISTANCE OF 41.20 FEET; 16) S37°51'45"W, A DISTANCE OF 60.25 FEET; 17) S48°18'53"W, A DISTANCE OF 16.90 FEET; 18) S56°17'21"W, A DISTANCE OF 18.08 FEET; 19) S62°22'59"W, A DISTANCE OF 10.29 FEET; 20) S89°37'17"W, A DISTANCE OF 165.14 FEET; 21) S00°24'07"E, A DISTANCE OF 17.27 FEET; 22) S89°49'44"W, A DISTANCE OF 51.17 FEET; 23) S89°15'22"W, A DISTANCE OF 66.91 FEET; THENCE LEAVING THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID LITTLE ZION ROAD, N00°09'33"W, A DISTANCE OF 30.86 FEET; THENCE S89°50'27"W, A DISTANCE OF 65.00 FEET; THENCE N00°09'33"W, A DISTANCE OF 811.79 FEET; THENCE NORTHWESTERLY WITH THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 32°39'07" AND A CHORD BEARING AND DISTANCE OF N16°29'07"W, 348.57 FEET) FOR AN ARC DISTANCE OF 353.33 FEET TO A POINT OF TANGENCY; THENCE N32°48'41"W, A DISTANCE OF 290.85 FEET; THENCE N57°11'19"E, A DISTANCE OF 42.02 FEET; THENCE N32°48'41"W, A DISTANCE OF 50.00 FEET; THENCE S57°11'19"W, A DISTANCE OF 322.02 FEET; THENCE N32°48'41"W, A DISTANCE OF 301.90 FEET; THENCE S84°02'35"E, A DISTANCE OF 48.65 FEET; THENCE S75°56'59"E, A DISTANCE OF 181.51 FEET; THENCE N60°44'45"E, A DISTANCE OF 53.95 FEET; THENCE N32°45'20"E, A DISTANCE OF 71.17 FEET; THENCE N03°39'25"E, A DISTANCE OF 67.11 FEET; THENCE N28°10'46"W, A DISTANCE OF 57.39 FEET; THENCE N45°12'14"W, A DISTANCE OF 106.56 FEET; THENCE N18°15'18"W, A DISTANCE OF 66.03 FEET; THENCE N00°00'00"W, A DISTANCE OF 52.65 FEET; THENCE N67°35'56"E, A DISTANCE OF 39.88 FEET; THENCE NORTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 56°23'10" AND A CHORD BEARING AND DISTANCE OF N15°57'28"E, 84.10 FEET) FOR AN ARC DISTANCE OF 87.59 FEET TO A POINT OF NON-TANGENCY; THENCE N32°48'41"W, A DISTANCE OF 108.62 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22, N00°20'51"W, A DISTANCE OF 529.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 51.509 ACRES OF LAND, MORE OR LESS.



1925 BARTOW ROAD LAKELAND, FL 33801
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EXHIBIT 2

ASSESSMENT AREA 1

LEGAL DESCRIPTION

ASTONIA CDD

ASSESSMENT AREA 2 LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN LOCATED IN SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING ALL OF THE LANDS CONVEYED BY DEED TO ERNIE CALDWELL PROPERTIES, LLC, BEING ALL OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-043010 AS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516 AND ALL OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-034010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 AND A PORTION OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-032010 AS DESCRIBED IN OFFICIAL RECORDS BOOK 11075, PAGE 1763 AND ALL OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-033010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 AND A PORTION OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-031050 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, S00°09'33"E, A DISTANCE OF 530.45 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, ALONG THE NORTH LINE OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-033010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516, N89°37'27"E, A DISTANCE OF 1318.54 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SAID SECTION 22; THENCE DEPARTING THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SAID SECTION 22 THE FOLLOWING TWENTY-ONE (21) COURSES: 1) S32°48'41"E, A DISTANCE OF 108.62 FEET; 2) SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 56°23'10" AND A CHORD BEARING AND DISTANCE OF S15°57'28"W, 84.10 FEET) FOR AN ARC DISTANCE OF 87.59 FEET TO A POINT OF NON-TANGENCY; 3) S67°35'56"W, A DISTANCE OF 39.88 FEET; 4) S00°00'00"E, A DISTANCE OF 52.65 FEET; 5) S18°15'18"E, A DISTANCE OF 66.03 FEET; 6) S45°12'14"E, A DISTANCE OF 106.56 FEET; 7) S28°10'46"E, A DISTANCE OF 57.39 FEET; 8) S03°39'25"W, A DISTANCE OF 67.11 FEET; 9) S32°45'20"W, A DISTANCE OF 71.17 FEET; 10) S60°44'45"W, A DISTANCE OF 53.95 FEET; 11) N75°56'59"W, A DISTANCE OF 181.51 FEET; 12) N84°02'35"W, A DISTANCE OF 48.65 FEET; 13) S32°48'41"E, A DISTANCE OF 301.90 FEET; 14) N57°11'19"E, A DISTANCE OF 322.02 FEET; 15) S32°48'41"E, A DISTANCE OF 50.00 FEET; 16) S57°11'19"W, A DISTANCE OF 42.02 FEET; 17) S32°48'41"E, A DISTANCE OF 290.85 FEET; 18) SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 32°39'07" AND A CHORD BEARING AND DISTANCE OF S16°29'07"E, 348.57 FEET) FOR AN ARC DISTANCE OF 353.33 FEET TO A POINT OF TANGENCY; 19) S00°09'33"E, A DISTANCE OF 811.79 FEET; 20) N89°50'27"E, A DISTANCE OF 65.00 FEET; 21) S00°09'33"E, A DISTANCE OF 30.86 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF LITTLE ZION ROAD (VARIABLE-WIDTH MAINTAINED RIGHT OF WAY, PER M.B. 13, PG. 71, POLK COUNTY MAINTAINED RIGHT-OF-WAY MAP); THENCE ALONG THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID LITTLE ZION ROAD THE FOLLOWING SEVEN (7) COURSES: 1) S89°15'22"W, A DISTANCE OF 33.09 FEET; 2) S89°42'52"W, A DISTANCE OF 100.00 FEET; 3) S89°25'40"W, A DISTANCE OF 100.00 FEET; 4) S89°18'48"W, A DISTANCE OF 100.00 FEET; 5) S89°35'59"W, A DISTANCE OF 100.00 FEET; 6) S89°42'52"W, A DISTANCE OF 100.00 FEET; 7) S89°35'59"W, A DISTANCE OF 11.74 FEET TO THE SOUTHEAST CORNER OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-034010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516; THENCE DEPARTING THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID LITTLE ZION ROAD, ALONG THE EASTERLY BOUNDARY OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-043010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 THE FOLLOWING FOUR (4) COURSE: 1) S00°31'51"E, A DISTANCE OF 672.83 FEET; 2) S89°33'56"W, A DISTANCE OF 663.12 FEET; 3) S00°30'40"E, A DISTANCE OF 661.24 FEET; 4) S89°31'59"W, A DISTANCE OF 663.35 FEET TO THE SOUTHWEST CORNER OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-043010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 AND TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, N00°29'28"W, A DISTANCE OF 1323.24 FEET TO THE NORTHWEST CORNER OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-043010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 AND THE SOUTHWEST CORNER OF NORTHWEST 1/4 OF SAID SECTION 22; THENCE ALONG THE WEST BOUNDARY OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-034010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 AND THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, N00°09'33"W, A DISTANCE OF 1322.55 FEET; THENCE CONTINUE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE WEST BOUNDARY OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-033010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516, N00°09'33"W, A DISTANCE OF 792.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 109.036 ACRES (4749589 SQUARE FEET) OF LAND, MORE OR LESS.



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EXHIBIT 3 ASSESSMENT AREA 2 LEGAL DESCRIPTION ASTONIA CDD

ASTONIA NORTH ASSESSMENT AREA LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1346, PAGE 771, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SW 1/4 OF SAID SECTION 15; THENCE WITH THE NORTH LINE OF SW 1/4 OF SAID SECTION 15, N89°30'30"E, A DISTANCE OF 516.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WITH THE NORTH LINE OF SW 1/4 OF SAID SECTION 15, N89°30'30"E, A DISTANCE OF 1291.38 FEET TO THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF BOWEN ROAD (PER MAP BOOK 3, PAGES 60-68); THENCE LEAVING SAID NORTH LINE OF SW 1/4 OF SAID SECTION 15, RUN WITH SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING TWENTY (20) COURSES: (1) N89°42'11"E, A DISTANCE OF 21.42 FEET; (2) S82°16'47"E, A DISTANCE OF 54.70 FEET; (3) N87°32'02"E, A DISTANCE OF 100.04 FEET; (4) N89°49'31"E, A DISTANCE OF 100.01 FEET; (5) N89°15'08"E, A DISTANCE OF 100.00 FEET; (6) N88°06'24"E, A DISTANCE OF 100.02 FEET; (7) S89°36'07"E, A DISTANCE OF 52.28 FEET; (8) S00°19'33"W, A DISTANCE OF 11.91 FEET; (9) N88°13'01"E, A DISTANCE OF 53.31 FEET; (10) N89°50'01"E, A DISTANCE OF 234.97 FEET; (11) N89°38'12"E, A DISTANCE OF 111.35 FEET; (12) N89°35'06"E, A DISTANCE OF 194.59 FEET; (13) N89°21'51"E, A DISTANCE OF 197.92 FEET; (14) N89°11'50"E, A DISTANCE OF 95.71 FEET; (15) N89°25'14"E, A DISTANCE OF 276.53 FEET; (16) S89°54'44"E, A DISTANCE OF 105.69 FEET; (17) N88°22'31"E, A DISTANCE OF 178.41 FEET; (18) N89°04'43"E, A DISTANCE OF 49.78 FEET; (19) N89°12'03"E, A DISTANCE OF 103.74 FEET; (20) S88°47'42"E, A DISTANCE OF 0.99 FEET TO THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S00°16'24"E ALONG SAID EAST LINE, A DISTANCE OF 1315.97 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S89°34'34"W ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15, A DISTANCE OF 1314.94 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S00°14'11"E ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4, A DISTANCE OF 851.21 FEET; THENCE LEAVING SAID WEST LINE, S89°48'35"W, A DISTANCE OF 127.79 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD (VARIABLE-WIDTH RIGHT OF WAY PER OFFICIAL RECORDS BOOK 9308, PAGE 2093, PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES, (1) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1115.00 FEET, A CENTRAL ANGLE OF 21°57'59" AND A CHORD BEARING AND DISTANCE OF N19°05'13"W, 424.86 FEET) FOR AN ARC DISTANCE OF 427.47 FEET TO A POINT OF NON-TANGENCY; (2) S59°55'48"W, A DISTANCE OF 5.00 FEET TO A TO A POINT OF NON-TANGENCY; (3) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1110.00 FEET, A CENTRAL ANGLE OF 20°03'13" AND A CHORD BEARING AND DISTANCE OF N40°05'48"W, 386.52 FEET) FOR AN ARC DISTANCE OF 388.50 FEET TO A POINT OF NON-TANGENCY; (4) S39°52'36"W, A DISTANCE OF 20.00 FEET TO A TO A POINT OF NON-TANGENCY; (5) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1090.00 FEET, A CENTRAL ANGLE OF 17°11'19" AND A CHORD BEARING AND DISTANCE OF N58°43'04"W, 325.77 FEET) FOR AN ARC DISTANCE OF 327.00 FEET TO A POINT OF NON-TANGENCY; (6) N22°41'17"E, A DISTANCE OF 10.00 FEET TO A TO A POINT OF NON-TANGENCY; (7) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 22°59'56" AND A CHORD BEARING AND DISTANCE OF N78°48'42"W, 438.59 FEET) FOR AN ARC DISTANCE OF 441.55 FEET TO A POINT OF TANGENCY; (8) S89°41'20"W, A DISTANCE OF 68.60 FEET; (9) S00°18'40"E, A DISTANCE OF 10.00 FEET; (10) S89°41'20"W, A DISTANCE OF 480.00 FEET; (11) N00°18'40"W, A DISTANCE OF 10.00 FEET; (12) S89°41'20"W, A DISTANCE OF 298.97 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N00°18'40"W, A DISTANCE OF 351.40 FEET TO A POINT OF NON-TANGENCY; THENCE NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 33°33'26" AND A CHORD BEARING AND DISTANCE OF N17°05'23"W, 86.60 FEET) FOR AN ARC DISTANCE OF 87.85 FEET TO A POINT OF TANGENCY; THENCE N00°18'40"W, A DISTANCE OF 786.18 FEET TO THE POINT OF BEGINNING.

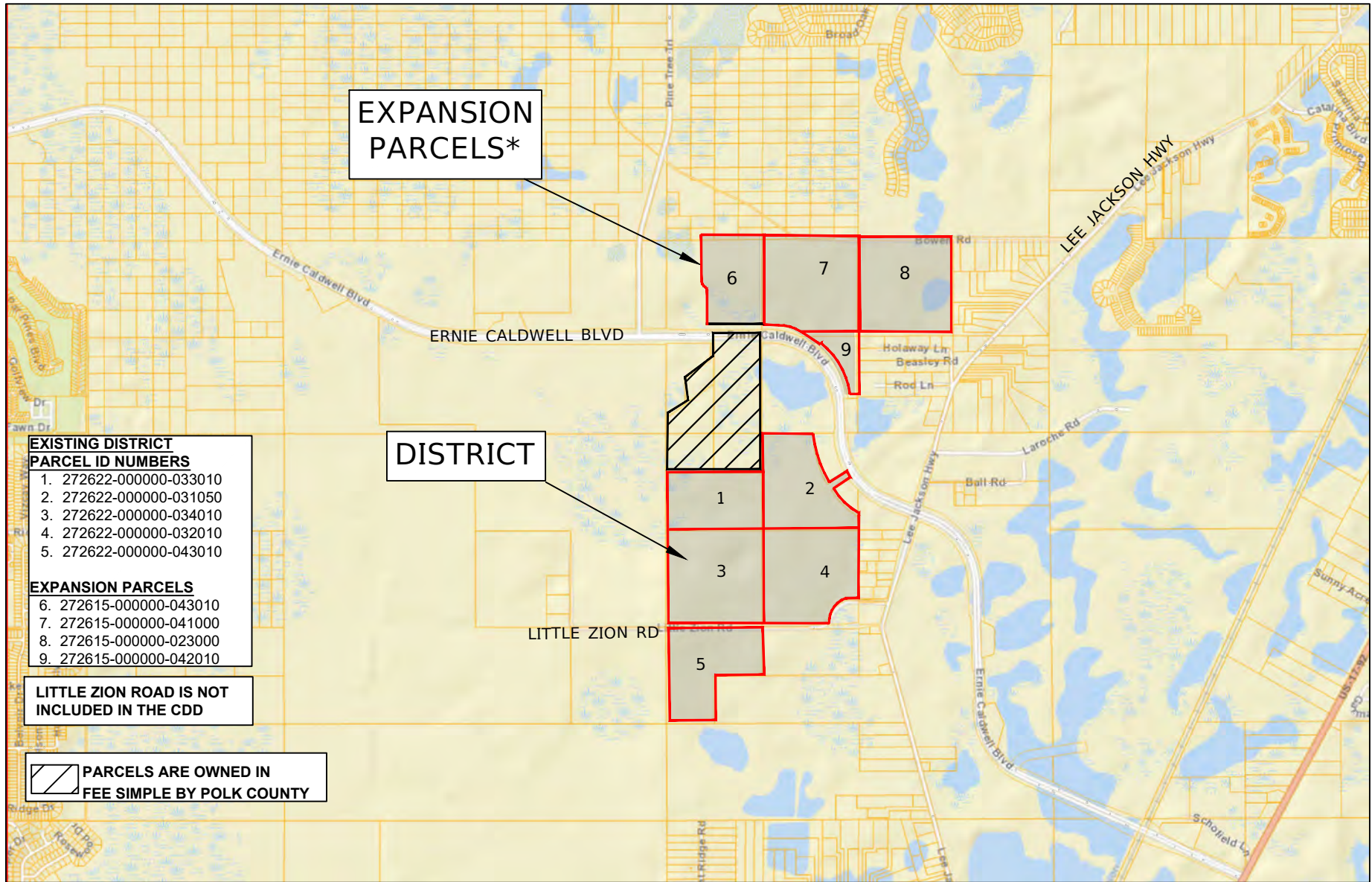
CONTAINING 4670473 SQUARE FEET, 107.219 ACRES) OF LAND, MORE OR LESS.



1925 BARTOW ROAD • LAKELAND, FL 33801
OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM

EXHIBIT 4

ASTONIA NORTH ASSESSMENT AREA LEGAL DESCRIPTION ASTONIA CDD



1925 BARTOW ROAD LAKELAND, FL 33801
 OFFICE: (863) 940-2040 FAX: (863) 940-2044 CELL: (863) 662-0018
 EMAIL: INFO@WOODCIVIL.COM

EXHIBIT 1
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
LOCATION MAP

***APPROVED AND ADDED TO THE DISTRICT BY THE COUNTY COMMISSION ON APRIL 6, 2021**



NO SCALE

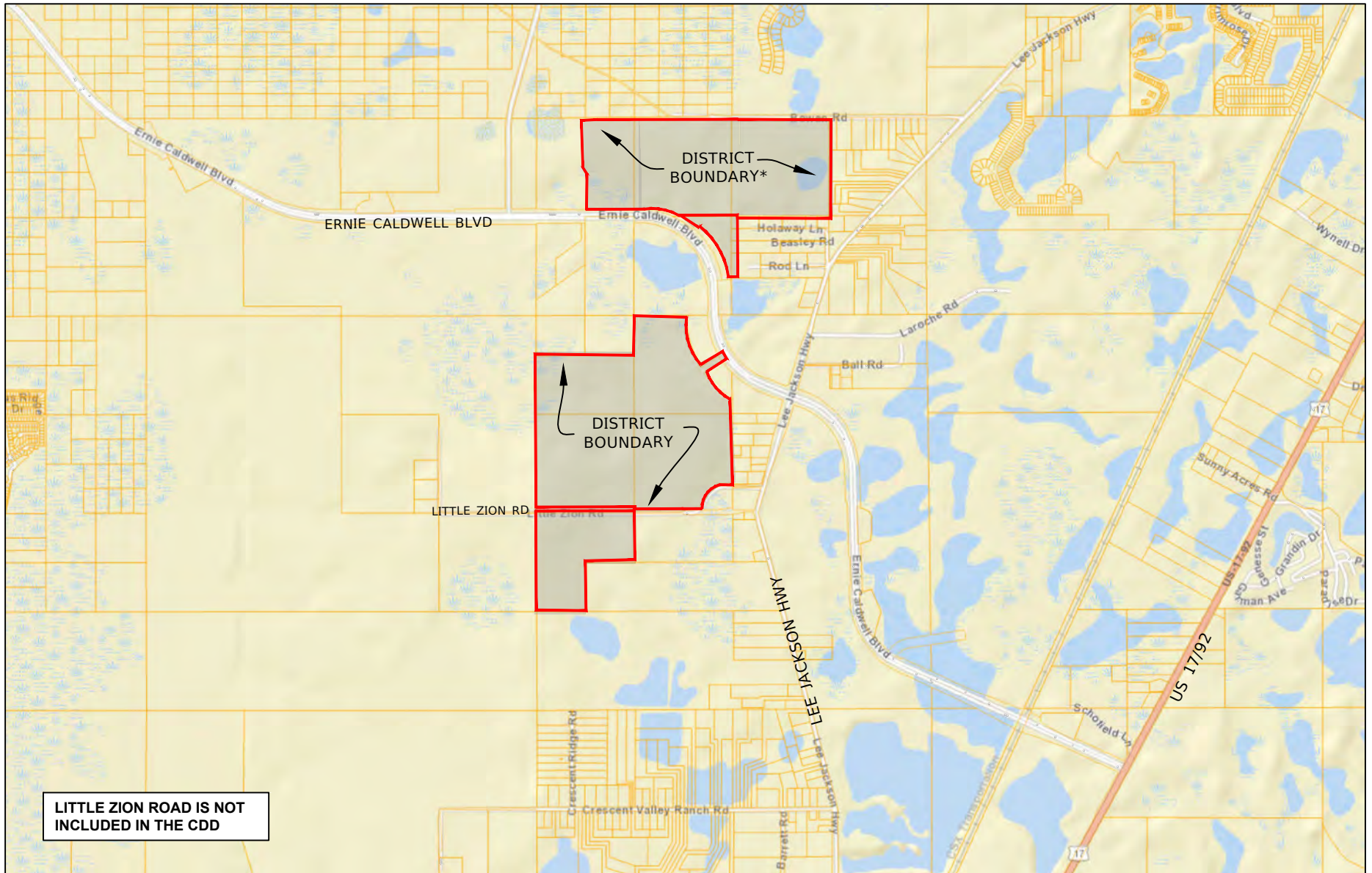
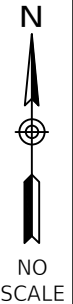


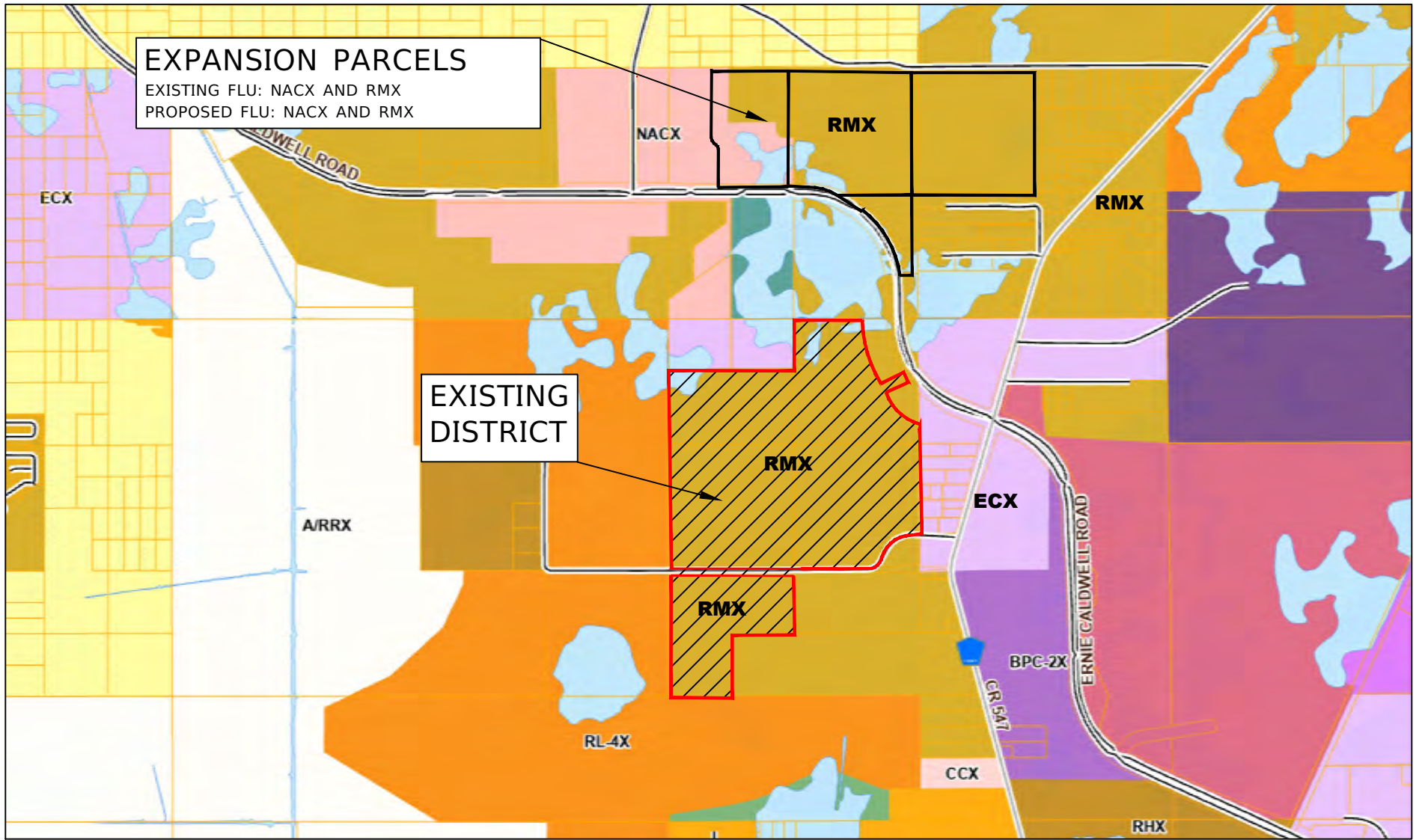
EXHIBIT 5
ASTONIA CDD
DISTRICT BOUNDARY MAP

***APPROVED AND ADDED TO THE DISTRICT BY THE COUNTY COMMISSION ON APRIL 6, 2021**



1925 BARTOW ROAD LAKELAND, FL 33801
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 EMAIL: INFO@WOODCIVIL.COM





EXPANSION PARCELS

EXISTING FLU: NACX AND RMX
 PROPOSED FLU: NACX AND RMX

EXISTING DISTRICT

LEGEND

- RMX - RESIDENTIAL MEDIUM
- RL-4X - RESIDENTIAL LOW
- ECX - EMPLOYMENT CENTER
- BPC-2X - BUSINESS PARK CENTER
- NACX - NEIGHBORHOOD ACTIVITY CENTER

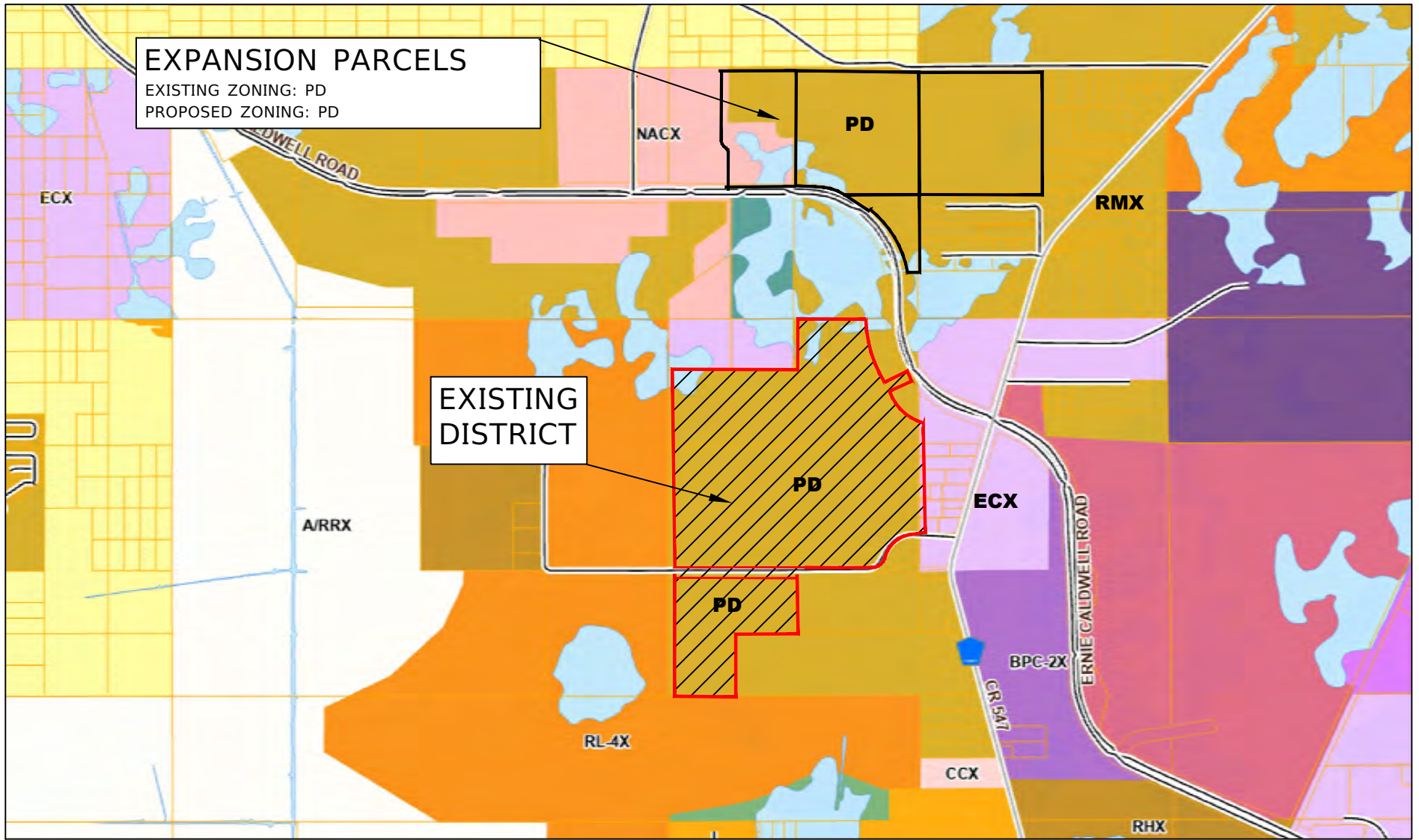
COMPOSITE EXHIBIT 6
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY FUTURE LAND USE MAP



