

Astoria
Community Development District

Meeting Agenda

June 10, 2026

AGENDA

Astoria

Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

Wednesday
June 10, 2026
1:00PM

Holiday Inn - Winter Haven
200 Cypress Gardens Blvd.
Winter Haven, Florida

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 April 08, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-11 Declaring the Assessment Area 3 Project Complete
5. Ratification of Assignment of Landscape Agreement from Weber to Continuum
6. Discussion of Insurance Recommendations
 - A. Consideration of GMS Proposal #535 for Wildlife Signage
7. **Review and Acceptance of Fiscal Year 2025 Audit Report - ADDED**
8. **Consideration of Astoria HOA Request for Community Event on July 5, 2026 - ADDED**
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of GMS Proposal #524 for Replacement Benches
 - ii. Consideration of Landscape Replacement Proposal from Continuum
 - iii. Consideration of Resort Pools Proposal for Fuel Surcharge
 - D. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters: 1,290
 - iv. Reminder of Form 1 Filing Requirement Deadline
10. Other Business
11. Supervisors Requests and Audience Comments
12. 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, **April 8, 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
Bryan Hunter
Allen Bailey
Matt Fisher

District Manager, GMS
District Counsel, KVV Law
District Engineer
Field Manager, GMS
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 being no comments the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 11,
2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes from the February 11, 2026 meeting and asked for any comments, corrections, or changes. requested a motion to approve them.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Minutes of the February 11, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-06
Approving the Proposed Fiscal Year 2027
Budget and Setting a Public Hearing to
Adopt**

Ms. O'Rourke discussed Resolution 2026-06, which is included on page 12 of the agenda package. This resolution is to approve the proposed Fiscal Year 2027 budget and to set the public hearing for adopting the final budget at the regular meeting scheduled for August 12, 2026 at 1:00 p.m., to be held at the Holiday Inn in Winter Haven.

Ms. O'Rourke stated that approval of this resolution authorizes staff to complete the steps required under Florida statutes, including transmitting the budget to the county at least 60 days before the public hearing, posting the budget on the District website, and publishing the required public hearing notice. The proposed budget for Fiscal Year 2027 covers the period from October 1, 2026, through September 30, 2027, and must be approved by June 15th to stay compliant with Florida statutes.

The total assessment for expenditures for the year is \$963,855, which is unchanged from the Fiscal Year 2026. There is no proposed increase in assessments for residents for the upcoming fiscal year. Administrative expenses are proposed to increase slightly from \$184,000 to \$187,000. The landscaping maintenance number is adjusted down from \$245,000 to \$235,000 based on actual figures. The general repair and maintenance line item has been increased by \$5,000 to address ongoing issues such as trash dumping and vandalism.

A reserve study is proposed at a cost of \$7,500 to evaluate the District's infrastructure and major assets. The budget also proposes a \$38,000 transfer to capital reserves to build up the funds for major replacements. If the capital reserve fund is not used, it is projected to reach about \$255,000 by the end of fiscal year 2027.

The debt service section outlines five different debt service funds within Astoria, with each fund structured similarly and assessed based on lot size. The gross amount on the tax bill for a 40-

foot single-family home is \$1,075, and for a 50-foot single-family home is \$1,343 per unit. The series 2020 debt service, shown on page 24, includes 191 units and will retire in 2051.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-06 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing to Adopt, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-07
Relating to General Election Qualifying
Period and Procedure**

Mr. Bailey noted the procedure and qualifying period for the upcoming general election involving two Board of Supervisor seats, which are transitioning to resident seats in November. The resolution informs both the Supervisor of Elections and the community that seats one and four will be open for election. Interested candidates must qualify between noon on Monday, June 8, 2026 and noon on Friday, June 12, 2026 and should direct questions to the Supervisor of Elections office.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-07 Relating to General Election Qualifying Period and Procedure, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-08
Certifying the Series 2020 AA1 Project
Complete**

A. Engineer’s Certificate of Completion

Mr. Bailey stated the District has completed the projects planned for the Series 2020 and 2021 initiatives. The District engineer has provided certification for these projects, and all construction funds have been fully spent with final reserve releases made. As a result, the District is ready to officially declare the projects complete. Once the Board approves the resolutions, they will be sent to the trustee, who will close the construction accounts. Each assessment area will be handled individually for these actions.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-08 Certifying the Series 2020 AA1 Project Complete, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-09
Certifying Series 2021 AA2 Project
Complete**

A. Engineer’s Certificate of Completion

Ms. O’Rourke asked for a motion to approve Resolution 2026-09, which certifies that the Series 2021 Assessment Area 2 Project has been completed.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-09 Certifying Series 2021 AA2 Project Complete, was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2026-10
Certifying Series 2021 North Parcel
Project Complete**

A. Engineer’s Certificate of Completion

Ms. O’Rourke asked for a motion to approve Resolution 2026-10 certifying the Series 2021 North Parcel Project complete.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-10 Certifying Series 2021 North Parcel Project Complete, was approved.

NINTH ORDER OF BUSINESS

**Presentation of Arbitrage Report – Series
2024, Assessment Area 4**

Ms. O’Rourke stated the District must comply with the Internal Revenue Code by ensuring it does not earn more interest than it pays on its bonds. The arbitrage report for the Series 2024 bonds, included in the agenda package, confirms this compliance by showing a negative amount on page 4 of the report, indicating no excess earnings. The report is independent, and the Board is asked to approve its acceptance.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Accepting the Arbitrage Report – Series 2024, Assessment Area 4, was approved.

TENTH ORDER OF BUSINESS

Ratification of Weber Proposal for Vehicle Damaged Landscape Replacement

Ms. O’Rourke stated on page 268 there is a proposal for replacement landscaping in the area the vehicle damaged the landscaping. She noted it had already been signed by Mr. Carson.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Weber Proposal for Vehicle Damaged Landscape Replacement, was ratified.

ELEVENTH ORDER OF BUSINESS

Discussion of Security Related Lighting

Ms. O’Rourke stated following a recent shooting in the community, residents requested the CDD to review and enhance security lighting. The maintenance team replaced all mailbox lights, addressing previous complaints about inadequate illumination. Attention was also given to an area between the dog parks, under a cabana, which has seen frequent reports of teen activity, vandalism, and insufficient lighting. The proposal discussed involves installing solar light poles outside the cabana and solar lights inside to improve visibility, deter vandalism, and enhance security. Funds are available for this project from the field contingency line item, pending Board approval.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Security Related Lighting, was approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock stated that the legislature recently adjourned and passed a measure that increases liability limits for local governments. Starting October 1, the cap will rise from \$200,000 to \$350,000 per individual and from \$300,000 to \$500,000 per incident. This change is expected to result in higher insurance premiums for the District due to increased risk, though the exact impact is not yet clear. The adjustment will take effect after the governor signs it, and staff anticipate this will happen. Members should be prepared for premium reviews in the coming months.

B. Engineer

Mr. Hunter stated they have begun preparing the annual report, including conducting some field inspections. Their aim is to complete the report and submit it before the next Board of Supervisors meeting.

C. Field Manager’s Report

Mr. Bailey stated the field manager’s report covers several District maintenance and operational updates. The landscape has been inspected, and mailbox solar lights were checked for illumination and consistency. Repairs have been made to playground and dog park fences following vandalism and blown-out fences from storm damage have been replaced. Multiple ponds have been cleaned of storm-related debris. Vendors are performing well, with regular spring mowing and biweekly pond maintenance. The pool is in good condition, janitorial services are meeting District requirements, and lake maintenance continues as water levels fluctuate and algae is expected to increase with warmer weather. An outstanding issue involves several tables in Astoria North and the dog park, which have been repeatedly damaged due to do resident misuse. Previous repairs have not prevented further destruction, and a proposal to replace the tables was discussed. Chair Carson will check on the development plans to determine if ADA tables were required by development plans and we will discuss replacing those tables at a future meeting.

i. Ratification of Proposal for Replacement Umbrella

Mr. Bailey reviewed a Proposal for Replacement Umbrella. The Proposal is to replace a damaged umbrella, with issues concerning taxes in the proposal that require adjustment. It is also noted that the umbrella’s leg was severely damaged, necessitating its replacement.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Proposal for Replacement Umbrella, was ratified.

ii. Consideration of Proposal for Replacement Bench

Mr. Bailey stated the Proposal is to replace the current tables with standard-sized tables that do not have extended lips, which are believed to be causing ongoing issues. To prevent further problems, it is suggested to replace all six tables with a total cost of \$10,352.

A Board member asked if all tables were damaged. Mr. Bailey stated that a lot of the tables were damaged to some extent. Mr. Bailey also mentioned the proposal regarding freeze damage to landscaping but it was not included in the agenda package and so he indicated he would bring it back to the next meeting.

D. District Manager’s Report

i. Check Register

Ms. O’Rourke reviewed The Check Register on page 289 of your agenda package, which is a summary of checks written for the District from January 1st through January 31st totaling \$81,034.23. Following that, you’ll see a detailed run summary of the checks paid for the District through January 31st.

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 on page 294 of your agenda package, you will see the balance sheet and income statement. These are your unaudited financials through January 31st.

THIRTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

FOURTEENTH 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.

FIFTEENTH 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 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE ASSESSMENT AREA THREE PROJECT IS COMPLETE; DECLARING THE ASSESSMENT AREA THREE PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S ASSESSMENT AREA THREE 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, 2022-04, and 2023-06 on February 13, 2020, April 13, 2022, and April 12, 2023, respectively, authorizing the issuance of its Astonia Community Development District Special Assessment Bonds, Series 2023 (Assessment Area Three Project) ("**Assessment Area Three Bonds**"), for the purpose of funding the construction, installation, and acquisition of public infrastructure, improvements, and services; and

WHEREAS, the Assessment Area Three Bonds financed a portion of the District's master project infrastructure for Assessment Area Three ("**Assessment Area Three Project**"), as such is further identified and described in that certain *Astonia Community Development District Amended and Restated Engineer's Report for Capital Improvements*, dated April 8, 2022, as supplemented by that *Astonia Community Development District Supplemental Engineer's Report for Assessment Area Three Bonds*, dated April 12, 2023, which are attached to this Resolution as **Composite Exhibit A** (together, "**Engineer's Report**"); and

WHEREAS, the Engineer's Report estimates capital costs totaling \$6,454,800.00 for the Assessment Area Three Project ("**Total Project Costs**"); and

WHEREAS, pursuant to the terms of the *Second Amended and Restated Master Assessment Methodology for Astonia Community Development District*, dated September 14, 2022, as supplemented by the *Supplemental Assessment Methodology for Assessment Area Three*, dated May 3, 2023, attached to this Resolution as **Composite Exhibit B** (together, "**Assessment Methodology**"), the estimated total costs of the Assessment Area Three 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 \$4,165,000.00; and

WHEREAS, on July 13, 2022, the Board adopted Resolutions 2022-09 and 2022-10, 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 September 14, 2022, 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 2022-17, 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 Three Project specially benefits the developable acreage in the District as set forth in Resolution 2023-10 and the Assessment Methodology, and it is reasonable, proper, just and right to assess the portion of the costs of the Assessment Area Three Project financed with the Assessment Area Three Bonds to the specially benefitted properties within the District as set forth in Resolution 2023-10 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 Fourth Supplemental Trust Indenture dated May 1, 2023 (“**Fourth 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 Three Project dated June 2, 2026, (“**Engineer’s Certification**”) attached hereto as **Exhibit C**, wherein the District Engineer certified the Assessment Area Three 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 Three Project as described above, the Board desires to certify the Assessment Area Three Project complete in accordance with the Indenture; and

WHEREAS, there remains a balance of One Hundred Twenty Dollars and Thirteen Cents (\$120.13) in the Assessment Area Three Acquisition and Construction Fund within the Acquisition and Construction Fund, which balance is reserved by the District for the payment of the remaining Costs of the Assessment Area Three Project.

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 2023-10, as supplemented.

SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE ASSESSMENT AREA THREE PROJECT. The Board of Supervisors hereby accepts the Engineer’s Certification, attached hereto as **Exhibit C**, certifying the Assessment Area Three Project complete and upon reliance thereon, certifies the Assessment Area Three Project complete in accordance with Resolution 2023-10 and the Indenture. The Completion Date, as that term is defined in the Indenture, for the Assessment Area Three Project shall be the date of the Engineer’s Certification.

SECTION 4. FINALIZATION OF SPECIAL ASSESSMENTS SECURING ASSESSMENT AREA THREE BONDS.

- A. **Remaining Balance.** The remaining balance of the Assessment Area Three Acquisition and Construction Account within the Assessment Area Three Acquisition and Construction Fund, together with any interest earning therein, shall be retained by the District to pay the costs of completing the Assessment Area Three Project, pursuant to Section 4.01(a) of the Fourth Supplemental Indenture, dated as of May 1, 2023. The Board of Supervisors hereby acknowledges that such balance may be used to reimburse Ernie Caldwell Properties, LLC (“Developer”), for eligible costs of the Assessment Area Three Project pursuant to other agreements between the District and the Developer, if applicable.

- B. **Finalization of Assessments.** Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2023-10, special assessments securing the Assessment Area Three 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 Three Project. **Exhibit D** attached hereto and incorporated herein by this reference reflects the amortization schedule of the Assessment Area Three Bonds after completion of the Assessment Area Three Project. As provided in Resolution 2023-10, the assessments levied reflect the outstanding debt due on the Assessment Area Three Bonds. Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2023-10, the special assessments on parcels specially benefitted by the Assessment Area Three 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 Three 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 2023-10, which remains in full force and effect. This Resolution and Resolution 2023-10 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 10th day of June 2026.

ATTEST:

**ASTONIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Comp. Exhibit A: *Astoria Community Development District Amended and Restated Engineer's Report for Capital Improvements*, dated April 8, 2022, as supplemented by that *Astoria Community Development District Supplemental Engineer's Report for Assessment Area Three Bonds*, dated April 12, 2023

Comp. Exhibit B: *Second Amended and Restated Master Assessment Methodology for Astoria Community Development District*, dated September 14, 2022, as supplemented by the *Supplemental Assessment Methodology for Assessment Area Three*, dated May 3, 2023

Exhibit C: Engineer's Certification, dated June 2, 2026

Exhibit D: Amortization Schedule of the Assessment Area Three Bonds

COMPOSITE EXHIBIT A

Astoria Community Development District Amended and Restated Engineer's Report for Capital Improvements, dated April 8, 2022, as supplemented by that Astoria Community Development District Supplemental Engineer's Report for Assessment Area Three Bonds, dated April 12, 2023



*ASTONIA
COMMUNITY DEVELOPMENT DISTRICT*

*AMENDED AND RESTATED ENGINEER'S REPORT
OF CAPITAL IMPROVEMENTS*

Prepared For

*BOARD OF SUPERVISORS
Of The
ASTONIA COMMUNITY DEVELOPMENT DISTRICT*

Prepared by:

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

April 8, 2022

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

AMENDED AND RESTATED ENGINEER'S REPORT
ASTONIA COMMUNITY DEVELOPMENT DISTRICT

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LIST OF EXHIBITS

EXHIBIT 1 (Composite)	- Location and District Boundary Maps
EXHIBIT 2	- Future Land Use Map
EXHIBIT 3	- Zoning Map
EXHIBIT 4 (Composite)	- Legal Description of Boundary
EXHIBIT 5	- Utility Location Map
EXHIBIT 6	- Drainage Map
EXHIBIT 7 (Composite) Costs	- Summary of District Facilities & Summary of Opinion of Probable

**AMENDED AND RESTATED ENGINEER'S REPORT
ASTONIA COMMUNITY DEVELOPMENT DISTRICT**

I. INTRODUCTION

The Astonia Community Development District (the "District") is located north and south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road in Polk County (the "County"). The existing District contains four residential project phases (Phase 1- 191 lots; Phase 2-306 lots; Phase 3 – 184 lots; Phase 4 – 332 lots) and consists of approximately 267.15 acres. As of the date of this report, the District is moving forward with a boundary amendment to add an additional 59.35 acres, bringing the total anticipated District area to 326.50 acres. The expanded District is expected to contain the 1,013 single-family lots previously included, 400 new multi-family townhome lots (1,413 lots total) being added as part of the boundary amendment, 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 (as amended under Ordinance No. 2021-23 on April 6, 2021), and has authorized the submittal of a boundary amendment petition to the County which will expand the boundary as set forth in the previous paragraph. The District will own and operate the onsite 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 Composite Exhibit 7 included with this Report.

This Report and the Capital Improvement Plan (as defined herein) reflect 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 future modifications, if any, 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 levels of benefit to the lands served by the public improvements.

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 may differ from the estimates due to a wide variety of factors that have the potential of affecting construction costs.

All roadways, including sidewalks, as well as the storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds), landscaping, irrigation, signage, & recreational amenities 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 County for ownership and maintenance. All offsite roadway improvements will be owned and maintained by the County.

II. PURPOSE & 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 all of 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 1,013 single-family lots, 400 multi-family lots, and associated infrastructure (“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 five phases. (Phase 1- 191 lots, Phase 2- 306 Lots, Phase 3 – 184 lots, Phase 4 – 332 lots, and the newly added Phase 5 – 400 lots).

IV. THE CAPITAL IMPROVEMENTS

The Capital Improvement Plan, (the “CIP”), consists of public infrastructure for all five phases of the Development. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities, recreational facilities, off-site roadway improvements, including turn lanes along Ernie Caldwell Blvd. & Lee Jackson Hwy., and also including off-site utility extensions.

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 occur as required. 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 the differential cost of undergrounding of wire in the public right-of-way or on District land is included.

As a part of the recreational component of the CIP, an amenity center and other public parks will be constructed within the various phases of the Development. The public parks and amenities will be accessed by the proposed public roadways and sidewalks and will be available for use by the general public.

All improvements financed by the District will be on land owned by, or subject to a permanent easement in favor of, the District or another governmental entity.

V. CAPITAL IMPROVEMENT PLAN COMPONENTS

The Capital Improvement Plan includes the following:

Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the existing and proposed District boundaries. Stormwater will be conveyed 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 detention to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the SWFWMD.

The Federal Emergency Management Agency's Flood Insurance Rate Maps (FEMA FIRM) for the

various phases of development within the District, demonstrate that lands proposed to be developed are predominantly located within Flood Zones X with certain limited areas lying in Zone A or Zone AE. Relatively small amounts of floodplain encroachment and associated compensation has been designed and permitted within certain phases.

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 has been 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 right of ways within the District are primarily 50 feet in width with wider sections for the boulevard entrances. The roadways will primarily consist of 20 ft. of asphalt pavement and Miami curb or Type F curb and gutter on each side. 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. All roadways within the District will be open to the general public.

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 the public. As stated above, the District's funding of roadway construction is expected to occur for all public roadways within the various phases of the Development.