NO SCALE



1925 BARTOW ROAD LAKELAND, FL 33801
 OFFICE: (863) 940-2040 FAX: (863) 940-2044 CELL: (863) 662-0018
 EMAIL: INFO@WOODCIVIL.COM



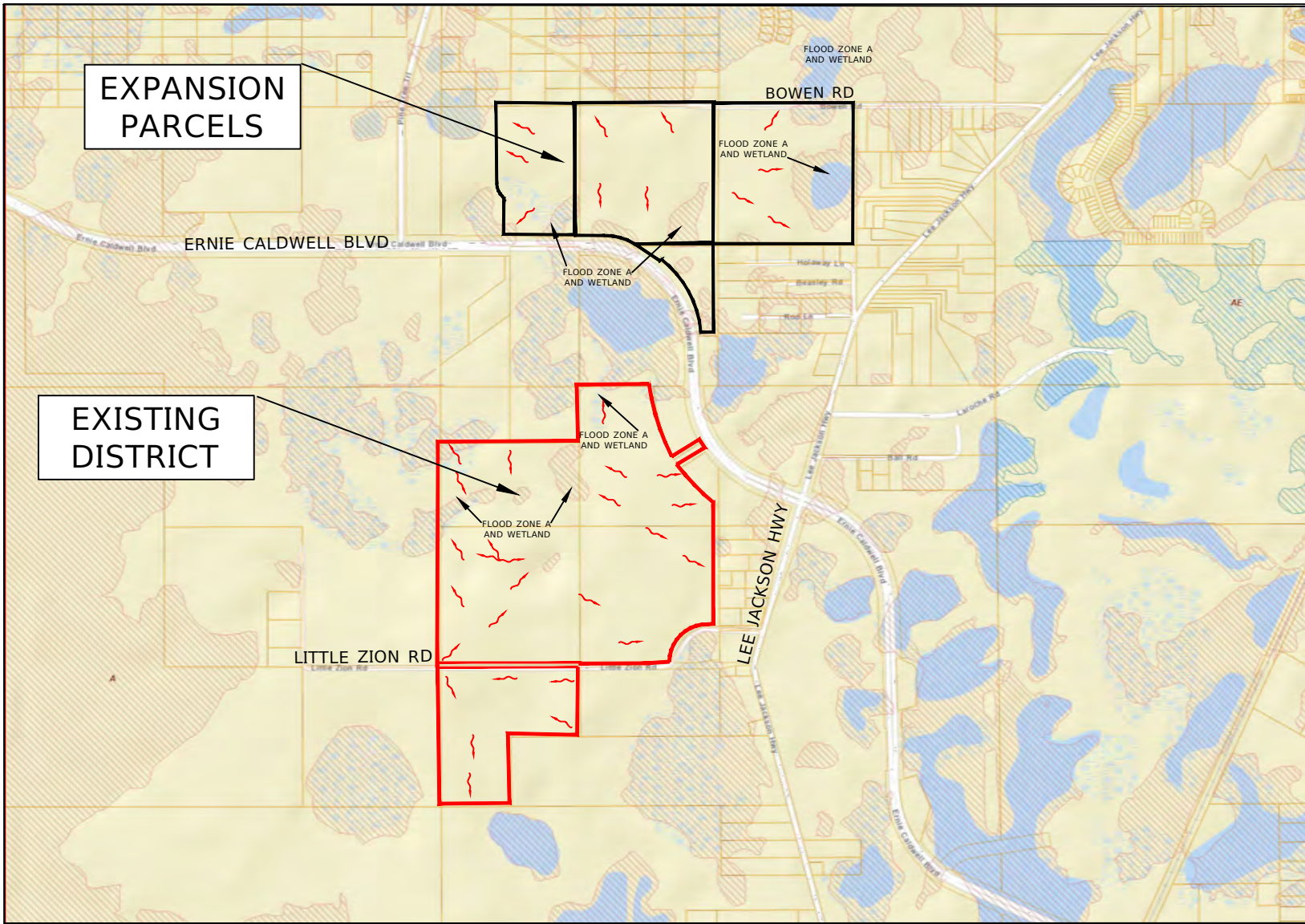
1925 BARTOW ROAD LAKELAND, FL 33801
 OFFICE: (863) 940-2040 FAX: (863) 940-2044 CELL: (863) 662-0018
 EMAIL: INFO@WOODCIVIL.COM

LEGEND

- RMX - RESIDENTIAL MEDIUM
- RL-4X - RESIDENTIAL LOW
- ECX - EMPLOYMENT CENTER
- BPC-2X - BUSINESS PARK CENTER
- NACX - NEIGHBORHOOD ACTIVITY CENTER
- PD - PLANNED DEVELOPMENT

COMPOSITE EXHIBIT 7
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY ZONING MAP



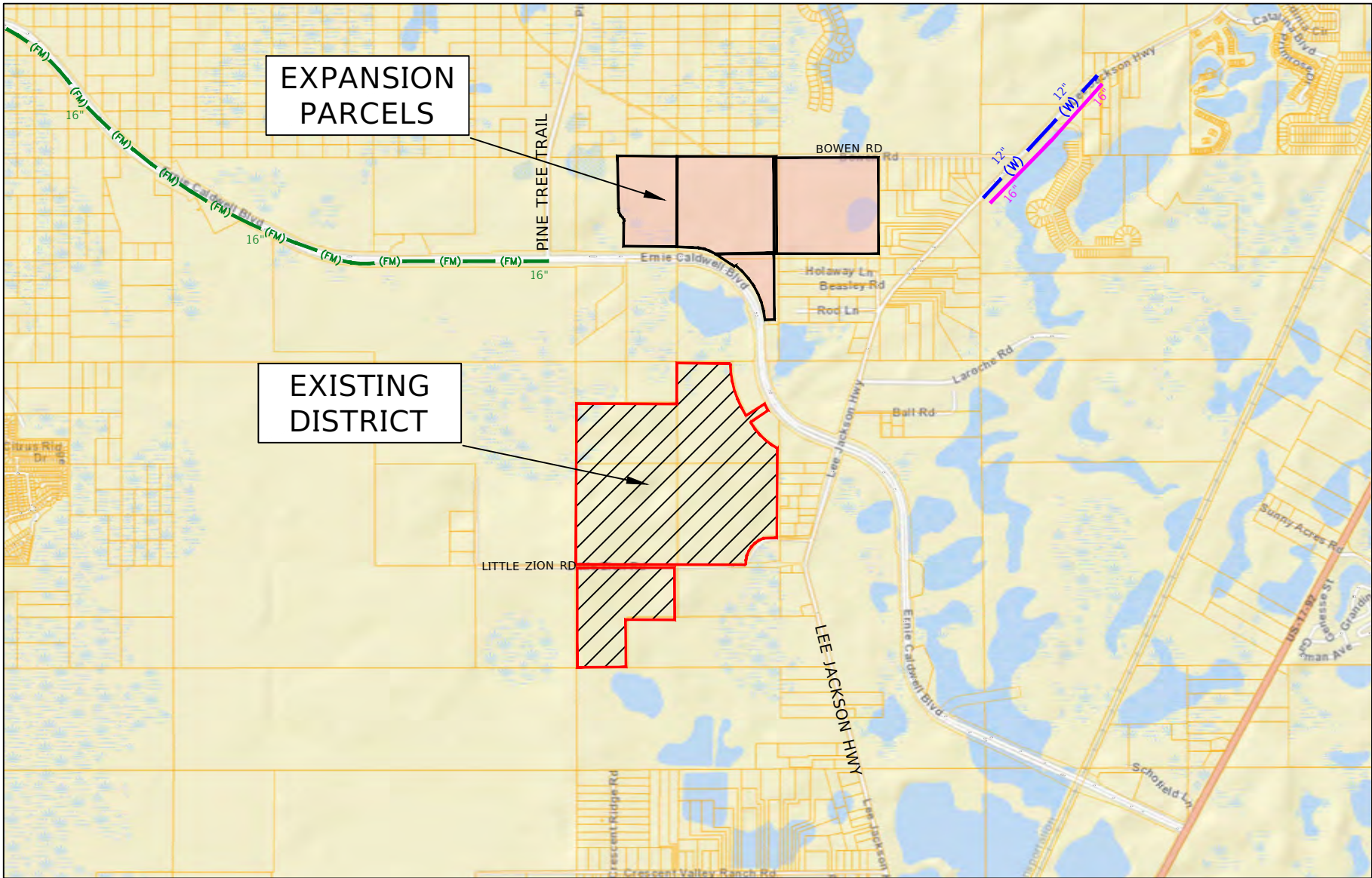


1925 BARTOW ROAD LAKELAND, FL 33801
 OFFICE: (863) 940-2040 FAX: (863) 940-2044 CELL: (863) 662-0018
 EMAIL: INFO@WOODCIVIL.COM

COMPOSITE EXHIBIT 8
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
DRAINAGE MAP