Water and Wastewater Facilities

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed within the various phases of the Development. The water service provider will be Polk County 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 lands within the District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The wastewater service provider will be Polk County Utilities. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed primarily 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.

A reclaimed water distribution system is also proposed and the provider will be Polk County Utilities. The reclaimed water mains will consist of 4" & 6" diameter PVC. The mainlines will be placed primarily inside of the proposed public rights-of-way, adjacent to the proposed paved roadways. Branching off from these mainlines will be laterals to serve the individual lots. Any water, sewer, or reclaimed 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 as required at the project as well as offsite extensions for water and wastewater utilities to serve the project. The site construction activities associated with the CIP are anticipated to be completed in phases based on the following estimated schedule: Phase 1 is complete; Phase 2 in 2022, Phase 3 in 2022; Phase 4 in 2022; Phase 5 in 2023. Upon completion of the improvements, inspections will occur and

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.

Amenities and Parks

The District will provide funding for a public amenity facilities to include a clubhouse with restroom facilities, parking, and a pool. Also, provided will be a tot lot, dog park, recreational pavilion, play field, walking trails and passive open space. All facilities discussed in this paragraph are available to the general public.

Electric and Lighting

The electric distribution system serving the Development is currently planned to be underground. The District presently intends to fund the cost of the electric conduit, transformer/cabinet pads, and electric manholes required by the District. The District shall fund only the difference in cost from overhead versus underground. 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 presently intends to purchase, install, and maintain the street lighting along the internal roadways within the CDD or enter into a Lighting Agreement with Duke Energy for operation and maintenance of the street light poles and lighting service to the District. Only the differential cost of undergrounding of wire in public right-of-way on District land is included.

Entry Features , Landscaping, and Irrigation

Landscaping, irrigation, and entry features will be provided by the District. The irrigation water source will be the County's master reclaimed water system being installed and referenced above. Downstream irrigation systems for the various phases of the Development will be constructed or acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping where provided will consist of sod, shrubs, ground cover and trees for certain common areas within the Development. These items will be funded, owned and maintained by the CDD.

Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, the differential cost of undergrounding electrical lines, 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 residential 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. The 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 (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	Approved
FDEP Sewer	Approved
FDEP NOI	Approved
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	Approved
FDEP Sewer	Approved
FDEP NOI	Approved
ACOE	N/A

PHASE 4 (332 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 5 (400 Townhome Lots)

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	June 2022
Construction Permits	June 2022
Polk County Health Department Water	July 2022
FDEP Sewer	July 2022
FDEP NOI	July 2022
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, the SWFWMD, and other applicable agencies. It should be noted that the public 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 planned infrastructure as shown on construction drawings incorporating the required specifications found in the most current County & SWFWMD regulations.

VIII. REPORT MODIFICATION

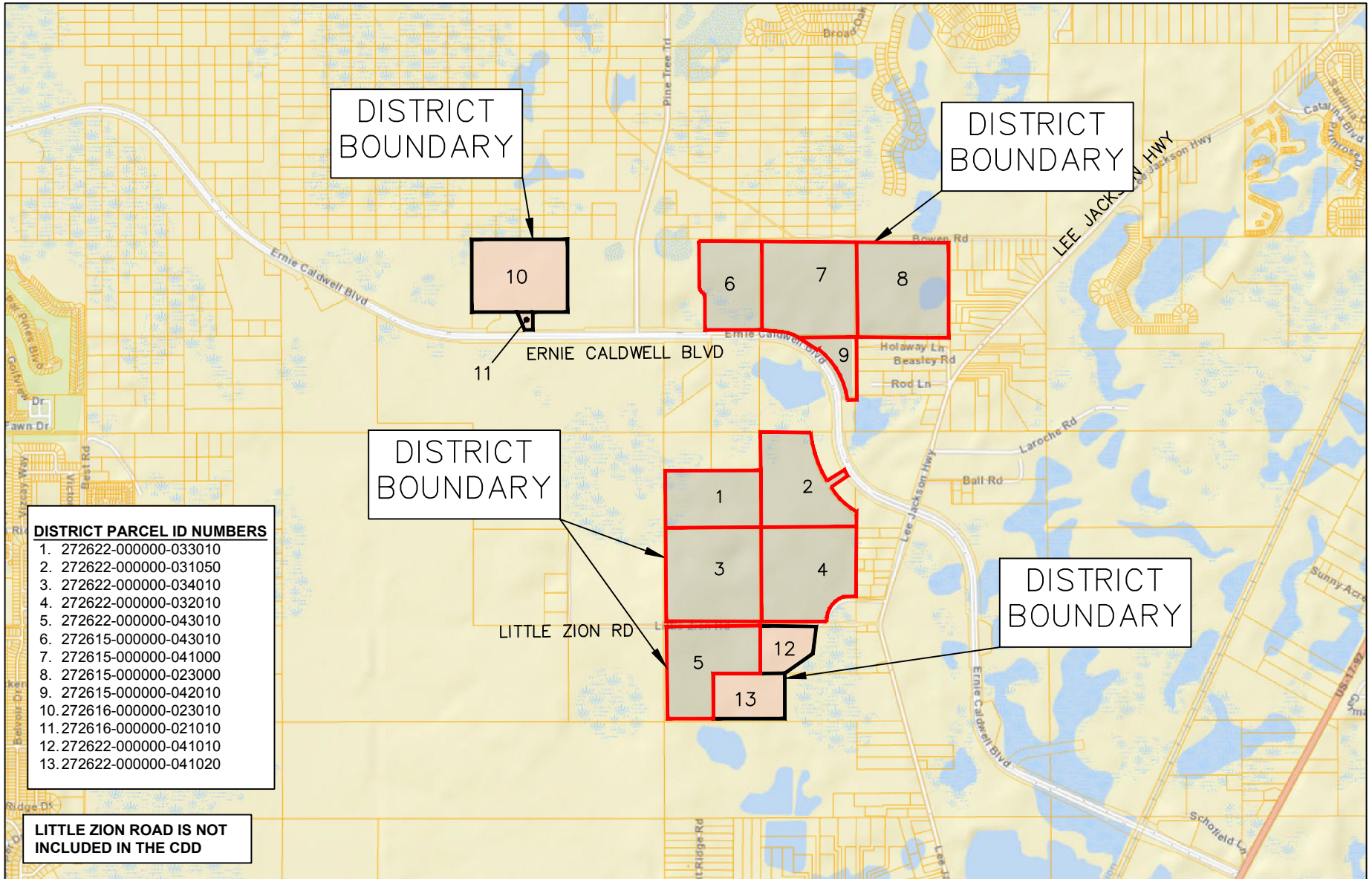
During development and implementation of the public infrastructure improvements as described herein for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such 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.

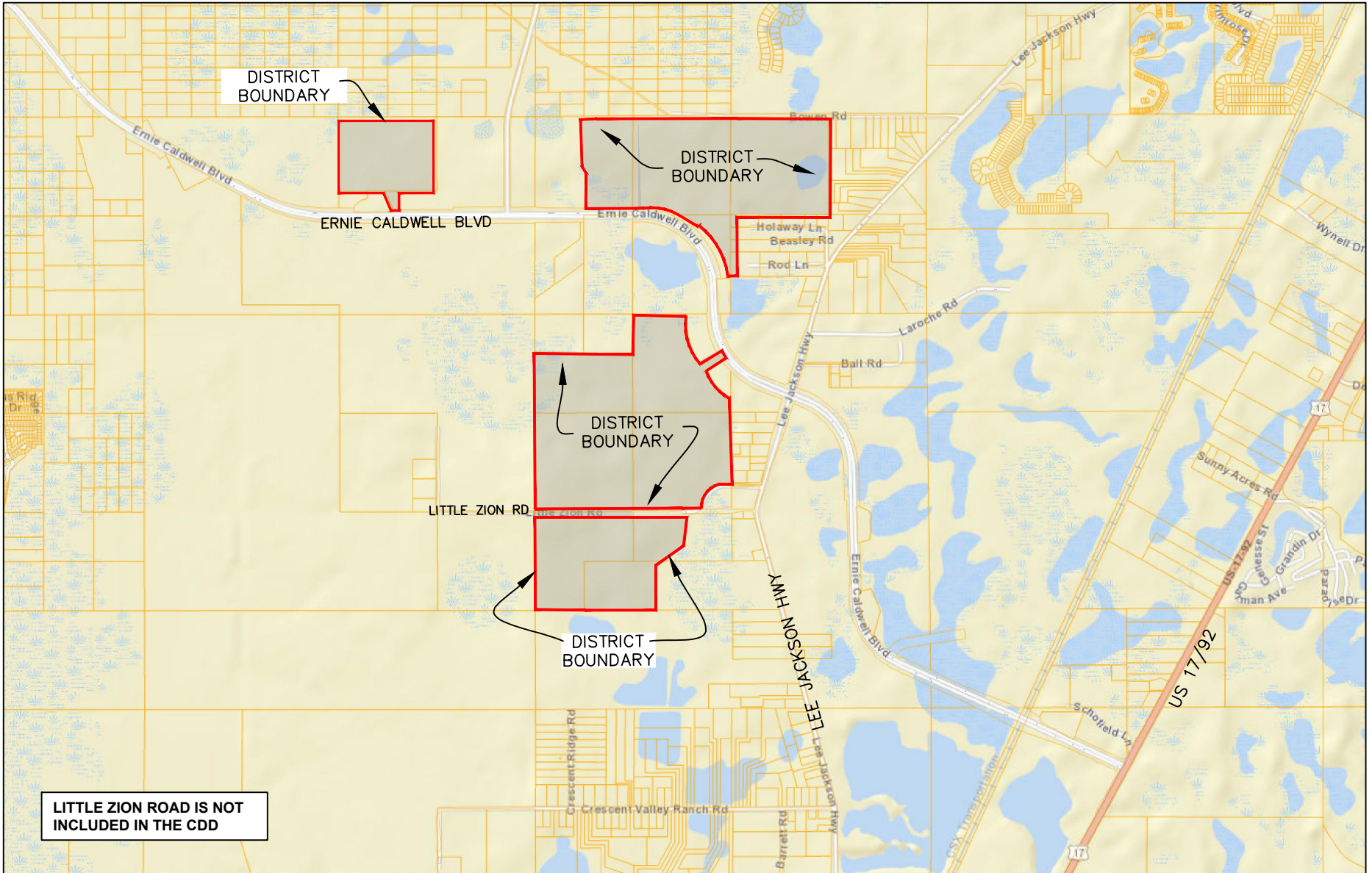
The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the area. However, labor market, future costs of equipment, 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 area, 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 proposed CIP can be completed at the cost as stated.



COMPOSITE EXHIBIT 1
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
LOCATION MAP





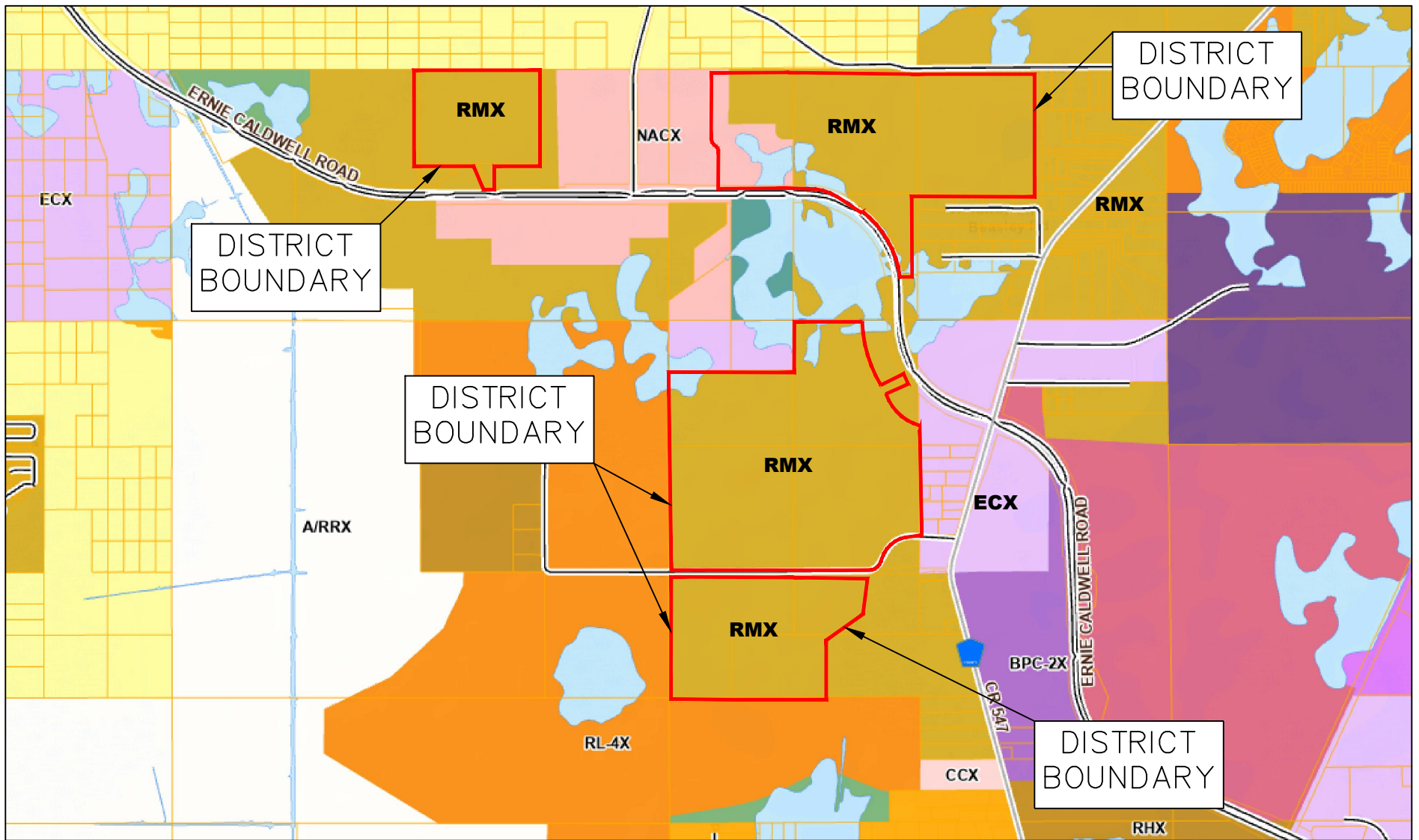
4900 DUNDEE ROAD WINTER HAVEN, FL 33884
 OFFICE: (863) 676-7770 FAX: (863) 965-0181

COMPOSITE EXHIBIT 1
ASTONIA CDD
DISTRICT BOUNDARY MAP

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



NO SCALE



LEGEND

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

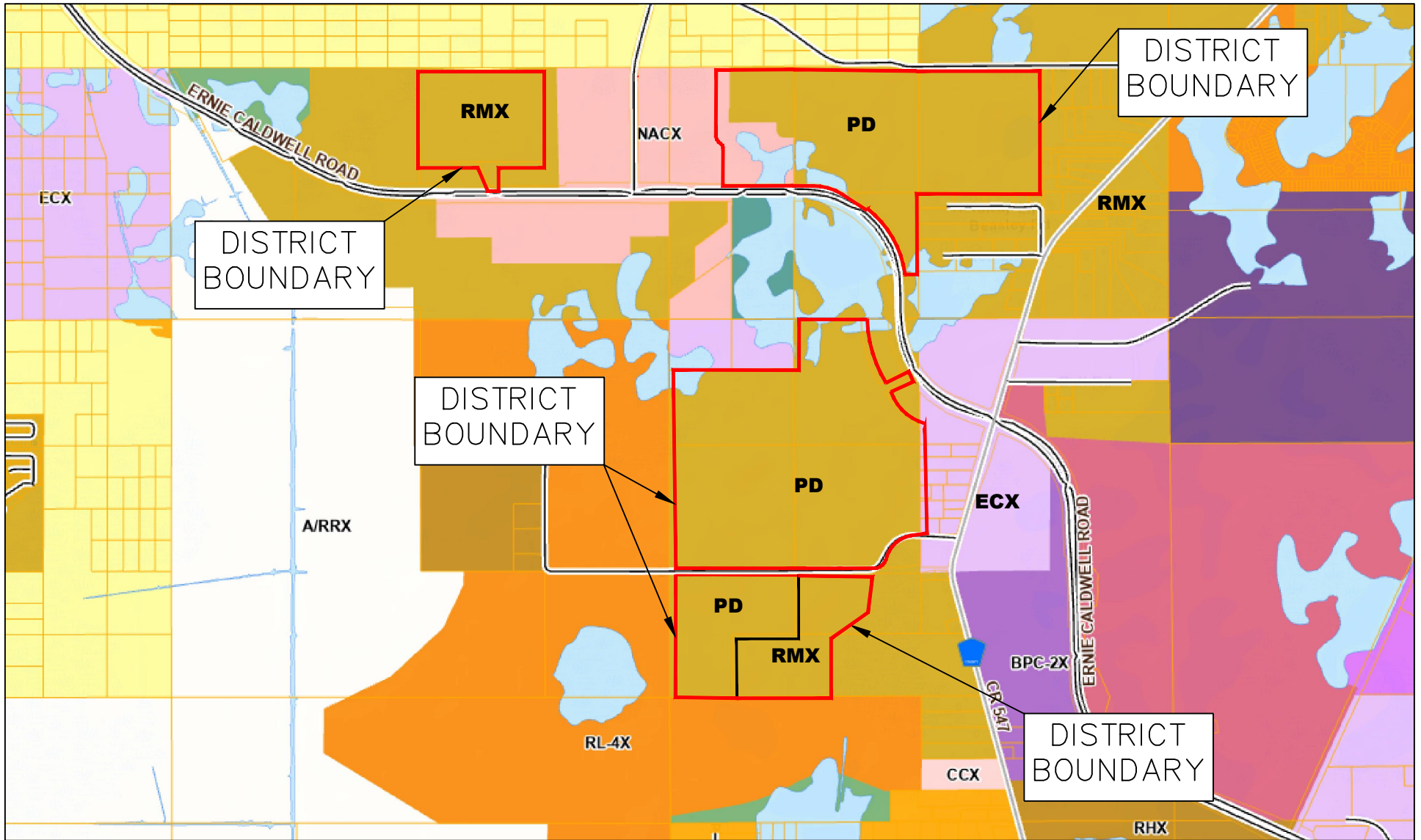
EXHIBIT 2
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY FUTURE LAND USE MAP



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



NO SCALE



LEGEND

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

EXHIBIT 3
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY ZONING MAP



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



EXISTING 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:



COMPOSITE EXHIBIT 4 EXISTING DISTRICT LEGAL DESCRIPTION ASTONIA CDD

EXISTING 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.

EXISTING DISTRICT CONTAINS APPROXIMATELY 267.15 ACRES MORE OR LESS.