LEGEND
 ~~~~~ FLOW DIRECTION





1925 BARTOW ROAD LAKELAND, FL 33801  
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EMAIL: INFO@WOODCIVIL.COM

LEGEND

- (W) — EXISTING 12" WATER MAIN
- (FM) — EXISTING 16" FORCE MAIN
- (RW) — EXISTING 16" RECLAIM WATER MAIN

**COMPOSITE EXHIBIT 8**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**WATER & WASTEWATER MAP**



NO  
SCALE

**Composite Exhibit 9  
Astonia Community Development District  
Summary of Probable Cost**

| <b>Infrastructure</b> <sup>(1)(9)(14)</sup>                       | <b>Phase 1 (2020-2021)<br/>Existing District<br/>191 Lots</b> <sup>(10)</sup> | <b>Phase 2 (2021-2022)<br/>Existing District<br/>490 Lots</b> <sup>(11)</sup> | <b>Astonia North<br/>(2021-2024)<br/>Expansion<br/>332 LOTS</b> <sup>(12)</sup> | <b>Total<br/>1013 Lots</b> <sup>(13)</sup> |
|-------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|--------------------------------------------|
| Offsite Improvements <sup>(5)(6)</sup>                            | \$ 650,000.00                                                                 | \$ 1,650,000.00                                                               | *\$ 200,000.00                                                                  | \$ 2,500,000.00                            |
| Stormwater Management <sup>(2)(3)(5)(6)</sup>                     | \$1,350,000.00                                                                | \$ 3,450,000.00                                                               | \$2,300,000.00                                                                  | \$ 7,100,000.00                            |
| Utilities (Water, Sewer, & Street Lighting) <sup>(5)(6) (8)</sup> | \$1,320,000.00                                                                | \$ 3,380,000.00                                                               | \$2,300,000.00                                                                  | \$ 7,000,000.00                            |
| Roadway <sup>(4)(5)(6)</sup>                                      | \$ 790,000.00                                                                 | \$ 2,010,000.00                                                               | \$1,370,000.00                                                                  | \$ 4,170,000.00                            |
| Entry Feature <sup>(6)(7)</sup>                                   | \$ 310,000.00                                                                 | \$ 790,000.00                                                                 | \$ 530,000.00                                                                   | \$ 1,630,000.00                            |
| Parks and Recreational Facilities <sup>(1)(6)</sup>               | \$ 450,000.00                                                                 | \$ 1,150,000.00                                                               | *\$ 720,000.00                                                                  | \$ 2,320,000.00                            |
| Contingency                                                       | <u>\$ 210,000.00</u>                                                          | <u>\$ 590,000.00</u>                                                          | <u>\$ 400,000.00</u>                                                            | <u>\$ 1,200,000.00</u>                     |
| <b>TOTAL</b>                                                      | <b>\$5,080,000.00</b>                                                         | <b>\$13,020,000.00</b>                                                        | <b>\$7,820,000.00</b>                                                           | <b>\$25,920,000.00</b>                     |

Notes:

1. Infrastructure consists of offsite improvements, public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction, lot finishing in conjunction with home construction, which will be provided by developer or homebuilder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2021 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and buffer fencing.
8. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way and on District land is included.
9. Estimates based on Master Infrastructure to support development of 1013 lots.
10. 73 – 40 foot wide lots and 118 - 50 foot wide lots
11. 216 – 40 foot wide lots and 274 – 50 foot wide lots
12. 139 – 40 foot wide lots and 193 - 50 foot wide lots.
13. 428 – 40 foot wide lots and 585 – 50 foot wide lots.
14. All financed improvements will be on land owned by, or subject to a permanent easement for the benefit of the District or another government entity.

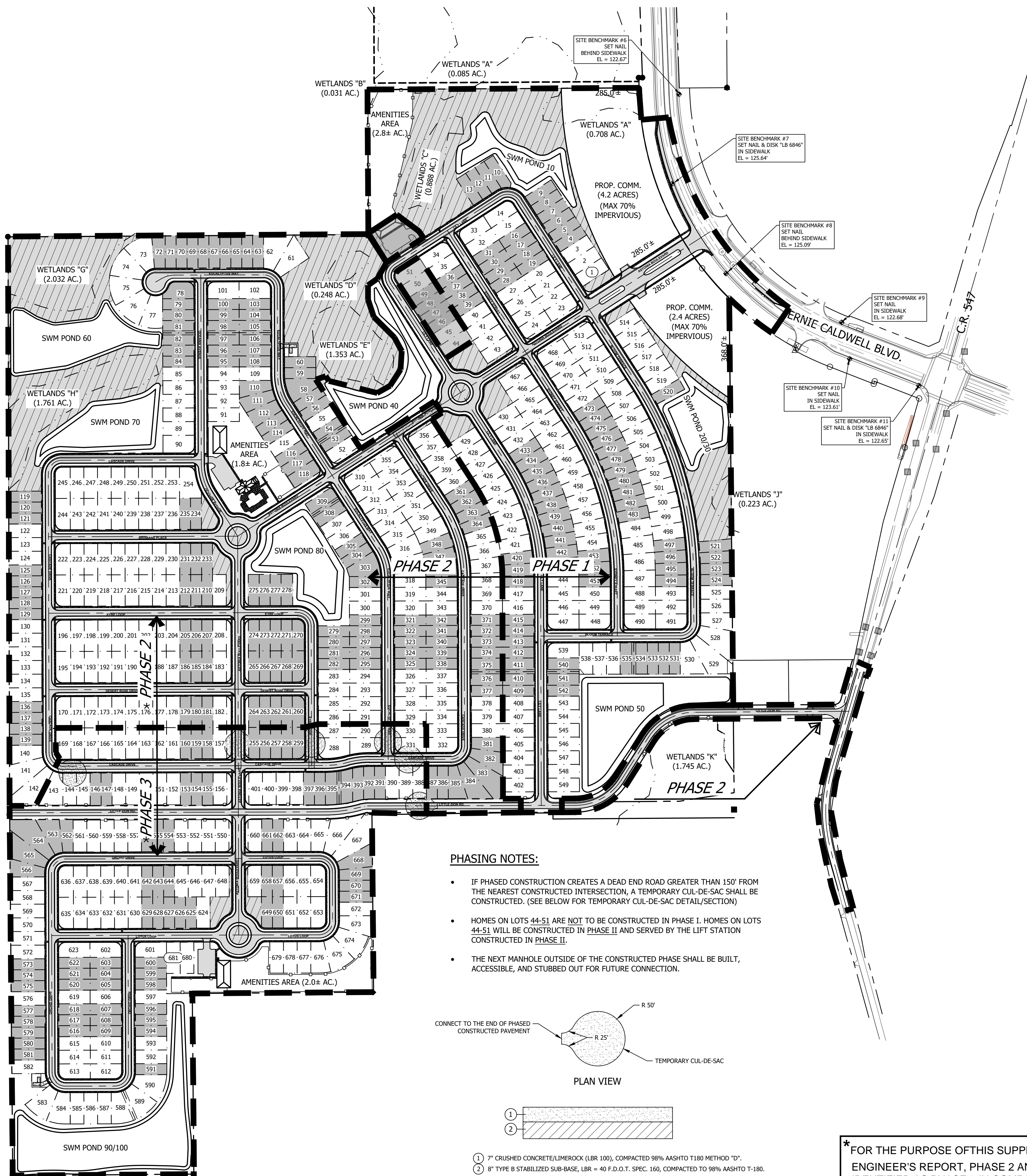
\*Not Part of the Astonia North project scope; costs allocated for benefit apportionment purposes only and will not be part of the Astonia North/North Parcel Assessment Area Project, but is included within the site construction and being constructed as part of the development of Assessment Area Two Project (Phase 2).

**Composite Exhibit 10**  
**Astoria CDD**  
**Community Development District**  
**Summary of Proposed District Facilities**

| <u>District Infrastructure</u>    | <u>Construction</u> | <u>Ownership</u> | <u>Capital Financing*</u> | <u>Operation and Maintenance</u> |
|-----------------------------------|---------------------|------------------|---------------------------|----------------------------------|
| Offsite Improvements              | District            | County           | District Bonds            | County                           |
| Stormwater Facilities             | District            | District         | District Bonds            | District                         |
| Lift Stations/Water/Sewer         | District            | Polk County      | District Bonds            | Polk County                      |
| Street Lighting/Conduit           | District            | **District       | District Bonds            | **District                       |
| Road Construction                 | District            | District         | District Bonds            | District                         |
| Entry Feature & Signage           | District            | District         | District Bonds            | District                         |
| Parks and Recreational Facilities | District            | District         | District Bonds            | District                         |

\*Costs not funded by bonds will be funded by the developer.

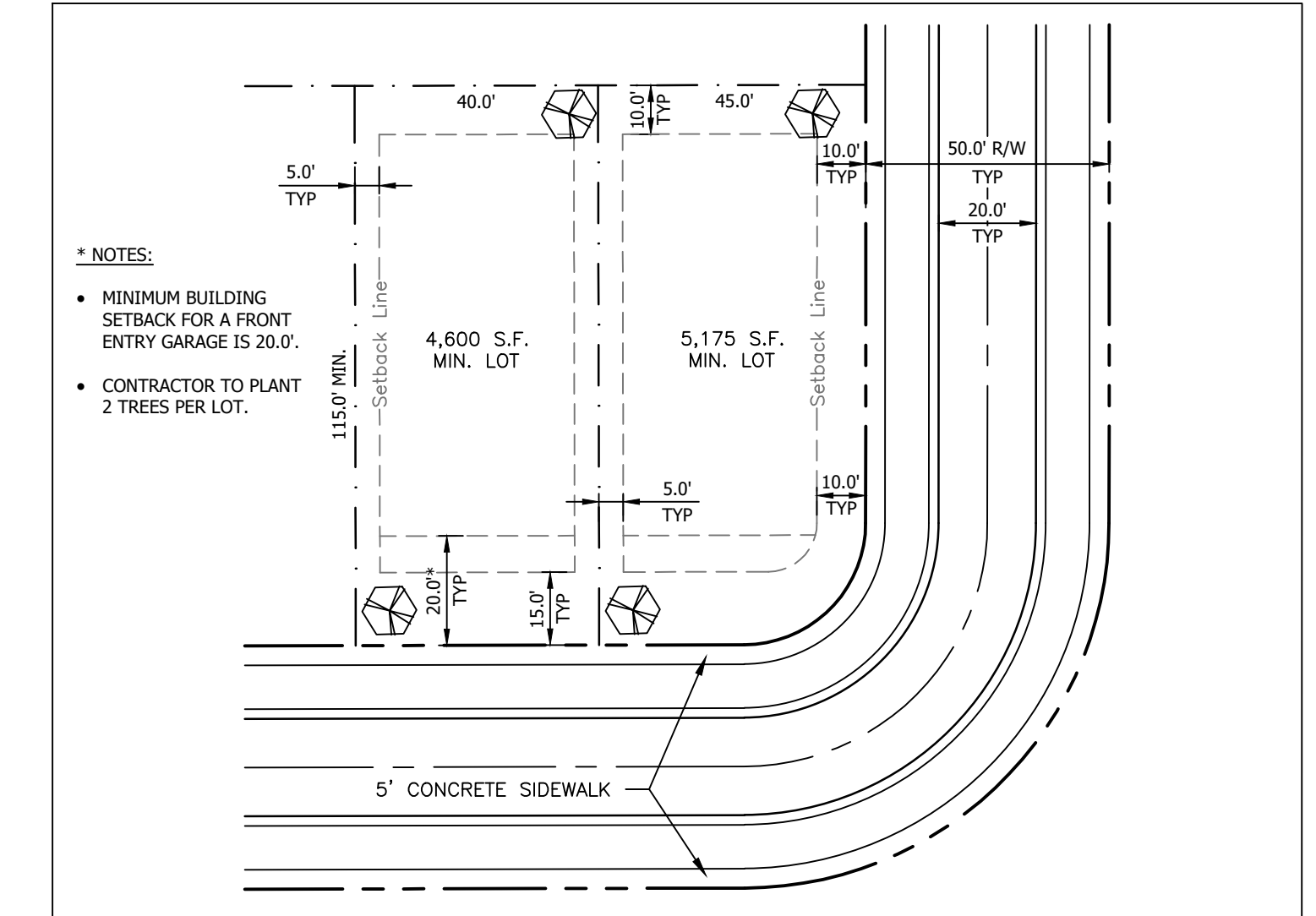
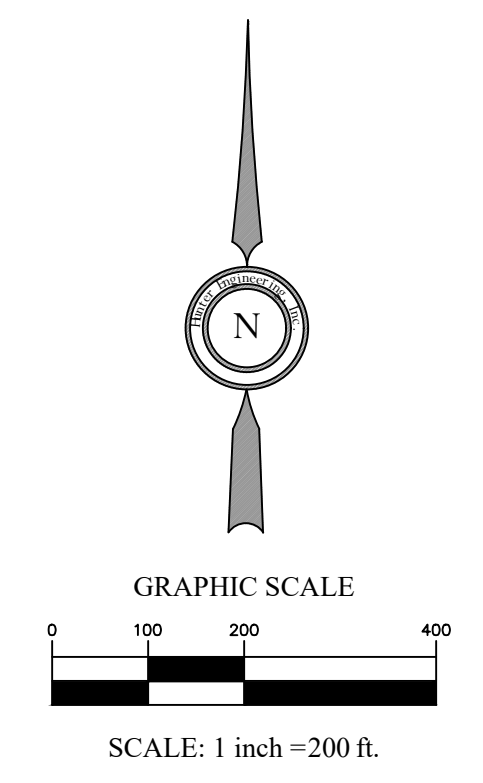
\*\* Street lighting/conduit shall be owned and maintained by the District or the District shall enter into a lease with Duke Energy.



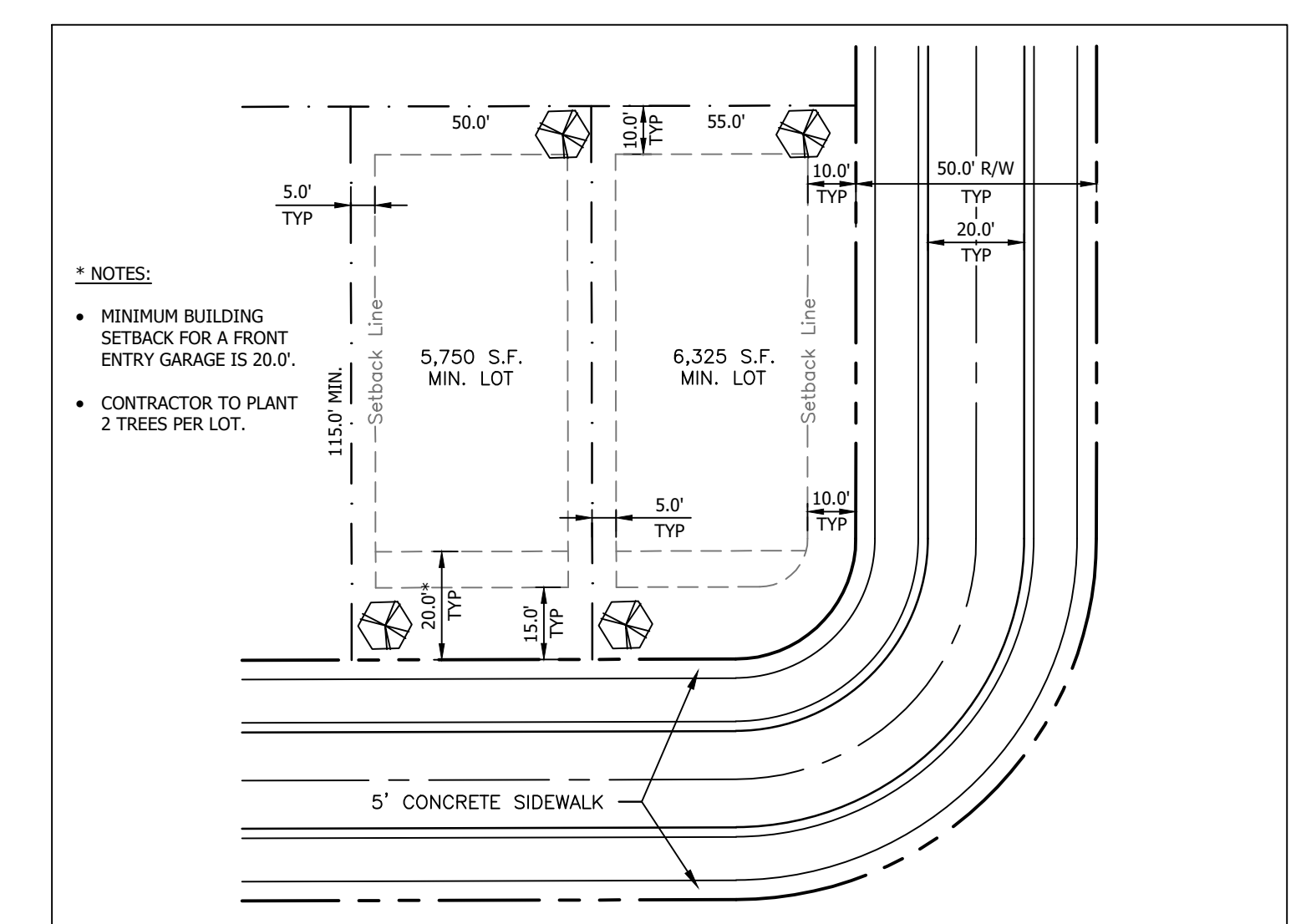
**SITE DATA:**

NET PROJECT AREA: 159.93 ACRES  
 TOTAL LOTS = 681 (100% OR 4.3 DU/AC)  
 40' LOTS = 289 (42%)  
 50' LOTS = 392 (58%)  
 OPEN SPACE REQUIRED = 10% OF DEVELOPMENT = 159.93 AC x 0.10 = **15.99 AC**  
 PROVIDED OPEN SPACE SHOWN IN HATCHED AREAS = **17.23 AC \***  
 WETLAND OPEN SPACE = 6.72 AC (39% OF OPEN SPACE REQUIRED)  
 UPLAND OPEN SPACE = 10.51 AC (61% OF OPEN SPACE REQUIRED)

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



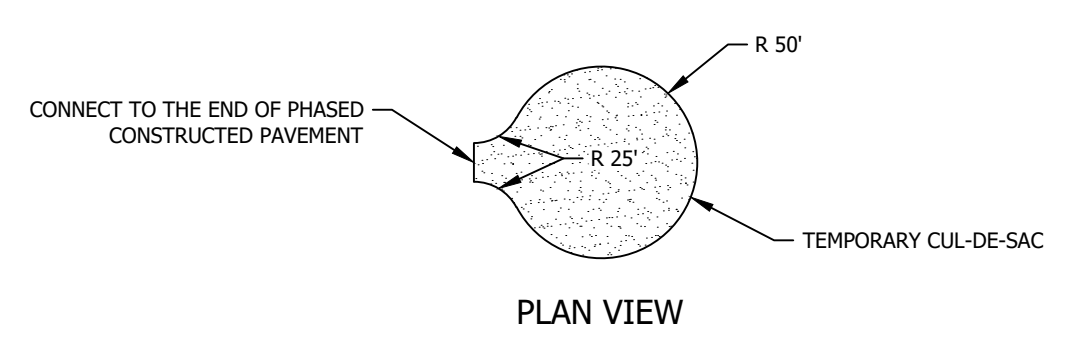
**PROPOSED TYPICAL 40' WIDE LOTS**  
N.T.S.



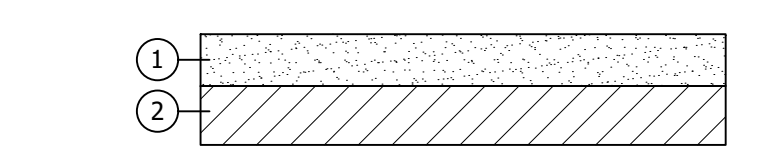
**PROPOSED TYPICAL 50' WIDE LOTS**  
N.T.S.

**PHASING NOTES:**

- IF PHASED CONSTRUCTION CREATES A DEAD END ROAD GREATER THAN 150' FROM THE NEAREST CONSTRUCTED INTERSECTION, A TEMPORARY CUL-DE-SAC SHALL BE CONSTRUCTED. (SEE BELOW FOR TEMPORARY CUL-DE-SAC DETAIL/SECTION)
- HOMES ON LOTS 44-51 ARE NOT TO BE CONSTRUCTED IN PHASE I. HOMES ON LOTS 44-51 WILL BE CONSTRUCTED IN PHASE II AND SERVED BY THE LIFT STATION CONSTRUCTED IN PHASE II.
- THE NEXT MANHOLE OUTSIDE OF THE CONSTRUCTED PHASE SHALL BE BUILT, ACCESSIBLE, AND STUBBED OUT FOR FUTURE CONNECTION.



PLAN VIEW



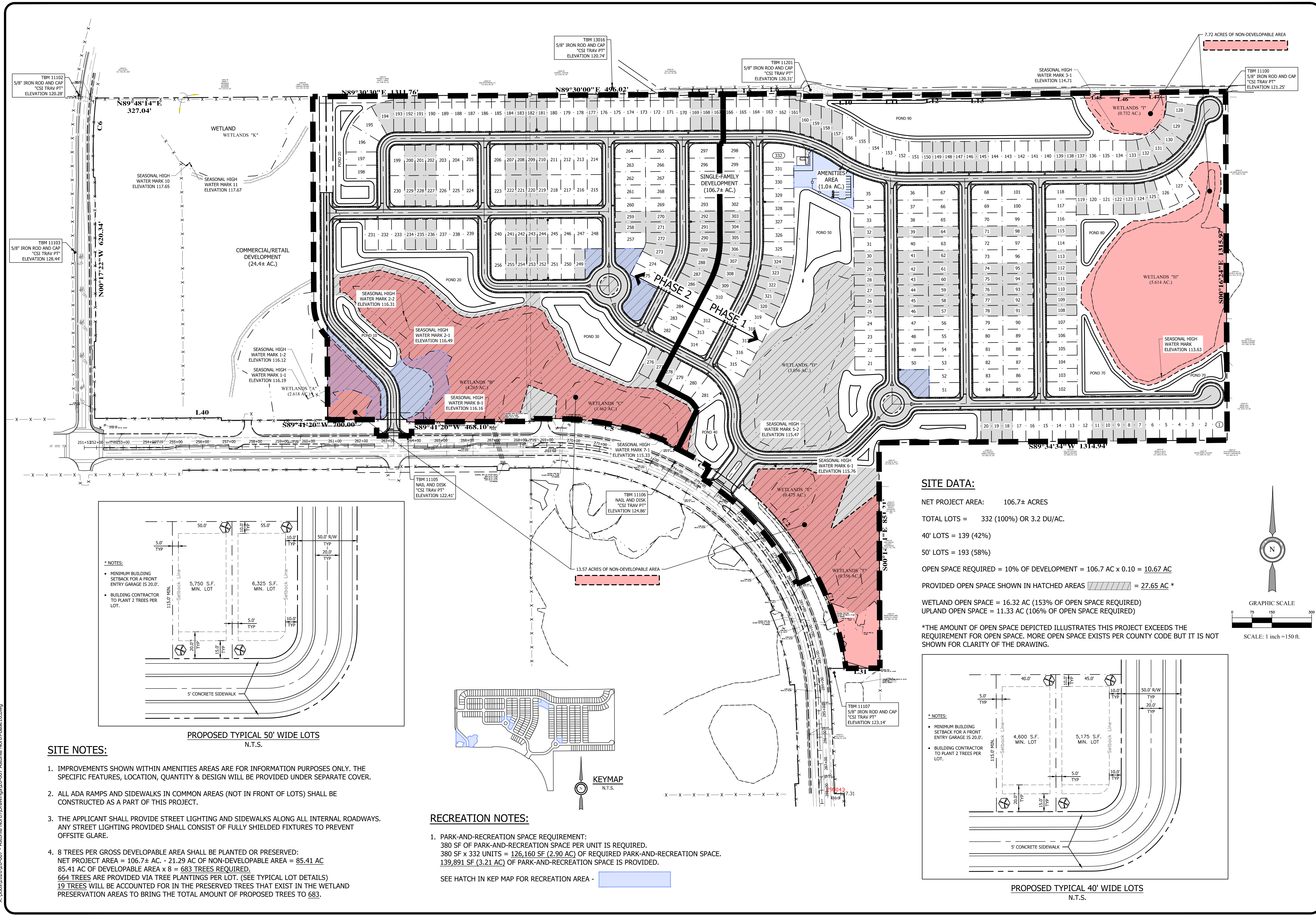
SECTION VIEW

**TEMPORARY CUL-DE-SAC & ACCESS ROAD DETAIL/SECTION**  
NTS

\*FOR THE PURPOSE OF THIS SUPPLEMENTAL ENGINEER'S REPORT, PHASE 2 AND 3 ARE IDENTIFIED AS PHASE 2 IN COMPOSITE EXHIBIT 9.

**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 RAMPS AND SIDEWALKS IN COMMON AREAS (NOT IN FRONT OF LOTS) SHALL BE CONSTRUCTED AS A PART OF THIS PROJECT.



**SITE DATA:**

NET PROJECT AREA: 106.7± ACRES

TOTAL LOTS = 332 (100%) OR 3.2 DU/AC.

40' LOTS = 139 (42%)

50' LOTS = 193 (58%)

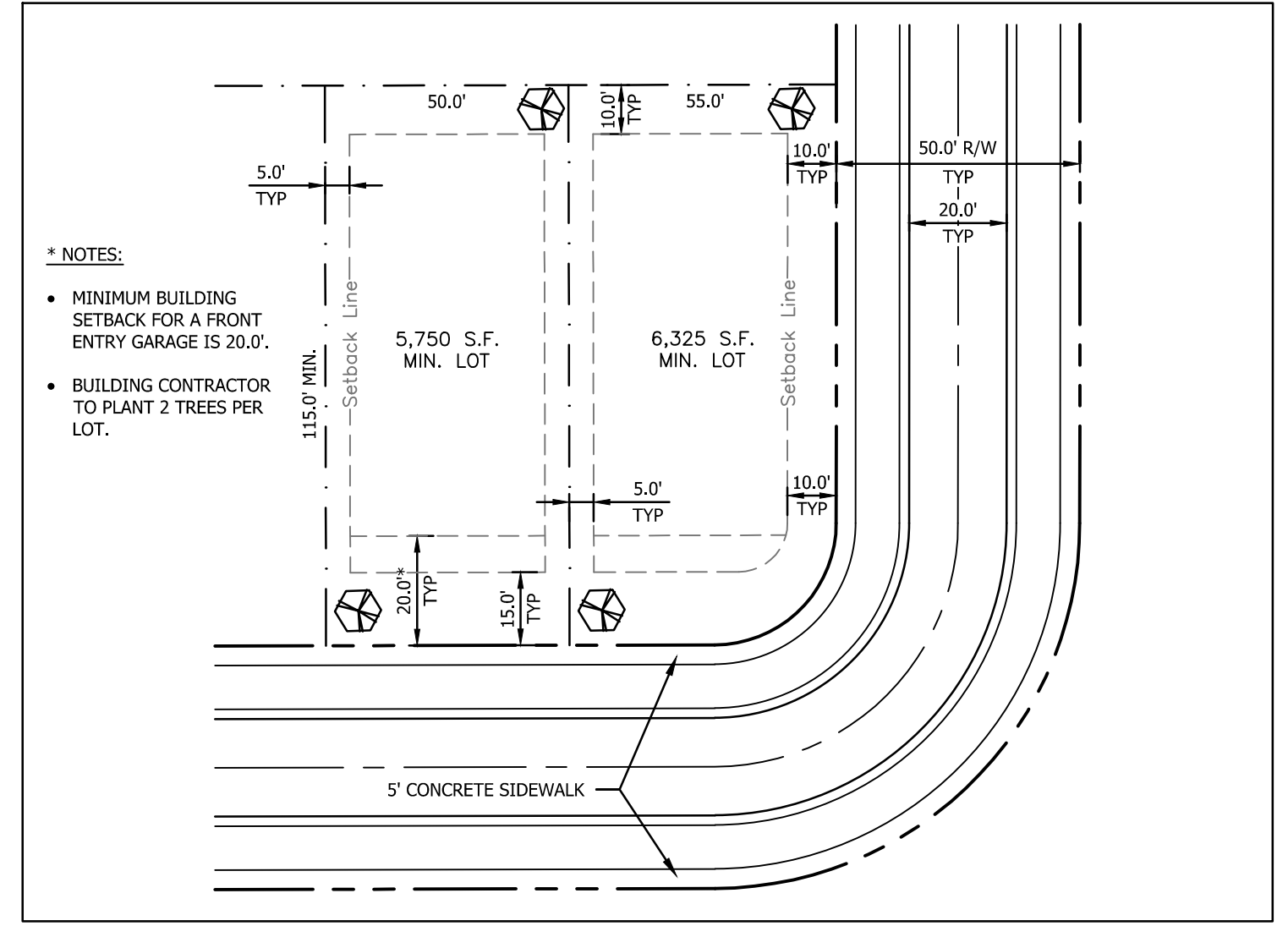
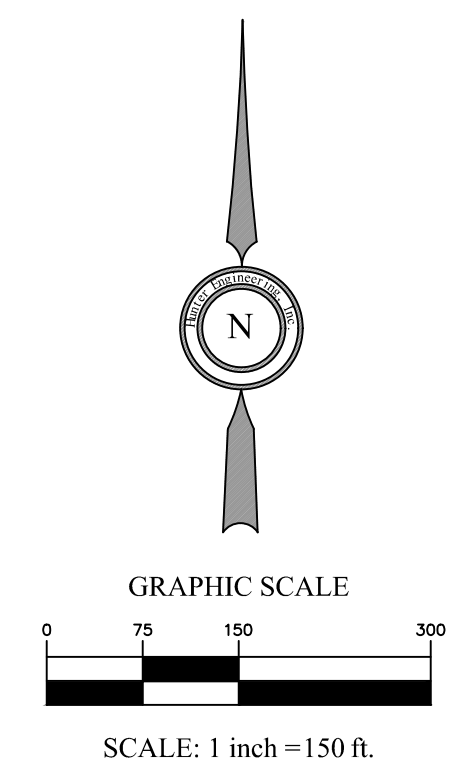
OPEN SPACE REQUIRED = 10% OF DEVELOPMENT = 106.7 AC x 0.10 = 10.67 AC

PROVIDED OPEN SPACE SHOWN IN HATCHED AREAS = 27.65 AC \*

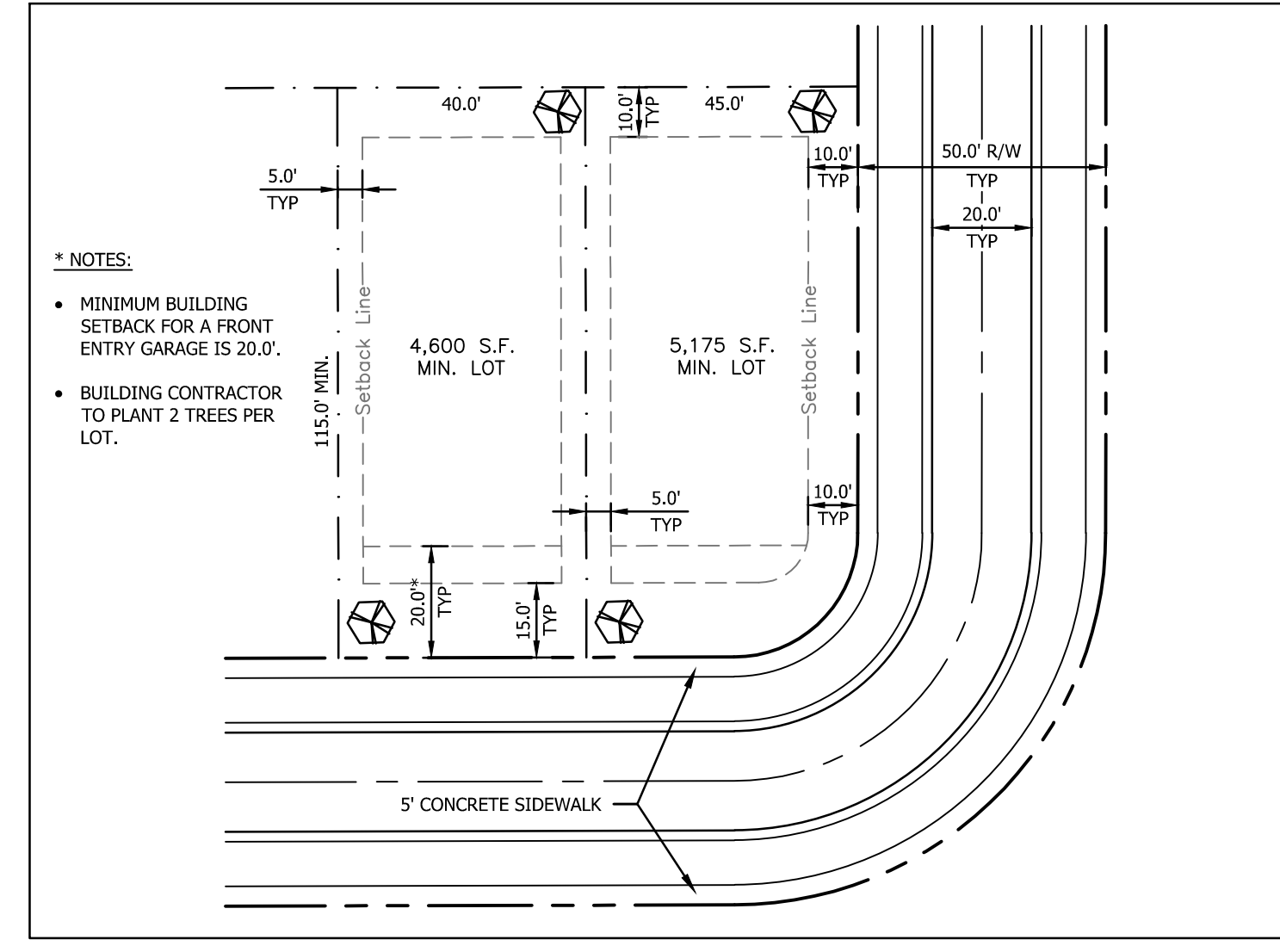
WETLAND OPEN SPACE = 16.32 AC (153% OF OPEN SPACE REQUIRED)

UPLAND OPEN SPACE = 11.33 AC (106% OF OPEN SPACE REQUIRED)

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



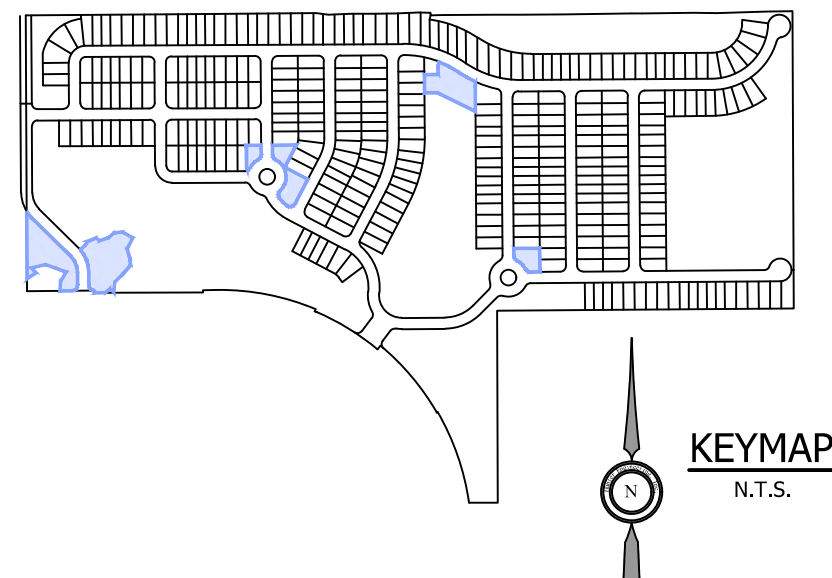
PROPOSED TYPICAL 50' WIDE LOTS  
N.T.S.



PROPOSED TYPICAL 40' WIDE LOTS  
N.T.S.

- SITE 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 RAMPS AND SIDEWALKS IN COMMON AREAS (NOT IN FRONT OF LOTS) SHALL BE CONSTRUCTED AS A PART OF THIS PROJECT.
  - THE APPLICANT SHALL PROVIDE STREET LIGHTING AND SIDEWALKS ALONG ALL INTERNAL ROADWAYS. ANY STREET LIGHTING PROVIDED SHALL CONSIST OF FULLY SHIELDED FIXTURES TO PREVENT OFFSITE GLARE.
  - 8 TREES PER GROSS DEVELOPABLE AREA SHALL BE PLANTED OR PRESERVED:  
NET PROJECT AREA = 106.7± AC. - 21.29 AC OF NON-DEVELOPABLE AREA = 85.41 AC  
85.41 AC OF DEVELOPABLE AREA x 8 = 683 TREES REQUIRED.  
664 TREES ARE PROVIDED VIA TREE PLANTINGS PER LOT. (SEE TYPICAL LOT DETAILS)  
19 TREES WILL BE ACCOUNTED FOR IN THE PRESERVED TREES THAT EXIST IN THE WETLAND PRESERVATION AREAS TO BRING THE TOTAL AMOUNT OF PROPOSED TREES TO 683.

- RECREATION NOTES:**
- PARK-AND-RECREATION SPACE REQUIREMENT:  
380 SF OF PARK-AND-RECREATION SPACE PER UNIT IS REQUIRED.  
380 SF x 332 UNITS = 126,160 SF (2.90 AC) OF REQUIRED PARK-AND-RECREATION SPACE.  
139,891 SF (3.21 AC) OF PARK-AND-RECREATION SPACE IS PROVIDED.
- SEE HATCH IN KEP MAP FOR RECREATION AREA - [Hatched Area]



KEYMAP  
N.T.S.

**OVERALL DEVELOPMENT PLAN**

**HUNTER ENGINEERING**

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

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

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Construction Plans  
For  
**Astonia North Subdivision**  
Davenport, Florida

Date: December 17, 2020  
Project No.: 20-007

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

**C110**

X:\Jobs\2020\20-007 - Astonia North Drawings\20-007 - Astonia North-Base.Dwg

## **COMPOSITE EXHIBIT B**

*Amended and Restated Master Assessment Methodology for Astoria Community Development District, dated April 14, 2021, as supplemented by the Supplemental Assessment Methodology – Assessment Area Two (Series 2021) and North Parcel Assessment Area (Series 2021), dated July 8, 2021*

**AMENDED AND RESTATED MASTER  
ASSESSMENT METHODOLOGY**

**FOR**

**ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: April 14, 2021**

**Prepared by**

**Governmental Management Services - Central Florida, LLC  
219 East Livingston St.  
Orlando, FL 32801**

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

## 1.0 Introduction

The Astonia Community Development District (the "District") is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$33,300,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing certain infrastructure improvements ("Capital Improvement Plan" or "CIP") within the District more specifically described in the First Amendment to the Engineer's Report dated for Capital Improvements prepared by Wood & Associates Engineering, LLC, and dated February 17, 2021 as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of all or a portion of the Capital Improvement Plan ("Capital Improvements") that benefit property within the District.

### 1.1 Purpose

The Board of Supervisors ("Board") of the District previously approved the Master Assessment Methodology, dated February 13, 2020 (the "Master Report"). The Master Report established an assessment methodology the District Followed to allocate debt assessments to properties within the District benefitting from the District's CIP. Such assessments secure repayment of the Bonds. The District also previously adopted as a supplement to the Master Report, at the time of the issuance of the District's \$3,830,000 Capital Improvement Revenue Bonds, Series 2020 ("Assessment Area One Bonds"), Supplemental Assessment Methodology report dated September 3, 2020 ("Series 2020 Supplemental Report"). The Series 2020 Supplemental Report applied the methodology to the details of the Assessment Area One Bonds to allocate debt assessments ("Assessment Area One Special Assessments") to properties within the District to secure the repayment of the Assessment Area One Bonds. This Assessment Report does not effect the Assessment Area One Special Assessments securing the Assessment Area One Bonds.

The methodology established by the Master Report allocated debt assessments to planned future units of residential product types. Since adoption of the Master Report, there have been expansions to add new parcels within the District, such that not all of the assumed planned lots found in the Master Report represent the development planned for the District and so must be revised. Specifically, the revised development plan revises the unit mix to include additional 332 lots in Astonia North, as indicated in the Engineers Report in Composite Exhibit 9.

This Amended and Restated Master Assessment Report amends and restates the original approved Master Report (collectively, the "Assessment Report") and provides for an updated assessment methodology that reflects changes in the future development plan, including the new Astonia North lots. The revised development plan increases the total ERUs (hereinafter defined) planned for the

District, thereby reducing the maximum assessment levels of all of the product types. The Assessment Area One Special Assessments are not anticipated to be allocated to any of the new product types; however, the maximum principal for the Assessment Area One Special Assessments will be reduced to the levels provided herein.

This Assessment Report continues to allocate the debt to properties based on the special benefits each receives from the Capital Improvement Plan. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvement Plan. It is anticipated that the District will issue multiple series of Bonds to fund all or a portion of the Capital Improvement Plan. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

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

## **1.2 Background**

The District currently includes approximately 267.15 acres in Polk County, Florida. The revised development program for the District currently envisions approximately 1,013 residential units. The proposed development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and recreational facilities. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

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

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

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

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

There is no doubt that the general public and property owners outside of the District will benefit from the provision of the Capital Improvement Plan. However, these benefits will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvement Plan. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

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

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

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

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

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

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$25,920,000. The District's Underwriter projects that financing costs required to fund a portion of the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$33,300,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District anticipates issuing approximately \$33,300,000 in Bonds in one or more series to fund a portion of the District's entire Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$33,300,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvement Plan needed to support the development, which construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$25,920,000. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for a portion of the Capital Improvement Plan and related costs was determined by the District's Underwriter to total approximately \$33,300,000. Table 3 shows the breakdown of the bond sizing.

### **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the Capital Improvement Plan funded by District bonds benefits all acres equally within the District.

The initial assessments will be levied on an equal basis to all gross acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District

proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting equally from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units (“Assigned Properties”) has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The “Unassigned Properties” defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the platted units within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

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

### **2.3 Allocation of Benefit**

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and recreational facilities and professional fees along with related incidental costs. There are two product types within the planned development. The single family 50’ home has been set as the base unit and has been assigned one equivalent residential unit (“ERU”), with single family 40’ being set at .8 ERU. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

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

Construction and/or acquisition by the District of its proposed Capital Improvement Plan will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and recreation facilities. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

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

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

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

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

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

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

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

## **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium

or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

#### **4.0 Assessment Roll**

The District will initially distribute the liens across the property within the District boundaries on a gross acreage basis. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

**TABLE 1**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**DEVELOPMENT PROGRAM**  
**AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY**

| Land Use           | Phase 1<br>Assessment Area | Phase 2 - Phase 2<br>Assessment Area | Astonia North - North<br>Parcel Assessment Area | Total Assessable<br>Units | ERUs per Unit (1) | Total ERUs |
|--------------------|----------------------------|--------------------------------------|-------------------------------------------------|---------------------------|-------------------|------------|
| Single Family - 4( | 73                         | 216                                  | 139                                             | 428                       | 0.80              | 342        |
| Single Family - 5( | 118                        | 274                                  | 193                                             | 585                       | 1.00              | 585        |
| <b>Total Units</b> | <b>191</b>                 | <b>490</b>                           | <b>332</b>                                      | <b>1,013</b>              |                   | <b>927</b> |

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50' = 1 ERU

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

**TABLE 2**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL IMPROVEMENT PLAN COST ESTIMATES**  
**AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY**

| Capital Improvement Plan ("CIP") (1)        | Cost Estimate        |
|---------------------------------------------|----------------------|
| Offsite Improvements                        | \$ 2,500,000         |
| Stormwater Management                       | \$ 7,100,000         |
| Utilities (Water, Sewer, & Street Lighting) | \$ 7,000,000         |
| Roadway                                     | \$ 4,170,000         |
| Entry Feature                               | \$ 1,630,000         |
| Parks and Recreation                        | \$ 2,320,000         |
| Contingencies                               | \$ 1,200,000         |
|                                             | <b>\$ 25,920,000</b> |

(1) A detailed description of these improvements is provided in the First Amendment to the Engineer's Report dated February 17, 2021, supplementing Engineer's Report for Capital Improvements, dated May 14, 2020.

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 3**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**BOND SIZING**  
**AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY**

| <b>Description</b>    | <b>Total</b>         |
|-----------------------|----------------------|
| Construction Funds    | \$ 25,920,000        |
| Debt Service Reserve  | \$ 2,419,209         |
| Capitalized Interest  | \$ 3,996,000         |
| Underwriters Discount | \$ 666,000           |
| Cost of Issuance      | \$ 220,000           |
| Contingency           | \$ 78,791            |
| <b>Par Amount*</b>    | <b>\$ 33,300,000</b> |

|                          |            |
|--------------------------|------------|
| <b>Bond Assumptions:</b> |            |
| Interest Rate            | 6.00%      |
| Amortization             | 30 years   |
| Capitalized Interest     | 24 months  |
| Debt Service Reserve     | Max Annual |
| Underwriters Discount    | 2%         |

\* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 4  
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
 ALLOCATION OF IMPROVEMENT COSTS  
 AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY**

| Land Use            | No. of Units * | ERU Factor | Total ERUs | % of Total     |           | Total Improvements<br>Costs Per Product Type | Improvement Costs<br>Per Unit |
|---------------------|----------------|------------|------------|----------------|-----------|----------------------------------------------|-------------------------------|
|                     |                |            |            | ERUs           | Costs     |                                              |                               |
| Single Family - 40' | 428            | 0.8        | 342        | 36.92%         | \$        | 9,569,774                                    | \$ 22,359                     |
| Single Family - 50' | 585            | 1.00       | 585        | 63.08%         | \$        | 16,350,226                                   | \$ 27,949                     |
| <b>Totals</b>       | <b>1,013</b>   |            | <b>927</b> | <b>100.00%</b> | <b>\$</b> | <b>25,920,000</b>                            |                               |

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

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 5  
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
 ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE  
 AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY**

| Land Use            | No. of Units * | Total Improvements   |           | Allocation of Par    |      | Par Debt Per Unit |
|---------------------|----------------|----------------------|-----------|----------------------|------|-------------------|
|                     |                | Costs Per Product    | Type      | Debt Per Product     | Type |                   |
| Single Family - 40' | 428            | \$ 9,569,774         | \$        | \$ 12,294,501        | \$   | 28,725            |
| Single Family - 50' | 585            | \$ 16,350,226        | \$        | \$ 21,005,499        | \$   | 35,907            |
| <b>Totals</b>       | <b>1,013</b>   | <b>\$ 25,920,000</b> | <b>\$</b> | <b>\$ 33,300,000</b> |      |                   |

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

| Land Use            | No. of Units * | Allocation of Par Debt Per Product Type | Total Par Debt Per Unit | Maximum Annual Debt Service | Net Annual Debt Assessment Per Unit | Gross Annual Debt Assessment Per Unit (1) |
|---------------------|----------------|-----------------------------------------|-------------------------|-----------------------------|-------------------------------------|-------------------------------------------|
| Single Family - 40' | 428            | \$ 12,294,501                           | \$ 28,725               | \$ 893,182                  | \$ 2,087                            | \$ 2,244                                  |
| Single Family - 50' | 585            | \$ 21,005,499                           | \$ 35,907               | \$ 1,526,027                | \$ 2,609                            | \$ 2,805                                  |
| <b>Totals</b>       | <b>1,013</b>   | <b>\$ 33,300,000</b>                    |                         | <b>\$ 2,419,209</b>         |                                     |                                           |

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 7  
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
 PRELIMINARY ASSESSMENT ROLL  
 AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY**

| Owner                         | Property ID #'s*                 | Acres         | Total Par Debt<br>Allocation Per<br>Acre | Total Par Debt<br>Allocated | Net Annual Debt<br>Assessment<br>Allocation | Gross Annual<br>Debt Assessment<br>Allocation (1) |
|-------------------------------|----------------------------------|---------------|------------------------------------------|-----------------------------|---------------------------------------------|---------------------------------------------------|
| Ernie Caldwell Properties LLC | <b>27-26-22-0000000-033010</b>   | 23.88         | \$ 124,649                               | \$ 2,976,620                | \$ 216,248                                  | \$ 232,525                                        |
| Ernie Caldwell Properties LLC | <b>27-26-22-0000000-031050</b>   | 24.49         | \$ 124,649                               | \$ 3,052,656                | \$ 221,772                                  | \$ 238,465                                        |
| Ernie Caldwell Properties LLC | <b>27-26-22-0000000-034010</b>   | 39.86         | \$ 124,649                               | \$ 4,968,512                | \$ 360,957                                  | \$ 388,126                                        |
| Ernie Caldwell Properties LLC | <b>27-26-22-0000000-032010</b>   | 36.66         | \$ 124,649                               | \$ 4,569,635                | \$ 331,979                                  | \$ 356,967                                        |
| Ernie Caldwell Properties LLC | <b>27-26-22-0000000-043010</b>   | 29.97         | \$ 124,649                               | \$ 3,735,733                | \$ 271,397                                  | \$ 291,825                                        |
| Astonia North, LLC            | <b>27-26-15-0000000-043010**</b> | 27.13         | \$ 124,649                               | \$ 3,381,729                | \$ 245,679                                  | \$ 264,171                                        |
| Astonia North, LLC            | <b>27-26-15-0000000-041000</b>   | 39.01         | \$ 124,649                               | \$ 4,862,560                | \$ 353,260                                  | \$ 379,849                                        |
| Astonia North, LLC            | <b>27-26-15-0000000-023000</b>   | 39.56         | \$ 124,649                               | \$ 4,931,117                | \$ 358,240                                  | \$ 385,205                                        |
| Astonia North, LLC            | <b>27-26-15-0000000-042010</b>   | 6.59          | \$ 124,649                               | \$ 821,437                  | \$ 59,677                                   | \$ 64,168                                         |
| <b>Totals</b>                 |                                  | <b>267.15</b> |                                          | <b>\$ 33,300,000</b>        | <b>\$ 2,419,209</b>                         | <b>\$ 2,601,300</b>                               |

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

|                             |             |
|-----------------------------|-------------|
| Annual Assessment Periods   | 30          |
| Projected Bond Rate (%)     | 6.00%       |
| Maximum Annual Debt Service | \$2,419,209 |

\* - See Metes and Bounds, attached as Exhibit A  
 \*\* - Only a portion of this parcel in CDD Boundaries

## AMENDED DISTRICT LEGAL DESCRIPTION

BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE RUN N89°38'14"E ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 708.93 FEET; THENCE S02°00'48"E A DISTANCE OF 31.96 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 28°43'45", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S16°22'40"E, WITH A CHORD LENGTH OF 687.21 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 694.46 FEET; THENCE N57°11'19"E A DISTANCE OF 285.23 FEET TO A POINT ON THE WEST RIGHT OF WAY OF ERNIE CALDWELL BOULEVARD, SAID POINT ALSO BEING ON A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 05°12'38", WITH A RADIUS OF 1100.00 FEET, WITH A CHORD BEARING OF S32°48'41"E, WITH A CHORD LENGTH OF 100.00 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 100.03 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN S57°11'19"W A DISTANCE OF 285.23 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 21°30'05", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S45°37'51"E, WITH A CHORD LENGTH OF 516.70 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 519.75 FEET; THENCE S00°34'03"E A DISTANCE OF 1126.63 FEET TO THE NORTH MAINTAINED RIGHT OF WAY OF LITTLE ZION ROAD; THENCE RUN ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING 29 COURSES; 1) N86°53'43"W A DISTANCE OF 12.69 FEET; 2) THENCE N87°23'02"W A DISTANCE OF 65.40 FEET; 3) THENCE S87°44'53"W A DISTANCE OF 34.73 FEET; 4) THENCE S82°19'26"W A DISTANCE OF 41.07 FEET; 5) THENCE S73°10'25"W A DISTANCE OF 16.81 FEET; 6) THENCE S70°46'24"W A DISTANCE OF 24.09 FEET; 7) THENCE S70°28'57"W A DISTANCE OF 16.64 FEET; 8) THENCE S61°58'48"W A DISTANCE OF 36.62 FEET; 9) THENCE S57°16'53"W A DISTANCE OF 63.50 FEET; 10) THENCE S46°20'51"W A DISTANCE OF 35.85 FEET; 11) THENCE S35°40'32"W A DISTANCE OF 14.37 FEET; 12) THENCE S35°36'06"W A DISTANCE OF 15.07 FEET; 13) THENCE S29°16'16"W A DISTANCE OF 33.67 FEET; 14) THENCE S28°02'33"W A DISTANCE OF 100.08 FEET; 15) THENCE S29°35'32"W A DISTANCE OF 41.20 FEET; 16) THENCE S37°51'45"W A DISTANCE OF 60.25 FEET; 17) THENCE S48°18'53"W A DISTANCE OF 16.90 FEET; 18) THENCE S56°17'21"W A DISTANCE OF 18.08 FEET; 19) THENCE S62°22'59"W A DISTANCE OF 10.29 FEET; 20) THENCE S89°37'17"W A DISTANCE OF 165.14 FEET; 21) THENCE S00°24'07"E A DISTANCE OF 17.27 FEET; 22) THENCE S89°49'44"W A DISTANCE OF 51.17 FEET; 23) THENCE S89°15'22"W A DISTANCE OF 100.01 FEET; 24) THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 25) THENCE S89°25'40"W A DISTANCE OF 100.00 FEET; 26) THENCE S89°18'48"W A DISTANCE OF 100.00 FEET; 27) THENCE S89°35'59"W A DISTANCE OF 100.00 FEET; 28) THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 29) THENCE S89°35'59"W A DISTANCE OF 11.74 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY RUN S00°31'51"E A DISTANCE OF 672.83 FEET; THENCE S89°33'56"W A DISTANCE OF 663.12 FEET; THENCE S00°30'40"E A DISTANCE OF 661.24 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 22; THENCE S89°31'59"W ALONG SAID SOUTH LINE A DISTANCE OF 663.35 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING 3 COURSES; 1) N00°29'28"W A DISTANCE OF 1323.24 FEET; 2) THENCE N00°09'33"W A DISTANCE OF 1322.55 FEET; 3) THENCE N00°09'33"W A DISTANCE OF 792.10 FEET TO THE NORTH LINE OF THE SOUTH 24 ACRES OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N89°37'27"E ALONG SAID NORTH LINE A DISTANCE OF 1318.54 FEET TO THE WEST LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N00°20'51"W ALONG SAID WEST LINE A DISTANCE OF 529.36 FEET RETURNING TO THE POINT OF BEGINNING, LESS MAINTAINED RIGHT OF WAY FOR LITTLE ZION ROAD.

### AND

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1346, PAGE 771, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SW 1/4 OF SAID SECTION 15; THENCE WITH THE NORTH LINE OF SW 1/4 OF SAID SECTION 15, N89°30'30"E, A DISTANCE OF 516.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WITH THE NORTH LINE OF SW 1/4 OF SAID SECTION 15, N89°30'30"E, A DISTANCE OF 1291.38 FEET TO THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF BOWEN ROAD (PER MAP BOOK 3, PAGES 60-68); THENCE LEAVING SAID NORTH LINE OF SW 1/4 OF SAID SECTION 15, RUN WITH SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING TWENTY (20) COURSES:



1925 BARTOW ROAD LAKELAND, FL 33801  
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EMAIL: INFO@WOODCIVIL.COM

### EXHIBIT 4

## AMENDED DISTRICT LEGAL DESCRIPTION ASTONIA CDD

## AMENDED DISTRICT LEGAL DESCRIPTION

(1) N89°42'11"E, A DISTANCE OF 21.42 FEET; (2) S82°16'47"E, A DISTANCE OF 54.70 FEET; (3) N87°32'02"E, A DISTANCE OF 100.04 FEET; (4) N89°49'31"E, A DISTANCE OF 100.01 FEET; (5) N89°15'08"E, A DISTANCE OF 100.00 FEET; (6) N88°06'24"E, A DISTANCE OF 100.02 FEET; (7) S89°36'07"E, A DISTANCE OF 52.28 FEET; (8) S00°19'33"W, A DISTANCE OF 11.91 FEET; (9) N88°13'01"E, A DISTANCE OF 53.31 FEET; (10) N89°50'01"E, A DISTANCE OF 234.97 FEET; (11) N89°38'12"E, A DISTANCE OF 111.35 FEET; (12) N89°35'06"E, A DISTANCE OF 194.59 FEET; (13) N89°21'51"E, A DISTANCE OF 197.92 FEET; (14) N89°11'50"E, A DISTANCE OF 95.71 FEET; (15) N89°25'14"E, A DISTANCE OF 276.53 FEET; (16) S89°54'44"E, A DISTANCE OF 105.69 FEET; (17) N88°22'31"E, A DISTANCE OF 178.41 FEET; (18) N89°04'43"E, A DISTANCE OF 49.78 FEET; (19) N89°12'03"E, A DISTANCE OF 103.74 FEET; (20) S88°47'42"E, A DISTANCE OF 0.99 FEET TO THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S00°16'24"E ALONG SAID EAST LINE, A DISTANCE OF 1315.97 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S89°34'34"W ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15, A DISTANCE OF 1314.94 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S00°14'11"E ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4, A DISTANCE OF 851.21 FEET; THENCE LEAVING SAID WEST LINE, S89°48'35"W, A DISTANCE OF 127.79 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD (VARIABLE-WIDTH RIGHT OF WAY PER OFFICIAL RECORDS BOOK 9308, PAGE 2093, PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES, (1) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1115.00 FEET, A CENTRAL ANGLE OF 21°57'59" AND A CHORD BEARING AND DISTANCE OF N19°05'13"W, 424.86 FEET) FOR AN ARC DISTANCE OF 427.47 FEET TO A POINT OF NON-TANGENCY; (2) S59°55'48"W, A DISTANCE OF 5.00 FEET TO A TO A POINT OF NON-TANGENCY; (3) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1110.00 FEET, A CENTRAL ANGLE OF 20°03'13" AND A CHORD BEARING AND DISTANCE OF N40°05'48"W, 386.52 FEET) FOR AN ARC DISTANCE OF 388.50 FEET TO A POINT OF NON-TANGENCY; (4) S39°52'36"W, A DISTANCE OF 20.00 FEET TO A TO A POINT OF NON-TANGENCY; (5) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1090.00 FEET, A CENTRAL ANGLE OF 17°11'19" AND A CHORD BEARING AND DISTANCE OF N58°43'04"W, 325.77 FEET) FOR AN ARC DISTANCE OF 327.00 FEET TO A POINT OF NON-TANGENCY; (6) N22°41'17"E, A DISTANCE OF 10.00 FEET TO A TO A POINT OF NON-TANGENCY; (7) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 22°59'56" AND A CHORD BEARING AND DISTANCE OF N78°48'42"W, 438.59 FEET) FOR AN ARC DISTANCE OF 441.55 FEET TO A POINT OF TANGENCY; (8) S89°41'20"W, A DISTANCE OF 68.60 FEET; (9) S00°18'40"E, A DISTANCE OF 10.00 FEET; (10) S89°41'20"W, A DISTANCE OF 480.00 FEET; (11) N00°18'40"W, A DISTANCE OF 10.00 FEET; (12) S89°41'20"W, A DISTANCE OF 298.97 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N00°19'00"W, A DISTANCE OF 351.40 FEET TO A POINT OF NON-TANGENCY; THENCE NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 33°33'26" AND A CHORD BEARING AND DISTANCE OF N17°05'23"W, 86.60 FEET) FOR AN ARC DISTANCE OF 87.85 FEET TO A POINT OF TANGENCY; THENCE N00°19'00"W, A DISTANCE OF 786.18 FEET TO THE POINT OF BEGINNING.

AMENDED DISTRICT CONTAINS APPROXIMATELY 267.15 ACRES MORE OR LESS.



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### EXHIBIT 4 AMENDED DISTRICT LEGAL DESCRIPTION ASTONIA CDD

**SUPPLEMENTAL  
ASSESSMENT METHODOLOGY -  
ASSESSMENT AREA TWO (SERIES 2021)  
AND  
NORTH PARCEL ASSESSMENT AREA (SERIES 2021)  
  
FOR  
  
ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: July 8, 2021**

**Prepared by**

**Governmental Management Services - Central Florida, LLC  
219 East Livingston St.  
Orlando, FL 32801**

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

## **1.0 Introduction**

The Astonia Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District has issued \$17,220,000 of tax exempt bonds (the “Bonds”) for the purpose of financing certain Assessment Area Two infrastructure improvements and Astonia North Assessment Area infrastructure improvements (collectively known as “Capital Improvement Plan”) within Assessment Area Two and Astonia North Assessment Area of the District more specifically described as Phase 2 , and Astonia North in the First Amendment to the Master Engineer’s Report dated February 17, 2021 prepared by Wood & Associates Engineering, LLC, as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Capital Improvement Plan that benefit property within the Assessment Area Two and Astonia North Assessment Area of the District.

### **1.1 Purpose**

This Supplemental Assessment Methodology (the “Assessment Report”) supplements the Amended and Restated Master Assessment Methodology, dated April 14, 2021. The Assessment Report provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within Assessment Area Two and Astonia North Assessment Area of the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvement Plan. This Assessment Report may be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvement Plan. This Assessment Report is designed to conform to the requirements of Chapters 190, 197 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

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

### **1.2 Background**

The District currently includes approximately 267.15 acres in Polk County, Florida. Assessment Area Two consists of approximately 109.036 acres. The development program for Assessment Area Two of the District the District currently envisions approximately 490 residential units. Astonia North Assessment Area consists of

approximately 107.219 acres. The development program for Astonia North Assessment Area currently envisions approximately 332 residential units. The proposed development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and recreational facilities. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

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

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

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

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

There is no doubt that the general public and property owners outside of Assessment Area Two and Astonia North Assessment Area of the District will benefit from the provision of the Capital Improvement Plan. However, these benefits will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within Assessment Area Two and Astonia North Assessment Area of the District. Properties outside of Assessment Area Two and Astonia North Assessment Area of the District boundaries do not depend upon the District's Capital Improvement Plan. The property owners within Assessment Area Two and Astonia North Assessment Area of the District are therefore receiving special benefits not received by those outside the District's boundaries.

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

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

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

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

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

The special benefits provided to the property owners within Assessment Area Two and Astonia North Assessment Area of the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Assessment Area Two Capital Improvement Plan that is necessary to support full development of property within Assessment Area Two of the District will cost approximately \$13,020,000. The District Engineer estimates that the District's Astonia North Assessment Area Capital Improvement Plan that is necessary to support full development of property within Astonia North Assessment Area of the District will cost approximately \$7,820,000. The District's Underwriter projects that financing costs required to fund a portion of the Assessment Area Two Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest is \$10,065,000. The District's Underwriter projects that financing costs required to fund a portion of the Astonia North Assessment Area Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest is \$7,155,000. Without the Capital Improvement Plan, the property within Assessment Area Two and Astonia North Assessment Area of the District would not be able to be developed and occupied by future residents of the community.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District has issued \$17,220,000 in Bonds in one or more series to fund a portion of the District's Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$17,220,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvement Plan needed to support the development, which construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$20,840,000. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for a portion of the Capital Improvement Plan and related costs was determined by the District's Underwriter to total \$17,220,000. Table 3 shows the breakdown of the bond sizing.

### **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan for Assessment Area Two and Astonia North Assessment Area of the District is completed. Until the platting process occurs, the Assessment Area Two Capital Improvement Plan funded by District bonds benefits all acres equally within Assessment Area Two of the District. Until the platting process occurs, the Astonia North Assessment Area Capital Improvement Plan funded by District bonds benefits all acres equally within Astonia North Assessment Area of the District.

The initial assessments will be levied on an equal basis to all gross acreage within Assessment Area Two and Astonia North Assessment Area, distinctly for each area, of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within Assessment Area Two and Astonia North Assessment Area, distinctly, of the District are benefiting equally from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will

be completed and the debt relating to the bonds will be allocated to the platted units within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

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

### **2.3 Allocation of Benefit**

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and recreational facilities and professional fees along with related incidental costs. There are two product types within the planned development. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"), with single family 40' being set at .8 ERU. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

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

Construction and/or acquisition by the District of its proposed Capital Improvement Plan will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and recreation facilities. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

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

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

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

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the Assessment Area Two Capital Improvement Plan have been apportioned to the property within Assessment Area Two of the District according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

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

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

## **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated

assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

#### **4.0 Assessment Roll**

The District will initially distribute the liens across the property within Assessment Area Two and Astoria North Assessment Area, distinctly, of the District boundaries on a gross acreage basis. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the Assessment Area Two and Astoria North Assessment Area of the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

**TABLE 1**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**DEVELOPMENT PROGRAM**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA TWO AND NORTH PARCEL ASSESSMENT AREA**

| Land Use            | Assessment Area Two | North Parcel Assessment Area | Total Assessable Units | ERUs per Unit (1) | Total ERUs |
|---------------------|---------------------|------------------------------|------------------------|-------------------|------------|
| Single Family - 40' | 216                 | 139                          | 355                    | 0.80              | 284        |
| Single Family - 50' | 274                 | 193                          | 467                    | 1.00              | 467        |
| <b>Total Units</b>  | <b>490</b>          | <b>332</b>                   | <b>822</b>             |                   | <b>751</b> |

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50' = 1 ERU

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

**TABLE 2  
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
 CAPITAL IMPROVEMENT PLAN COST ESTIMATES  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA TWO AND NORTH PARCEL ASSESSMENT AREA**

| Capital Improvement Plan ("CIP") (1)        | Assessment Area Two | Astoria North Assessment Area | Total Cost Estimate |
|---------------------------------------------|---------------------|-------------------------------|---------------------|
| Offsite Improvements                        | \$ 1,650,000        | \$ 200,000                    | \$ 1,850,000        |
| Stormwater Management                       | \$ 3,450,000        | \$ 2,300,000                  | \$ 5,750,000        |
| Utilities (Water, Sewer, & Street Lighting) | \$ 3,380,000        | \$ 2,300,000                  | \$ 5,680,000        |
| Roadway                                     | \$ 2,010,000        | \$ 1,370,000                  | \$ 3,380,000        |
| Entry Feature                               | \$ 790,000          | \$ 530,000                    | \$ 1,320,000        |
| Parks and Recreation                        | \$ 1,150,000        | \$ 720,000                    | \$ 1,870,000        |
| Contingencies                               | \$ 590,000          | \$ 400,000                    | \$ 990,000          |
|                                             | \$ 13,020,000       | \$ 7,820,000                  | \$ 20,840,000       |

(1) A detailed description of these improvements is provided in the Engineer's Report dated February 17, 2021.

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 3**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**BOND SIZING**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA TWO AND NORTH PARCEL ASSESSMENT AREA**

| Description              | Total                      |                                     |                      |
|--------------------------|----------------------------|-------------------------------------|----------------------|
| <b>Sources</b>           |                            |                                     | <b>Total</b>         |
| Par                      |                            | \$ 7,155,000                        | \$ 17,220,000        |
| Bond Premium             | \$ 245,124                 | \$ 160,444                          | \$ 405,568           |
| <b>Total Sources</b>     | <b>\$ 10,310,124</b>       | <b>\$ 7,315,444</b>                 | <b>\$ 17,625,568</b> |
| <b>Uses</b>              |                            |                                     | <b>Total</b>         |
| Construction Funds       | \$ 9,148,630               | \$ 6,617,650                        | \$ 15,766,280        |
| Debt Service Reserve     | \$ 558,040                 | \$ 395,373                          | \$ 953,413           |
| Capitalized Interest     | \$ 275,786                 | \$ 69,489                           | \$ 345,275           |
| Underwriters Discount    | \$ 201,300                 | \$ 143,100                          | \$ 344,400           |
| Cost of Issuance         | \$ 126,368                 | \$ 89,832                           | \$ 216,200           |
| <b>Total Uses</b>        | <b>\$ 10,310,124</b>       | <b>\$ 7,315,444</b>                 | <b>\$ 17,625,568</b> |
| <b>Bond Assumptions:</b> | <b>Assessment Area Two</b> | <b>North Parcel Assessment Area</b> |                      |
| Average Coupon Rate      | 3.73%                      | 3.69%                               |                      |
| Amortization             | 30 years                   | 30 years                            |                      |
| Capitalized Interest     | 10 months                  | 4 months                            |                      |
| Debt Service Reserve     | Max Annual                 | Max Annual                          |                      |
| Underwriters Discount    | 2%                         | 2%                                  |                      |

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 4**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF IMPROVEMENT COSTS**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA TWO AND NORTH PARCEL ASSESSMENT AREA**

| Land Use                             | No. of Units * | ERU Factor | Total ERUs | % of Total ERUs | Total Improvements Costs Per Product Type | Improvement Costs Per Unit |
|--------------------------------------|----------------|------------|------------|-----------------|-------------------------------------------|----------------------------|
| <b>Assessment Area Two</b>           |                |            |            |                 |                                           |                            |
| Single Family - 40'                  | 216            | 0.8        | 173        | 38.68%          | \$ 5,035,488                              | \$ 23,312                  |
| Single Family - 50'                  | 274            | 1.00       | 274        | 61.32%          | \$ 7,984,512                              | \$ 29,141                  |
|                                      | 490            |            | 447        |                 | \$ 13,020,000                             |                            |
| <b>Astonia North Assessment Area</b> |                |            |            |                 |                                           |                            |
| Single Family - 40'                  | 139            | 0.8        | 111        | 36.55%          | \$ 2,858,593                              | \$ 20,565                  |
| Single Family - 50'                  | 193            | 1.00       | 193        | 63.45%          | \$ 4,961,407                              | \$ 25,707                  |
|                                      | 332            |            | 304        |                 | \$ 7,820,000                              |                            |
| <b>Totals</b>                        | <b>822</b>     |            | <b>751</b> |                 | <b>\$ 20,840,000</b>                      |                            |

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

**TABLE 5  
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
 ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA TWO AND NORTH PARCEL ASSESSMENT AREA**

| Land Use                             | No. of Units * | Total Improvements     |           | Debt Per Product        |                        | Debt Per Product          |              | Par Debt Per Unit |    |        |
|--------------------------------------|----------------|------------------------|-----------|-------------------------|------------------------|---------------------------|--------------|-------------------|----|--------|
|                                      |                | Costs Per Product Type | Type      | Type - Before Developer | Developer Contribution | Type - After Contribution | Contribution |                   |    |        |
| <b>Assessment Area Two</b>           |                |                        |           |                         |                        |                           |              |                   |    |        |
| Single Family - 40'                  | 216            | \$ 5,035,488           | \$        | 4,064,379               | \$                     | 171,737                   | \$           | 3,892,642         | \$ | 18,021 |
| Single Family - 50'                  | 274            | \$ 7,984,512           | \$        | 6,444,672               | \$                     | 272,312                   | \$           | 6,172,360         | \$ | 22,527 |
|                                      | 490            | \$ 13,020,000          | \$        | 10,509,051              | \$                     | 444,049                   | \$           | 10,065,001        |    |        |
| <b>Astoria North Assessment Area</b> |                |                        |           |                         |                        |                           |              |                   |    |        |
| Single Family - 40'                  | 139            | \$ 2,858,593           | \$        | 2,615,503               | \$                     | -                         | \$           | 2,615,503         | \$ | 18,817 |
| Single Family - 50'                  | 193            | \$ 4,961,407           | \$        | 4,539,495               | \$                     | -                         | \$           | 4,539,495         | \$ | 23,521 |
|                                      | 332            | \$ 7,820,000           | \$        | 7,154,998               | \$                     | -                         | \$           | 7,154,998         |    |        |
| <b>Totals</b>                        | <b>822</b>     | <b>\$ 20,840,000</b>   | <b>\$</b> | <b>17,664,049</b>       | <b>\$</b>              | <b>444,049</b>            | <b>\$</b>    | <b>17,220,000</b> |    |        |

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

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

| Land Use                   | No. of Units * | Allocation of Par Debt Per Product Type | Total Par Debt Per Unit | Maximum Annual Debt Service | Net Annual Debt Assessment Per Unit | Gross Annual Debt Assessment Per Unit (1) |
|----------------------------|----------------|-----------------------------------------|-------------------------|-----------------------------|-------------------------------------|-------------------------------------------|
| <b>Assessment Area Two</b> |                |                                         |                         |                             |                                     |                                           |
| Single Family - 40'        | 216            | \$ 3,892,642                            | \$ 18,021               | \$ 216,000                  | \$ 1,000                            | \$ 1,075                                  |
| Single Family - 50'        | 274            | \$ 6,172,360                            | \$ 22,527               | \$ 342,500                  | \$ 1,250                            | \$ 1,344                                  |
|                            | 490            | \$ 10,065,001                           |                         | \$ 558,500                  |                                     |                                           |
| <b>Astona Phase 4</b>      |                |                                         |                         |                             |                                     |                                           |
| Single Family - 40'        | 139            | \$ 2,615,503                            | \$ 18,817               | \$ 144,560                  | \$ 1,040                            | \$ 1,118                                  |
| Single Family - 50'        | 193            | \$ 4,539,495                            | \$ 23,521               | \$ 250,900                  | \$ 1,300                            | \$ 1,398                                  |
|                            | 332            | \$ 7,154,998                            |                         | \$ 395,460                  |                                     |                                           |
| <b>Totals</b>              | <b>822</b>     | <b>\$ 17,220,000</b>                    |                         | <b>\$ 953,960</b>           |                                     |                                           |

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

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

**TABLE 7**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**PRELIMINARY ASSESSMENT ROLL**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA TWO AND NORTH PARCEL ASSESSMENT AREA**

| Owner                                       | Property ID #'s        | Acres  | Total Par Debt Allocation Per Acre | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|---------------------------------------------|------------------------|--------|------------------------------------|--------------------------|---------------------------------------|---------------------------------------------|
| <b><u>Assessment Area Two</u></b>           |                        |        |                                    |                          |                                       |                                             |
| Ernie Caldwell Properties, LLC              | 27-26-22-000000-033010 | 23.30  | \$ 92,309                          | \$ 2,150,799             | \$ 119,346                            | \$ 128,329                                  |
| Ernie Caldwell Properties, LLC              | 27-26-22-000000-034010 | 40.86  | \$ 92,309                          | \$ 3,771,560             | \$ 209,281                            | \$ 225,034                                  |
| Ernie Caldwell Properties, LLC              | 27-26-22-000000-043010 | 30.97  | \$ 92,309                          | \$ 2,858,624             | \$ 158,623                            | \$ 170,562                                  |
| Ernie Caldwell Properties, LLC              | 27-26-22-000000-032010 | 13.91  | \$ 92,309                          | \$ 1,284,018             | \$ 71,249                             | \$ 76,612                                   |
|                                             |                        | 109.04 |                                    | \$ 10,065,001            | \$ 558,500                            | \$ 600,538                                  |
| <b><u>Astonia North Assessment Area</u></b> |                        |        |                                    |                          |                                       |                                             |
| Astonia North, LLC                          | 272615-000000-023000   | 107.22 | \$ 66,733                          | \$ 7,154,998             | \$ 395,460                            | \$ 425,226                                  |
|                                             |                        | 107.22 |                                    | \$ 7,154,998             | \$ 395,460                            | \$ 425,226                                  |
| <b>Totals</b>                               |                        | 216.26 |                                    | \$ 17,220,000            | \$ 953,960                            | \$ 1,025,763                                |

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

|                             |           |
|-----------------------------|-----------|
| Annual Assessment Periods   | 30        |
| Projected Bond Rate (%)     | #####     |
| Maximum Annual Debt Service | \$953,960 |

Prepared by: Governmental Management Services - Central Florida, LLC

## ASSESSMENT AREA 2 LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN LOCATED IN SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING ALL OF THE LANDS CONVEYED BY DEED TO ERNIE CALDWELL PROPERTIES, LLC, BEING ALL OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-043010 AS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516 AND ALL OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-034010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 AND A PORTION OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-032010 AS DESCRIBED IN OFFICIAL RECORDS BOOK 11075, PAGE 1763 AND ALL OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-033010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 AND A PORTION OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-031050 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, S00°09'33"E, A DISTANCE OF 530.45 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, ALONG THE NORTH LINE OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-033010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516, N89°37'27"E, A DISTANCE OF 1318.54 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SAID SECTION 22; THENCE DEPARTING THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SAID SECTION 22 THE FOLLOWING TWENTY-ONE (21) COURSES: 1) S32°48'41"E, A DISTANCE OF 108.62 FEET; 2) SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 56°23'10" AND A CHORD BEARING AND DISTANCE OF S15°57'28"W, 84.10 FEET) FOR AN ARC DISTANCE OF 87.59 FEET TO A POINT OF NON-TANGENCY; 3) S67°35'56"W, A DISTANCE OF 39.88 FEET; 4) S00°00'00"E, A DISTANCE OF 52.65 FEET; 5) S18°15'18"E, A DISTANCE OF 66.03 FEET; 6) S45°12'14"E, A DISTANCE OF 106.56 FEET; 7) S28°10'46"E, A DISTANCE OF 57.39 FEET; 8) S03°39'25"W, A DISTANCE OF 67.11 FEET; 9) S32°45'20"W, A DISTANCE OF 71.17 FEET; 10) S60°44'45"W, A DISTANCE OF 53.95 FEET; 11) N75°56'59"W, A DISTANCE OF 181.51 FEET; 12) N84°02'35"W, A DISTANCE OF 48.65 FEET; 13) S32°48'41"E, A DISTANCE OF 301.90 FEET; 14) N57°11'19"E, A DISTANCE OF 322.02 FEET; 15) S32°48'41"E, A DISTANCE OF 50.00 FEET; 16) S57°11'19"W, A DISTANCE OF 42.02 FEET; 17) S32°48'41"E, A DISTANCE OF 290.85 FEET; 18) SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 32°39'07" AND A CHORD BEARING AND DISTANCE OF S16°29'07"E, 348.57 FEET) FOR AN ARC DISTANCE OF 353.33 FEET TO A POINT OF TANGENCY; 19) S00°09'33"E, A DISTANCE OF 811.79 FEET; 20) N89°50'27"E, A DISTANCE OF 65.00 FEET; 21) S00°09'33"E, A DISTANCE OF 30.86 FEET TO THE TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF LITTLE ZION ROAD (VARIABLE-WIDTH MAINTAINED RIGHT OF WAY, PER M.B. 13, PG. 71, POLK COUNTY MAINTAINED RIGHT-OF-WAY MAP); THENCE ALONG THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID LITTLE ZION ROAD THE FOLLOWING SEVEN (7) COURSES: 1) S89°15'22"W, A DISTANCE OF 33.09 FEET; 2) S89°42'52"W, A DISTANCE OF 100.00 FEET; 3) S89°25'40"W, A DISTANCE OF 100.00 FEET; 4) S89°18'48"W, A DISTANCE OF 100.00 FEET; 5) S89°35'59"W, A DISTANCE OF 100.00 FEET; 6) S89°42'52"W, A DISTANCE OF 100.00 FEET; 7) S89°35'59"W, A DISTANCE OF 11.74 FEET TO THE SOUTHEAST CORNER OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-034010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516; THENCE DEPARTING THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID LITTLE ZION ROAD, ALONG THE EASTERLY BOUNDARY OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-043010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 THE FOLLOWING FOUR (4) COURSE: 1) S00°31'51"E, A DISTANCE OF 672.83 FEET; 2) S89°33'56"W, A DISTANCE OF 663.12 FEET; 3) S00°30'40"E, A DISTANCE OF 661.24 FEET; 4) S89°31'59"W, A DISTANCE OF 663.35 FEET TO THE SOUTHWEST CORNER OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-043010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 AND TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, N00°29'28"W, A DISTANCE OF 1323.24 FEET TO THE NORTHWEST CORNER OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-043010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 AND THE SOUTHWEST CORNER OF NORTHWEST 1/4 OF SAID SECTION 22; THENCE ALONG THE WEST BOUNDARY OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-034010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 AND THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, N00°09'33"W, A DISTANCE OF 1322.55 FEET; THENCE CONTINUE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE WEST BOUNDARY OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-033010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516, N00°09'33"W, A DISTANCE OF 792.10 FEET TO THE POINT OF BEGINNING.

**CONTAINING 109.036 ACRES (4749589 SQUARE FEET) OF LAND, MORE OR LESS.**



1925 BARTOW ROAD • LAKELAND, FL 33801  
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EMAIL: INFO@WOODCIVIL.COM

EXHIBIT 3  