COMPOSITE EXHIBIT 4 EXISTING DISTRICT LEGAL DESCRIPTION ASTONIA CDD

EXPANSION PARCELS LEGAL DESCRIPTION

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE SOUTH 00°31'43" EAST ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 8.29 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLE ZION ROAD AS RECORDED IN MAP BOOK 13, PAGE 66 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES: 1.) NORTH 89°39'18" EAST, 11.50 FEET; THENCE 2.) NORTH 89°53'03" EAST, 100.00 FEET; THENCE 3.) NORTH 89°35'52" EAST, 100.00 FEET; THENCE 4.) NORTH 88°40'52" EAST, 100.01 FEET; THENCE 5.) NORTH 89°18'40" EAST, 100.00 FEET; THENCE 6.) NORTH 89°25'33" EAST, 100.00 FEET; THENCE 7.) SOUTH 89°42'53" EAST, 100.01 FEET; THENCE 8.) SOUTH 89°49'46" EAST, 51.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1655, PAGE 1223 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH AND EAST ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1.) SOUTH 00°32'52" EAST, 21.89 FEET; THENCE 2.) NORTH 89°35'52" EAST, 227.35 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 21°42'26" WEST, 233.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 40.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°06'49" (CHORD = 49.32 FEET, CHORD BEARING = SOUTH 16°20'59" EAST) 53.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°24'23" EAST, 25.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°58'13" (CHORD = 54.91 FEET, CHORD BEARING = SOUTH 29°25'17" EAST) 56.69 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 04°26'10" EAST, 76.39 FEET; THENCE SOUTH 13°38'46" WEST, 52.95 FEET; THENCE NORTH 87°49'58" WEST, 125.75 FEET; THENCE NORTH 39°27'15" WEST, 24.16 FEET; THENCE SOUTH 66°10'59" WEST, 65.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°51'36" (CHORD = 138.19 FEET, CHORD BEARING = SOUTH 44°15'11" WEST) 141.62 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 22°19'23" WEST, 65.01 FEET; THENCE SOUTH 02°40'05" WEST, 33.16 FEET; THENCE SOUTH 13°21'20" WEST, 42.92 FEET; THENCE SOUTH 31°43'53" WEST, 117.45 FEET; THENCE SOUTH 13°57'43" WEST, 37.88 FEET; THENCE SOUTH 35°24'16" EAST, 14.20 FEET; THENCE SOUTH 02°49'28" EAST, 79.62 FEET; THENCE SOUTH 07°37'35" WEST, 38.552 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 94.88 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°30'08" (CHORD = 53.10 FEET, CHORD BEARING = SOUTH 08°37'28" EAST) 53.82 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 78.61 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°11'21" (CHORD = 59.14 FEET, CHORD BEARING = SOUTH 02°46'52" EAST) 60.63 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 56.61 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°09'12" (CHORD = 18.84 FEET, CHORD BEARING = SOUTH 28°53'52" WEST) 18.92 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38°28'01" WEST, 48.74 FEET; THENCE SOUTH 47°05'33" WEST, 40.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°59'48" (CHORD = 47.02 FEET, CHORD BEARING = SOUTH 11°05'39" WEST) 50.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 24°54'15" EAST, 62.08 FEET; THENCE SOUTH 47°59'52" EAST, 60.74 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 22; THENCE SOUTH 89°32'02" WEST ALONG SAID SOUTH BOUNDARY AND THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1116.97 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 00°30'34" WEST ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 661.20 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°33'57" EAST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 663.17 FEET TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00°31'43" WEST ALONG SAID WEST BOUNDARY A DISTANCE OF 652.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 28.38 ACRES, MORE OR LESS.

AND:



COMPOSITE EXHIBIT 4 EXPANSION PARCELS LEGAL DESCRIPTION ASTONIA CDD

EXPANSION PARCELS LEGAL DESCRIPTION

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

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

AND:

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

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

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

THE ABOVE DESCRIBED PARCEL CONTAINING 0.95 ACRES OF LAND, MORE OR LESS,

WITH ALL THREE OF THE EXPANSION PARCELS TOTALING 59.35 ACRES, MORE OR LESS.



COMPOSITE EXHIBIT 4 EXPANSION PARCELS LEGAL DESCRIPTION ASTONIA CDD

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:

COMPOSITE 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.

AND

COMPOSITE EXHIBIT 4

AMENDED DISTRICT LEGAL DESCRIPTION ASTONIA CDD



AMENDED DISTRICT LEGAL DESCRIPTION

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE SOUTH 00°31'43" EAST ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 8.29 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLE ZION ROAD AS RECORDED IN MAP BOOK 13, PAGE 66 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES: 1.) NORTH 89°39'18" EAST, 11.50 FEET; THENCE 2.) NORTH 89°53'03" EAST, 100.00 FEET; THENCE 3.) NORTH 89°35'52" EAST, 100.00 FEET; THENCE 4.) NORTH 88°40'52" EAST, 100.01 FEET; THENCE 5.) NORTH 89°18'40" EAST, 100.00 FEET; THENCE 6.) NORTH 89°25'33" EAST, 100.00 FEET; THENCE 7.) SOUTH 89°42'53" EAST, 100.01 FEET; THENCE 8.) SOUTH 89°49'46" EAST, 51.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1655, PAGE 1223 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH AND EAST ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1.) SOUTH 00°32'52" EAST, 21.89 FEET; THENCE 2.) NORTH 89°35'52" EAST, 227.35 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 21°42'26" WEST, 233.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 40.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°06'49" (CHORD = 49.32 FEET, CHORD BEARING = SOUTH 16°20'59" EAST) 53.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°24'23" EAST, 25.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°58'13" (CHORD = 54.91 FEET, CHORD BEARING = SOUTH 29°25'17" EAST) 56.69 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 04°26'10" EAST, 76.39 FEET; THENCE SOUTH 13°38'46" WEST, 52.95 FEET; THENCE NORTH 87°49'58" WEST, 125.75 FEET; THENCE NORTH 39°27'15" WEST, 24.16 FEET; THENCE SOUTH 66°10'59" WEST, 65.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°51'36" (CHORD = 138.19 FEET, CHORD BEARING = SOUTH 44°15'11" WEST) 141.62 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 22°19'23" WEST, 65.01 FEET; THENCE SOUTH 02°40'05" WEST, 33.16 FEET; THENCE SOUTH 13°21'20" WEST, 42.92 FEET; THENCE SOUTH 31°43'53" WEST, 117.45 FEET; THENCE SOUTH 13°57'43" WEST, 37.88 FEET; THENCE SOUTH 35°24'16" EAST, 14.20 FEET; THENCE SOUTH 02°49'28" EAST, 79.62 FEET; THENCE SOUTH 07°37'35" WEST, 38.552 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 94.88 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°30'08" (CHORD = 53.10 FEET, CHORD BEARING = SOUTH 08°37'28" EAST) 53.82 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 78.61 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°11'21" (CHORD = 59.14 FEET, CHORD BEARING = SOUTH 02°46'52" EAST) 60.63 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 56.61 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°09'12" (CHORD = 18.84 FEET, CHORD BEARING = SOUTH 28°53'52" WEST) 18.92 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38°28'01" WEST, 48.74 FEET; THENCE SOUTH 47°05'33" WEST, 40.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°59'48" (CHORD = 47.02 FEET, CHORD BEARING = SOUTH 11°05'39" WEST) 50.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 24°54'15" EAST, 62.08 FEET; THENCE SOUTH 47°59'52" EAST, 60.74 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 22; THENCE SOUTH 89°32'02" WEST ALONG SAID SOUTH BOUNDARY AND THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1116.97 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 00°30'34" WEST ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 661.20 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°33'57" EAST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 663.17 FEET TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00°31'43" WEST ALONG SAID WEST BOUNDARY A DISTANCE OF 652.54 FEET TO THE POINT OF BEGINNING.

AND



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

COMPOSITE EXHIBIT 4

AMENDED DISTRICT LEGAL DESCRIPTION ASTONIA CDD

AMENDED DISTRICT LEGAL DESCRIPTION

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

AND:

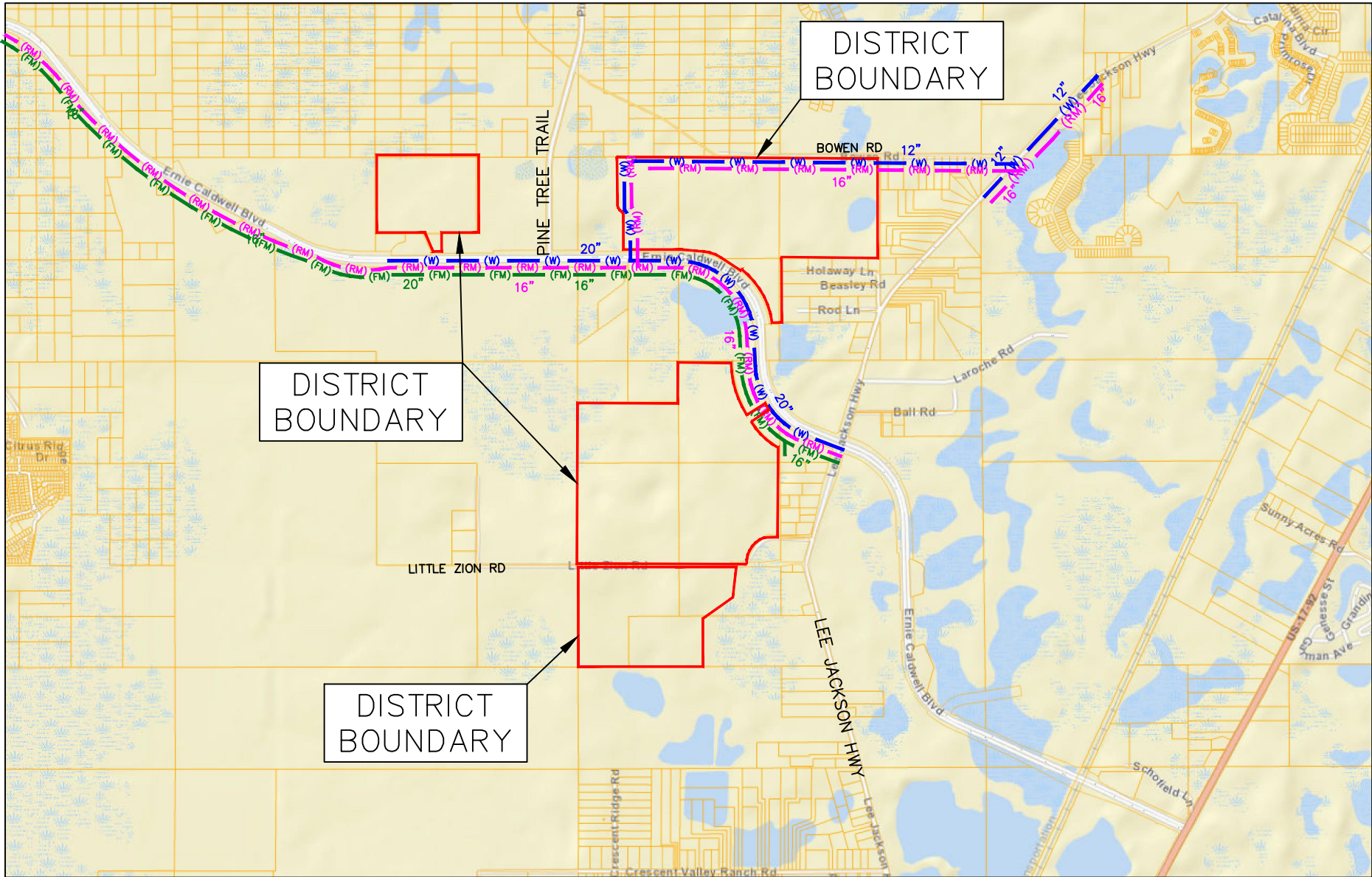
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2701, PAGE 852, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

THE AMENDED DISTRICT BOUNDARY CONTAINS APPROXIMATELY 326.50 ACRES, MORE OR LESS.





DISTRICT BOUNDARY

DISTRICT BOUNDARY

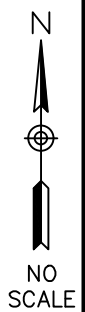
DISTRICT BOUNDARY

EXHIBIT 5
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
UTILITY LOCATION MAP



- LEGEND**
- (W) — EXISTING WATER MAIN
 - (FM) — EXISTING FORCE MAIN
 - (RM) — EXISTING RECLAIM WATER MAIN

4900 DUNDEE ROAD WINTER HAVEN, FL 33884
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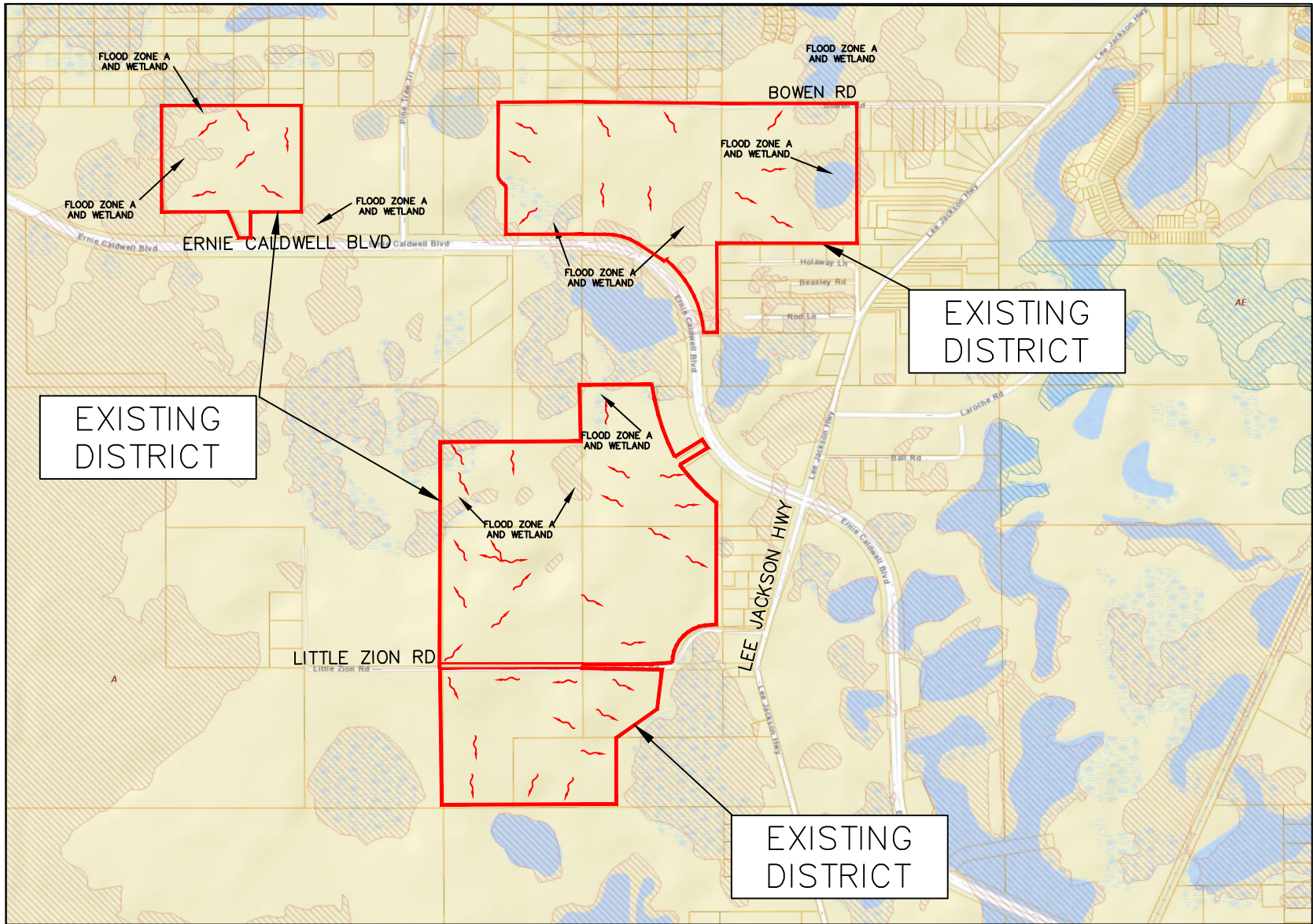


EXHIBIT 6
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
DRAINAGE MAP



Composite Exhibit 7
Astoria 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.

Composite Exhibit 7
Astoria Community Development District
Summary of Probable Cost

<u>Infrastructure</u> ⁽¹⁾⁽⁹⁾	<u>Phase 1 (2020-2021)</u> <u>Existing District</u> <u>191 Lots</u> ⁽¹⁰⁾	<u>Phase 2 (2021-2022)</u> <u>Existing District</u> <u>306 Lots</u> ⁽¹¹⁾	<u>Phase 3 (2021-2022)</u> <u>Existing District</u> <u>184 Lots</u> ⁽¹²⁾	<u>Phase 4 (2021-2022)</u> <u>Expansion</u> <u>332 LOTS</u> ⁽¹³⁾	<u>Phase 5 (2022-2023)</u> <u>Expansion</u> <u>400 Townhome Lots</u>	<u>Total</u> <u>1,413 Lots</u> ⁽¹⁴⁾
Offsite Improvements ⁽⁵⁾⁽⁶⁾	\$ 650,000.00	\$1,050,000.00	\$ 600,000.00	\$ 200,000.00	\$400,000.00	\$ 2,900,000.00
Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	\$1,350,000.00	\$2,160,000.00	\$1,290,000.00	\$2,300,000.00	\$3,200,000.00	\$10,300,000.00
Utilities (Water, Sewer, & Street Lighting) ^{(5)(6) (8)}	\$1,320,000.00	\$2,120,000.00	\$1,260,000.00	\$2,300,000.00	\$3,600,000.00	\$10,600,000.00
Roadway ⁽⁴⁾⁽⁵⁾⁽⁶⁾	\$ 790,000.00	\$1,260,000.00	\$ 750,000.00	\$1,370,000.00	\$2,400,000.00	\$6,570,000.00
Entry Feature ⁽⁶⁾⁽⁷⁾	\$ 310,000.00	\$ 495,000.00	\$ 295,000.00	\$ 530,000.00	\$200,000.00	\$ 1,830,000.00
Parks and Recreational Facilities ⁽¹⁾⁽⁶⁾	\$ 450,000.00	\$ 720,000.00	\$ 430,000.00	\$ 720,000.00	\$200,000.00	\$ 2,520,000.00
Contingency	\$ 210,000.00	\$ 345,000.00	\$ 245,000.00	\$ 400,000.00	\$1,000,000.00	\$ 2,200,000.00
TOTAL	\$5,080,000.00	\$8,150,000.00	\$4,870,000.00	\$7,820,000.00	\$11,000,000.00	\$36,920,000.00

Notes:

1. Infrastructure consists of offsite improvements, public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry features, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction, lot finishing in conjunction with home construction, which will be provided by developer or homebuilder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2021 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and buffer fencing.
8. CDD may enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Only the incremental cost of undergrounding of wire in public right-of-way and on District land is included.
9. Estimates based on Master Infrastructure to support development of 1,413 lots.
10. 73 – 40 foot wide lots and 118 - 50 foot wide lots
11. 143 – 40 foot wide lots and 163 – 50 foot wide lots
12. 73 – 40 foot wide lots and 111 – 50 foot wide lots
13. 139 – 40 foot wide lots and 193 - 50 foot wide lots.
14. 428 – 40 foot wide lots, 585 – 50 foot wide lots, and 400 townhome lots.



*ASTONIA
COMMUNITY DEVELOPMENT DISTRICT*

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

Prepared For

*BOARD OF SUPERVISORS
Of The
ASTONIA COMMUNITY DEVELOPMENT DISTRICT*

Prepared by:

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

April 12, 2023

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

**AMENDED AND RESTATED ENGINEER’S REPORT
ASTONIA COMMUNITY DEVELOPMENT DISTRICT**

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- EXHIBIT 8 - Assessment Area 3 (Phase 5) Legal Description
- EXHIBIT 9 - Phasing Map

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

I. PURPOSE

The purpose of this Supplemental Engineer’s Report for Assessment Area Three Bonds (the “Report”) is to amend the Amended and Restated Engineer’s Report of Capital Improvements, dated April 8, 2022 (the “Master Report”). The Master Report described development occurring in five phases. Phases 1- 4 remain unchanged, but Phase 5 has been divided into two separate phases: Phase 5 and Phase 6. The District’s Capital Improvement Plan is now anticipated to be completed in six total phases. Included in this Report is an amendment to Composite Exhibit 7 (Summary of Probable Cost), a new Exhibit 8 setting forth a legal description for Assessment Area Three, and a new Exhibit 9 providing a map depicting the six phases of development.

II. COMPOSITE EXHIBIT 7 (SUMMARY OF PROBABLE COSTS)

The Summary of Probable Cost table has been updated to reflect the division of the original Phase Five into two separate phases: Phase 5 and Phase 6. The total number of units planned for this area has not changed. The costs for Phase 5 and Phase 6 have been updated to reflect the most recent cost estimates. The Summary of Proposed District Facilities set forth in Composite Exhibit 7 has not changed.

III. EXHIBIT 8 (ASSESSMENT AREA 3 LEGAL DESCRIPTION)

A new exhibit has been added to provide the legal description for Assessment Area Three (Phase 5 – 232 Townhome Lots).

IV. EXHIBIT 9 (PHASING MAP)

A new exhibit has been added which depicts the locations of the development phases identified in the Summary of Probable Cost.

Composite Exhibit 7
Astoria Community Development District
Summary of Probable Cost

Infrastructure ⁽¹⁾⁽⁹⁾	Phase 1 (2020-2021) Existing District 191 Lots ⁽¹⁰⁾	Phase 2 (2021-2022) Existing District 306 Lots ⁽¹¹⁾	Phase 3 (2021-2022) Existing District 184 Lots ⁽¹²⁾	Phase 4 (2021-2022) Expansion 332 LOTS ⁽¹³⁾	Phase 5 (2022-2023) Expansion 232 Townhome Lots	Phase 6 (2023-2024) Expansion 168 Townhome Lots	Total 1,413 Lots ⁽¹⁴⁾
Offsite Improvements ⁽⁵⁾⁽⁶⁾	\$ 650,000.00	\$1,050,000.00	\$ 600,000.00	\$ 200,000.00	\$232,000.00	\$188,000.00	\$ 2,920,000.00
Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	\$1,350,000.00	\$2,160,000.00	\$1,290,000.00	\$2,300,000.00	\$1,856,000.00	\$1,504,000.00	\$10,460,000.00
Utilities (Water, Sewer, & Street Lighting) ⁽⁵⁾⁽⁶⁾⁽⁸⁾	\$1,320,000.00	\$2,120,000.00	\$1,260,000.00	\$2,300,000.00	\$2,088,000.00	\$1,692,000.00	\$10,780,000.00
Roadway ⁽⁴⁾⁽⁵⁾⁽⁶⁾	\$ 790,000.00	\$1,260,000.00	\$ 750,000.00	\$1,370,000.00	\$1,392,000.00	\$1,128,000.00	\$6,690,000.00
Entry Feature ⁽⁶⁾⁽⁷⁾	\$ 310,000.00	\$ 495,000.00	\$ 295,000.00	\$ 530,000.00	\$150,000.00	\$150,000.00	\$1,930,000.00
Parks and Recreational Facilities ⁽¹⁾⁽⁶⁾	\$ 450,000.00	\$ 720,000.00	\$ 430,000.00	\$ 720,000.00	\$150,000.00	\$150,000.00	\$2,620,000.00
Contingency	\$ 210,000.00	\$ 345,000.00	\$ 245,000.00	\$ 400,000.00	\$586,800	\$481,200.00	\$2,268,000.00
TOTAL	\$5,080,000.00	\$8,150,000.00	\$4,870,000.00	\$7,820,000.00	\$6,454,800.00	\$5,293,200.00	\$37,668,000.00

Notes:

1. Infrastructure consists of offsite improvements, public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry features, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction, lot finishing in conjunction with home construction, which will be provided by developer or homebuilder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2022 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and buffer fencing.
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9. Estimates based on Master Infrastructure to support development of 1,413 lots.
10. 73 – 40 foot wide lots and 118 - 50 foot wide lots
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12. 73 – 40 foot wide lots and 111 – 50 foot wide lots
13. 139 – 40 foot wide lots and 193 - 50 foot wide lots.
14. 428 – 40 foot wide lots, 585 – 50 foot wide lots, and 400 townhome lots.

EXHIBIT 8

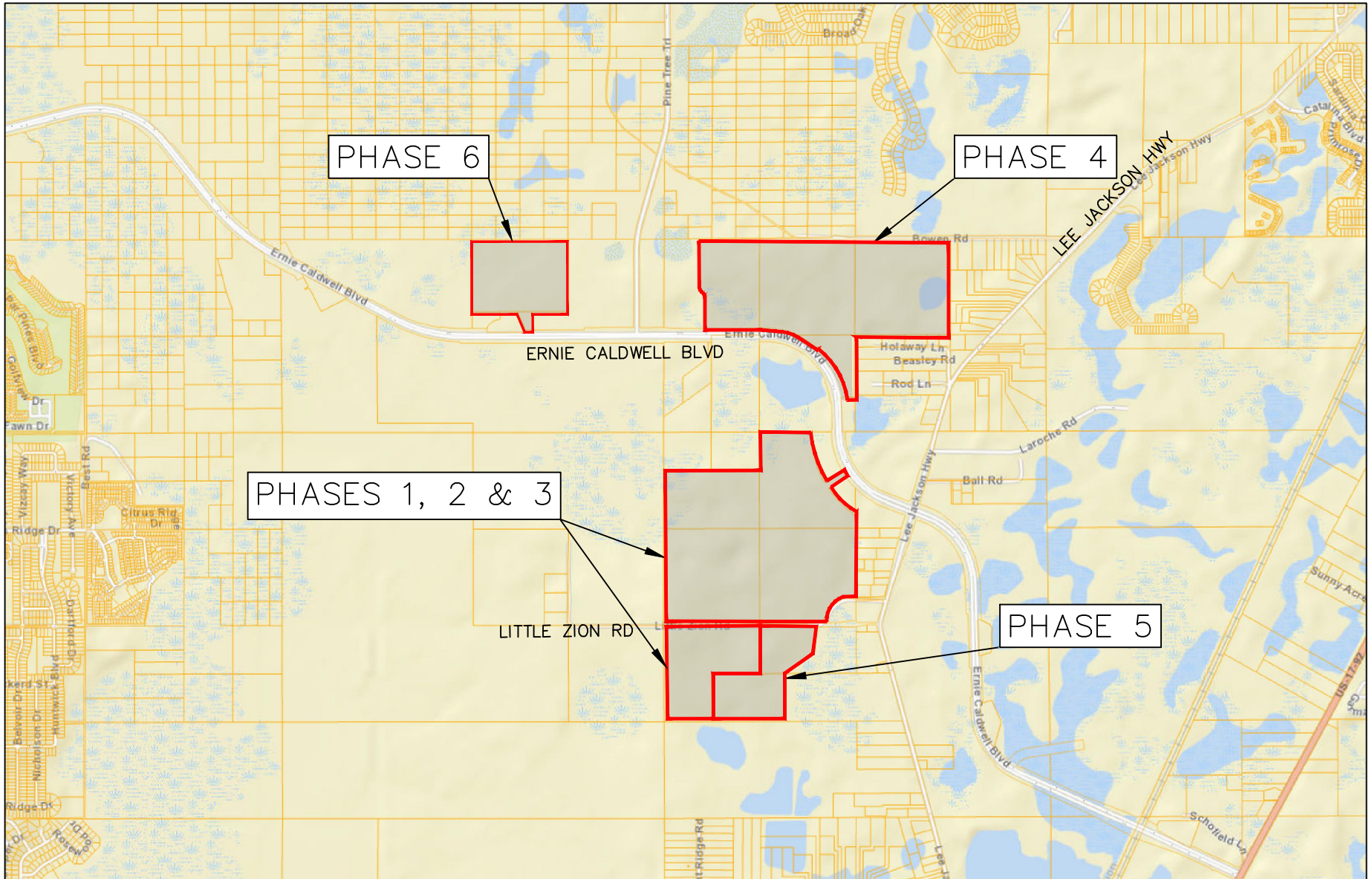
ASTONIA CDD ASSESSMENT AREA 3 (PHASE 5)

LEGAL DESCRIPTION

THAT PART OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST ¼ OF SAID SECTION 22; THENCE SOUTH 00°31'43" EAST ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 8.29 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLE ZION ROAD AS RECORDED IN MAP BOOK 13, PAGE 66 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES: 1.) NORTH 89°39'18" EAST, 11.50 FEET; THENCE 2.) NORTH 89°53'03" EAST, 100.00 FEET; THENCE 3.) NORTH 89°35'52" EAST, 100.00 FEET; THENCE 4.) NORTH 88°40'52" EAST, 100.01 FEET; THENCE 5.) NORTH 89°18'40" EAST, 100.00 FEET; THENCE 6.) NORTH 89°25'33" EAST, 100.00 FEET; THENCE 7.) SOUTH 89°42'53" EAST, 100.01 FEET; THENCE 8.) SOUTH 89°49'46" EAST, 51.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1655, PAGE 1223 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH AND EAST ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1.) SOUTH 00°32'52" EAST, 21.89 FEET; THENCE 2.) NORTH 89°35'52" EAST, 227.35 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 21°42'26" WEST, 233.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 40.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°06'49" (CHORD = 49.32 FEET, CHORD BEARING = SOUTH 16°20'59" EAST) 53.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°24'23" EAST, 25.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°58'13" (CHORD = 54.91 FEET, CHORD BEARING = SOUTH 29°25'17" EAST) 56.69 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 04°26'10" EAST, 76.39 FEET; THENCE SOUTH 13°38'46" WEST, 52.95 FEET; THENCE NORTH 87°49'58" WEST, 125.75 FEET; THENCE NORTH 39°27'15" WEST, 24.16 FEET; THENCE SOUTH 66°10'59" WEST, 65.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°51'36" (CHORD = 138.19 FEET, CHORD BEARING = SOUTH 44°15'11" WEST) 141.62 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 22°19'23" WEST, 65.01 FEET; THENCE SOUTH 02°40'05" WEST, 33.16 FEET; THENCE SOUTH 13°21'20" WEST, 42.92 FEET; THENCE SOUTH 31°43'53" WEST, 117.45 FEET; THENCE SOUTH 13°57'43" WEST, 37.88 FEET; THENCE SOUTH 35°24'16" EAST, 14.20 FEET; THENCE SOUTH 02°49'28" EAST, 79.62 FEET; THENCE SOUTH 07°37'35" WEST, 38.552 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 94.88 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°30'08" (CHORD = 53.10 FEET, CHORD BEARING = SOUTH 08°37'28" EAST) 53.82 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 78.61 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°11'21" (CHORD = 59.14 FEET, CHORD BEARING = SOUTH 02°46'52" EAST) 60.63 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 56.61 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°09'12" (CHORD = 18.84 FEET, CHORD BEARING = SOUTH 28°53'52" WEST) 18.92 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38°28'01" WEST, 48.74 FEET; THENCE SOUTH 47°05'33" WEST, 40.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°59'48" (CHORD = 47.02 FEET, CHORD BEARING = SOUTH 11°05'39" WEST) 50.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 24°54'15" EAST, 62.08 FEET; THENCE SOUTH 47°59'52" EAST, 60.74 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 22; THENCE SOUTH 89°32'02" WEST ALONG SAID SOUTH BOUNDARY AND THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1116.97 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 00°30'34" WEST ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 661.20 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°33'57" EAST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 663.17 FEET TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00°31'43" WEST ALONG SAID WEST BOUNDARY A DISTANCE OF 652.54 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED LANDS CONTAIN 28.38 ACRES, MORE OR LESS.



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EXHIBIT 9
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
PHASING MAP



COMPOSITE EXHIBIT B

Second Amended and Restated Master Assessment Methodology for Astoria Community Development District, dated September 14, 2022, as supplemented by the Supplemental Assessment Methodology for Assessment Area Three, dated May 3, 2023

**SECOND AMENDED AND RESTATED MASTER
ASSESSMENT METHODOLOGY**

FOR

**ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

Date: September 14, 2022

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 \$47,500,000 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 Amended and Restated Engineers Report of Capital Improvements dated for Capital Improvements prepared by Hunter Engineering, Inc. , and dated August 5, 2022 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 Amended and Restated Master Assessment Methodology, dated April 14, 2021 (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 District also previously adopted as a supplement to the Master Report, at the time of the issuance of the District’s \$17,220,000 Capital Improvement Revenue Bonds, Assessment Area Two (“Series 2021 Bonds”), Supplemental Assessment Methodology report dated July 8, 2021 (“Series 2021 Supplemental Report”). The Series 2021 Supplemental Report applied the methodology to the details of the Series 2021 Bonds to allocate debt assessments (“Series 2021 Special Assessments”) to properties within the District to secure the repayment of the Series 2021 Bonds. This Assessment Report does not effect the Series 2021 Special Assessments securing the Series 2021 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 400 townhome lots in Phase 5, as indicated in the Engineers Report in Composite Exhibit 7.

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 Phase 5 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 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. 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 326.50 acres in Polk County, Florida. The revised development program for the District currently envisions approximately 1,413 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 \$36,920,000. 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 \$44,000,000. 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 \$44,000,000 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 \$44,000,000 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 \$36,920,000. 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 \$44,000,000. 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 and townhomes being set at .75 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
SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	Phase 1	Phase 2 and 3	Phase 4	Phase 5	Total Assessible		Total ERUs
					Units	ERUs per Unit (1)	
Townhome	0	0	0	400	400	0.75	300
Single Family - 40'	73	216	139	0	428	0.80	342
Single Family - 50'	118	274	193	0	585	1.00	585
Total Units	191	490	332	400	1,413		1,227

(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
 SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Cost Estimate
Offsite Improvements	\$ 2,900,000
Stormwater Management	\$ 10,300,000
Utilities (Water, Sewer, & Street Lighting)	\$ 10,600,000
Roadway	\$ 6,570,000
Entry Feature	\$ 1,830,000
Parks and Recreation	\$ 2,520,000
Contingencies	\$ 2,200,000
	\$ 36,920,000

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(1) A detailed description of these improvements is provided in the Amended and Restated Engineer's Report of Capital Improvements dated August 5, 2022

Prepared by: Governmental Management Services - Central Florida, LLC

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

Description	Total	
Construction Funds	\$	36,920,000
Debt Service Reserve	\$	3,196,552
Capitalized Interest	\$	2,640,000
Underwriters Discount	\$	880,000
Cost of Issuance	\$	220,000
Contingency	\$	143,448
Par Amount*	\$	44,000,000

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
SECOND AMENDED AND RESTATED 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
Townhome	400	0.75	300	24.44%	\$ 9,023,953	\$ 22,560
Single Family - 40'	428	0.8	342	27.90%	\$ 10,299,338	\$ 24,064
Single Family - 50'	585	1.00	585	47.66%	\$ 17,596,708	\$ 30,080
Totals	1,013		1,227	100.00%	\$ 36,920,000	

* 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
 SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Townhome	400	\$ 9,023,953	\$ 10,754,440	\$ 26,886
Single Family - 40'	428	\$ 10,299,338	\$ 12,274,401	\$ 28,679
Single Family - 50'	585	\$ 17,596,708	\$ 20,971,159	\$ 35,848
Totals	1,413	\$ 36,920,000	\$ 44,000,000	

* 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
 SECOND AMENDED AND RESTATED 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)
Townhome	400	\$ 10,754,440	\$ 26,886	\$ 781,298	\$ 1,953	\$ 2,100
Single Family - 40'	428	\$ 12,274,401	\$ 28,679	\$ 891,722	\$ 2,083	\$ 2,240
Single Family - 50'	585	\$ 20,971,159	\$ 35,848	\$ 1,523,532	\$ 2,604	\$ 2,800
Totals	1,413	\$ 44,000,000		\$ 3,196,552		

(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
 SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Owner	Property ID #'s*	Unit Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
LENNAR HOMES LLC	272615704225000010	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000020	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000030	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000040	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000050	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000060	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000070	40	\$ 28,679	\$ 2,083	\$ 2,240
LENNAR HOMES LLC	272615704225000080	40	\$ 28,679	\$ 2,083	\$ 2,240
LENNAR HOMES LLC	272615704225000090	40	\$ 28,679	\$ 2,083	\$ 2,240
LENNAR HOMES LLC	272615704225000100	40	\$ 28,679	\$ 2,083	\$ 2,240
LENNAR HOMES LLC	272615704225000110	40	\$ 28,679	\$ 2,083	\$ 2,240
LENNAR HOMES LLC	272615704225000120	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000130	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000140	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000150	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000160	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000170	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000180	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000190	40	\$ 28,679	\$ 2,083	\$ 2,240
LENNAR HOMES LLC	272615704225000200	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000210	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000220	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000230	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000240	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000250	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000260	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000270	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000280	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000290	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000300	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000310	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000320	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000330	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000340	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000350	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000360	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000370	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000380	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000390	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000400	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000410	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000420	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000430	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000440	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000450	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000460	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000470	50	\$ 35,848	\$ 2,604	\$ 2,800