**ASSESSMENT AREA 2**  
**LEGAL DESCRIPTION**  
**ASTONIA CDD**

# ASTONIA NORTH ASSESSMENT AREA LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1346, PAGE 771, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SW 1/4 OF SAID SECTION 15; THENCE WITH THE NORTH LINE OF SW 1/4 OF SAID SECTION 15, N89°30'30"E, A DISTANCE OF 516.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WITH THE NORTH LINE OF SW 1/4 OF SAID SECTION 15, N89°30'30"E, A DISTANCE OF 1291.38 FEET TO THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF BOWEN ROAD (PER MAP BOOK 3, PAGES 60-68); THENCE LEAVING SAID NORTH LINE OF SW 1/4 OF SAID SECTION 15, RUN WITH SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING TWENTY (20) COURSES: (1) N89°42'11"E, A DISTANCE OF 21.42 FEET; (2) S82°16'47"E, A DISTANCE OF 54.70 FEET; (3) N87°32'02"E, A DISTANCE OF 100.04 FEET; (4) N89°49'31"E, A DISTANCE OF 100.01 FEET; (5) N89°15'08"E, A DISTANCE OF 100.00 FEET; (6) N88°06'24"E, A DISTANCE OF 100.02 FEET; (7) S89°36'07"E, A DISTANCE OF 52.28 FEET; (8) S00°19'33"W, A DISTANCE OF 11.91 FEET; (9) N88°13'01"E, A DISTANCE OF 53.31 FEET; (10) N89°50'01"E, A DISTANCE OF 234.97 FEET; (11) N89°38'12"E, A DISTANCE OF 111.35 FEET; (12) N89°35'06"E, A DISTANCE OF 194.59 FEET; (13) N89°21'51"E, A DISTANCE OF 197.92 FEET; (14) N89°11'50"E, A DISTANCE OF 95.71 FEET; (15) N89°25'14"E, A DISTANCE OF 276.53 FEET; (16) S89°54'44"E, A DISTANCE OF 105.69 FEET; (17) N88°22'31"E, A DISTANCE OF 178.41 FEET; (18) N89°04'43"E, A DISTANCE OF 49.78 FEET; (19) N89°12'03"E, A DISTANCE OF 103.74 FEET; (20) S88°47'42"E, A DISTANCE OF 0.99 FEET TO THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S00°16'24"E ALONG SAID EAST LINE, A DISTANCE OF 1315.97 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S89°34'34"W ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15, A DISTANCE OF 1314.94 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S00°14'11"E ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4, A DISTANCE OF 851.21 FEET; THENCE LEAVING SAID WEST LINE, S89°48'35"W, A DISTANCE OF 127.79 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD (VARIABLE-WIDTH RIGHT OF WAY PER OFFICIAL RECORDS BOOK 9308, PAGE 2093, PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES, (1) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1115.00 FEET, A CENTRAL ANGLE OF 21°57'59" AND A CHORD BEARING AND DISTANCE OF N19°05'13"W, 424.86 FEET) FOR AN ARC DISTANCE OF 427.47 FEET TO A POINT OF NON-TANGENCY; (2) S59°55'48"W, A DISTANCE OF 5.00 FEET TO A TO A POINT OF NON-TANGENCY; (3) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1110.00 FEET, A CENTRAL ANGLE OF 20°03'13" AND A CHORD BEARING AND DISTANCE OF N40°05'48"W, 386.52 FEET) FOR AN ARC DISTANCE OF 388.50 FEET TO A POINT OF NON-TANGENCY; (4) S39°52'36"W, A DISTANCE OF 20.00 FEET TO A TO A POINT OF NON-TANGENCY; (5) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1090.00 FEET, A CENTRAL ANGLE OF 17°11'19" AND A CHORD BEARING AND DISTANCE OF N58°43'04"W, 325.77 FEET) FOR AN ARC DISTANCE OF 327.00 FEET TO A POINT OF NON-TANGENCY; (6) N22°41'17"E, A DISTANCE OF 10.00 FEET TO A TO A POINT OF NON-TANGENCY; (7) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 22°59'56" AND A CHORD BEARING AND DISTANCE OF N78°48'42"W, 438.59 FEET) FOR AN ARC DISTANCE OF 441.55 FEET TO A POINT OF TANGENCY; (8) S89°41'20"W, A DISTANCE OF 68.60 FEET; (9) S00°18'40"E, A DISTANCE OF 10.00 FEET; (10) S89°41'20"W, A DISTANCE OF 480.00 FEET; (11) N00°18'40"W, A DISTANCE OF 10.00 FEET; (12) S89°41'20"W, A DISTANCE OF 298.97 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N00°18'40"W, A DISTANCE OF 351.40 FEET TO A POINT OF NON-TANGENCY; THENCE NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 33°33'26" AND A CHORD BEARING AND DISTANCE OF N17°05'23"W, 86.60 FEET) FOR AN ARC DISTANCE OF 87.85 FEET TO A POINT OF TANGENCY; THENCE N00°18'40"W, A DISTANCE OF 786.18 FEET TO THE POINT OF BEGINNING.

**CONTAINING 4670473 SQUARE FEET, 107.219 ACRES) OF LAND, MORE OR LESS.**



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## EXHIBIT 4

# ASTONIA NORTH ASSESSMENT AREA LEGAL DESCRIPTION ASTONIA CDD

**EXHIBIT C**

Engineer's Certification

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT ENGINEER'S CERTIFICATE OF COMPLETION OF THE**  
**NORTH PARCEL ASSESSMENT AREA PROJECT**

March 30, 2026

Astoria Community Development District  
c/o Governmental Management Services – Central Florida, LLC  
219 East Livingston Street  
Orlando, Florida 32801

Re: Certification of Completion  
Astoria Community Development District  
North Parcel Assessment Area Bonds – North Parcel Assessment Area Project

This certificate is furnished in accordance with Section 5.01(c) of the Master Trust Indenture dated September 1, 2020 (the “**Master Indenture**”), between the Astoria Community Development District (the “**District**”) and U.S. Bank National Association (the “**Trustee**”) and is intended to evidence the completion of the North Parcel Assessment Area Project, as both terms are defined in the Master Indenture, as supplemented by that certain Third Supplemental Trust Indenture dated July 1, 2021 (together with the Master Indenture, the “**Indenture**”), and as further described in that certain *Astoria Community Development District Engineer’s Report for Capital Improvements*, dated February 3, 2020, as amended by that certain *Astoria Community Development District First Amendment to the Engineer’s Report for Capital Improvements*, dated February 17, 2021, and undertaken by the District. All capitalized terms used herein shall have the meaning ascribed to them in the Indenture.

- I. The North Parcel Assessment Area Project has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the North Parcel Assessment Area Project have been paid for and acknowledgments of such payments have been obtained from all contractors and suppliers.
- II. All other facilities necessary in connection with the North Parcel Assessment Area Project have been constructed, acquired, and installed in accordance with the specifications therefore and all costs and expenses incurred in connection therewith (“**Cost**”) have been paid or adequate provision has been made for such payment by the District.
- III. All plans, permits and specification necessary for the operation and maintenance of the improvements made pursuant to the North Parcel Assessment Area Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
- IV. Of the remaining balance of Zero Dollars and Zero Cents (\$0.00) in the North Parcel Assessment Area Acquisition and Construction Fund within the Acquisition and

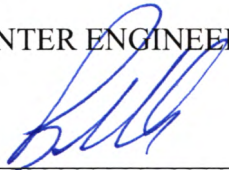
Construction Fund, Zero Dollars and Zero Cents (\$0.00) in such North Parcel Assessment Area Acquisition and Construction Fund is hereby reserved by the Issuer for the payment of the remaining Costs of the North Parcel Assessment Area Project.

- IV. The total Cost of the North Parcel Assessment Area Project was greater than the amount deposited in the North Parcel Assessment Area Acquisition and Construction Fund within the Acquisition and Construction Fund resulting in expenditure of all proceeds from the North Parcel Assessment Area Bonds in the North Parcel Assessment Area Acquisition and Construction Fund within the Acquisition and Construction Fund.

This Certificate is given without prejudice to any rights against third parties which exist as of the date of this Certificate or which may subsequently come into being.

Dated: 3/30/2026

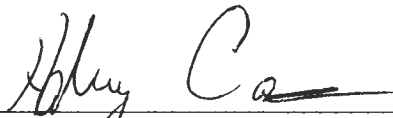
HUNTER ENGINEERING, INC.



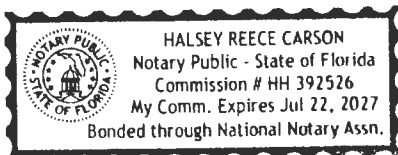
By: Bryan Hunter, PE, District Engineer

STATE OF FLORIDA  
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 30 day of March, 2026, by Bryan Hunter, PE, District Engineer of the Astonia Community Development District, who is personally known to me or who has produced identification, and did [ ] or did not [] take the oath.



Notary Public, State of Florida  
Print Name: Halsey Carson  
Commission No.: HH 392526  
My Commission Expires: 7-22-27



**EXHIBIT D**

Amortization Schedule of the North Parcel Assessment Area Bonds

| Transaction Name                                                                                                   | Debt Service Date | Principal Due | Interest Due | Total Payment | Ending Balance |
|--------------------------------------------------------------------------------------------------------------------|-------------------|---------------|--------------|---------------|----------------|
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2026        | 165,000.00    | 116,217.50   | 281,217.50    | 6,380,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2026        | 0.00          | 114,155.00   | 114,155.00    | 6,380,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2027        | 165,000.00    | 114,155.00   | 279,155.00    | 6,215,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2027        | 0.00          | 111,680.00   | 111,680.00    | 6,215,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2028        | 170,000.00    | 111,680.00   | 281,680.00    | 6,045,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2028        | 0.00          | 109,130.00   | 109,130.00    | 6,045,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2029        | 175,000.00    | 109,130.00   | 284,130.00    | 5,870,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2029        | 0.00          | 106,505.00   | 106,505.00    | 5,870,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2030        | 185,000.00    | 106,505.00   | 291,505.00    | 5,685,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2030        | 0.00          | 103,730.00   | 103,730.00    | 5,685,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2031        | 190,000.00    | 103,730.00   | 293,730.00    | 5,495,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2031        | 0.00          | 100,880.00   | 100,880.00    | 5,495,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2032        | 195,000.00    | 100,880.00   | 295,880.00    | 5,300,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2032        | 0.00          | 97,760.00    | 97,760.00     | 5,300,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2033        | 200,000.00    | 97,760.00    | 297,760.00    | 5,100,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2033        | 0.00          | 94,560.00    | 94,560.00     | 5,100,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2034        | 205,000.00    | 94,560.00    | 299,560.00    | 4,895,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2034        | 0.00          | 91,280.00    | 91,280.00     | 4,895,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2035        | 215,000.00    | 91,280.00    | 306,280.00    | 4,680,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2035        | 0.00          | 87,840.00    | 87,840.00     | 4,680,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2036        | 220,000.00    | 87,840.00    | 307,840.00    | 4,460,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2036        | 0.00          | 84,320.00    | 84,320.00     | 4,460,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2037        | 230,000.00    | 84,320.00    | 314,320.00    | 4,230,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2037        | 0.00          | 80,640.00    | 80,640.00     | 4,230,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2038        | 235,000.00    | 80,640.00    | 315,640.00    | 3,995,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2038        | 0.00          | 76,880.00    | 76,880.00     | 3,995,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2039        | 245,000.00    | 76,880.00    | 321,880.00    | 3,750,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2039        | 0.00          | 72,960.00    | 72,960.00     | 3,750,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2040        | 250,000.00    | 72,960.00    | 322,960.00    | 3,500,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2040        | 0.00          | 68,960.00    | 68,960.00     | 3,500,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2041        | 260,000.00    | 68,960.00    | 328,960.00    | 3,240,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2041        | 0.00          | 64,800.00    | 64,800.00     | 3,240,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2042        | 270,000.00    | 64,800.00    | 334,800.00    | 2,970,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2042        | 0.00          | 59,400.00    | 59,400.00     | 2,970,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2043        | 280,000.00    | 59,400.00    | 339,400.00    | 2,690,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2043        | 0.00          | 53,800.00    | 53,800.00     | 2,690,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2044        | 290,000.00    | 53,800.00    | 343,800.00    | 2,400,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2044        | 0.00          | 48,000.00    | 48,000.00     | 2,400,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2045        | 305,000.00    | 48,000.00    | 353,000.00    | 2,095,000.00   |

|                                                                                                                    |            |            |           |            |              |
|--------------------------------------------------------------------------------------------------------------------|------------|------------|-----------|------------|--------------|
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2045 | 0.00       | 41,900.00 | 41,900.00  | 2,095,000.00 |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2046 | 315,000.00 | 41,900.00 | 356,900.00 | 1,780,000.00 |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2046 | 0.00       | 35,600.00 | 35,600.00  | 1,780,000.00 |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2047 | 330,000.00 | 35,600.00 | 365,600.00 | 1,450,000.00 |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2047 | 0.00       | 29,000.00 | 29,000.00  | 1,450,000.00 |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2048 | 340,000.00 | 29,000.00 | 369,000.00 | 1,110,000.00 |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2048 | 0.00       | 22,200.00 | 22,200.00  | 1,110,000.00 |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2049 | 355,000.00 | 22,200.00 | 377,200.00 | 755,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2049 | 0.00       | 15,100.00 | 15,100.00  | 755,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2050 | 370,000.00 | 15,100.00 | 385,100.00 | 385,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 11/01/2050 | 0.00       | 7,700.00  | 7,700.00   | 385,000.00   |
| Astoria Community Development District Special Assessment Bonds Series 2021 (North Parcel Assessment Area Project) | 05/01/2051 | 385,000.00 | 7,700.00  | 392,700.00 | 0.00         |

# SECTION A

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT ENGINEER'S CERTIFICATE OF COMPLETION OF THE**  
**NORTH PARCEL ASSESSMENT AREA PROJECT**

March 30, 2026

Astoria Community Development District  
c/o Governmental Management Services – Central Florida, LLC  
219 East Livingston Street  
Orlando, Florida 32801

Re: Certification of Completion  
Astoria Community Development District  
North Parcel Assessment Area Bonds – North Parcel Assessment Area Project

This certificate is furnished in accordance with Section 5.01(c) of the Master Trust Indenture dated September 1, 2020 (the “**Master Indenture**”), between the Astoria Community Development District (the “**District**”) and U.S. Bank National Association (the “**Trustee**”) and is intended to evidence the completion of the North Parcel Assessment Area Project, as both terms are defined in the Master Indenture, as supplemented by that certain Third Supplemental Trust Indenture dated July 1, 2021 (together with the Master Indenture, the “**Indenture**”), and as further described in that certain *Astoria Community Development District Engineer’s Report for Capital Improvements*, dated February 3, 2020, as amended by that certain *Astoria Community Development District First Amendment to the Engineer’s Report for Capital Improvements*, dated February 17, 2021, and undertaken by the District. All capitalized terms used herein shall have the meaning ascribed to them in the Indenture.

- I. The North Parcel Assessment Area Project has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the North Parcel Assessment Area Project have been paid for and acknowledgments of such payments have been obtained from all contractors and suppliers.
- II. All other facilities necessary in connection with the North Parcel Assessment Area Project have been constructed, acquired, and installed in accordance with the specifications therefore and all costs and expenses incurred in connection therewith (“**Cost**”) have been paid or adequate provision has been made for such payment by the District.
- III. All plans, permits and specification necessary for the operation and maintenance of the improvements made pursuant to the North Parcel Assessment Area Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
- IV. Of the remaining balance of Zero Dollars and Zero Cents (\$0.00) in the North Parcel Assessment Area Acquisition and Construction Fund within the Acquisition and

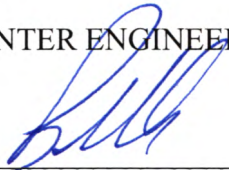
Construction Fund, Zero Dollars and Zero Cents (\$0.00) in such North Parcel Assessment Area Acquisition and Construction Fund is hereby reserved by the Issuer for the payment of the remaining Costs of the North Parcel Assessment Area Project.

IV. The total Cost of the North Parcel Assessment Area Project was greater than the amount deposited in the North Parcel Assessment Area Acquisition and Construction Fund within the Acquisition and Construction Fund resulting in expenditure of all proceeds from the North Parcel Assessment Area Bonds in the North Parcel Assessment Area Acquisition and Construction Fund within the Acquisition and Construction Fund.

This Certificate is given without prejudice to any rights against third parties which exist as of the date of this Certificate or which may subsequently come into being.

Dated: 3/30/2026

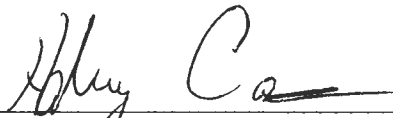
HUNTER ENGINEERING, INC.



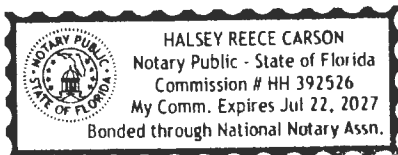
By: Bryan Hunter, PE, District Engineer

STATE OF FLORIDA  
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 30 day of March, 2026, by Bryan Hunter, PE, District Engineer of the Astonia Community Development District, who is personally known to me or who has produced identification, and did [ ] or did not [] take the oath.



Notary Public, State of Florida  
Print Name: Halsey Carson  
Commission No.: HH 392526  
My Commission Expires: 7-22-27



# SECTION 9

# **REBATE REPORT**

**\$3,640,000**

**Astoria Community Development District**

**(Polk County, Florida)**

**Special Assessment Bonds, Series 2024**

**(Assessment Area Four Project)**

**Dated: January 30, 2024**

**Delivered: January 30, 2024**

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**Rebate Report to the Computation Date**

**January 30, 2029**

**Reflecting Activity Through**

**January 31, 2026**



**AMTEC**

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# AMTEC

American Municipal Tax-Exempt Compliance

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

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

February 24, 2026

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

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of January 31, 2027. 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 January 30, 2029 Computation Date  
Reflecting Activity from January 30, 2024 through January 31, 2026

| Fund Description                  | Taxable Inv Yield | Net Income         | Rebatable Arbitrage  |
|-----------------------------------|-------------------|--------------------|----------------------|
| Acquisition and Construction Fund | 4.683466%         | 32,622.44          | (7,730.41)           |
| Reserve Fund                      | 4.124471%         | 20,583.08          | (8,689.19)           |
| Capitalized Interest Fund         | 4.720612%         | 4,108.84           | (918.12)             |
| Cost of Issuance Fund             | 5.368671%         | 7.20               | (0.31)               |
| <b>Totals</b>                     | <b>4.473090%</b>  | <b>\$57,321.56</b> | <b>\$(17,338.03)</b> |
| <b>Bond Yield</b>                 | <b>5.549278%</b>  |                    |                      |
| Rebate Computation Credits        |                   |                    | (5,196.17)           |
| <b>Net Rebatable Arbitrage</b>    |                   |                    | <b>\$(22,534.20)</b> |

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

# SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

## COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatale Arbitrage, investment activity is reflected from January 30, 2024, the date of the closing, through January 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of January 30, 2029.
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 January 30, 2024 and January 31, 2026, the District made periodic payments into the Interest, Sinking, and Prepayment Accounts (collectively, the "Debt Service Fund"), that were used, along with the interest earned, to provide the required debt service payments.

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

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

## DEFINITIONS

### **6. Computation Date**

January 30, 2029.

### **7. Computation Period**

The period beginning on January 30, 2024, the date of the closing, and ending on January 31, 2026.

### **8. Bond Year**

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

**9. Bond Yield**

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

**10. Taxable Investment Yield**

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

**11. Issue Price**

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

**12. Rebatable Arbitrage**

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

**13. Funds and Accounts**

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

| <b>Fund / Account</b>        | <b>Account Number</b> |
|------------------------------|-----------------------|
| Revenue                      | 220668000             |
| Interest                     | 220668001             |
| Sinking                      | 220668002             |
| Prepayment                   | 220668003             |
| Reserve                      | 220668004             |
| Acquisition and Construction | 220668005             |
| Cost of Issuance             | 220668006             |

## **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 January 31, 2026, 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 January 30, 2029. 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 January 30, 2029, is the Rebatable Arbitrage.

**\$3,640,000**  
**Astoria Community Development District**  
**(Polk County, Florida)**  
**Special Assessment Bonds, Series 2024**  
**(Assessment Area Four Project)**  
**Delivered: January 30, 2024**

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

|                   |                       |
|-------------------|-----------------------|
| <b>Par Amount</b> | <b>\$3,640,000.00</b> |
| <b>Total</b>      | <b>\$3,640,000.00</b> |

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

|                                          |                       |
|------------------------------------------|-----------------------|
| <b>Acquisition and Construction Fund</b> | <b>\$2,994,567.35</b> |
| <b>Reserve Fund</b>                      | <b>251,982.50</b>     |
| <b>Capitalized Interest Fund</b>         | <b>149,175.15</b>     |
| <b>Cost of Issuance Fund</b>             | <b>171,475.00</b>     |
| <b>Underwriter's Discount</b>            | <b>72,800.00</b>      |
| <b>Total</b>                             | <b>\$3,640,000.00</b> |

## PROOF OF ARBITRAGE YIELD

\$3,640,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2024  
(Assessment Area Four Project)

| Date       | Debt Service | Present Value<br>to 01/30/2024<br>@ 5.5492781490% |
|------------|--------------|---------------------------------------------------|
| 05/01/2024 | 50,092.02    | 49,403.71                                         |
| 11/01/2024 | 99,083.13    | 95,083.41                                         |
| 05/01/2025 | 149,083.13   | 139,202.67                                        |
| 11/01/2025 | 97,958.13    | 88,996.64                                         |
| 05/01/2026 | 152,958.13   | 135,213.39                                        |
| 11/01/2026 | 96,720.63    | 83,191.76                                         |
| 05/01/2027 | 151,720.63   | 126,975.48                                        |
| 11/01/2027 | 95,483.13    | 77,752.78                                         |
| 05/01/2028 | 155,483.13   | 123,193.16                                        |
| 11/01/2028 | 94,133.13    | 72,570.45                                         |
| 05/01/2029 | 159,133.13   | 119,369.12                                        |
| 11/01/2029 | 92,670.63    | 67,637.50                                         |
| 05/01/2030 | 157,670.63   | 111,972.21                                        |
| 11/01/2030 | 91,208.13    | 63,024.16                                         |
| 05/01/2031 | 161,208.13   | 108,386.32                                        |
| 11/01/2031 | 89,633.13    | 58,636.78                                         |
| 05/01/2032 | 159,633.13   | 101,610.51                                        |
| 11/01/2032 | 87,751.88    | 54,348.32                                         |
| 05/01/2033 | 162,751.88   | 98,077.57                                         |
| 11/01/2033 | 85,736.25    | 50,271.54                                         |
| 05/01/2034 | 165,736.25   | 94,556.04                                         |
| 11/01/2034 | 83,586.25    | 46,400.29                                         |
| 05/01/2035 | 168,586.25   | 91,058.82                                         |
| 11/01/2035 | 81,301.88    | 42,728.19                                         |
| 05/01/2036 | 171,301.88   | 87,597.17                                         |
| 11/01/2036 | 78,883.13    | 39,248.78                                         |
| 05/01/2037 | 173,883.13   | 84,180.88                                         |
| 11/01/2037 | 76,330.00    | 35,955.50                                         |
| 05/01/2038 | 176,330.00   | 80,818.41                                         |
| 11/01/2038 | 73,642.50    | 32,841.78                                         |
| 05/01/2039 | 178,642.50   | 77,517.00                                         |
| 11/01/2039 | 70,820.63    | 29,901.02                                         |
| 05/01/2040 | 180,820.63   | 74,282.79                                         |
| 11/01/2040 | 67,864.38    | 27,126.65                                         |
| 05/01/2041 | 182,864.38   | 71,120.93                                         |
| 11/01/2041 | 64,773.75    | 24,512.15                                         |
| 05/01/2042 | 189,773.75   | 69,876.73                                         |
| 11/01/2042 | 61,414.38    | 22,002.93                                         |
| 05/01/2043 | 191,414.38   | 66,726.61                                         |
| 11/01/2043 | 57,920.63    | 19,645.89                                         |
| 05/01/2044 | 192,920.63   | 63,669.47                                         |
| 11/01/2044 | 54,292.50    | 17,434.38                                         |
| 05/01/2045 | 199,292.50   | 62,268.96                                         |
| 11/01/2045 | 50,160.00    | 15,249.38                                         |
| 05/01/2046 | 205,160.00   | 60,687.80                                         |
| 11/01/2046 | 45,742.50    | 13,165.66                                         |
| 05/01/2047 | 210,742.50   | 59,018.61                                         |
| 11/01/2047 | 41,040.00    | 11,183.00                                         |
| 05/01/2048 | 211,040.00   | 55,953.81                                         |
| 11/01/2048 | 36,195.00    | 9,337.43                                          |
| 05/01/2049 | 216,195.00   | 54,267.35                                         |
| 11/01/2049 | 31,065.00    | 7,587.14                                          |
| 05/01/2050 | 226,065.00   | 53,722.27                                         |
| 11/01/2050 | 25,507.50    | 5,897.98                                          |
| 05/01/2051 | 230,507.50   | 51,860.20                                         |
| 11/01/2051 | 19,665.00    | 4,304.84                                          |
| 05/01/2052 | 234,665.00   | 49,983.37                                         |

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PROOF OF ARBITRAGE YIELD

\$3,640,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2024  
(Assessment Area Four Project)

| Date       | Debt Service | @ 5.5492781490% | Present Value<br>to 01/30/2024 |
|------------|--------------|-----------------|--------------------------------|
| 11/01/2052 | 13,537.50    |                 | 2,805.63                       |
| 05/01/2053 | 243,537.50   |                 | 49,110.14                      |
| 11/01/2053 | 6,982.50     |                 | 1,370.03                       |
| 05/01/2054 | 251,982.50   |                 | 48,106.50                      |
|            | 7,632,298.42 |                 | 3,640,000.00                   |

Proceeds Summary

|                              |              |
|------------------------------|--------------|
| Delivery date                | 01/30/2024   |
| Par Value                    | 3,640,000.00 |
| Target for yield calculation | 3,640,000.00 |

BOND DEBT SERVICE  
 \$3,640,000  
 Astoria Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2024  
 (Assessment Area Four Project)

| Period Ending | Principal | Coupon | Interest  | Debt Service | Annual Debt Service |
|---------------|-----------|--------|-----------|--------------|---------------------|
| 01/30/2024    |           |        |           |              |                     |
| 05/01/2024    |           |        | 50,092.02 | 50,092.02    | 50,092.02           |
| 11/01/2024    |           |        | 99,083.13 | 99,083.13    |                     |
| 05/01/2025    | 50,000    | 4.500% | 99,083.13 | 149,083.13   | 248,166.26          |
| 11/01/2025    |           |        | 97,958.13 | 97,958.13    |                     |
| 05/01/2026    | 55,000    | 4.500% | 97,958.13 | 152,958.13   | 250,916.26          |
| 11/01/2026    |           |        | 96,720.63 | 96,720.63    |                     |
| 05/01/2027    | 55,000    | 4.500% | 96,720.63 | 151,720.63   | 248,441.26          |
| 11/01/2027    |           |        | 95,483.13 | 95,483.13    |                     |
| 05/01/2028    | 60,000    | 4.500% | 95,483.13 | 155,483.13   | 250,966.26          |
| 11/01/2028    |           |        | 94,133.13 | 94,133.13    |                     |
| 05/01/2029    | 65,000    | 4.500% | 94,133.13 | 159,133.13   | 253,266.26          |
| 11/01/2029    |           |        | 92,670.63 | 92,670.63    |                     |
| 05/01/2030    | 65,000    | 4.500% | 92,670.63 | 157,670.63   | 250,341.26          |
| 11/01/2030    |           |        | 91,208.13 | 91,208.13    |                     |
| 05/01/2031    | 70,000    | 4.500% | 91,208.13 | 161,208.13   | 252,416.26          |
| 11/01/2031    |           |        | 89,633.13 | 89,633.13    |                     |
| 05/01/2032    | 70,000    | 5.375% | 89,633.13 | 159,633.13   | 249,266.26          |
| 11/01/2032    |           |        | 87,751.88 | 87,751.88    |                     |
| 05/01/2033    | 75,000    | 5.375% | 87,751.88 | 162,751.88   | 250,503.76          |
| 11/01/2033    |           |        | 85,736.25 | 85,736.25    |                     |
| 05/01/2034    | 80,000    | 5.375% | 85,736.25 | 165,736.25   | 251,472.50          |
| 11/01/2034    |           |        | 83,586.25 | 83,586.25    |                     |
| 05/01/2035    | 85,000    | 5.375% | 83,586.25 | 168,586.25   | 252,172.50          |
| 11/01/2035    |           |        | 81,301.88 | 81,301.88    |                     |
| 05/01/2036    | 90,000    | 5.375% | 81,301.88 | 171,301.88   | 252,603.76          |
| 11/01/2036    |           |        | 78,883.13 | 78,883.13    |                     |
| 05/01/2037    | 95,000    | 5.375% | 78,883.13 | 173,883.13   | 252,766.26          |
| 11/01/2037    |           |        | 76,330.00 | 76,330.00    |                     |
| 05/01/2038    | 100,000   | 5.375% | 76,330.00 | 176,330.00   | 252,660.00          |
| 11/01/2038    |           |        | 73,642.50 | 73,642.50    |                     |
| 05/01/2039    | 105,000   | 5.375% | 73,642.50 | 178,642.50   | 252,285.00          |
| 11/01/2039    |           |        | 70,820.63 | 70,820.63    |                     |
| 05/01/2040    | 110,000   | 5.375% | 70,820.63 | 180,820.63   | 251,641.26          |
| 11/01/2040    |           |        | 67,864.38 | 67,864.38    |                     |
| 05/01/2041    | 115,000   | 5.375% | 67,864.38 | 182,864.38   | 250,728.76          |
| 11/01/2041    |           |        | 64,773.75 | 64,773.75    |                     |
| 05/01/2042    | 125,000   | 5.375% | 64,773.75 | 189,773.75   | 254,547.50          |
| 11/01/2042    |           |        | 61,414.38 | 61,414.38    |                     |
| 05/01/2043    | 130,000   | 5.375% | 61,414.38 | 191,414.38   | 252,828.76          |
| 11/01/2043    |           |        | 57,920.63 | 57,920.63    |                     |
| 05/01/2044    | 135,000   | 5.375% | 57,920.63 | 192,920.63   | 250,841.26          |
| 11/01/2044    |           |        | 54,292.50 | 54,292.50    |                     |
| 05/01/2045    | 145,000   | 5.700% | 54,292.50 | 199,292.50   | 253,585.00          |
| 11/01/2045    |           |        | 50,160.00 | 50,160.00    |                     |
| 05/01/2046    | 155,000   | 5.700% | 50,160.00 | 205,160.00   | 255,320.00          |
| 11/01/2046    |           |        | 45,742.50 | 45,742.50    |                     |
| 05/01/2047    | 165,000   | 5.700% | 45,742.50 | 210,742.50   | 256,485.00          |
| 11/01/2047    |           |        | 41,040.00 | 41,040.00    |                     |
| 05/01/2048    | 170,000   | 5.700% | 41,040.00 | 211,040.00   | 252,080.00          |
| 11/01/2048    |           |        | 36,195.00 | 36,195.00    |                     |
| 05/01/2049    | 180,000   | 5.700% | 36,195.00 | 216,195.00   | 252,390.00          |
| 11/01/2049    |           |        | 31,065.00 | 31,065.00    |                     |
| 05/01/2050    | 195,000   | 5.700% | 31,065.00 | 226,065.00   | 257,130.00          |
| 11/01/2050    |           |        | 25,507.50 | 25,507.50    |                     |
| 05/01/2051    | 205,000   | 5.700% | 25,507.50 | 230,507.50   | 256,015.00          |
| 11/01/2051    |           |        | 19,665.00 | 19,665.00    |                     |
| 05/01/2052    | 215,000   | 5.700% | 19,665.00 | 234,665.00   | 254,330.00          |

## BOND DEBT SERVICE

\$3,640,000

Astoria Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2024  
(Assessment Area Four Project)

| Period<br>Ending | Principal | Coupon | Interest     | Debt Service | Annual<br>Debt Service |
|------------------|-----------|--------|--------------|--------------|------------------------|
| 11/01/2052       |           |        | 13,537.50    | 13,537.50    |                        |
| 05/01/2053       | 230,000   | 5.700% | 13,537.50    | 243,537.50   | 257,075.00             |
| 11/01/2053       |           |        | 6,982.50     | 6,982.50     |                        |
| 05/01/2054       | 245,000   | 5.700% | 6,982.50     | 251,982.50   | 258,965.00             |
|                  | 3,640,000 |        | 3,992,298.42 | 7,632,298.42 | 7,632,298.42           |

\$3,640,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2024  
(Assessment Area Four Project)  
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

| DATE     | DESCRIPTION | RECEIPTS<br>(PAYMENTS) | FUTURE VALUE @<br>BOND YIELD OF<br>(5.549278%) |
|----------|-------------|------------------------|------------------------------------------------|
| 01/30/24 | Beg Bal     | -2,994,567.35          | -3,937,256.31                                  |
| 02/20/24 |             | 1,031,334.80           | 1,351,881.46                                   |
| 02/20/24 |             | 602,491.50             | 789,750.42                                     |
| 02/22/24 |             | 1,221.00               | 1,600.01                                       |
| 03/28/24 |             | 1,110.95               | 1,447.85                                       |
| 06/04/24 |             | 265,277.00             | 342,271.78                                     |
| 06/07/24 |             | 198,900.00             | 256,512.29                                     |
| 06/07/24 |             | -198,900.00            | -256,512.29                                    |
| 06/18/24 |             | 575,901.55             | 741,472.90                                     |
| 06/18/24 |             | 29,826.00              | 38,400.96                                      |
| 06/21/24 |             | 125.00                 | 160.86                                         |
| 07/15/24 |             | 198,900.00             | 255,034.49                                     |
| 07/17/24 |             | 18,280.00              | 23,431.94                                      |
| 07/18/24 |             | 777.00                 | 995.83                                         |
| 07/18/24 |             | 500.00                 | 640.82                                         |
| 08/07/24 |             | 65,075.00              | 83,162.13                                      |
| 08/07/24 |             | 68,609.65              | 87,679.21                                      |
| 09/12/24 |             | 125.00                 | 158.90                                         |
| 09/12/24 |             | 13,033.00              | 16,567.03                                      |
| 09/12/24 |             | 1,286.73               | 1,635.64                                       |
| 10/07/24 |             | 3,000.00               | 3,799.01                                       |
| 10/07/24 |             | 280.40                 | 355.08                                         |
| 11/04/24 |             | 7,079.00               | 8,927.68                                       |
| 11/05/24 |             | 142,299.28             | 179,433.36                                     |
| 02/25/25 |             | -15,141.08             | -18,775.59                                     |
| 03/06/25 |             | 125.00                 | 154.75                                         |
| 03/27/25 |             | 15,646.26              | 19,307.87                                      |
| 01/31/26 | de minimis  | 26.75                  | 31.52                                          |
| -----    |             |                        |                                                |
| 01/30/29 | TOTALS:     | 32,622.44              | -7,730.41                                      |
| -----    |             |                        |                                                |

|             |           |                      |           |
|-------------|-----------|----------------------|-----------|
| ISSUE DATE: | 01/30/24  | REBATABLE ARBITRAGE: | -7,730.41 |
| COMP DATE:  | 01/30/29  | NET INCOME:          | 32,622.44 |
| BOND YIELD: | 5.549278% | TAX INV YIELD:       | 4.683466% |

\$3,640,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2024  
(Assessment Area Four Project)  
Reserve Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

| DATE     | DESCRIPTION | RECEIPTS<br>(PAYMENTS) | FUTURE VALUE @<br>BOND YIELD OF<br>(5.549278%) |
|----------|-------------|------------------------|------------------------------------------------|
| 01/30/24 | Beg Bal     | -251,982.50            | -331,306.52                                    |
| 02/02/24 |             | 66.16                  | 86.96                                          |
| 03/04/24 |             | 954.88                 | 1,249.00                                       |
| 04/02/24 |             | 1,018.58               | 1,326.66                                       |
| 05/02/24 |             | 983.54                 | 1,275.19                                       |
| 06/04/24 |             | 1,016.83               | 1,311.96                                       |
| 07/02/24 |             | 983.73                 | 1,263.86                                       |
| 08/02/24 |             | 1,015.06               | 1,298.18                                       |
| 09/04/24 |             | 1,010.80               | 1,286.45                                       |
| 10/02/24 |             | 943.98                 | 1,196.31                                       |
| 11/04/24 |             | 919.17                 | 1,159.21                                       |
| 12/03/24 |             | 857.18                 | 1,076.28                                       |
| 01/03/25 |             | 857.25                 | 1,071.47                                       |
| 02/04/25 |             | 824.73                 | 1,025.97                                       |
| 03/04/25 |             | 740.84                 | 917.42                                         |
| 04/02/25 |             | 812.86                 | 1,002.33                                       |
| 05/02/25 |             | 784.51                 | 962.97                                         |
| 06/03/25 |             | 806.71                 | 985.56                                         |
| 07/02/25 |             | 778.43                 | 946.83                                         |
| 08/04/25 |             | 804.46                 | 973.74                                         |
| 09/03/25 |             | 802.23                 | 966.77                                         |
| 10/02/25 |             | 757.16                 | 908.44                                         |
| 11/04/25 |             | 760.06                 | 907.49                                         |
| 12/02/25 |             | 710.42                 | 844.62                                         |
| 01/05/26 |             | 698.25                 | 826.00                                         |
| 01/31/26 | Bal         | 251,982.50             | 296,951.92                                     |
| 01/31/26 | Acc         | 675.26                 | 795.77                                         |
| -----    |             |                        |                                                |
| 01/30/29 | TOTALS:     | 20,583.08              | -8,689.19                                      |
| -----    |             |                        |                                                |

|             |           |                      |           |
|-------------|-----------|----------------------|-----------|
| ISSUE DATE: | 01/30/24  | REBATABLE ARBITRAGE: | -8,689.19 |
| COMP DATE:  | 01/30/29  | NET INCOME:          | 20,583.08 |
| BOND YIELD: | 5.549278% | TAX INV YIELD:       | 4.124471% |

\$3,640,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2024  
(Assessment Area Four Project)  
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

| DATE     | DESCRIPTION | RECEIPTS<br>(PAYMENTS) | FUTURE VALUE @<br>BOND YIELD OF<br>(5.549278%) |
|----------|-------------|------------------------|------------------------------------------------|
| 01/30/24 | Beg Bal     | -149,175.15            | -196,135.45                                    |
| 02/01/24 |             | 39.17                  | 51.49                                          |
| 03/01/24 |             | 565.29                 | 739.75                                         |
| 04/01/24 |             | 603.01                 | 785.52                                         |
| 05/01/24 |             | 50,092.02              | 64,955.98                                      |
| 06/01/24 |             | 399.86                 | 516.15                                         |
| 07/01/24 |             | 386.82                 | 497.05                                         |
| 07/23/24 |             | -107.20                | -137.29                                        |
| 08/01/24 |             | 399.26                 | 510.70                                         |
| 08/09/24 |             | -0.01                  | -0.01                                          |
| 09/03/24 |             | 397.89                 | 506.47                                         |
| 10/02/24 |             | 371.59                 | 470.92                                         |
| 11/01/24 |             | 99,083.13              | 125,015.64                                     |
| 11/04/24 |             | 361.82                 | 456.31                                         |
| 12/03/24 |             | 0.49                   | 0.62                                           |
| 01/03/25 |             | 0.36                   | 0.45                                           |
| 02/04/25 |             | 0.35                   | 0.44                                           |
| 03/04/25 |             | 0.32                   | 0.40                                           |
| 04/02/25 |             | 0.35                   | 0.43                                           |
| 05/01/25 |             | 99,083.13              | 121,640.55                                     |
| 05/01/25 |             | -98,975.92             | -121,508.94                                    |
| 05/02/25 |             | 582.26                 | 714.71                                         |
| -----    |             |                        |                                                |
| 01/30/29 | TOTALS:     | 4,108.84               | -918.12                                        |
| -----    |             |                        |                                                |

ISSUE DATE: 01/30/24      REBATABLE ARBITRAGE: -918.12  
COMP DATE: 01/30/29      NET INCOME: 4,108.84  
BOND YIELD: 5.549278%      TAX INV YIELD: 4.720612%

\$3,640,000  
Astonia Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2024  
(Assessment Area Four Project)  
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

| DATE     | DESCRIPTION | RECEIPTS<br>(PAYMENTS) | FUTURE VALUE @<br>BOND YIELD OF<br>(5.549278%) |
|----------|-------------|------------------------|------------------------------------------------|
| 01/30/24 | Beg Bal     | -171,475.00            | -225,455.28                                    |
| 01/30/24 |             | 43,000.00              | 56,536.39                                      |
| 01/30/24 |             | 43,000.00              | 56,536.39                                      |
| 01/30/24 |             | 40,000.00              | 52,591.99                                      |
| 01/30/24 |             | 30,000.00              | 39,443.99                                      |
| 01/30/24 |             | 6,000.00               | 7,888.80                                       |
| 01/30/24 |             | 1,500.00               | 1,972.20                                       |
| 01/30/24 |             | 1,750.00               | 2,300.90                                       |
| 02/05/24 |             | 6,125.00               | 8,047.03                                       |
| 07/23/24 |             | 107.20                 | 137.29                                         |
| -----    |             |                        |                                                |
| 01/30/29 | TOTALS:     | 7.20                   | -0.31                                          |
| -----    |             |                        |                                                |

|             |           |                      |           |
|-------------|-----------|----------------------|-----------|
| ISSUE DATE: | 01/30/24  | REBATABLE ARBITRAGE: | -0.31     |
| COMP DATE:  | 01/30/29  | NET INCOME:          | 7.20      |
| BOND YIELD: | 5.549278% | TAX INV YIELD:       | 5.368671% |

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

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

| DATE     | DESCRIPTION | RECEIPTS<br>(PAYMENTS) | FUTURE VALUE @<br>BOND YIELD OF<br>(5.549278%) |
|----------|-------------|------------------------|------------------------------------------------|
| 01/30/25 |             | -2,120.00              | -2,638.90                                      |
| 01/30/26 |             | -2,170.00              | -2,557.26                                      |
| -----    |             |                        |                                                |
| 01/30/29 | TOTALS:     | -4,290.00              | -5,196.17                                      |
| -----    |             |                        |                                                |

ISSUE DATE: 01/30/24      REBATABLE ARBITRAGE: -5,196.17  
COMP DATE: 01/30/29  
BOND YIELD: 5.549278%

# SECTION 10



# WEBER ENVIRONMENTAL SERVICES

| Job Information:  |                             | Billing Information: |                                                            |
|-------------------|-----------------------------|----------------------|------------------------------------------------------------|
| Location Name     | Asotnia CDD                 | Company Name         | Astoria CDD                                                |
| Site Address      | Adventure Ave               | Job Number           | 51-25-0102                                                 |
| City/State/Zip    | Danvenport, FL 33837        | Customer Contact     | Allen Bailey                                               |
| Enhancement Name  | Vehicle Damage Astoria Blvd | Phone #              | 407-460-4424                                               |
| Work Order Number |                             | Email                | <a href="mailto:abailey@gmscfl.com">abailey@gmscfl.com</a> |
| Proposed By       | Rick Smarz                  | Billing Address      | 219 E Livingston St                                        |
| Date Proposed     | 10/20/2025                  | City/State/Zip       | Orlando, FL 32801                                          |

**SCOPE OF SERVICE:** **COST**

|                                                                                                                                  |  |
|----------------------------------------------------------------------------------------------------------------------------------|--|
| Vehicle ran into median intersection of Astoria Blvd and Bloom Terrace. Damage present to plant materials and irrigation system. |  |
| (13) Gold Mound 7g                                                                                                               |  |
| (3) Indian Hawthorn 7g                                                                                                           |  |
| (9) Muhly Grass 3g                                                                                                               |  |
| (69) Variegated Flax Lily 3g                                                                                                     |  |
| (75) Bags Coco Brown Mulch                                                                                                       |  |
| (2) 2in Hunter Valves                                                                                                            |  |
| (13) Mp Nozzles                                                                                                                  |  |
| (1) 10" Valve Box w/ Reclaim Lid                                                                                                 |  |
| Additional Labor: Removal of damaged plant material, re grading, valve location, irrigation repairs.                             |  |



**Total Cost: \$5,714.00**

Price includes all materials and price to install materials. All plant material has a limited one year warranty. Plant material that dies within one year of planting will be replaced at no cost (1) Time Replacement. Warranty does not cover death of plant material due to lack of water, over watering, vandalism, natural disaster, weather or animal damage. Plant material may be subject to change due to availability of nursery stock. The Customer Contact hereby authorizes Weber Environmental Services to complete the Scope of Services as described herein and agrees to the attached Terms and Conditions. The price is good for 30 days from the date of this Enhancement Authorization. A service charge shall be added to all balances not paid with 30 days of this Enhancement Authorization, which shall be equal to the lower of 1.5% per month (18% per year) and the highest rate permitted by law. In addition to the service charge, Client shall reimburse Continuum for all costs and expenses (including but not limited to attorneys' fees and court costs) which are reasonably incurred by Weber Environmental Services in collecting overdue amounts. 30 Day Price Guarantee.

Signed by:

*Halsey Carson*  
A60984009CB140F...  
 Authorized Signature

2026-02-23

Date

Halsey Carson

Printed Name

# SECTION 11

# Proposal # : 523



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

|                                                                                                                                                                       |                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Bill To/District<br>Astonia CDD                                                                                                                                       | Prepared By:<br>Governmental Management Services- CF,<br>LLC<br>219 E. Livingston Street<br>Orlando, FL 32801 |
| Dog Park Solar Lights                                                                                                                                                 |                                                                                                               |
| Install 3 pole-mounted lights at roughly 12.’<br>Install 2 sets of solar lights under the cabana.<br>Solar Lights will be installed as indicated on the provided map. |                                                                                                               |

| Qty | Description  | Unit Price | Line Total |
|-----|--------------|------------|------------|
| 16  | Labor        | \$55.00    | \$880.00   |
| 1   | Mobilization | \$65.00    | \$65.00    |
| 1   | Equipment    | \$45.00    | \$45.00    |
|     | Materials    |            | \$1,560.00 |
|     |              |            |            |
|     |              |            |            |
|     |              |            |            |
|     |              |            |            |
|     |              | Total Due: | \$2,550.00 |

This Proposal is Valid for 30 days.

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







# SECTION 12

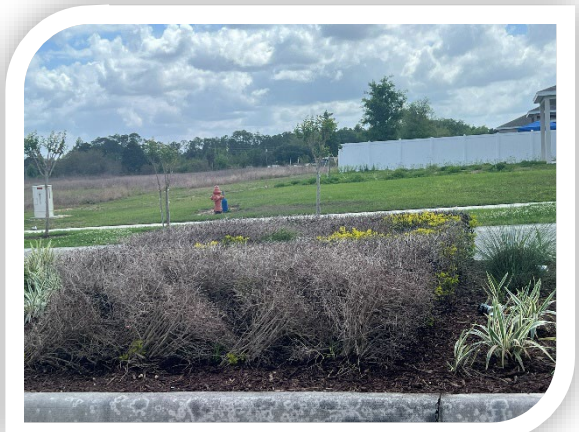
# SECTION C

# Astoria CDD

## Field Management Report

### **Completed Items**

- A comprehensive assessment of the District was completed following recent freeze conditions to evaluate any damage to landscaping and plant material.
- Mailbox solar lighting was inspected, and any non-functional units were identified and replaced to ensure expected illumination and consistency.
- Repairs were completed on playground and dog park gates that had become detached from their hinges, restoring proper functionality and safety.
- Fencing across the District has been repaired where needed and pressure-washed to improve overall appearance and maintenance standards.
- Multiple ponds throughout the District have undergone trash removal efforts to maintain cleanliness and environmental quality.



### **Contracted Services**

- The landscaping contractor continues to maintain the community grounds in a satisfactory manner. We have transitioned to a weekly schedule for common areas and a bi-weekly schedule for pond banks.
- The pool facility is being maintained in accordance with established operational and safety standards.
- Janitorial services are effectively maintaining cleanliness and order in the amenity restrooms and dog stations.
- The lake management vendor is providing a high level of service and is proactively implementing measures to address anticipated vegetation growth associated with warmer weather.

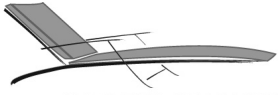


## **In Progress**

- Tables at both the north mailbox kiosk and the dog park kiosk have been damaged as a result of repeated vandalism. This damage has occurred subsequent to previous repairs, and further corrective action will be required.



# SECTION i



**FLORIDA PATIO FURNITURE INC.**

506 8th Street West  
Palmetto, FL 34221

# Estimate

|           |            |
|-----------|------------|
| Date      | Estimate # |
| 3/27/2026 | 32321      |

|                                                                                                            |
|------------------------------------------------------------------------------------------------------------|
| Name / Address                                                                                             |
| Astoria CDD<br>Allen Bailey//407-841-5524<br>219 E Livingston St<br>Orlando fl 32801<br>abailey@gmscfl.com |

|                                                                                                              |
|--------------------------------------------------------------------------------------------------------------|
| Ship To                                                                                                      |
| Astoria CDD<br>Allen Bailey//407-841-5524<br>4530 Eagle Falls Place<br>Tampa, FL 33619<br>abailey@gmscfl.com |

|            |                  |           |      |          |
|------------|------------------|-----------|------|----------|
| P.O. No.   | Terms            | Due Date  | Rep  | FOB      |
| 32726Allen | 50%DN Bal C.O.D. | 3/27/2026 | Anna | Palmetto |

| Item    | Quantity | Description                                                                                           | Cost   | Total   |
|---------|----------|-------------------------------------------------------------------------------------------------------|--------|---------|
| U9-MC   | 1        | 9ft Market Style, 8 Fiberglass Rib, Champagne Aluminum Frame, Crank, No Tilt Umbrella with Wind Vents | 493.50 | 493.50T |
| Freight |          | Frame: Champagne Fabric: Canvas Navy Shipping Charge                                                  | 75.00  | 75.00   |

|                         |          |
|-------------------------|----------|
| <b>Subtotal</b>         | \$568.50 |
| <b>Sales Tax (7.5%)</b> | \$37.01  |
| <b>Total</b>            | \$605.51 |

|              |              |
|--------------|--------------|
| Phone #      | Fax #        |
| 941-722-5643 | 941-723-9223 |



# SECTION ii

# Proposal # : 524



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

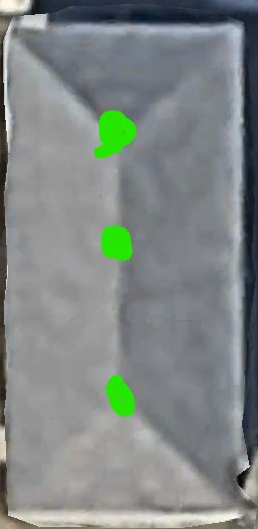
|                                                                                                                                            |                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Bill To/District<br>Astonia CDD                                                                                                            | Prepared By:<br>Governmental Management Services- CF,<br>LLC<br>219 E. Livingston Street<br>Orlando, FL 32801 |
| <b>Benches</b>                                                                                                                             |                                                                                                               |
| Propose the installation of three benches at the dog park cabana.<br>Propose the installation of two benches at the playground mail kiosk. |                                                                                                               |

| Qty | Description  | Unit Price | Line Total |
|-----|--------------|------------|------------|
| 36  | Labor        | \$55.00    | \$1,760.00 |
| 1   | Mobilization | \$65.00    | \$65.00    |
| 1   | Equipment    | \$45.00    | \$45.00    |
|     | Materials    |            | \$5,968.00 |
|     |              |            |            |
|     |              |            |            |
|     |              |            |            |
|     |              |            |            |
|     |              | Total Due: | \$7,838.00 |

This Proposal is Valid for 30 days.

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







# SECTION D

# SECTION i

*Astoria*  
*Community Development District*

Summary of Invoices

December 01, 2025 to December 31, 2025

| <b>Fund</b>  | <b>Date</b> | <b>Check No.'s</b> | <b>Amount</b>       |
|--------------|-------------|--------------------|---------------------|
| General Fund |             |                    |                     |
|              | 1/12/26     | 644-648            | \$ 9,830.11         |
|              | 1/16/26     | 649-656            | \$ 44,680.11        |
|              | 1/23/26     | 657-662            | \$ 25,617.71        |
|              | 1/29/26     | 663                | \$ 906.30           |
| <b>Total</b> |             |                    | <b>\$ 81,034.23</b> |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE  | EXPENSED TO YRMO | DPT | ACCT# | SUB   | SUBCLASS | VENDOR NAME                         | STATUS | AMOUNT    | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----|-------|-------|----------|-------------------------------------|--------|-----------|--------------|---------|
| 1/12/26    | 00020 | 12/30/25     | 22570    | 202512           | 310 | 51300 | 31100 |          | HUNTER ENGINEERING, INC.            | *      | 625.00    | 625.00       | 000644  |
| 1/12/26    | 00027 | 12/23/25     | 68454598 | 202512           | 330 | 57200 | 48100 |          | MASSEY SERVICES                     | *      | 125.00    | 125.00       | 000645  |
| 1/12/26    | 00025 | 1/01/26      | 30146    | 202601           | 320 | 53800 | 46500 |          | MCDONNELL CORPORATION               | *      | 2,500.00  | 2,500.00     | 000646  |
| 1/12/26    | 00032 | 12/31/25     | 12416228 | 202512           | 330 | 53800 | 48100 |          | SECURITAS SECURITY SERVICES USA INC | *      | 2,263.11  | 2,263.11     | 000647  |
| 1/12/26    | 00042 | 1/02/26      | 215896   | 202601           | 320 | 53800 | 46200 |          | WEBER ENVIRONMENTAL SERVICES LLC    | *      | 4,317.00  | 4,317.00     | 000648  |
| 1/16/26    | 00018 | 1/15/26      | 01152026 | 202601           | 300 | 20700 | 10000 |          | ASTONIA CDD/US BANK                 | *      | 4,389.16  | 4,389.16     | 000649  |
| 1/16/26    | 00018 | 1/15/26      | 01152026 | 202601           | 300 | 20700 | 10000 |          | ASTONIA CDD/US BANK                 | *      | 5,076.10  | 5,076.10     | 000650  |
| 1/16/26    | 00018 | 1/15/26      | 01152026 | 202601           | 300 | 20700 | 10000 |          | ASTONIA CDD/US BANK                 | *      | 5,608.05  | 5,608.05     | 000651  |
| 1/16/26    | 00018 | 1/15/26      | 01152026 | 202601           | 300 | 20700 | 10000 |          | ASTONIA CDD/US BANK                 | *      | 7,966.41  | 7,966.41     | 000652  |
| 1/16/26    | 00018 | 1/15/26      | 01152026 | 202601           | 300 | 20700 | 10000 |          | ASTONIA CDD/US BANK                 | *      | 11,250.81 | 11,250.81    | 000653  |
| 1/16/26    | 00028 | 12/31/25     | 00075053 | 202512           | 310 | 51300 | 48000 |          | GANNETT MEDIA CORP DBA GANNETT      | *      | 175.83    | 175.83       | 000654  |
| 1/16/26    | 00001 | 1/01/26      | 197      | 202601           | 320 | 53800 | 34000 |          |                                     | *      | 1,666.67  |              |         |

| CHECK DATE                          | VEND# | INVOICE DATE | INVOICE  | EXPENSED TO YRMO | DPT | ACCT# | SUB   | SUBCLASS | VENDOR NAME               | STATUS | AMOUNT   | CHECK AMOUNT | CHECK # |
|-------------------------------------|-------|--------------|----------|------------------|-----|-------|-------|----------|---------------------------|--------|----------|--------------|---------|
| 1/01/26                             |       | 198          |          | 202601           | 310 | 51300 | 34000 |          | MANAGEMENT FEES-JAN26     | *      | 3,862.50 |              |         |
| 1/01/26                             |       | 198          |          | 202601           | 310 | 51300 | 35100 |          | WEBSITE MANAGEMENT-JAN26  | *      | 103.00   |              |         |
| 1/01/26                             |       | 198          |          | 202601           | 310 | 51300 | 35200 |          | INFORMATION TECH-JAN26    | *      | 154.50   |              |         |
| 1/01/26                             |       | 198          |          | 202601           | 310 | 51300 | 31300 |          | DISSEMINATION SVCS-JAN26  | *      | 1,126.58 |              |         |
| 1/01/26                             |       | 198          |          | 202601           | 330 | 57200 | 48300 |          | AMENITY ACCESS MGMT-JAN26 | *      | 1,250.00 |              |         |
| 1/01/26                             |       | 198          |          | 202601           | 310 | 51300 | 42500 |          | COPIES-STAPLES FOR MTG    | *      | 13.26    |              |         |
| 1/01/26                             |       | 198          |          | 202601           | 310 | 51300 | 51000 |          | OFFICE SUPPLIES           | *      | .42      |              |         |
| 1/01/26                             |       | 198          |          | 202601           | 310 | 51300 | 42000 |          | POSTAGE                   | *      | 67.24    |              |         |
| 1/01/26                             |       | 198          |          | 202601           | 310 | 51300 | 42500 |          | COPIES                    | *      | 1.65     |              |         |
| GOVERNMENTAL MANAGEMENT SERVICES-CF |       |              |          |                  |     |       |       |          |                           |        | 8,245.82 | 000655       |         |
| 1/16/26                             | 00042 | 10/29/25     | 213425   | 202511           | 320 | 53800 | 47300 |          | FLUSH HEADS & VALVES      | *      | 1,967.93 |              |         |
| WEBER ENVIRONMENTAL SERVICES LLC    |       |              |          |                  |     |       |       |          |                           |        | 1,967.93 | 000656       |         |
| 1/23/26                             | 00050 | 1/03/26      | 9318     | 202601           | 330 | 57200 | 48400 |          | INSTALL HOLIDAY LIGHTS    | *      | 4,050.00 |              |         |
|                                     |       | 1/03/26      | 9318     | 202601           | 330 | 57200 | 48400 |          | REMOVAL HOLIDAY LIGHTS    | *      | 4,050.00 |              |         |
| SPARKLING POOLS AND LIGHTS LLC DBA  |       |              |          |                  |     |       |       |          |                           |        | 8,100.00 | 000657       |         |
| 1/23/26                             | 00001 | 11/30/25     | 195      | 202511           | 330 | 57200 | 48000 |          | AMENITY FENCE PICKETS     | *      | 385.00   |              |         |
|                                     |       | 11/30/25     | 196      | 202511           | 330 | 57200 | 48000 |          | AMENITIES INSTALL SIGNS   | *      | 275.00   |              |         |