Owner	Property ID #'s*	Unit Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
AG EHC II LEN MULTI STATE 1 LLC	272615704225003080	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225003090	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225003100	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003110	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003120	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003130	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003140	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003150	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003160	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003170	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003180	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003190	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003200	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225003210	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225003220	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225003230	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225003240	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225003250	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003260	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003270	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003280	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003290	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003300	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003310	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003320	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096000010	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096000020	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096000030	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096000040	40	\$ 28,679	\$ 2,083	\$ 2,240
GUERRERO JAIRO DE JESUS UMBRIA	272622706096000050	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000060	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000070	40	\$ 28,679	\$ 2,083	\$ 2,240
ORTIZ EDUARDO JASANY RODRIGUEZ	272622706096000080	40	\$ 28,679	\$ 2,083	\$ 2,240
HUAI YU PING	272622706096000090	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000100	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000110	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000120	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000130	40	\$ 28,679	\$ 2,083	\$ 2,240
RIVERA DANIEL A	272622706096000140	50	\$ 35,848	\$ 2,604	\$ 2,800
HERNANDEZ CAMILLE LUCETTE	272622706096000150	50	\$ 35,848	\$ 2,604	\$ 2,800
AMADOR JUSTIN J	272622706096000160	40	\$ 28,679	\$ 2,083	\$ 2,240
CARRERO ZAIDA ENID CRESPO	272622706096000170	40	\$ 28,679	\$ 2,083	\$ 2,240
OCCIL BENETY	272622706096000180	40	\$ 28,679	\$ 2,083	\$ 2,240
JIMENEZ ASHLEY	272622706096000190	40	\$ 28,679	\$ 2,083	\$ 2,240
DOUMIT KATELYN M	272622706096000200	50	\$ 35,848	\$ 2,604	\$ 2,800
LOUIS THAINA JEAN	272622706096000210	50	\$ 35,848	\$ 2,604	\$ 2,800
VERA ANGEL YEPEZ	272622706096000220	50	\$ 35,848	\$ 2,604	\$ 2,800
JOUBERT RIVERA NOELLE MARIE	272622706096000230	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096000240	50	\$ 35,848	\$ 2,604	\$ 2,800
CHAMORRO KARLA VANESSA	272622706096000250	50	\$ 35,848	\$ 2,604	\$ 2,800
DEZA LUCIA DE FATIMA LAU	272622706096000260	50	\$ 35,848	\$ 2,604	\$ 2,800
MARTIN STEPHEN FREDERICK	272622706096000270	50	\$ 35,848	\$ 2,604	\$ 2,800

Owner	Property ID #'s*	Unit Type	Net Annual Debt		
			Total Par Debt Allocated	Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
CLAYTON PROPERTIES GROUP INC	272622706096000280	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000290	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000300	40	\$ 28,679	\$ 2,083	\$ 2,240
RODRIGUEZ NICHOLAS GARRETT	272622706096000310	40	\$ 28,679	\$ 2,083	\$ 2,240
VELEZ INGRID VELEZ	272622706096000320	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096000330	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096000340	50	\$ 35,848	\$ 2,604	\$ 2,800
MERKEL TRACEE G	272622706096000350	50	\$ 35,848	\$ 2,604	\$ 2,800
ROMAN YAVETH EMMANUEL CAMACHO ROMAN	272622706096000360	40	\$ 28,679	\$ 2,083	\$ 2,240
PIERRE AYANA PAIGE	272622706096000370	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000380	40	\$ 28,679	\$ 2,083	\$ 2,240
RIVERA GUZMAN LARIMAR	272622706096000390	40	\$ 28,679	\$ 2,083	\$ 2,240
VELEZ RICARDO R	272622706096000400	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096000410	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096000420	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096000430	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096004020	50	\$ 35,848	\$ 2,604	\$ 2,800
DELAGUARDA AMBIORES	272622706096004030	50	\$ 35,848	\$ 2,604	\$ 2,800
SUN CONG	272622706096004040	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096004050	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096004060	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096004070	50	\$ 35,848	\$ 2,604	\$ 2,800
WU XIAOLE	272622706096004080	50	\$ 35,848	\$ 2,604	\$ 2,800
MONTEIRO LEONARDO LIMA	272622706096004090	40	\$ 28,679	\$ 2,083	\$ 2,240
SHI YING	272622706096004100	40	\$ 28,679	\$ 2,083	\$ 2,240
ALVARADO NOHELY CAROLINA SERIO	272622706096004110	40	\$ 28,679	\$ 2,083	\$ 2,240
BRUCE CURTIS DAUNE	272622706096004120	40	\$ 28,679	\$ 2,083	\$ 2,240
GARG MANOJ	272622706096004130	40	\$ 28,679	\$ 2,083	\$ 2,240
BOUZI MICHELANGE E D	272622706096004140	40	\$ 28,679	\$ 2,083	\$ 2,240
DENIS SHERLY	272622706096004150	40	\$ 28,679	\$ 2,083	\$ 2,240
RIVERS MARY DERRICK	272622706096004160	50	\$ 35,848	\$ 2,604	\$ 2,800
NGUYEN ANDREW KHA	272622706096004170	50	\$ 35,848	\$ 2,604	\$ 2,800
ST FELIX LOUINEL	272622706096004180	40	\$ 28,679	\$ 2,083	\$ 2,240
RENAUD GONZALO JOSE BARRETO	272622706096004190	40	\$ 28,679	\$ 2,083	\$ 2,240
RODRIGUEZ MILAGROS	272622706096004200	40	\$ 28,679	\$ 2,083	\$ 2,240
VU CAN TIEN	272622706096004210	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004220	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004230	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004240	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004250	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004260	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004270	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004280	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004290	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004300	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004310	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004320	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004330	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096004340	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096004350	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096004360	40	\$ 28,679	\$ 2,083	\$ 2,240
VILLAGAS JOSE GREGORIO PENA	272622706096004370	40	\$ 28,679	\$ 2,083	\$ 2,240

Owner	Property ID #'s*	Unit Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
CARNEIRO ALEXANDER JESUS VELASQUEZ	272622706096004380	40	\$ 28,679	\$ 2,083	\$ 2,240
MERCER BRIAN K	272622706096004390	40	\$ 28,679	\$ 2,083	\$ 2,240
GARRIS RAQUEL D	272622706096004400	40	\$ 28,679	\$ 2,083	\$ 2,240
BAUTISTA MARIA ELENA	272622706096004410	40	\$ 28,679	\$ 2,083	\$ 2,240
YANG DI	272622706096004420	40	\$ 28,679	\$ 2,083	\$ 2,240
WILLIAMS BRIANNA ANNE	272622706096004430	50	\$ 35,848	\$ 2,604	\$ 2,800
LEON RAUL EDGARDO VALENTIN	272622706096004440	50	\$ 35,848	\$ 2,604	\$ 2,800
CAPODIFERRO GERALDINE CAROLINA	272622706096004450	50	\$ 35,848	\$ 2,604	\$ 2,800
PENG XIAOJUN	272622706096004460	50	\$ 35,848	\$ 2,604	\$ 2,800
PHEN STEPHANIE JANINE	272622706096004470	50	\$ 35,848	\$ 2,604	\$ 2,800
VELAZQUEZ BETHZAIDA A RODRIGUEZ	272622706096004480	50	\$ 35,848	\$ 2,604	\$ 2,800
PICHARDO HECTOR RAFAEL GARRIDO	272622706096004490	50	\$ 35,848	\$ 2,604	\$ 2,800
MOLINA CINTHIA MINERVA DEL SOL DE ARMAS	272622706096004500	50	\$ 35,848	\$ 2,604	\$ 2,800
MORALES CINDIA RAICES	272622706096004510	40	\$ 28,679	\$ 2,083	\$ 2,240
DELAGUARDA AMBOIRES	272622706096004520	40	\$ 28,679	\$ 2,083	\$ 2,240
CHERY JUNIOR	272622706096004530	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096004540	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004550	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004560	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004570	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004580	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004590	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004600	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004610	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004620	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004630	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004640	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004650	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004660	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004670	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004680	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004690	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004700	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004710	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004720	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004730	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004740	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004750	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004760	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004770	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004780	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004790	40	\$ 28,679	\$ 2,083	\$ 2,240
WILD JESSICA L	272622706096004800	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004810	40	\$ 28,679	\$ 2,083	\$ 2,240
RYTELL JOHN MICHAEL III	272622706096004820	40	\$ 28,679	\$ 2,083	\$ 2,240
LOCKHART BRYAN MARTINEZ	272622706096004830	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004840	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004850	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004860	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004870	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004880	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004890	50	\$ 35,848	\$ 2,604	\$ 2,800

Owner	Property ID #'s*	Unit Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
ERNIE CALDWELL PROPERTIES LLC	272622706096004900	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004910	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004920	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004930	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004940	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004950	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004960	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004970	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004980	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004990	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005000	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005010	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005020	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005030	50	\$ 35,848	\$ 2,604	\$ 2,800
GUARINA JOSEPH ANGEL	272622706096005040	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005050	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005060	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005070	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005080	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005090	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096005100	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096005110	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096005120	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096005130	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005140	50	\$ 35,848	\$ 2,604	\$ 2,800
BALROOP DEONARINE	272622706096005150	50	\$ 35,848	\$ 2,604	\$ 2,800
SIMMONS DICKIE	272622706096005160	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005170	50	\$ 35,848	\$ 2,604	\$ 2,800
MARTI JOSE LUIS	272622706096005180	50	\$ 35,848	\$ 2,604	\$ 2,800
HERNANDEZ MARK ANTHONY	272622706096005190	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005200	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096005210	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096005220	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096005230	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096005240	40	\$ 28,679	\$ 2,083	\$ 2,240
ERNIE CALDWELL PROPERTIES LLC	272622706096005250	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005260	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005270	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005280	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005290	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005300	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005310	40	\$ 28,679	\$ 2,083	\$ 2,240
ERNIE CALDWELL PROPERTIES LLC	272622706096005320	40	\$ 28,679	\$ 2,083	\$ 2,240
ERNIE CALDWELL PROPERTIES LLC	272622706096005330	40	\$ 28,679	\$ 2,083	\$ 2,240
ERNIE CALDWELL PROPERTIES LLC	272622706096005340	40	\$ 28,679	\$ 2,083	\$ 2,240
ERNIE CALDWELL PROPERTIES LLC	272622706096005350	40	\$ 28,679	\$ 2,083	\$ 2,240
ERNIE CALDWELL PROPERTIES LLC	272622706096005360	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005370	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005380	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005390	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005400	40	\$ 28,679	\$ 2,083	\$ 2,240
MORALES JOSE FRANCISCO	272622706096005410	40	\$ 28,679	\$ 2,083	\$ 2,240

Owner	Property ID #'s*	Unit Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
ROSARIO ANAHI COROMOTO	272622706096005420	40	\$ 28,679	\$ 2,083	\$ 2,240
LORENZO ALAIN MORALES	272622706096005430	50	\$ 35,848	\$ 2,604	\$ 2,800
BENLMOUDEN OMAR	272622706096005440	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096005450	50	\$ 35,848	\$ 2,604	\$ 2,800
SAAVEDRA SIMEON	272622706096005460	50	\$ 35,848	\$ 2,604	\$ 2,800
BUI TUAN AND GIANG VU LIVING TRUST	272622706096005470	50	\$ 35,848	\$ 2,604	\$ 2,800
GUZMAN ROBERTO CARLO UZCATEGUI	272622706096005480	50	\$ 35,848	\$ 2,604	\$ 2,800
OROZCO JONATHAN MOISES SANCHEZ	272622706096005490	50	\$ 35,848	\$ 2,604	\$ 2,800
Total Platted			\$ 17,228,613	\$ 1,251,640	\$ 1,345,849

Owner	Property ID #'s*	Type	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Pine Tree Trail Property	27-26-16-000000-023010		30.07	\$ 135,999	\$ 4,089,487	\$ 297,097	\$ 319,459
Ernie Caldwell Properties LLC	27-26-22-000000-031050		1.37	\$ 135,999	\$ 186,319	\$ 13,536	\$ 14,555
Ernie Caldwell Properties LLC	27-26-22-000000-032010		13.91	\$ 135,999	\$ 1,891,745	\$ 137,433	\$ 147,778
Ernie Caldwell Properties LLC	27-26-22-000000-033010		23.88	\$ 135,999	\$ 3,247,654	\$ 235,939	\$ 253,697
Ernie Caldwell Properties LLC	27-26-22-000000-034010		39.86	\$ 135,999	\$ 5,420,917	\$ 393,824	\$ 423,466
Ridgecrest Groves, Inc.	27-26-22-000000-041010		19.64	\$ 135,999	\$ 2,671,019	\$ 194,047	\$ 208,652
Ridgecrest Groves, Inc.	27-26-22-000000-041020		38.15	\$ 135,999	\$ 5,188,359	\$ 376,929	\$ 405,300
Ernie Caldwell Properties LLC	27-26-22-000000-043010		29.97	\$ 135,999	\$ 4,075,888	\$ 296,109	\$ 318,397
Total Unplatted			196.85		\$ 26,771,387	\$ 1,944,912	\$ 2,091,303

Totals					\$ 44,000,000	\$ 3,196,552	\$ 3,437,153
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(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	\$3,196,552

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

INSTR # 2022247897
BK 12416 Pgs 1517-1520 PG(s)4
09/13/2022 09:22:05 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 35.50

This instrument prepared by:
Richard A. Miller, Esquire
Miller Troiano, P.A.
Post Office Box 8169
Lakeland, Florida 33802

CORRECTIVE WARRANTY DEED

THIS INDENTURE,

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this 12th day of September, 2022, between **Ridgecrest Groves, Inc., a Florida corporation**, whose post office address is 10924 Mistletoe Drive, Thonotosassa, Florida 33592 ("Grantor"), and **Chateau at Astonia, LLC, a Florida limited liability company**, whose post office address is 4900 Dundee Road, Winter Haven, Florida 33884 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs, successors, and assigns forever, the following described land in Polk County, Florida, to-wit:

See Exhibit "A" attached hereto

The purpose of this deed is to correct a Scrivener's error contained in the legal description of that certain Warranty Deed recorded in O.R. Book 12215, Page 599, Public Records of Polk County, Florida.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Sealed and delivered in the presence of:

Ridgecrest Groves, Inc., a Florida corporation

Jordan Ramsey
Witness Name: Jordan Ramsey

By: Robert W Lewis
Robert W. Lewis, President

Madline Gilice
Witness Name: Madline Gilice

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization on this 12th day of September, 2022, by Robert W. Lewis, President of Ridgecrest Groves, Inc., a Florida corporation who () is personally known to me or who () has produced Driver's License as identification.

Jordan Ramsey
Notary Public Jordan Ramsey
My commission expires: 02/12/2024
Notarized online using audio-video communication

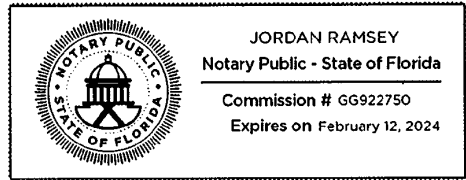


Exhibit "A"

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE SOUTH 00°31'43" EAST ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 8.29 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLE ZION ROAD AS RECORDED IN MAP BOOK 13, PAGE 66 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES: 1.) NORTH 89°39'18" EAST, 11.50 FEET; THENCE 2.) NORTH 89°53'03" EAST, 100.00 FEET; THENCE 3.) NORTH 89°35'52" EAST, 100.00 FEET; THENCE 4.) NORTH 88°40'52" EAST, 100.01 FEET; THENCE 5.) NORTH 89°18'40" EAST, 100.00 FEET; THENCE 6.) NORTH 89°25'33" EAST, 100.00 FEET; THENCE 7.) SOUTH 89°42'53" EAST, 100.01 FEET; THENCE 8.) SOUTH 89°49'46" EAST, 51.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1655, PAGE 1223 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH AND EAST ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1.) SOUTH 00°32'52" EAST, 21.89 FEET; THENCE 2.) NORTH 89°35'52" EAST, 227.35 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 21°42'26" WEST, 233.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 40.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°06'49" (CHORD = 49.32 FEET, CHORD BEARING = SOUTH 16°20'59" EAST) 53.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°24'23" EAST, 25.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°58'13" (CHORD = 54.91 FEET, CHORD BEARING = SOUTH 29°25'17" EAST) 56.69 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 04°26'10" EAST, 76.39 FEET; THENCE SOUTH 13°38'46" WEST, 52.95 FEET; THENCE NORTH 87°49'58" WEST, 125.75 FEET; THENCE NORTH 39°27'15" WEST, 24.16 FEET; THENCE SOUTH 66°10'59" WEST, 65.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°51'36" (CHORD = 138.19 FEET, CHORD BEARING = SOUTH 44°15'11" WEST) 141.62 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 22°19'23" WEST, 65.01 FEET; THENCE SOUTH 02°40'05" WEST, 33.16 FEET; THENCE SOUTH 13°21'20" WEST, 42.92 FEET; THENCE SOUTH 31°43'53" WEST, 117.45 FEET; THENCE SOUTH 13°57'43" WEST, 37.88 FEET; THENCE SOUTH 35°24'16" EAST, 14.20 FEET; THENCE SOUTH 02°49'28" EAST, 79.62 FEET; THENCE SOUTH 07°37'35" WEST, 38.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 94.88 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°30'08" (CHORD = 53.10 FEET, CHORD BEARING = SOUTH 08°37'28" EAST) 53.82 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 78.61 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°11'21" (CHORD = 59.14 FEET, CHORD BEARING = SOUTH 02°46'52" EAST) 60.63 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 56.61 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°09'12" (CHORD = 18.84 FEET, CHORD BEARING - SOUTH 28°53'52" WEST) 18.92 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38°28'01" WEST, 48.74 FEET; THENCE SOUTH 47°05'33" WEST, 40.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE,

THROUGH A CENTRAL ANGLE OF 71°59'48" (CHORD = 47.02 FEET, CHORD BEARING = SOUTH 11°05'39" WEST) 50.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 24°54'15" EAST, 62.08 FEET; THENCE SOUTH 47°59'52" EAST, 60.74 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 22; THENCE SOUTH 89°32'02" WEST ALONG SAID SOUTH BOUNDARY AND THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1116.97 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 00°30'34" WEST ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 661.20 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°33'57" EAST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 663.17 FEET TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00°31'43" WEST ALONG SAID WEST BOUNDARY A DISTANCE OF 652.54 FEET TO THE POINT OF BEGINNING.