| GOVERNMENTAL MANAGEMENT SERVICES-CF |       |              |          |                  |     |       |       |          |                           |        | 660.00   | 000658       |         |
| 1/23/26                             | 00011 | 1/16/26      | 13968    | 202512           | 310 | 51300 | 31500 |          | ATTORNEY SVCS-DEC25       | *      | 1,491.89 |              |         |
| KILINSKI VAN WYK PLLC               |       |              |          |                  |     |       |       |          |                           |        | 1,491.89 | 000659       |         |
| 1/23/26                             | 00037 | 1/13/26      | 213      | 202601           | 310 | 51300 | 42000 |          | REIMBURSEMENT OF POSTAGE  | *      | 439.82   |              |         |
| POLK COUNTY TAX COLLECTOR           |       |              |          |                  |     |       |       |          |                           |        | 439.82   | 000660       |         |
| 1/23/26                             | 00049 | 1/07/26      | CASE CUT | 202510           | 320 | 53800 | 49000 |          | WATERING ON RESTRICT DAY  | *      | 200.00   |              |         |
| POLK COUNTY UTILITIES ENVIRONMENTAL |       |              |          |                  |     |       |       |          |                           |        | 200.00   | 000661       |         |
| ASTO ASIONIA CDD IARAUJO            |       |              |          |                  |     |       |       |          |                           |        |          |              |         |

| CHECK<br>DATE      | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS   | VENDOR NAME                      | STATUS | AMOUNT    | ....CHECK.....<br>AMOUNT # |
|--------------------|-------|-----------------------------------|----------------------------------------------------|----------------------------------|--------|-----------|----------------------------|
| 1/23/26            | 00042 | 1/20/26 216566                    | 202512 320-53800-46200<br>LANDSCAPE MAINT-DEC25    | WEBER ENVIRONMENTAL SERVICES LLC | *      | 14,726.00 | 14,726.00 000662           |
| 1/29/26            | 00023 | 10/29/25 114186                   | 202510 320-53800-48000<br>RPR EXIT BUTTON RESTROOM |                                  | *      | 225.00    |                            |
|                    |       | 11/23/25 112986                   | 202511 320-53800-48000<br>INSTALL WEATHERPROOF GFI |                                  | *      | 397.50    |                            |
|                    |       | 11/23/25 25500                    | 202510 320-53800-48000<br>INSTALL GFCO RECEPTACLE  | CURRENT DEMANDS ELECTRICAL &     | *      | 283.80    | 906.30 000663              |
| TOTAL FOR BANK B   |       |                                   |                                                    |                                  |        | 81,034.23 |                            |
| TOTAL FOR REGISTER |       |                                   |                                                    |                                  |        | 81,034.23 |                            |

# SECTION ii

***Astoria***  
***Community Development District***

***Unaudited Financial Reporting***  
***January 31, 2026***



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**Astoria**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2026**

|                                             | General<br>Fund     | Capital Reserve<br>Fund | Debt Service<br>Fund | Capital Projects<br>Fund | Totals<br>Governmental Funds |
|---------------------------------------------|---------------------|-------------------------|----------------------|--------------------------|------------------------------|
| <b>Assets:</b>                              |                     |                         |                      |                          |                              |
| Operating Account                           | \$ 1,282,236        | \$ 186,410              | \$ -                 | \$ -                     | \$ 1,468,646                 |
| State Board of Administration               | \$ 241,263          | \$ -                    | \$ -                 | \$ -                     | \$ 241,263                   |
| Assessment Receivable                       | \$ -                | \$ -                    | \$ -                 | \$ -                     | \$ -                         |
| Due From Developer                          | \$ -                | \$ -                    | \$ -                 | \$ -                     | \$ -                         |
| Due from Other                              | \$ 2,158            | \$ -                    | \$ -                 | \$ -                     | \$ 2,158                     |
| Prepaid Expense                             | \$ -                | \$ -                    | \$ -                 | \$ -                     | \$ -                         |
| Due From General Fund                       | \$ -                | \$ -                    | \$ 227,073           | \$ -                     | \$ 227,073                   |
| <b>Investments:</b>                         |                     |                         |                      |                          |                              |
| <u>Series 2020</u>                          |                     |                         |                      |                          |                              |
| Reserve                                     | \$ -                | \$ -                    | \$ 108,689           | \$ -                     | \$ 108,689                   |
| Revenue                                     | \$ -                | \$ -                    | \$ 215,558           | \$ -                     | \$ 215,558                   |
| Prepayment                                  | \$ -                | \$ -                    | \$ 229               | \$ -                     | \$ 229                       |
| Construction                                | \$ -                | \$ -                    | \$ -                 | \$ -                     | \$ -                         |
| <u>Series 2021 A2</u>                       |                     |                         |                      |                          |                              |
| Reserve                                     | \$ -                | \$ -                    | \$ 279,020           | \$ -                     | \$ 279,020                   |
| Revenue                                     | \$ -                | \$ -                    | \$ 576,101           | \$ -                     | \$ 576,101                   |
| Construction                                | \$ -                | \$ -                    | \$ -                 | \$ 62                    | \$ 62                        |
| <u>Series 2021 North Parcel</u>             |                     |                         |                      |                          |                              |
| Reserve                                     | \$ -                | \$ -                    | \$ 197,686           | \$ -                     | \$ 197,686                   |
| Revenue                                     | \$ -                | \$ -                    | \$ 399,582           | \$ -                     | \$ 399,582                   |
| <u>Series 2023</u>                          |                     |                         |                      |                          |                              |
| Reserve                                     | \$ -                | \$ -                    | \$ 27,839            | \$ -                     | \$ 27,839                    |
| Revenue                                     | \$ -                | \$ -                    | \$ 266,799           | \$ -                     | \$ 266,799                   |
| Construction                                | \$ -                | \$ -                    | \$ -                 | \$ 119                   | \$ 119                       |
| <u>Series 2024</u>                          |                     |                         |                      |                          |                              |
| Reserve                                     | \$ -                | \$ -                    | \$ 251,983           | \$ -                     | \$ 251,983                   |
| Revenue                                     | \$ -                | \$ -                    | \$ 230,625           | \$ -                     | \$ 230,625                   |
| Construction                                | \$ -                | \$ -                    | \$ -                 | \$ 27                    | \$ 27                        |
| <b>Total Assets</b>                         | <b>\$ 1,525,657</b> | <b>\$ 186,410</b>       | <b>\$ 2,781,184</b>  | <b>\$ 208</b>            | <b>\$ 4,493,459</b>          |
| <b>Liabilities:</b>                         |                     |                         |                      |                          |                              |
| Accounts Payable                            | \$ 32,528           | \$ -                    | \$ -                 | \$ -                     | \$ 32,528                    |
| Due To Debt Service                         | \$ 227,073          | \$ -                    | \$ -                 | \$ -                     | \$ 227,073                   |
| <b>Total Liabilities</b>                    | <b>\$ 259,601</b>   | <b>\$ -</b>             | <b>\$ -</b>          | <b>\$ 0</b>              | <b>\$ 259,601</b>            |
| <b>Fund Balances:</b>                       |                     |                         |                      |                          |                              |
| Restricted for:                             |                     |                         |                      |                          |                              |
| Debt Service                                | \$ -                | \$ -                    | \$ 2,781,184         | \$ -                     | \$ 2,781,184                 |
| Capital Projects                            | \$ -                | \$ -                    | \$ -                 | \$ 207                   | \$ 207                       |
| Assigned for:                               |                     |                         |                      |                          |                              |
| Capital Reserves                            | \$ -                | \$ 186,410              | \$ -                 | \$ -                     | \$ 186,410                   |
| Unassigned                                  | \$ 1,266,057        | \$ -                    | \$ -                 | \$ -                     | \$ 1,266,057                 |
| <b>Total Fund Balances</b>                  | <b>\$ 1,266,057</b> | <b>\$ 186,410</b>       | <b>\$ 2,781,184</b>  | <b>\$ 207</b>            | <b>\$ 4,233,857</b>          |
| <b>Total Liabilities &amp; Fund Balance</b> | <b>\$ 1,525,657</b> | <b>\$ 186,410</b>       | <b>\$ 2,781,184</b>  | <b>\$ 208</b>            | <b>\$ 4,493,459</b>          |

**Astonia**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

|                                             | Adopted<br>Budget | Prorated Budget<br>Thru 01/31/26 | Actual<br>Thru 01/31/26 | Variance         |
|---------------------------------------------|-------------------|----------------------------------|-------------------------|------------------|
| <b><u>Revenues</u></b>                      |                   |                                  |                         |                  |
| Assesments - Tax Roll                       | \$ 963,855        | \$ 911,017                       | \$ 911,017              | \$ -             |
| Interest Income                             | \$ -              | \$ -                             | \$ 5,481                | \$ 5,481         |
| Miscellaneous Income                        | \$ -              | \$ -                             | \$ 5,774                | \$ 5,774         |
| <b>Total Revenues</b>                       | <b>\$ 963,855</b> | <b>\$ 911,017</b>                | <b>\$ 922,272</b>       | <b>\$ 11,255</b> |
| <b><u>Expenditures:</u></b>                 |                   |                                  |                         |                  |
| <b><u>General &amp; Administrative:</u></b> |                   |                                  |                         |                  |
| Supervisor Fees                             | \$ 12,000         | \$ 4,000                         | \$ -                    | \$ 4,000         |
| FICA Expense                                | \$ 918            | \$ 306                           | \$ -                    | \$ 306           |
| Engineering                                 | \$ 15,000         | \$ 5,000                         | \$ 1,250                | \$ 3,750         |
| Attorney                                    | \$ 30,000         | \$ 10,000                        | \$ 5,204                | \$ 4,796         |
| Annual Audit                                | \$ 9,300          | \$ -                             | \$ -                    | \$ -             |
| Assessment Administration                   | \$ 7,030          | \$ 7,030                         | \$ 7,030                | \$ (0)           |
| Arbitrage                                   | \$ 2,250          | \$ 450                           | \$ 450                  | \$ -             |
| Dissemination                               | \$ 13,519         | \$ 4,506                         | \$ 4,506                | \$ (0)           |
| Disclosure Software                         | \$ 5,000          | \$ 1,500                         | \$ 1,500                | \$ -             |
| Trustee Fees                                | \$ 21,512         | \$ 4,445                         | \$ 4,445                | \$ -             |
| Management Fees                             | \$ 46,350         | \$ 15,450                        | \$ 15,450               | \$ -             |
| Information Technology                      | \$ 1,854          | \$ 618                           | \$ 618                  | \$ -             |
| Website Administration                      | \$ 1,236          | \$ 412                           | \$ 412                  | \$ -             |
| Postage & Delivery                          | \$ 2,500          | \$ 833                           | \$ 776                  | \$ 57            |
| Insurance                                   | \$ 7,085          | \$ 7,085                         | \$ 6,530                | \$ 555           |
| Copies                                      | \$ 200            | \$ 67                            | \$ 57                   | \$ 10            |
| Legal Advertising                           | \$ 6,000          | \$ 2,000                         | \$ 813                  | \$ 1,187         |
| Contingency                                 | \$ 2,200          | \$ 733                           | \$ 60                   | \$ 673           |
| Office Supplies                             | \$ 250            | \$ 83                            | \$ 2                    | \$ 81            |
| Dues, Licenses & Subscriptions              | \$ 175            | \$ 175                           | \$ 175                  | \$ -             |
| <b>Total General &amp; Administrative:</b>  | <b>\$ 184,379</b> | <b>\$ 64,694</b>                 | <b>\$ 49,279</b>        | <b>\$ 15,414</b> |

**Astonia**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

|                                                          | Adopted<br>Budget  | Prorated Budget<br>Thru 01/31/26 | Actual<br>Thru 01/31/26 | Variance         |
|----------------------------------------------------------|--------------------|----------------------------------|-------------------------|------------------|
| <b><u>Operations &amp; Maintenance</u></b>               |                    |                                  |                         |                  |
| <b><i>Field Expenditures</i></b>                         |                    |                                  |                         |                  |
| Property Insurance                                       | \$ 22,292          | \$ 22,292                        | \$ 20,358               | \$ 1,934         |
| Field Management                                         | \$ 20,000          | \$ 6,667                         | \$ 6,667                | \$ (0)           |
| Landscape Maintenance                                    | \$ 245,000         | \$ 81,667                        | \$ 76,172               | \$ 5,495         |
| Landscape Replacement                                    | \$ 35,000          | \$ 11,667                        | \$ -                    | \$ 11,667        |
| Lake Maintenance                                         | \$ 30,000          | \$ 10,000                        | \$ 7,325                | \$ 2,675         |
| Streetlights                                             | \$ 48,000          | \$ 16,000                        | \$ 19,631               | \$ (3,631)       |
| Electric                                                 | \$ 15,872          | \$ 5,291                         | \$ 1,522                | \$ 3,769         |
| Water & Sewer                                            | \$ 72,192          | \$ 24,064                        | \$ 4,953                | \$ 19,111        |
| Sidewalk & Asphalt Maintenance                           | \$ 2,500           | \$ 833                           | \$ -                    | \$ 833           |
| Irrigation Repairs                                       | \$ 15,000          | \$ 5,000                         | \$ 1,968                | \$ 3,032         |
| General Repairs & Maintenance                            | \$ 17,000          | \$ 5,667                         | \$ 1,567                | \$ 4,099         |
| Contingency                                              | \$ 15,000          | \$ 5,000                         | \$ 1,066                | \$ 3,934         |
| <b>Subtotal Field Expenditures</b>                       | <b>\$ 537,856</b>  | <b>\$ 194,146</b>                | <b>\$ 141,228</b>       | <b>\$ 52,918</b> |
| <b><i>Amenity Expenses</i></b>                           |                    |                                  |                         |                  |
| Amenity - Electric                                       | \$ 17,250          | \$ 5,750                         | \$ 4,707                | \$ 1,043         |
| Amenity - Water                                          | \$ 33,770          | \$ 11,257                        | \$ 8,254                | \$ 3,003         |
| Internet                                                 | \$ 3,000           | \$ 1,000                         | \$ 480                  | \$ 520           |
| Pest Control                                             | \$ 1,500           | \$ 500                           | \$ 500                  | \$ -             |
| Janitorial Service                                       | \$ 20,000          | \$ 6,667                         | \$ 5,320                | \$ 1,347         |
| Security Services                                        | \$ 50,770          | \$ 16,923                        | \$ 10,581               | \$ 6,342         |
| Pool Maintenance                                         | \$ 36,000          | \$ 12,000                        | \$ 10,000               | \$ 2,000         |
| Amenity Repairs & Maintenance                            | \$ 15,000          | \$ 5,000                         | \$ 2,598                | \$ 2,402         |
| Amenity Management                                       | \$ 15,000          | \$ 5,000                         | \$ 5,000                | \$ -             |
| Holiday Lights                                           | \$ 15,000          | \$ 5,000                         | \$ 8,100                | \$ (3,100)       |
| Contingency                                              | \$ 10,000          | \$ 3,333                         | \$ 600                  | \$ 2,733         |
| <b>Subtotal Amenity Expenditures</b>                     | <b>\$ 217,290</b>  | <b>\$ 72,430</b>                 | <b>\$ 56,140</b>        | <b>\$ 16,290</b> |
| <b>Total Expenditures</b>                                | <b>\$ 939,524</b>  | <b>\$ 331,270</b>                | <b>\$ 246,647</b>       | <b>\$ 84,623</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 0</b>        |                                  | <b>\$ 675,625</b>       |                  |
| <b><u>Other Financing Sources/(Uses)</u></b>             |                    |                                  |                         |                  |
| Transfer In/(Out) - Capital Reserves                     | \$ (24,330)        | \$ -                             | \$ -                    | \$ -             |
| <b>Total Other Financing Sources (Uses)</b>              | <b>\$ (24,330)</b> | <b>\$ -</b>                      | <b>\$ -</b>             | <b>\$ -</b>      |
| <b>Net Change in Fund Balance</b>                        | <b>\$ (0)</b>      |                                  | <b>\$ 675,625</b>       |                  |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>        |                                  | <b>\$ 590,432</b>       |                  |
| <b>Fund Balance - Ending</b>                             | <b>\$ (0)</b>      |                                  | <b>\$ 1,266,057</b>     |                  |

**Astonia**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

|                                                          | Adopted<br>Budget | Prorated Budget<br>Thru 01/31/26 | Actual<br>Thru 01/31/26 | Variance        |
|----------------------------------------------------------|-------------------|----------------------------------|-------------------------|-----------------|
| <b>Revenues:</b>                                         |                   |                                  |                         |                 |
| Interest                                                 | \$ 3,000          | \$ 1,000                         | \$ 2,207                | \$ 1,207        |
| <b>Total Revenues</b>                                    | <b>\$ 3,000</b>   | <b>\$ 1,000</b>                  | <b>\$ 2,207</b>         | <b>\$ 1,207</b> |
| <b>Expenditures:</b>                                     |                   |                                  |                         |                 |
| Contingency                                              | \$ 1,000          | \$ -                             | \$ -                    | \$ -            |
| <b>Total Expenditures</b>                                | <b>\$ 1,000</b>   | <b>\$ -</b>                      | <b>\$ -</b>             | <b>\$ -</b>     |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 2,000</b>   |                                  | <b>\$ 2,207</b>         |                 |
| <b>Other Financing Sources/(Uses)</b>                    |                   |                                  |                         |                 |
| Transfer In/(Out)                                        | \$ 24,330         | \$ -                             | \$ -                    | \$ -            |
| <b>Total Other Financing Sources (Uses)</b>              | <b>\$ 24,330</b>  | <b>\$ -</b>                      | <b>\$ -</b>             | <b>\$ -</b>     |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 26,330</b>  |                                  | <b>\$ 2,207</b>         |                 |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 183,674</b> |                                  | <b>\$ 184,203</b>       |                 |
| <b>Fund Balance - Ending</b>                             | <b>\$ 210,004</b> |                                  | <b>\$ 186,410</b>       |                 |

**Astoria**  
**Community Development District**  
**Debt Service Fund - Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

|                                                          | Adopted<br>Budget | Prorated Budget<br>Thru 01/31/26 | Actual<br>Thru 01/31/26 | Variance        |
|----------------------------------------------------------|-------------------|----------------------------------|-------------------------|-----------------|
| <b>Revenues</b>                                          |                   |                                  |                         |                 |
| Assessments - Tax Roll                                   | \$ 220,403        | \$ 205,938                       | \$ 205,938              | \$ -            |
| Interest                                                 | \$ 4,000          | \$ 2,062                         | \$ 2,062                | \$ -            |
| <b>Total Revenues</b>                                    | <b>\$ 224,403</b> | <b>\$ 208,000</b>                | <b>\$ 208,000</b>       | <b>\$ -</b>     |
| <b>Expenditures:</b>                                     |                   |                                  |                         |                 |
| Interest Payment - 11/01                                 | \$ 68,256         | \$ 68,256                        | \$ 68,256               | \$ -            |
| Principal Payment - 05/01                                | \$ 80,000         | \$ -                             | \$ -                    | \$ -            |
| Interest Payment - 05/01                                 | \$ 68,256         | \$ -                             | \$ -                    | \$ -            |
| <b>Total Expenditures</b>                                | <b>\$ 216,513</b> | <b>\$ 68,256</b>                 | <b>\$ 68,256</b>        | <b>\$ -</b>     |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 7,891</b>   | <b>\$ 139,743</b>                | <b>\$ 139,743</b>       | <b>\$ -</b>     |
| <b>Other Financing Sources/(Uses):</b>                   |                   |                                  |                         |                 |
| Transfer In/(Out)                                        | \$ -              | \$ -                             | \$ 9,142                | \$ 9,142        |
| <b>Total Other Financing Sources (Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 9,142</b>         | <b>\$ 9,142</b> |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 7,891</b>   |                                  | <b>\$ 148,885</b>       |                 |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 97,991</b>  |                                  | <b>\$ 204,656</b>       |                 |
| <b>Fund Balance - Ending</b>                             | <b>\$ 105,881</b> |                                  | <b>\$ 353,542</b>       |                 |

**Astonia**  
**Community Development District**  
**Debt Service Fund - Series 2021 A2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

|                                                          | Adopted<br>Budget | Prorated Budget<br>Thru 01/31/26 | Actual<br>Thru 01/31/26 | Variance    |
|----------------------------------------------------------|-------------------|----------------------------------|-------------------------|-------------|
| <b>Revenues:</b>                                         |                   |                                  |                         |             |
| Assessments - Tax Roll                                   | \$ 558,500        | \$ 527,884                       | \$ 527,884              | \$ -        |
| Interest                                                 | \$ 10,000         | \$ 5,800                         | \$ 5,800                | \$ -        |
| <b>Total Revenues</b>                                    | <b>\$ 568,500</b> | <b>\$ 533,684</b>                | <b>\$ 533,684</b>       | <b>\$ -</b> |
| <b>Expenditures:</b>                                     |                   |                                  |                         |             |
| Interest Payment - 11/01                                 | \$ 168,785        | \$ 168,785                       | \$ 168,785              | \$ -        |
| Principal Payment - 05/01                                | \$ 220,000        | \$ -                             | \$ -                    | \$ -        |
| Interest Payment - 05/01                                 | \$ 168,785        | \$ -                             | \$ -                    | \$ -        |
| <b>Total Expenditures</b>                                | <b>\$ 557,570</b> | <b>\$ 168,785</b>                | <b>\$ 168,785</b>       | <b>\$ -</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 10,930</b>  |                                  | <b>\$ 364,899</b>       |             |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 285,863</b> |                                  | <b>\$ 564,725</b>       |             |
| <b>Fund Balance - Ending</b>                             | <b>\$ 296,793</b> |                                  | <b>\$ 929,625</b>       |             |

**Astonia**  
**Community Development District**  
**Debt Service Fund - Series 2021 North Parcel**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

|                                                          | Adopted<br>Budget | Prorated Budget<br>Thru 01/31/26 | Actual<br>Thru 01/31/26 | Variance    |
|----------------------------------------------------------|-------------------|----------------------------------|-------------------------|-------------|
| <b>Revenues:</b>                                         |                   |                                  |                         |             |
| Assessments                                              | \$ 395,460        | \$ 373,782                       | \$ 373,782              | \$ -        |
| Interest                                                 | \$ 5,000          | \$ 3,992                         | \$ 3,992                | \$ -        |
| <b>Total Revenues</b>                                    | <b>\$ 400,460</b> | <b>\$ 377,774</b>                | <b>\$ 377,774</b>       | <b>\$ -</b> |
| <b>Expenditures:</b>                                     |                   |                                  |                         |             |
| Interest Payment - 11/01                                 | \$ 116,218        | \$ 116,218                       | \$ 116,218              | \$ -        |
| Principal Payment - 05/01                                | \$ 165,000        | \$ -                             | \$ -                    | \$ -        |
| Interest Payment - 05/01                                 | \$ 116,218        | \$ -                             | \$ -                    | \$ -        |
| <b>Total Expenditures</b>                                | <b>\$ 397,435</b> | <b>\$ 116,218</b>                | <b>\$ 116,218</b>       | <b>\$ -</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 3,025</b>   | <b>\$ 261,556</b>                | <b>\$ 261,556</b>       | <b>\$ -</b> |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 190,028</b> |                                  | <b>\$ 388,466</b>       |             |
| <b>Fund Balance - Ending</b>                             | <b>\$ 193,053</b> |                                  | <b>\$ 650,022</b>       |             |

**Astonia**  
**Community Development District**  
**Debt Service Fund - Series 2023**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

|                                                          | Adopted<br>Budget | Prorated Budget<br>Thru 01/31/26 | Actual<br>Thru 01/31/26 | Variance    |
|----------------------------------------------------------|-------------------|----------------------------------|-------------------------|-------------|
| <b>Revenues:</b>                                         |                   |                                  |                         |             |
| Assessments                                              | \$ 278,389        | \$ 263,128                       | \$ 263,128              | \$ -        |
| Interest                                                 | \$ 5,000          | \$ 1,907                         | \$ 1,907                | \$ -        |
| <b>Total Revenues</b>                                    | <b>\$ 283,389</b> | <b>\$ 265,035</b>                | <b>\$ 265,035</b>       | <b>\$ -</b> |
| <b>Expenditures:</b>                                     |                   |                                  |                         |             |
| Interest Payment - 12/01                                 | \$ 104,741        | \$ 104,741                       | \$ 104,741              | \$ -        |
| Principal Payment - 06/15                                | \$ 70,000         | \$ -                             | \$ -                    | \$ -        |
| Interest Payment - 06/15                                 | \$ 104,741        | \$ -                             | \$ -                    | \$ -        |