**SUPPLEMENTAL
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA THREE**

**FOR
ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

Date: May 3, 2023

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston Street
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 is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the “District”), as amended. The District will issue on May 23, 2023, \$4,165,000 of tax exempt bonds (the “Assessment Area Three Bonds”) for the purpose of financing certain infrastructure improvements within an assessment area within the District, referred to as “Assessment Area Three” as more specifically described in the Supplemental Engineer’s Report for Assessment Area Three Bonds dated April 12, 2023 prepared by Hunter Engineering as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction and/or acquisition of public infrastructure improvements consisting of improvements that benefit property owners within Assessment Area Three of the District.

1.1 Purpose

This Supplemental Assessment Methodology Report for Assessment Area Three (the “Assessment Report”) supplements the Second Amended & Restated Master Assessment Methodology dated September 14, 2022, and provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within Assessment Area Three within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the capital improvement plan (“CIP”) relating to Assessment Area Three (herein the “Phase Five CIP”, also known as the “Assessment Area Three Project”). 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 has imposed non ad valorem special assessments on the benefited lands within Assessment Area Three 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 of collection 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 326.50 acres in Polk County, Florida. Assessment Area Three contains approximately 28.38 acres and is currently planned for 232 residential units (herein the “Phase Five Development Program”). The proposed Phase Five Development Program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified accordingly.

The improvements contemplated by the District in the Phase Five CIP will provide facilities that benefit the assessable property within Assessment Area Three of the District. The Phase Five CIP is delineated in the Engineer's Report. Specifically, the District may construct and/or acquire certain offsite improvements, stormwater management, utilities (water, sewer, & street lighting), roadway, entry feature, parks & recreational facilities, and contingency. 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 Phase Five CIP.
2. The District Engineer determines the assessable acres that benefit from the District's Phase Five CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct Phase Five CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross 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 assessable property, different in kind and degree than general benefits, for properties within its borders but outside of Assessment Area Three 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 the assessable property within Assessment Area Three of the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District's CIP, there would be no infrastructure to support development of land within Assessment Area Three within District and without these improvements, development of the property within Assessment Area Three the District would be prohibited by law.

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

Phase Five CIP. The property owners within Assessment Area Three are therefore receiving special benefits not received by those outside the District’s boundaries and outside of Assessment Area Three within 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.

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 Three of the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District’s Phase Five CIP that is necessary to support full development of property within Assessment Area Three will cost approximately \$6,454,800. The District’s Underwriter has determined that financing costs required to a portion of the Phase Five CIP, the cost of issuance of Assessment Area Three Bonds, and the funding of the debt service reserve account, will be \$4,165,000. Additionally, funding required to complete the Phase Five CIP not funded with the proceeds of the Assessment Area Three Bonds is anticipated to be funded by Developer. Without the Phase Five CIP, the property within Assessment Area Three would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District will issue on May 23, 2023, \$4,165,000 in Assessment Area Three Bonds to fund a portion of the District’s Phase Five CIP for Assessment Area Three, fund a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$4,165,000 in debt to the properties within Assessment Area Three benefiting from the Phase Five CIP.

Table 1 identifies the land uses as identified by the Developer of the land within Assessment Area Three of the District. The District has a proposed Engineer’s Report for the Phase Five CIP needed to support the Phase Five Development, these construction costs relating to are outlined in Table 2. The improvements needed to

support the Phase Five Development within Assessment Area Three are described in detail in the Engineer's Report and are estimated to cost \$6,454,800. 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 Phase Five CIP and related costs was determined by the District's Underwriter to total \$4,165,000. 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 is completed. The Phase Five CIP funded by Assessment Area Three Bonds benefits all developable acres within Assessment Area Three of the District.

The assessments will be levied to the platted property within Assessment Area Three of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits.

Once platting or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the Phase Five Development Plan will be completed and the debt relating to the Assessment Area Three Bonds will be allocated to the planned 232 residential units within Assessment Area Three within the District, which are the beneficiaries of the Phase Five CIP, as depicted in Table 5 and Table 6. If there are changes to the Phase Five Development Plan, a true up of the assessments 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

Until all the land within Assessment Area Three within the District has been platted and sold, the assessments on the portion of the land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands are subject to re-plat, which may result in changes in development density and product type; and (3) until the lands are sold it is unclear of the timing of the absorptions. Only after the property has been platted and sold will the developable acreage be determined, the final plat be certain, the developable density known, the product types be confirmed, and the timing of the sales solidified.

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

2.3 Allocation of Benefit

The Phase Five CIP consists of offsite improvements, stormwater management, utilities (water, sewer, & street lighting), roadway, entry feature, parks & recreational facilities, and contingency. There is *one* residential product types within the planned development as reflected in Table 1. The Townhome product type has been set as the base unit and has been assigned .75 equivalent residential units (“ERU”). The Phase Five CIP for Assessment Area Three is reflected in Table 2. There may be other improvements constructed in Assessment Area Three, but not funded by the Assessment Area Three Bonds. It is contemplated that the Developer will fund these costs and may be reimbursed from a future bond issue. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the Phase Five CIP 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 Five CIP relating to Assessment Area Three will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management, utilities (water, sewer, & street lighting), roadway, entry feature, parks & recreational facilities, and contingency. 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.

For the provision of Phase Five CIP relating to the Phase Five Development, 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 relating to the Phase Five Development is delineated in Table 5 (expressed as 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 District's Phase Five CIP relating to the Phase Five Development have been apportioned to the property 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 Three within 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 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 Five CIP is developed or acquired and financed by the District.

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 Property. Unassigned Property means property within Assessment Area Three where no platting or declaration of condominium has been recorded. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. 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.

4.0 Assessment Roll

The District will distribute the liens to the property platted property within Assessment Area Three of the District. The current assessment roll is depicted in Table 7.

TABLE 1
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT
 DEVELOPMENT PROGRAM
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

	Assessment Area Three (Phase Five) -			
Product Types	Units	No. of Units *	ERUs per Unit (1)	Total ERUs
Townhome	232	232	0.75	174
Total Units	232	232		174.0

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a Townhome unit = .75 ERUs

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT
 INFRASTRUCTURE COST ESTIMATES
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Capital Improvement Plan ("Phase Five CIP")(1)	Assessment Area Three (Phase 5)
Offsite Improvements	\$232,000
Stormwater Management	\$1,856,000
Utilities (Water, Sewer, & Street Lighting)	\$2,088,000
Roadway	\$1,392,000
Entry Feature	\$150,000
Parks & Recreational Facilities	\$150,000
Contingency	\$586,800
Total Improvements	\$6,454,800

(1) A detailed description of these improvements is provided in the Supplemental Engineer's Report dated April 12, 2023

Prepared by: District Engineer

TABLE 3
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT
 BOND SIZING
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Description	Assessment Area Three (Phase Five)
Sources	
Par Amount	\$4,165,000
Original Issue Discount	(\$38,525.45)
Total Sources	\$4,126,475
Uses	
Construction Funds	\$3,712,005
Debt Service Reserve	\$139,194
Underwriters Discount	\$83,300
Cost of Issuance	\$191,975
Total Uses	\$4,126,475
Bond Assumptions:	
Average Coupon	5.28%
Amortization	30 years
Capitalized Interest	None
Debt Service Reserve	50 % Max Annual D/S
Underwriters Discount	2%

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT
 ALLOCATION OF BENEFIT
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvement	
					Costs Per Product Type	Costs Per Unit
Townhome	232	0.75	174	100%	\$ 6,454,800	\$ 27,822
Totals	232		174.00	100%	\$ 6,454,800	

* 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 BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Product Types	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Townhome	232	\$ 6,454,800	\$ 4,165,000	\$ 17,953
Totals	232	\$ 6,454,800	\$ 4,165,000	

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

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 6
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT
 PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE**

Product Types	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)
Townhome	232	\$ 4,165,000	\$ 17,953	\$ 278,388.76	\$ 1,199.95	\$ 1,290.27
Totals	232	\$ 4,165,000		\$ 278,388.76		

(1) This amount includes collection fees and early payment discounts when collected on the County Property 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 - ASSESSMENT AREA THREE
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Property*	Owner	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Chateau At Astonia, Lot 1	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 2	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 3	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 4	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 5	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 6	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 7	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 8	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 9	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 10	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 11	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 12	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 13	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 14	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 15	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 16	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 17	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 18	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 19	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 20	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 21	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 22	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 23	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 24	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 25	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 26	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 27	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 28	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 29	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27

Property*	Owner	Total Par Debt Allocated	Net Annual Debt	Gross Annual
			Assessment Allocation	Debt Assessment Allocation (1)
Chateau At Astonia, Lot 205	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 206	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 207	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 208	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 209	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 210	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 211	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 212	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 213	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 214	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 215	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 216	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 217	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 218	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 219	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 220	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 221	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 222	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 223	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 224	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 225	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 226	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 227	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 228	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 229	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 230	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 231	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 232	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Totals		\$ 4,165,000	\$ 278,388.76	\$ 299,342.75

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

Property*	Owner	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
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Annual Assessment Periods	30
Average Coupon Rate (%)	5.28%
Maximum Annual Debt Service	\$278,389

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

EXHIBIT 8
ASTONIA CDD ASSESSMENT AREA 3 (PHASE 5)
LEGAL DESCRIPTION

THAT PART OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST ¼ OF SAID SECTION 22; THENCE SOUTH 00°31'43" EAST ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 8.29 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLE ZION ROAD AS RECORDED IN MAP BOOK 13, PAGE 66 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES: 1.) NORTH 89°39'18" EAST, 11.50 FEET; THENCE 2.) NORTH 89°53'03" EAST, 100.00 FEET; THENCE 3.) NORTH 89°35'52" EAST, 100.00 FEET; THENCE 4.) NORTH 88°40'52" EAST, 100.01 FEET; THENCE 5.) NORTH 89°18'40" EAST, 100.00 FEET; THENCE 6.) NORTH 89°25'33" EAST, 100.00 FEET; THENCE 7.) SOUTH 89°42'53" EAST, 100.01 FEET; THENCE 8.) SOUTH 89°49'46" EAST, 51.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1655, PAGE 1223 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH AND EAST ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1.) SOUTH 00°32'52" EAST, 21.89 FEET; THENCE 2.) NORTH 89°35'52" EAST, 227.35 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 21°42'26" WEST, 233.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 40.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°06'49" (CHORD = 49.32 FEET, CHORD BEARING = SOUTH 16°20'59" EAST) 53.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°24'23" EAST, 25.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°58'13" (CHORD = 54.91 FEET, CHORD BEARING = SOUTH 29°25'17" EAST) 56.69 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 04°26'10" EAST, 76.39 FEET; THENCE SOUTH 13°38'46" WEST, 52.95 FEET; THENCE NORTH 87°49'58" WEST, 125.75 FEET; THENCE NORTH 39°27'15" WEST, 24.16 FEET; THENCE SOUTH 66°10'59" WEST, 65.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°51'36" (CHORD = 138.19 FEET, CHORD BEARING = SOUTH 44°15'11" WEST) 141.62 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 22°19'23" WEST, 65.01 FEET; THENCE SOUTH 02°40'05" WEST, 33.16 FEET; THENCE SOUTH 13°21'20" WEST, 42.92 FEET; THENCE SOUTH 31°43'53" WEST, 117.45 FEET; THENCE SOUTH 13°57'43" WEST, 37.88 FEET; THENCE SOUTH 35°24'16" EAST, 14.20 FEET; THENCE SOUTH 02°49'28" EAST, 79.62 FEET; THENCE SOUTH 07°37'35" WEST, 38.552 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 94.88 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°30'08" (CHORD = 53.10 FEET, CHORD BEARING = SOUTH 08°37'28" EAST) 53.82 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 78.61 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°11'21" (CHORD = 59.14 FEET, CHORD BEARING = SOUTH 02°46'52" EAST) 60.63 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 56.61 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°09'12" (CHORD = 18.84 FEET, CHORD BEARING = SOUTH 28°53'52" WEST) 18.92 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38°28'01" WEST, 48.74 FEET; THENCE SOUTH 47°05'33" WEST, 40.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°59'48" (CHORD = 47.02 FEET, CHORD BEARING = SOUTH 11°05'39" WEST) 50.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 24°54'15" EAST, 62.08 FEET; THENCE SOUTH 47°59'52" EAST, 60.74 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 22; THENCE SOUTH 89°32'02" WEST ALONG SAID SOUTH BOUNDARY AND THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1116.97 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 00°30'34" WEST ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 661.20 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°33'57" EAST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 663.17 FEET TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00°31'43" WEST ALONG SAID WEST BOUNDARY A DISTANCE OF 652.54 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED LANDS CONTAIN 28.38 ACRES, MORE OR LESS.

EXHIBIT C

Engineer's Certification

ASTONIA COMMUNITY DEVELOPMENT DISTRICT
DISTRICT ENGINEER'S CERTIFICATE OF COMPLETION OF THE
ASSESSMENT AREA THREE PROJECT

June 2, 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 Three Bonds – Assessment Area Three 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 Three Project, as both terms are defined in the Master Indenture, as supplemented by that certain Fourth Supplemental Trust Indenture dated May 1, 2023 (together with the Master Indenture, the “**Indenture**”), and as further described in that certain *Astonia Community Development District Amended and Restated Engineer’s Report for Capital Improvements*, dated April 8, 2022, as supplemented by that *Astonia Community Development District Supplemental Engineer’s Report for Assessment Area Three Bonds*, dated April 12, 2023, and undertaken by the District. All capitalized terms used herein shall have the meaning ascribed to them in the Indenture.

- I. The Assessment Area Three Project has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the Assessment Area Three 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 Three 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 Three 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. The total Cost of the Assessment Area Three Project exceeded the amount deposited in the Assessment Area Three 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.

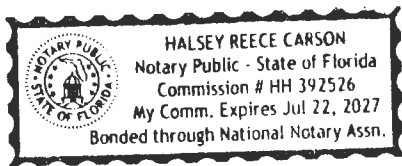
Dated: 6/2/2026

HUNTER ENGINEERING, INC.


By: Bryan Hunter, PE, District Engineer

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 2 day of June 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.



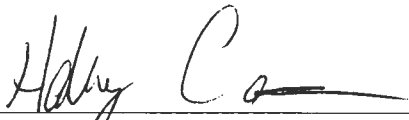

Notary Public, State of Florida
Print Name: Halsey Carson
Commission No.: HH 392526
My Commission Expires: 7-22-27

EXHIBIT D

Amortization Schedule of the Assessment Area Three Bonds

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

SECTION 5

**ASSIGNMENT OF
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES AGREEMENT**

THIS ASSIGNMENT (“Assignment”) is made and entered into this 28 day of April, 2026, by and between **WEBER ENVIRONMENTAL SERVICES, INC.** a Florida corporation with a principal address of 5935 S.R. 542 West, Winter Haven, Florida 33880 (“**Assignor**”); **CONTINUUM SERVICES FLORIDA LLC**, a Florida limited liability company, whose principal address is 5935 State Road 542 West, Winter Haven, Florida 33880 (“**Assignee**”); and **ASTONIA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Polk County, Florida, with a mailing address of 219 E. Livingston Steet, Orlando, Florida 32801 (“**District**”).

RECITALS

WHEREAS, Assignor and the District previously entered into that certain *Landscape Maintenance and Irrigation Inspection Agreement by and between the Astonia Community Development District and Weber Environmental Services LLC*, dated May 15, 2025, as amended and supplemented from time to time (the “**Agreement**”); and

WHEREAS, Assignor and the District hereby recognize and agree that the Assignor’s rights and obligations under the Agreement may be assigned pursuant to Section 20 of the Agreement upon written approval; and

WHEREAS, Assignor desires to assign all of its rights and obligations under the Agreement to Assignee, Assignee desires to accept such assignment, and the District desires to express that it consents to and has no objection to such assignment.

NOW, THEREFORE, based upon good and valuable consideration and the mutual consent of all parties, the District, Assignee, and Assignor agree as follows:

1. **INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Assignment.
2. **ASSIGNMENT.** The Assignor hereby assigns all rights, duties, and obligations under the Agreement to the Assignee, and Assignee hereby accepts said assignment. All terms and conditions of the Agreement shall remain in effect.
3. **DISTRICT CONSENT TO ASSIGNMENT OF THE AGREEMENT.** The District consents to Assignor’s assignment of the Agreement to Assignee on the following conditions:
 - a. The Assignee shall, before performing services, execute a new human trafficking affidavit.
 - b. The Assignee shall, before performing services, provide a new insurance certificate naming the District, its officers, supervisors, agents, staff, and representatives as additional insured. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance

coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District.

4. **NOTICES.** Upon this Assignment, notices pursuant to the Agreement shall be in writing and shall be delivered to the parties as follows:

If to the District: Astonia Community Development District
c/o Governmental Management Services – CF, LLC
219 East Livingston Street
Orlando, Florida 32801
Attention: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, FL 32301
Attention: District Counsel

If to Assignee: Continuum Services Florida LLC
5935 State Road 542 West
Winter Haven, Florida 33880
Attention: _____

5. **E-VERIFY.** Assignee shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Assignee shall register with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Assignee has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Assignment, the Assignee represents that no public employer has terminated a contract with the Assignee under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Assignment.
6. **ANTI-HUMAN TRAFFICKING.** Assignee certifies, by acceptance of this Assignment, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Assignee agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*, and acknowledges that if Assignee refuses to sign said affidavit, the District may terminate the Agreement immediately.
7. **COUNTERPARTS.** This Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

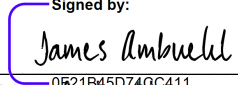
IN WITNESS WHEREOF, the parties have executed this Assignment effective as of the date set forth above.

District: ASTONIA COMMUNITY DEVELOPMENT DISTRICT

Signed by:


By: Halsey Carson
Its: Chair

Assignor: WEBER ENVIRONMENTAL SERVICES, INC.

Signed by:


By: James Ambuehl
Its: Sales

Assignee: CONTINUUM SERVICES FLORIDA LLC

Signed by:


By: Mike Hitchens
Its: Operations Manager

SECTION 6



FLORIDA INSURANCE ALLIANCE



Astonia Community Development District

Date of Visit: Tuesday April 28, 2026, at 9:00 AM

District Manager: Katie O'Rourke korourke@gmscfl.com

Site Manager Allen Bailey abailey@gmscfl.com

Address: 1757 Oceania Ave Davenport FL 33837

FIA Attendees: Dennis Thomas, FIA Risk Services Consultant

Visit Overview

The purpose of the visit conducted on Tuesday, April 28, 2026, at 9:00 AM was to allow our team to review the Astonia Community Development District from a risk-management perspective. As part of this assessment, we examined several District-owned assets, including 2 playgrounds, 1 pool with cabana, a Dog Park, mailboxes and District owned parking.

The visit provided an opportunity for us to support the District's ongoing loss-control efforts by identifying conditions that may contribute to accidents or claims and by discussing recommendations to help address potential loss-producing hazards. The observations and recommendations resulting from this review are included in this letter.

District Summary

Astonia CDD is a community development district located in Davenport, Florida, just south of Ernie Caldwell Boulevard and near the US-27 corridor. Covering roughly 300 acres, the district encompasses the Astonia master-planned residential community, which includes single-family homes, townhomes, landscaped common areas, and neighborhood amenities.

Ownership & Maintenance Responsibilities

The Astonia Community Development District (CDD) owns and maintains the core infrastructure that ensures the community's long-term functionality, safety, and overall appearance. Its most critical responsibility is the stormwater management system, which includes engineered retention ponds, drainage structures, and outfall systems designed to control flooding, manage runoff, and protect surrounding natural resources. These systems work in tandem with the district's conservation tracts, which are preserved natural areas the CDD must maintain in compliance with environmental regulations and permitting requirements.

Supporting the community's visual appeal and environmental health, the CDD also manages the irrigation network that services all common-area landscaping. This system includes pumps, controllers, underground piping, and reclaimed-water connections, ensuring that plantings remain healthy and consistent throughout the year. Complementing this is the district's responsibility for perimeter and entry landscaping, which encompasses monument signs, decorative plantings, buffer areas, and the overall aesthetic presentation of the community's entrances and primary road corridors.

Within the neighborhood, the CDD owns and maintains internal roadways that have not been dedicated to Polk County, along with the sidewalks that support pedestrian access and safety. These assets require ongoing inspections, repairs, and long-term planning to ensure they remain safe and functional for residents.

In addition to infrastructure, the Astonia CDD owns and operates the community's recreational amenities, which include the swimming pool, cabana structure, two playgrounds, open green spaces, dog parks, and passive recreation areas. These facilities are maintained through routine service contracts, regular safety inspections, and long-term capital planning to ensure they remain attractive, functional, and safe for all residents.

Strengths

Strengths highlight some of the existing risk mitigation strategies in place. Consistent application is important to the District’s overall risk management program.

- District overall is very well maintained.

Critical Recommendations

Critical recommendations are associated with exposures and hazards that represent a significant danger or risk warranting immediate attention. While follow-up for all recommendations is encouraged, items in the critical category may require documented resolution and review by FIA’s Risk Services team as indicated in the recommendation description.

- None at this time

Important Recommendations

Important recommendations are provided to address exposures that if not corrected, have the potential to result in moderate injury or property/liability losses. Some of these recommendations have been proposed from prior visits.

- | | |
|--|---|
| <ul style="list-style-type: none"> • Playground Signage • Dog Size Signage • Dog Park Open Access | <ul style="list-style-type: none"> • Wildlife Signage • Damaged Picnic Tables • Exposed Playground |
|--|---|

<p>Playground Signage- Although a rules sign was not posted at the North Astonia neighborhood during the visit, it was shared that one has already been ordered and is expected to be installed soon. This information was noted as important to include in the report so that the current status and upcoming improvement are both clearly documented.</p>	<p>Recommendation- Signage and/or labels should be posted in all playground areas or on the equipment to provide guidance as to the age appropriateness of playground equipment. This helps in keeping children from using equipment not designed by the manufacturer for their age, size, and ability. Signage should also remind parents and guardians that children should be supervised at all times and that surfaces may be hot. Please review the attached FIA Playground resource material.</p>
	

Dog Size Signage- Neither of the two sections were labeled for either small or large breed dogs. Failure to segregate dogs by size poses significant risks to predatory injuries, accidental injuries and legal liabilities.

Recommendation- Advise installing signage for both sections delineating from Large Breed and Small Breed. Installing proper signage can mitigate possibly liability concerns and also provide a much more enjoyable experience for the dog and owner. Please review the attached FIA Dog Park Playbook Resource.



Dog Park Open Access- Open access areas in a dog park, such as gaps under fencing or spaces around gates, can create several safety concerns. These openings make it easier for dogs to slip out of the designated play area, which can lead to runaways or unexpected encounters outside the park. They also increase the chance of unfamiliar dogs or wildlife entering the space, which may result in conflicts or injuries.

Recommendation- It is recommended that all open access areas around the dog park be evaluated and corrected to ensure secure containment. Gaps under fencing, spaces around gates, or any openings large enough for a dog to pass through should be repaired or reinforced to prevent escapes and reduce the risk of injuries. In addition, implementing a routine maintenance program to regularly inspect fencing, gates, and hardware will help identify issues early and ensure the park remains safe and well-secured over time. Please review the attached FIA Dog Park Playbook Resource.



Wildlife Signage – Open ponds located next to sidewalks present several safety concerns when no wildlife warning signage is in place. Without clear notices, pedestrians may be unaware of the presence of animals that commonly inhabit pond environments, such as snakes, turtles, birds, or small mammals.

Recommendation - Consider adding signage to ponds that are adjacent to areas with high pedestrian traffic including sidewalks and trails. Signage should prohibit swimming, boating, fishing (if district policy) and warn of wildlife in the area such as alligators and snakes. Please see attached FIA Resource on Wildlife Safety & Risk Management Strategies.



Damaged Picnic Tables- Damaged picnic tables that remain accessible for public use can create several safety concerns. Broken or uneven surfaces, sharp edges, loose components, or unstable frames can lead to cuts, scrapes, or falls. Structural weaknesses may also cause the table to shift or collapse when weight is applied, increasing the risk of injury. In addition to physical hazards, worn or deteriorated tables can give the impression of poor maintenance, which may reduce users' confidence in the safety and care of the surrounding area.

Recommendation- It is suggested that damaged picnic tables accessible to the public be repaired or removed to help prevent potential injuries. Broken or unstable components, sharp edges, and uneven surfaces should be addressed promptly to ensure the tables remain safe for regular use. Restoring or replacing these amenities will support a safe and welcoming environment for visitors and reduce the likelihood of accidents. Please review the attached FIA Resource on Preventative Maintenance Programs for Districts.



Exposed Playground- A playground located very close to wooded areas or active wildlife habitats can introduce several safety concerns for children and caregivers. When play spaces border dense vegetation, there is a higher chance of unexpected encounters with animals such as snakes, insects, raccoons, or other wildlife that may react defensively if startled. These areas can also harbor ticks, mosquitoes, and other pests that carry illnesses, increasing the risk of bites or exposure to disease.

Recommendation- It is suggested that the proximity of the playground to the wooded area be evaluated to help reduce potential wildlife-related risks. Creating a defined buffer zone by trimming back vegetation, improving sightlines, and removing dense brush where animals may shelter would support safer use of the space. Adding fencing as a physical divider between the playground and the woods can further discourage children from entering the area and help limit unexpected wildlife access. Clear signage reminding caregivers of nearby wildlife and encouraging children to remain within designated play areas can also contribute to a more secure environment for families. Please see attached FIA Resource on Wildlife Safety & Risk Management Strategies.



Advisory Recommendations

Advisory Recommendation is a suggestion meant to provide information to make an informed decision and is generally not mandatory.

- None at this time

Thank you for including us in your risk management efforts. We appreciate your collaborative approach and are committed to working together to develop and implement effective risk mitigation strategies.

SECTION A

Proposal # : 535



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

Bill To/District AstoniaCDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Wildlife Sign	
2 Dog size signs 17 Wildlife signs 17 U channels	

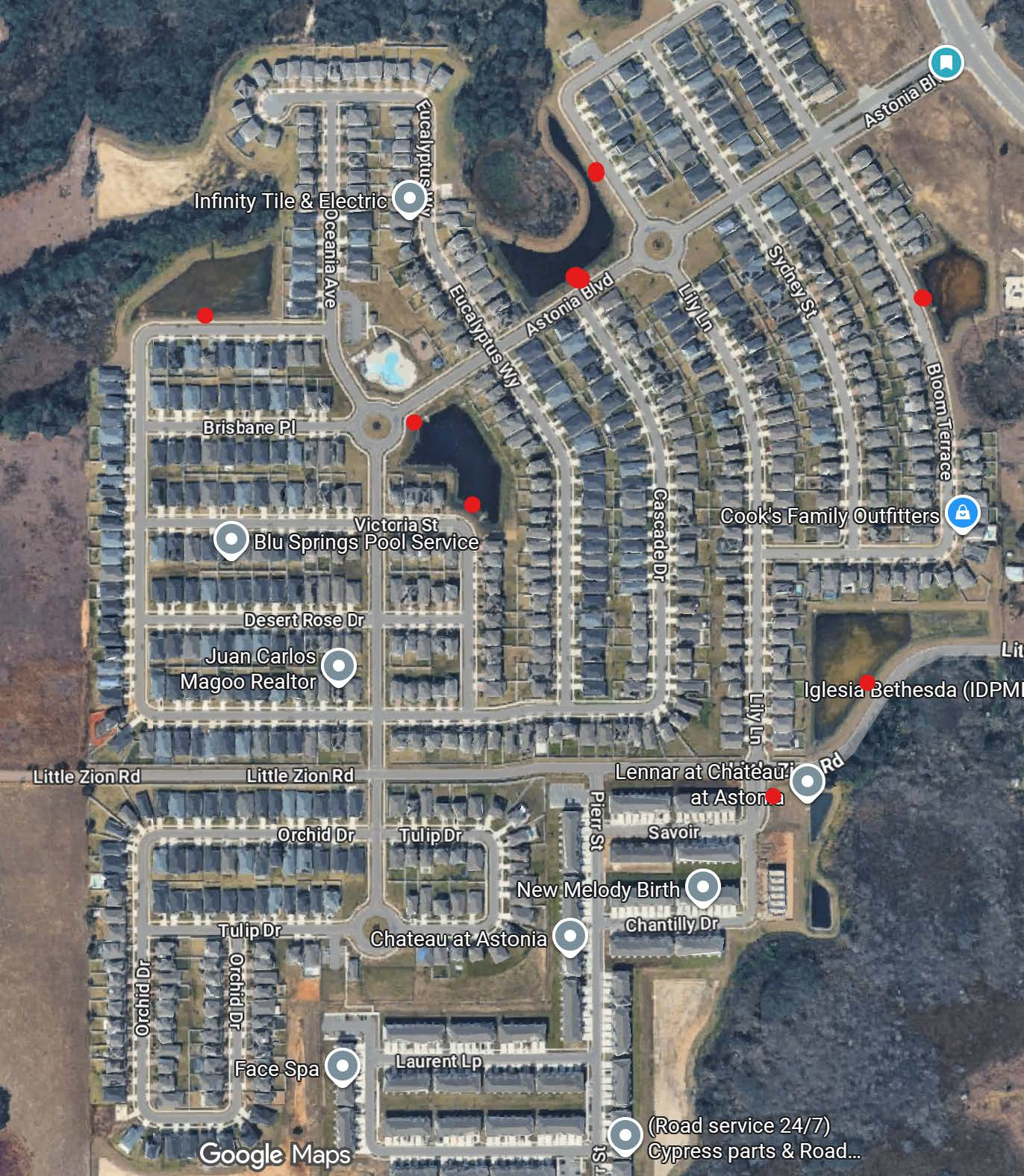
Qty	Description	Unit Price	Line Total
16	Labor	\$55.00	\$880.00
1	Mobilization	\$65.00	\$65.00
1	Equipment	\$45.00	\$45.00
	Materials		\$2,344.00
		Total Due:	\$3,334.00

This Proposal is Valid for 30 days.

Client Signature: _____

Ryan Homes at Pine
Pointe at Astoria





Infinity Tile & Electric

Eucalyptus Wy

Oceania Ave

Astoria Blvd

Brisbane Pl

Astoria Blvd

Lily Ln

Sydney St

Bloom Terrace

Blu Springs Pool Service

Victoria St

Cook's Family Outfitters

Desert Rose Dr

Juan Carlos Magoo Realtor

Cascade Dr

Iglesia Bethesda (IDPM)

Little Zion Rd

Little Zion Rd

Lennar at Chateau at Aston

Rd

Orchid Dr

Tulip Dr

Savoir

New Melody Birth

Chantilly Dr

Chateau at Astonia

Orchid Dr

Tulip Dr

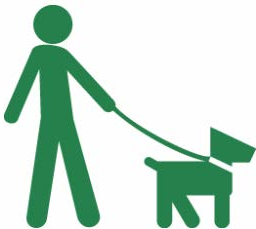
Face Spa

Laurent Lp

Pierr St

(Road service 24/7)
Cypress parts & Road...

Google Maps



**Area for
Large Dogs**

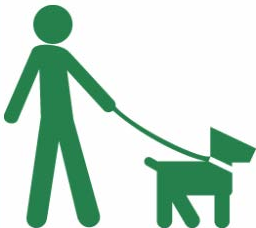
! DANGER

**ALLIGATORS
AND SNAKES
IN AREA**



**STAY AWAY
FROM THE WATER**

**DO NOT FEED
THE WILDLIFE**



**Area for
Small Dogs**

SECTION 7

**ASTONIA
COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Astonia Community Development District
Polk County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Astonia Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Florida Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 21, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 21, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Astonia Community Development District, Polk County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$8,752,042.
- The change in the District's total net position in comparison with the prior fiscal year was \$944,210, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balance of \$2,485,578, a decrease of (\$197,012) in comparison with the prior fiscal year. The fund balance is restricted for debt service and capital projects, assigned to capital reserves, non-spendable for prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreational functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, the debt service fund and the capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Current and other assets	2,596,136	\$ 2,789,061
Capital assets, net of depreciation	34,081,811	33,522,172
Total assets	36,677,947	36,311,233
Current liabilities	547,671	550,112
Long-term liabilities	27,378,234	27,953,289
Total liabilities	27,925,905	28,503,401
Net position		
Net investment in capital assets	6,897,016	5,805,759
Restricted	1,264,595	1,560,534
Unrestricted	590,431	441,539
Total net position	\$ 8,752,042	\$ 7,807,832

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 2,730,550	\$ 2,383,134
Operating grants and contributions	76,039	92,254
Capital grants and contributions	21,542	121,905
General revenues		
Miscellaneous income	330	708
Investment earnings	15,258	-
Total revenues	<u>2,843,719</u>	<u>2,598,001</u>
Expenses:		
General government	151,428	152,020
Maintenance and operations	541,924	438,158
Parks and recreation	94,310	51,555
Bond issue costs	-	244,175
Interest	1,111,847	1,066,718
Total expenses	<u>1,899,509</u>	<u>1,952,626</u>
Change in net position	<u>944,210</u>	<u>645,375</u>
Net position - beginning	<u>7,807,832</u>	<u>7,162,457</u>
Net position - ending	<u>\$ 8,752,042</u>	<u>\$ 7,807,832</u>

As noted above and in the statement of activities, the cost of all governmental activities during fiscal year ended September 30, 2025 was \$1,899,509. The costs of the District's activities were primarily funded by program revenues which were comprised of Developer contributions and assessments. Expenses decreased from the prior period primarily because of bond issuance costs in the prior year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$34,081,811 invested in capital assets for its governmental activities. No depreciation has been taken since the capital assets are still under construction at September 30, 2025. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$27,090,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

It is anticipated that the general operations of the District will continue to increase as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Astoria Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida, 32801.

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 388,532
Investments	465,258
Assessments receivable	6,390
Due from other	2,158
Prepaid items	26,888
Restricted assets:	
Investments	1,706,910
Capital assets:	
Nondepreciable	34,081,811
Total assets	36,677,947
LIABILITIES	
Accounts payable	110,558
Accrued interest payable	437,113
Non-current liabilities:	
Due within one year	590,000
Due in more than one year	26,788,234
Total liabilities	27,925,905
NET POSITION	
Net investment in capital assets	6,897,016
Restricted for debt service	1,264,595
Unrestricted	590,431
Total net position	\$ 8,752,042

See notes to the financial statements

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Program Revenues</u>				Net (Expense)
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
					Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 151,428	\$ 151,428	\$ -	\$ -	\$ -
Maintenance and operations	541,924	869,538	-	21,542	349,156
Parks and recreation	94,310	-	-	-	(94,310)
Interest on long-term debt	1,111,847	1,709,584	76,039	-	673,776
Total governmental activities	<u>1,899,509</u>	<u>2,730,550</u>	<u>76,039</u>	<u>21,542</u>	<u>928,622</u>
General revenues:					
Miscellaneous income					330
Investment earnings					<u>15,258</u>
Total general revenues					<u>15,588</u>
Change in net position					944,210
Net position - beginning					<u>7,807,832</u>
Net position - ending					<u><u>\$ 8,752,042</u></u>

See notes to the financial statements

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash and cash equivalents	\$ 204,329	\$ -	\$ 184,203	\$ 388,532
Investments	465,258	1,697,674	9,236	2,172,168
Assessments receivable	2,474	3,916	-	6,390
Due from other funds	-	118	-	118
Due from other	2,158	-	-	2,158
Prepaid items	26,888	-	-	26,888
Total assets	<u>\$ 701,107</u>	<u>\$ 1,701,708</u>	<u>\$ 193,439</u>	<u>\$ 2,596,254</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 110,558	\$ -	\$ -	\$ 110,558
Due to other funds	118	-	-	118
Total liabilities	<u>110,676</u>	<u>-</u>	<u>-</u>	<u>110,676</u>
Fund balances:				
Nonspendable:				
Prepaid items	26,888	-	-	26,888
Restricted for:				
Debt service	-	1,701,708	-	1,701,708
Capital projects	-	-	9,236	9,236
Assigned to:				
Capital reserves	-	-	184,203	184,203
Unassigned	563,543	-	-	563,543
Total fund balances	<u>590,431</u>	<u>1,701,708</u>	<u>193,439</u>	<u>2,485,578</u>
Total liabilities and fund balances	<u>\$ 701,107</u>	<u>\$ 1,701,708</u>	<u>\$ 193,439</u>	<u>\$ 2,596,254</u>

See notes to the financial statements

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds \$ 2,485,578

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	34,081,811	
Accumulated depreciation	-	34,081,811

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(437,113)	
Bonds Payable	(27,378,234)	(27,815,347)

Net position of governmental activities	\$ 8,752,042
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See notes to the financial statements

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Special assessments	\$ 1,020,966	\$ 1,709,584	\$ -	\$ 2,730,550
Developer contributions	-	-	15,819	15,819
Miscellaneous income	330	-	-	330
Interest earnings	15,258	76,039	5,723	97,020
Total revenues	<u>1,036,554</u>	<u>1,785,623</u>	<u>21,542</u>	<u>2,843,719</u>
EXPENDITURES				
Current:				
General government	151,428	-	-	151,428
Maintenance and operations	541,924	-	-	541,924
Parks and recreation	94,310	-	-	94,310
Debt service:				
Principal	-	565,000	-	565,000
Interest	-	1,128,430	-	1,128,430
Capital outlay	-	-	559,639	559,639
Total expenditures	<u>787,662</u>	<u>1,693,430</u>	<u>559,639</u>	<u>3,040,731</u>
Excess (deficiency) of revenues over (under) expenditures	248,892	92,193	(538,097)	(197,012)
OTHER FINANCING SOURCES (USES)				
Interfund transfers in / (out)	(100,000)	(394,660)	494,660	-
Total other financing sources (uses)	<u>(100,000)</u>	<u>(394,660)</u>	<u>494,660</u>	<u>-</u>
Net change in fund balances	148,892	(302,467)	(43,437)	(197,012)
Fund balances - beginning	<u>441,539</u>	<u>2,004,175</u>	<u>236,876</u>	<u>2,682,590</u>
Fund balances - ending	<u>\$ 590,431</u>	<u>\$ 1,701,708</u>	<u>\$ 193,439</u>	<u>\$ 2,485,578</u>