| <b>Total Expenditures</b>                                | <b>\$ 279,481</b> | <b>\$ 104,741</b>                | <b>\$ 104,741</b>       | <b>\$ -</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 3,907</b>   | <b>\$ 160,294</b>                | <b>\$ 160,294</b>       | <b>\$ -</b> |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 143,836</b> |                                  | <b>\$ 171,480</b>       |             |
| <b>Fund Balance - Ending</b>                             | <b>\$ 147,744</b> |                                  | <b>\$ 331,774</b>       |             |

**Astonia**  
**Community Development District**  
**Debt Service Fund - Series 2024**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

|                                                          | Adopted<br>Budget | Prorated Budget<br>Thru 01/31/26 | Actual<br>Thru 01/31/26 | Variance    |
|----------------------------------------------------------|-------------------|----------------------------------|-------------------------|-------------|
| <b>Revenues:</b>                                         |                   |                                  |                         |             |
| Assessments                                              | \$ 251,983        | \$ 238,169                       | \$ 238,169              | \$ -        |
| Interest                                                 | \$ 5,000          | \$ 3,628                         | \$ 3,628                | \$ -        |
| <b>Total Revenues</b>                                    | <b>\$ 256,983</b> | <b>\$ 241,798</b>                | <b>\$ 241,798</b>       | <b>\$ -</b> |
| <b>Expenditures:</b>                                     |                   |                                  |                         |             |
| Interest Payment - 11/01                                 | \$ 97,958         | \$ 97,958                        | \$ 97,958               | \$ -        |
| Principal Payment - 05/01                                | \$ 55,000         | \$ -                             | \$ -                    | \$ -        |
| Interest Payment - 05/01                                 | \$ 97,958         | \$ -                             | \$ -                    | \$ -        |
| <b>Total Expenditures</b>                                | <b>\$ 250,916</b> | <b>\$ 97,958</b>                 | <b>\$ 97,958</b>        | <b>\$ -</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 6,066</b>   | <b>\$ 143,839</b>                | <b>\$ 143,839</b>       | <b>\$ -</b> |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 125,828</b> |                                  | <b>\$ 372,383</b>       |             |
| <b>Fund Balance - Ending</b>                             | <b>\$ 131,894</b> |                                  | <b>\$ 516,222</b>       |             |

**Astonia**  
**Community Development District**  
**Capital Projects Fund - Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

|                                                          | Adopted<br>Budget | Prorated Budget<br>Thru 01/31/26 | Actual<br>Thru 01/31/26 | Variance          |
|----------------------------------------------------------|-------------------|----------------------------------|-------------------------|-------------------|
| <b>Revenues:</b>                                         |                   |                                  |                         |                   |
| Interest                                                 | \$ -              | \$ -                             | \$ 111                  | \$ 111            |
| <b>Total Revenues</b>                                    | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 111</b>           | <b>\$ 111</b>     |
| <b>Expenditures:</b>                                     |                   |                                  |                         |                   |
| Capital Outlay                                           | \$ -              | \$ -                             | \$ -                    | \$ -              |
| <b>Total Expenditures</b>                                | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ -</b>             | <b>\$ -</b>       |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 111</b>           | <b>\$ 111</b>     |
| <b>Other Financing Sources/(Uses)</b>                    |                   |                                  |                         |                   |
| Transfer In/(Out)                                        | \$ -              | \$ -                             | \$ (9,142)              | \$ (9,142)        |
| <b>Total Other Financing Sources (Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ (9,142)</b>       | <b>\$ (9,142)</b> |
| <b>Net Change in Fund Balance</b>                        | <b>\$ -</b>       |                                  | <b>\$ (9,031)</b>       |                   |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>       |                                  | <b>\$ 9,031</b>         |                   |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b>       |                                  | <b>\$ (0)</b>           |                   |

**Astonia**  
**Community Development District**  
**Capital Projects Fund - Series 2021 A2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

|                                                          | Adopted<br>Budget | Prorated Budget<br>Thru 01/31/26 | Actual<br>Thru 01/31/26 | Variance    |
|----------------------------------------------------------|-------------------|----------------------------------|-------------------------|-------------|
| <b>Revenues:</b>                                         |                   |                                  |                         |             |
| Interest                                                 | \$ -              | \$ -                             | \$ 1                    | \$ 1        |
| <b>Total Revenues</b>                                    | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 1</b>             | <b>\$ 1</b> |
| <b>Expenditures:</b>                                     |                   |                                  |                         |             |
| Capital Outlay                                           | \$ -              | \$ -                             | \$ -                    | \$ -        |
| <b>Total Expenditures</b>                                | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ -</b>             | <b>\$ -</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 1</b>             |             |
| <b>Other Financing Sources/(Uses)</b>                    |                   |                                  |                         |             |
| Transfer In/(Out)                                        | \$ -              | \$ -                             | \$ -                    | \$ -        |
| <b>Total Other Financing Sources (Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ -</b>             | <b>\$ -</b> |
| <b>Net Change in Fund Balance</b>                        | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 1</b>             |             |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 61</b>            |             |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 62</b>            |             |

**Astonia**  
**Community Development District**  
**Capital Projects Fund - Series 2021 North Parcel**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

|                                   | Adopted<br>Budget | Prorated Budget<br>Thru 01/31/26 | Actual<br>Thru 01/31/26 | Variance    |
|-----------------------------------|-------------------|----------------------------------|-------------------------|-------------|
| <b>Revenues:</b>                  |                   |                                  |                         |             |
| Developer Contributions           | \$ -              | \$ -                             | \$ -                    | \$ -        |
| <b>Total Revenues</b>             | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ -</b>             | <b>\$ -</b> |
| <b>Expenditures:</b>              |                   |                                  |                         |             |
| Capital Outlay                    | \$ -              | \$ -                             | \$ -                    | \$ -        |
| <b>Total Expenditures</b>         | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ -</b>             | <b>\$ -</b> |
| <b>Net Change in Fund Balance</b> | <b>\$ -</b>       |                                  | <b>\$ -</b>             |             |
| <b>Fund Balance - Beginning</b>   | <b>\$ -</b>       |                                  | <b>\$ -</b>             |             |
| <b>Fund Balance - Ending</b>      | <b>\$ -</b>       |                                  | <b>\$ -</b>             |             |

**Astonia**  
**Community Development District**  
**Capital Projects Fund - Series 2023**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

|                                                          | Adopted<br>Budget | Prorated Budget<br>Thru 01/31/26 | Actual<br>Thru 01/31/26 | Variance    |
|----------------------------------------------------------|-------------------|----------------------------------|-------------------------|-------------|
| <b>Revenues:</b>                                         |                   |                                  |                         |             |
| Interest                                                 | \$ -              | \$ -                             | \$ 2                    | \$ 2        |
| <b>Total Revenues</b>                                    | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 2</b>             | <b>\$ 2</b> |
| <b>Expenditures:</b>                                     |                   |                                  |                         |             |
| Capital Outlay                                           | \$ -              | \$ -                             | \$ -                    | \$ -        |
| <b>Total Expenditures</b>                                | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ -</b>             | <b>\$ -</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ -</b>       |                                  | <b>\$ 2</b>             |             |
| <b>Other Financing Sources/(Uses)</b>                    |                   |                                  |                         |             |
| Transfer In/(Out)                                        | \$ -              | \$ -                             | \$ -                    | \$ -        |
| <b>Total Other Financing Sources (Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ -</b>             | <b>\$ -</b> |
| <b>Net Change in Fund Balance</b>                        | <b>\$ -</b>       |                                  | <b>\$ 2</b>             |             |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>       |                                  | <b>\$ 118</b>           |             |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b>       |                                  | <b>\$ 119</b>           |             |

**Astoria**  
**Community Development District**  
**Capital Projects Fund - Series 2024**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

|                                                          | Adopted<br>Budget | Prorated Budget<br>Thru 01/31/26 | Actual<br>Thru 01/31/26 | Variance    |
|----------------------------------------------------------|-------------------|----------------------------------|-------------------------|-------------|
| <b>Revenues:</b>                                         |                   |                                  |                         |             |
| Interest                                                 | \$ -              | \$ -                             | \$ 0                    | \$ 0        |
| <b>Total Revenues</b>                                    | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 0</b>             | <b>\$ 0</b> |
| <b>Expenditures:</b>                                     |                   |                                  |                         |             |
| Capital Outlay                                           | \$ -              | \$ -                             | \$ -                    | \$ -        |
| <b>Total Expenditures</b>                                | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ -</b>             | <b>\$ -</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ -</b>       |                                  | <b>\$ 0</b>             |             |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>       |                                  | <b>\$ 26</b>            |             |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b>       |                                  | <b>\$ 27</b>            |             |

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

|                                            | Oct              | Nov             | Dec             | Jan             | Feb         | Mar         | Apr         | May         | Jun         | Jul         | Aug         | Sep         | Total             |
|--------------------------------------------|------------------|-----------------|-----------------|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| <b>Revenues</b>                            |                  |                 |                 |                 |             |             |             |             |             |             |             |             |                   |
| Assessment - Tax Roll                      | \$ 445           | \$ 45,237       | \$ 736,759      | \$ 128,577      | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 911,017        |
| Interest Income                            | \$ 1,587         | \$ 814          | \$ 815          | \$ 2,265        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 5,481          |
| Miscellaneous Income                       | \$ 60            | \$ -            | \$ -            | \$ 5,714        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 5,774          |
| <b>Total Revenues</b>                      | <b>\$ 1,647</b>  | <b>\$ 814</b>   | <b>\$ 815</b>   | <b>\$ 7,979</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 922,272</b> |
| <b>Expenditures:</b>                       |                  |                 |                 |                 |             |             |             |             |             |             |             |             |                   |
| <b>Administrative</b>                      |                  |                 |                 |                 |             |             |             |             |             |             |             |             |                   |
| Supervisor Fees                            | \$ -             | \$ -            | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| FICA Expense                               | \$ -             | \$ -            | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Engineering                                | \$ 250           | \$ 250          | \$ 625          | \$ 125          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 1,250          |
| Attorney                                   | \$ 1,576         | \$ 1,255        | \$ 1,492        | \$ 882          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 5,204          |
| Annual Audit                               | \$ -             | \$ -            | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Assessment Administration                  | \$ 7,030         | \$ -            | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 7,030          |
| Arbitrage                                  | \$ 450           | \$ -            | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 450            |
| Dissemination                              | \$ 1,127         | \$ 1,127        | \$ 1,127        | \$ 1,127        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 4,506          |
| Disclosure Software                        | \$ 1,500         | \$ -            | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 1,500          |
| Trustee Fees                               | \$ 4,445         | \$ -            | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 4,445          |
| Management Fees                            | \$ 3,863         | \$ 3,863        | \$ 3,863        | \$ 3,863        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 15,450         |
| Information Technology                     | \$ 155           | \$ 155          | \$ 155          | \$ 155          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 618            |
| Website Maintenance                        | \$ 103           | \$ 103          | \$ 103          | \$ 103          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 412            |
| Postage & Delivery                         | \$ 175           | \$ 86           | \$ 9            | \$ 507          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 776            |
| Insurance                                  | \$ 6,530         | \$ -            | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 6,530          |
| Printing & Binding                         | \$ 7             | \$ -            | \$ 35           | \$ 15           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 57             |
| Legal Advertising                          | \$ -             | \$ 637          | \$ 176          | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 813            |
| Contingency                                | \$ -             | \$ -            | \$ -            | \$ 60           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 60             |
| Office Supplies                            | \$ 1             | \$ 1            | \$ 0            | \$ 0            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 2              |
| Dues, Licenses & Subscriptions             | \$ 175           | \$ -            | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 175            |
| <b>Total General &amp; Administrative:</b> | <b>\$ 27,384</b> | <b>\$ 7,475</b> | <b>\$ 7,584</b> | <b>\$ 6,836</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 49,279</b>  |

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

|                                              | Oct                | Nov                | Dec                | Jan                | Feb         | Mar         | Apr         | May         | Jun         | Jul         | Aug         | Sep         | Total             |
|----------------------------------------------|--------------------|--------------------|--------------------|--------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| <b><i>Operations &amp; Maintenance</i></b>   |                    |                    |                    |                    |             |             |             |             |             |             |             |             |                   |
| <b><i>Field Services</i></b>                 |                    |                    |                    |                    |             |             |             |             |             |             |             |             |                   |
| Property Insurance                           | \$ 20,358          | \$ -               | \$ -               | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 20,358         |
| Field Management                             | \$ 1,667           | \$ 1,667           | \$ 1,667           | \$ 1,667           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 6,667          |
| Landscape Maintenance                        | \$ 19,043          | \$ 19,043          | \$ 19,043          | \$ 19,043          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 76,172         |
| Landscape Replacement                        | \$ -               | \$ -               | \$ -               | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Lake Maintenance                             | \$ 1,900           | \$ 1,900           | \$ 1,625           | \$ 1,900           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 7,325          |
| Streetlights                                 | \$ 7,197           | \$ 3,807           | \$ 4,885           | \$ 3,741           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 19,631         |
| Electric                                     | \$ 1,025           | \$ 203             | \$ 182             | \$ 111             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 1,522          |
| Water & Sewer                                | \$ 1,136           | \$ 2,568           | \$ 800             | \$ 450             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 4,953          |
| Sidewalk & Asphalt Maintenance               | \$ -               | \$ -               | \$ -               | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Irrigation Repairs                           | \$ -               | \$ 1,968           | \$ -               | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 1,968          |
| General Repairs & Maintenance                | \$ 509             | \$ 398             | \$ 661             | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 1,567          |
| Contingency                                  | \$ 1,059           | \$ 7               | \$ -               | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 1,066          |
| <b>Subtotal Field Expenses</b>               | <b>\$ 53,893</b>   | <b>\$ 31,561</b>   | <b>\$ 28,863</b>   | <b>\$ 26,912</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 141,228</b> |
| <b><i>Amenity Expenses</i></b>               |                    |                    |                    |                    |             |             |             |             |             |             |             |             |                   |
| Amenity - Electric                           | \$ 1,942           | \$ 870             | \$ 1,093           | \$ 803             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 4,707          |
| Amenity - Water                              | \$ 3,434           | \$ 1,743           | \$ 2,039           | \$ 1,038           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 8,254          |
| Internet                                     | \$ 120             | \$ 120             | \$ 120             | \$ 120             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 480            |
| Pest Control                                 | \$ 125             | \$ 125             | \$ 125             | \$ 125             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 500            |
| Janitorial Service                           | \$ 1,300           | \$ 1,340           | \$ 1,350           | \$ 1,330           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 5,320          |
| Security Services                            | \$ 2,659           | \$ 2,949           | \$ 2,263           | \$ 2,710           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 10,581         |
| Pool Maintenance                             | \$ 2,500           | \$ 2,500           | \$ 2,500           | \$ 2,500           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 10,000         |
| Amenity Repairs & Maintenance                | \$ 75              | \$ 660             | \$ 863             | \$ 1,000           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 2,598          |
| Amenity Access Management                    | \$ 1,250           | \$ 1,250           | \$ 1,250           | \$ 1,250           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 5,000          |
| Holiday Lights                               | \$ -               | \$ -               | \$ -               | \$ 8,100           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 8,100          |
| Contingency                                  | \$ 600             | \$ -               | \$ -               | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 600            |
| <b>Subtotal Amenity Expenses</b>             | <b>\$ 14,005</b>   | <b>\$ 11,557</b>   | <b>\$ 11,603</b>   | <b>\$ 18,975</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 56,140</b>  |
| <b>Total Maintenance</b>                     | <b>\$ 67,898</b>   | <b>\$ 43,117</b>   | <b>\$ 40,465</b>   | <b>\$ 45,887</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 197,368</b> |
| <b>Total Expenditures</b>                    | <b>\$ 95,283</b>   | <b>\$ 50,592</b>   | <b>\$ 48,049</b>   | <b>\$ 52,723</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 246,647</b> |
| <b><i>Other Financing Sources/(Uses)</i></b> |                    |                    |                    |                    |             |             |             |             |             |             |             |             |                   |
| Transfer In/Out                              | \$ -               | \$ -               | \$ -               | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| <b>Total Other Financing Sources (Uses)</b>  | <b>\$ -</b>        | <b>\$ -</b>        | <b>\$ -</b>        | <b>\$ -</b>        | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b>       |
| <b>Excess Revenues (Expenditures)</b>        | <b>\$ (93,636)</b> | <b>\$ (49,778)</b> | <b>\$ (47,235)</b> | <b>\$ (44,744)</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 675,625</b> |

**ASTONIA CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2026**

ON ROLL ASSESSMENTS

|                   |                 |               |               |               |               |               |                 |
|-------------------|-----------------|---------------|---------------|---------------|---------------|---------------|-----------------|
| Gross Assessments | \$ 1,036,401.42 | \$ 234,281.01 | \$ 600,537.63 | \$ 425,225.81 | \$ 299,342.64 | \$ 270,948.72 | \$ 2,866,737.23 |
| Net Assessments   | \$ 963,853.32   | \$ 217,881.34 | \$ 558,500.00 | \$ 395,460.00 | \$ 278,388.66 | \$ 251,982.31 | \$ 2,666,065.62 |
|                   |                 | 021           | 022           | 023           | 024           | 025           |                 |
|                   | 36.15%          | 8.17%         | 20.95%        | 14.83%        | 10.44%        | 9.45%         | 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    | 2024 Debt Service    | Total                  |
|--------------|-------------------|------------------------|------------------------|-----------------------|--------------------|-----------------------|------------------------|----------------------|----------------------|-------------------------|---------------------------|----------------------|----------------------|------------------------|
| 10/31/25     | 07/01/25-09/30/25 | \$0.00                 | \$0.00                 | \$0.00                | \$1,231.50         | \$0.00                | \$1,231.50             | \$445.22             | \$100.65             | \$257.98                | \$182.67                  | \$128.59             | \$116.39             | \$1,231.50             |
| 11/10/25     | 10/20/25-10/21/25 | \$2,095.71             | (\$110.04)             | (\$39.71)             | \$0.00             | \$0.00                | \$1,945.96             | \$703.52             | \$159.03             | \$407.65                | \$288.64                  | \$203.20             | \$183.92             | \$1,945.96             |
| 11/14/25     | 10/01/25-10/31/25 | \$29,145.15            | (\$1,165.71)           | (\$559.59)            | \$0.00             | \$0.00                | \$27,419.85            | \$9,913.00           | \$2,240.86           | \$5,744.04              | \$4,067.21                | \$2,863.16           | \$2,591.58           | \$27,419.85            |
| 11/21/25     | 11/01/25-11/07/25 | \$58,418.40            | (\$2,336.62)           | (\$1,121.64)          | \$0.00             | \$0.00                | \$54,960.14            | \$19,869.55          | \$4,491.55           | \$11,513.31             | \$8,152.29                | \$5,738.90           | \$5,194.54           | \$54,960.14            |
| 11/22/25     | Invoice#4652309   | \$0.00                 | \$0.00                 | \$0.00                | \$0.00             | (\$18,303.37)         | (\$18,303.37)          | (\$6,617.15)         | (\$1,495.82)         | (\$3,834.28)            | (\$2,714.96)              | (\$1,911.22)         | (\$1,729.94)         | (\$18,303.37)          |
| 11/22/25     | Invoice#4652310   | \$0.00                 | \$0.00                 | \$0.00                | \$0.00             | (\$10,364.01)         | (\$10,364.01)          | (\$3,746.86)         | (\$846.99)           | (\$2,171.11)            | (\$1,537.30)              | (\$1,082.20)         | (\$979.55)           | (\$10,364.01)          |
| 11/26/25     | 11/08/25-11/15/25 | \$73,838.95            | (\$2,953.23)           | (\$1,417.71)          | \$0.00             | \$0.00                | \$69,468.01            | \$25,114.53          | \$5,677.20           | \$14,552.49             | \$10,304.25               | \$7,253.80           | \$6,565.75           | \$69,468.01            |
| 12/08/25     | 11/16/25-11/25/25 | \$161,130.29           | (\$6,444.67)           | (\$3,093.71)          | \$0.00             | \$0.00                | \$151,591.91           | \$54,804.49          | \$12,388.68          | \$31,756.19             | \$22,485.77               | \$15,829.12          | \$14,327.66          | \$151,591.91           |
| 12/19/25     | 11/26/25-11/30/25 | \$1,951,299.87         | (\$78,044.86)          | (\$37,465.10)         | \$0.00             | \$0.00                | \$1,835,789.91         | \$663,686.66         | \$150,027.95         | \$384,569.93            | \$272,304.43              | \$191,691.86         | \$173,509.08         | \$1,835,789.91         |
| 12/31/25     | 12/01/25-12/15/25 | \$55,321.73            | (\$3,760.91)           | (\$1,031.22)          | \$0.00             | \$0.00                | \$50,529.60            | \$18,267.79          | \$4,129.48           | \$10,585.18             | \$7,495.10                | \$5,276.26           | \$4,775.79           | \$50,529.60            |
| 01/09/26     | 12/16/25-12/31/25 | \$372,723.64           | (\$14,532.76)          | (\$7,163.82)          | \$0.00             | \$0.00                | \$351,027.06           | \$126,905.58         | \$28,687.31          | \$73,534.80             | \$52,068.17               | \$36,653.99          | \$33,177.21          | \$351,027.06           |
| 01/29/26     | 10/01/25-12/31/25 | \$0.00                 | \$0.00                 | \$0.00                | \$4,622.08         | \$0.00                | \$4,622.08             | \$1,671.00           | \$377.74             | \$968.26                | \$685.60                  | \$482.63             | \$436.85             | \$4,622.08             |
| <b>TOTAL</b> |                   | <b>\$ 2,703,973.74</b> | <b>\$ (109,348.80)</b> | <b>\$ (51,892.50)</b> | <b>\$ 5,853.58</b> | <b>\$ (28,667.38)</b> | <b>\$ 2,519,918.64</b> | <b>\$ 911,017.33</b> | <b>\$ 205,937.64</b> | <b>\$ 527,884.44</b>    | <b>\$ 373,781.87</b>      | <b>\$ 263,128.09</b> | <b>\$ 238,169.28</b> | <b>\$ 2,519,918.65</b> |

|               |                              |
|---------------|------------------------------|
| 95%           | Net Percent Collected        |
| \$ 146,146.98 | Balance Remaining to Collect |

**Astoria**  
**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 REQUIREMENT              | \$108,689                       |                    |
| RESERVE FUND BALANCE                  | \$108,689                       |                    |
| BONDS OUTSTANDING - 3/17/21           |                                 | \$3,830,000        |
| SPECIAL CALL - 02/01/22               |                                 | (\$40,000)         |
| PRINCIPAL PAYMENT - 05/01/22          |                                 | (\$70,000)         |
| SPECIAL CALL - 05/01/22               |                                 | (\$10,000)         |
| PRINCIPAL PAYMENT - 05/01/23          |                                 | (\$75,000)         |
| PRINCIPAL PAYMENT - 05/01/24          |                                 | (\$75,000)         |
| PRINCIPAL PAYMENT - 05/01/25          |                                 | (\$75,000)         |
| <b>CURRENT BONDS OUTSTANDING</b>      |                                 | <b>\$3,485,000</b> |

| 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)        |
| <b>CURRENT BONDS OUTSTANDING</b>             |                             | <b>\$9,435,000</b> |

| 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)        |
| <b>CURRENT BONDS OUTSTANDING</b>                   |                                 | <b>\$6,545,000</b> |

| 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)         |
| <b>CURRENT BONDS OUTSTANDING</b>             |                                 | <b>\$4,040,000</b> |

| 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)         |
| <b>CURRENT BONDS OUTSTANDING</b>             |                             | <b>\$3,590,000</b> |