See notes to the financial statements

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ (197,012)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.	559,639
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	565,000
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	10,055
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	<u>6,528</u>
Change in net position of governmental activities	<u><u>\$ 944,210</u></u>

See notes to the financial statements

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Astonia Community Development District (the "District") was established by the Board of County Commissioners of Polk County's approval of Ordinance No. 2020-002 effective on January 7, 2020, as amended by Ordinance No. 2021-023, duly enacted by the Board of County Commissioners on April 6, 2021; and as amended by Ordinance No. 2022-47, duly enacted by the Board of County Commissioners on June 21, 2022, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2025, four of the Board members are affiliated with Ernie Caldwell Properties, LLC ("Developer"). None of the Board members are affiliated with a builder in the community, Highland Homes as of September 30, 2025.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operations and maintenance assessments are based upon the adopted budget and levied annually. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District and the accumulation of capital reserves for future maintenance needs.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2025:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
First American Treasury Obligation Fund - Class D	\$ 1,706,910	S&P AAAm	Weighted average of the fund portfolio: 45 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	465,258	S&P AAAm	Weighted average of the fund portfolio: 47 days
	<u>\$ 2,172,168</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfer in	Transfer out
General	\$ -	\$ 100,000
Debt service	-	394,660
Capital projects	494,660	-
Total	\$ 494,660	\$ 494,660

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund are mostly comprised of funds released from the Series 2021 and Series 2023 Reserve accounts to the related construction and acquisition accounts as a result of the reserve release conditions being met, in accordance with the Bond Indentures. Transfers from the general fund to the capital projects fund were made in order to fund the capital reserves.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 33,522,172	\$ 559,639	\$ -	\$ 34,081,811
Total capital assets, not being depreciated	33,522,172	559,639	-	34,081,811
Governmental activities capital assets, net	\$ 33,522,172	\$ 559,639	\$ -	\$ 34,081,811

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$36.9 million. The infrastructure will include roadways, potable water and wastewater systems, storm management system improvements, and land improvements. In addition, the project will include irrigation, parks, and recreational facilities. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, the potable and wastewater systems are to be conveyed to others for ownership and maintenance responsibilities. During the current fiscal year, the Developer contributed a total of \$15,819 towards the various construction projects in accordance with certain project completion agreements.

NOTE 7 – LONG TERM DEBT

Series 2020

In September 2020 the District issued \$3,830,000 of Special Assessment Revenue Bonds, Series 2020 (Assessment Area One Project) consisting of Term Bonds due ranging from May 1, 2025 to May 1, 2051 and fixed interest rates ranging from 2.75% to 4.0%. The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2021 and the principal on the bonds is to be paid serially commencing May 1, 2022 through May 1, 2051.

The Series 2020 Bonds are subject to optional redemption, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts, and at the redemption prices more fully described in the Redemption Provisions as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District. The District was in compliance with the requirements at September 30, 2025.

Series 2021

In July 2021, the District issued \$10,065,000 of Special Assessment Revenue Bonds, Series 2021 (Assessment Area Two Project) consisting of Term Bonds due ranging from May 1, 2026 to May 1, 2052 and fixed interest rates ranging from 2.5% to 4.0%. The District also issued \$7,155,000 of Special Assessment Revenue Bonds, Series 2021 (North Parcel Assessment Area Project) consisting of Term Bonds due ranging from May 1, 2026 to May 1, 2051 and fixed interest rates ranging from 2.5% to 4.0%. The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2022 and the principal on the bonds is to be paid serially commencing May 1, 2022 through May 1, 2052.

The Series 2021 Bonds are subject to optional redemption, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts, and at the redemption prices more fully described in the Redemption Provisions as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this occurred during the current fiscal year as the District satisfied the reserve release conditions and transferred excess reserves to the construction and acquisition account. The District was in compliance with the requirements at September 30, 2025.

NOTE 7 – LONG TERM DEBT (Continued)

Series 2023

On May 23, 2023, the District issued \$4,165,000 of Special Assessment Bonds, Series 2023 (Assessment Area Three Project) consisting of Term Bonds with due dates ranging from June 15, 2030 to June 15, 2053 and fixed interest rates ranging from 4.35% to 5.375%. The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each June 15 and December 15, commencing December 15, 2023 and the principal on the bonds is to be paid serially commencing June 15, 2024 through June 15, 2053.

The Series 2023 Bonds are subject to optional redemption, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts, and at the redemption prices more fully described in the Redemption Provisions as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this occurred during the current fiscal year as the District satisfied the reserve release conditions and transferred excess reserves to the construction and acquisition account. The District was in compliance with the requirements at September 30, 2025.

Series 2024

On January 30, 2024, the District issued \$3,640,000 of Special Assessment Bonds, Series 2024 (Assessment Area Four Project) consisting of Term Bonds with due dates ranging from May 1, 2031 to May 1, 2054 and fixed interest rates ranging from 4.5% to 5.7%. The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2024 and the principal on the bonds is to be paid serially commencing May 1, 2025 through May 1, 2054.

The Series 2024 Bonds are subject to optional redemption, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts, and at the redemption prices more fully described in the Redemption Provisions as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

NOTE 7 – LONG TERM DEBT (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2020 (Area One)	\$ 3,555,000	\$ -	\$ 75,000	\$ 3,480,000	\$ 80,000
Less: Original Issue Discount	29,784	-	1,146	28,638	-
Series 2021 (Area Two)	9,650,000	-	215,000	9,435,000	220,000
Plus: Original Issue Premium	221,929	-	7,137	214,792	-
Series 2021 (North Parcel)	6,705,000	-	160,000	6,545,000	165,000
Plus: Original Issue Premium	143,064	-	5,348	137,716	-
Series 2023 (Area Three)	4,105,000	-	65,000	4,040,000	70,000
Less: Original Issue Discount	36,920	-	1,284	35,636	-
Series 2024 (Area Four)	3,640,000	-	50,000	3,590,000	55,000
Total	<u>\$ 27,953,289</u>	<u>\$ -</u>	<u>\$ 575,055</u>	<u>\$ 27,378,234</u>	<u>\$ 590,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 590,000	\$ 1,111,915	\$ 1,701,915
2027	600,000	1,094,070	1,694,070
2028	625,000	1,073,982	1,698,982
2029	650,000	1,053,000	1,703,000
2030	670,000	1,031,108	1,701,108
2031-2035	3,850,000	4,946,245	8,796,245
2036-2040	4,405,000	3,913,924	8,318,924
2041-2045	5,505,000	2,979,564	8,484,564
2046-2050	6,870,000	1,731,599	8,601,599
2051-2054	3,325,000	303,635	3,628,635
	<u>\$ 27,090,000</u>	<u>\$ 19,239,042</u>	<u>\$ 46,329,042</u>

NOTE 8 - DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 9 - CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 1,013,192	\$ 1,020,966	\$ 7,774
Miscellaneous	-	330	330
Interest earnings	-	15,258	15,258
Total revenues	<u>1,013,192</u>	<u>1,036,554</u>	<u>23,362</u>
EXPENDITURES			
Current:			
General government	168,579	151,428	17,151
Maintenance and operations	562,593	541,924	20,669
Parks and recreation	182,020	94,310	87,710
Capital outlay	100,000	-	100,000
Total expenditures	<u>1,013,192</u>	<u>787,662</u>	<u>225,530</u>
Excess (deficiency) of revenues over (under) expenditures	-	248,892	248,892
OTHER FINANCING SOURCES (USES)			
Transfer in (out)	-	(100,000)	(100,000)
Total other financing sources (uses)	<u>-</u>	<u>(100,000)</u>	<u>(100,000)</u>
Net change in fund balances	<u>\$ -</u>	148,892	<u>\$ 148,892</u>
Fund balance - beginning		<u>441,539</u>	
Fund balance - ending		<u>\$ 590,431</u>	

See notes to required supplementary information

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	33
Employee compensation	\$0
Independent contractor compensation	\$816,708
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rates	Operations and maintenance - \$622.31 - \$829.74 Series 2020 - \$1,074.80 - \$1,343.49 Series 2021 - \$1,075.27 - \$1,344
Special assessments collected	\$2,730,550
Outstanding Bonds:	see Note 7 for details



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Astonia Community Development District
Polk County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Astonia Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 21, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 21, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Astonia Community Development District
Polk County, Florida

We have examined Astonia Community Development District, Polk County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Astonia Community Development District, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 21, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Astonia Community Development District
Polk County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Astonia Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2025 and have issued our report thereon dated May 21, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 21, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Astonia Community Development District, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Astonia Community Development District, Polk County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 21, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.



May 21, 2026

To the Board of Supervisors
Astonia Community Development District
Polk County, Florida

We have audited the financial statements of Astonia Community Development District (“District”) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated May 21, 2026. Professional standards require that we advise you of the following matters relating to our audit.

We have also examined the District’s compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025 which was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

Our Responsibility in Relation to the Financial Statement Audit

Our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process.

However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Any findings regarding significant deficiencies or material weaknesses in internal control over financial reporting, material noncompliance, or other matters noted during our audit, **if any**, are communicated in separate reports included in the District’s financial report—titled *Independent Auditor’s Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards and Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

With respect to financial statement preparation, the following safeguards are in place:

- Management made all decisions and performed all management functions;
- A competent individual was assigned to oversee the services;
- Management evaluated the adequacy of the services performed;
- Management evaluated and accepted responsibility for the result of the service performed; and
- Management established and maintained internal controls, including monitoring ongoing activities.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management is responsible for selecting and applying appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 2 to the financial statements. There were no new accounting policies adopted and no changes in existing significant accounting policies or their application during the fiscal year, other than those described in Note 2, if any. No matters came to our attention that, under professional standards, we are required to inform you about concerning (1) the methods used to account for significant unusual transactions or (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments normally reflect management's knowledge and experience about past and current events and assumptions about future events.

Certain accounting estimates, if present, may be particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them could differ markedly from management's current judgments.

In connection with our audit, we considered the reasonableness of the accounting estimates used by management. The most sensitive accounting estimate(s) affecting the financial statements **included, as applicable:**

- Management's estimate of the useful lives of capital assets.
- Management's estimate of the liability for employee compensated absences.
- Management's estimate of the Net Other Post-Employment Benefits (OPEB) liability.
- Management's estimate of the Net Pension Liability.

If none of the above estimates or other sensitive estimates were applicable in the current year, this section should be read to indicate that no such significant accounting estimates were identified.

We evaluated the key factors and assumptions used by management to develop the estimate(s) and determined that they were reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements **included, as applicable**:

- Long-term liabilities related to bonds payable and debt service requirements.
- Litigation, claims, and assessments related to pending legal matters; and
- Pension and Other Post-Employment Benefit (OPEB) plan disclosures.

If no such disclosures were identified for the current year, this section should be read to indicate that we did not note any financial statement disclosures involving significant judgment or sensitivity.

Circumstances Affecting the Auditor's Report

Professional standards require us to communicate any circumstances that affect the form or content of our auditor's report. **If applicable**, such circumstances—such as a modification of opinion, an emphasis-of-matter or other-matter paragraph, or a reference to substantial doubt about the District's ability to continue as a going concern—are described in our auditor's report included in the District's financial report. If no such circumstances existed, this section should be read to indicate that our report was unmodified.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Corrected Misstatements

Professional standards require us to communicate all material misstatements identified and corrected during the audit. Management has corrected all misstatements that were identified as a result of our audit procedures. Any such audit adjustments, **if applicable**, are summarized in the accompanying schedule of journal entries. If none were identified, this section should be read to indicate that we did not note any misstatements that were material, individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

Professional standards require that we obtain certain written representations from management as part of our audit. We have received such representations in a letter. A copy of this letter is available for your review upon request.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

As noted previously in this letter, any current-year findings identified during our audit are communicated in our separate reports titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*. If no findings were identified, this section should be read to indicate that we did not note any additional significant matters or findings requiring communication to those charged with governance.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

Grau & Associates

SECTION 8

EVENT AUTHORIZATION

THIS EVENT AUTHORIZATION (the “Authorization”) is presented according to the requirements established within the executed License Agreement dated 10/01/2024, between the Parties listed below (the “Agreement”). This AUTHORIZATION is made and entered into by and between:

ASTONIA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Polk County, Florida with a mailing address of 219 E. Livingston St. Orlando, FL 32801 (the “District”); and

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

1. **AUTHORIZED EVENT.** The District hereby authorizes the following event:

Event Name	Astonia North Summer Social
Date	7/5/2026
Time (inclusive of set-up and clean-up)	4p-9p
Location	Community Mailbox/Common Area (subject to final CDD approval)
Description of Event	Family-friendly community social event for Astonia North residents featuring food trucks, dessert vendors, lawn games, and community engagement activities. The purpose of the event is to encourage neighbor interaction and strengthen community connections within Astonia North.
Additional requirements	Food truck must submit a food truck license agreement in the form attached hereto as Exhibit A .

2. **EFFECTIVE DATE.** This AUTHORIZATION shall be effective as of the date of the last signature of the Parties hereto.

3. **ACCEPTANCE.** Execution of this AUTHORIZATION will authorize the Licensee to host the Event in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this AUTHORIZATION, remain in full force and effect.

[Signatures on following page]

IN WITNESS WHEREOF, the Parties hereto have caused this AUTHORIZATION to be executed the day and year below written.

**ASTONIA COMMUNITY
DEVELOPMENT DISTRICT**

Signature

By: _____
Print Name

Its: _____
Title

Date: _____

ASTONIA HOMEOWNERS ASSOCIATION

Stanton Zeff

Signature

By: Stanton Zeff

Print Name

Its: HOA President

Title

Date: 06/06/2026

Exhibit A: Food Truck License Agreement

SECTION 9

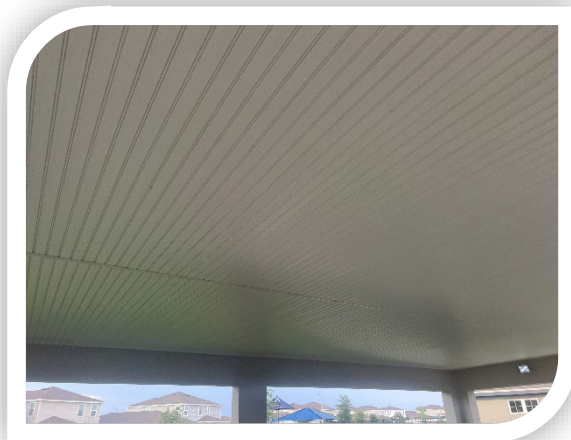
SECTION C

Astoria CDD

Field Management Report

Completed Items

- A comprehensive assessment of the District was completed following the recent freeze conditions to evaluate any impacts to landscaping and plant material
- The mailbox kiosk areas were cleaned to improve their overall appearance and enhance the presentation of these commonly used community amenities
- Repairs were completed to the District fence along Fury Street after several sections were damaged during recent storms.
- The fencing along Little Zion Road was pressure washed to remove mildew buildup, improving its appearance and helping to preserve the condition of the fencing.
- Multiple ponds throughout the District underwent trash removal efforts to maintain cleanliness, enhance aesthetics, and support the overall environmental quality of the water bodies.



Contracted Services

- The landscaping contractor continues to maintain the community grounds in a satisfactory manner. 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.



Astoria CDD

Field Management Report – Photo Supplement

Amenity Center



Photo Description:

The solar lights around the Phase 3 dog park have been successfully installed and are now operational. These improvements provide increased visibility throughout the area, enhancing safety and accessibility for residents who use the amenity during the early morning and evening hours. The added lighting also contributes to a more secure and welcoming environment while improving the overall functionality of the dog park.



SECTION i

Proposal # : 524



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

Bill To/District Astonia CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Benches	
Propose the installation of four benches at the dog park cabana. Propose the installation of two benches at the North playground mail kiosk. Removal of old benches.	

Qty	Description	Unit Price	Line Total
36	Labor	\$55.00	\$1,980.00
3	Mobilization	\$65.00	\$195.00
3	Equipment	\$45.00	\$135.00
	Materials		\$6,896.00
		Total Due:	\$8,986.00

This Proposal is Valid for 30 days.

Client Signature: _____



Global Industrial™ 6' Rectangular Picnic Table, Expanded Metal, Green

★★★★★ (58) | Questions & Answers (3)

[Shop All Expanded Metal Picnic Tables](#)

Select Color



Product Description

- ✓ Strong, lightweight expanded metal mesh promotes airflow
- ✓ Green thermoplastic coating resists corrosion, fading & heat

SECTION ii

CONTINUUM SERVICES

833.378.4088 - www.continuumservices.com
5935 K-Ville Avenue | Winter Haven FL 33880

Customer	Billing
Job Name Astonia CDD	Company Name Astonia CDD
Site Address 1757 Oceania Ave	Contact Name Allen Bailey
City/State/Zip Davenport, Fl. 33837	Phone # 407-460-4424
Enhancement Name Remove & Replace Dead Palms, & Plants	Email abailey@gmscfl.com
Work Order Number	Billing Email abailey@gmscfl.com
Proposed By Alan Hirschfelder	Billing Address 1757 Oceania Ave
Date Proposed 4/6/2026	City/State/Zip Davenport, Fl. 33837

SCOPE OF SERVICE:

Per Location Map: Remove Dead Plants & Palm Trees Per the Location Map Provided.

Area # 1 Center Islands: Remove Dead Plant Material, Install New Paints & Mulch

- (230) 3-gallon Gold Mound Duranta
- (70) 1-gallon Flax Lilly
- (5) Cubic Yds. Brown Mulch

Area # 2 Roundabout: Remove Dead Plant Material, Install New Paints & Mulch

- (50) 1-gallon Flax Lilly
- (20) 3-gallon Red Fountain Grass
- (3) Cubic Yds. Brown Mulch

Area # 3 Pool Area: Remove Dead Palm Trees, Install New Palm Trees & Mulch

- (6) 30-gallon Fox Tail Palm Trees
- (2) Cubic Yds. Planting Soil Mix
- (3) Cubic Yd. Brown Mulch

Area # 4 Roundabout: Remove Dead Plant Material, Install New Paints & Mulch

- (50) 3-gallon Gold Mound Duranta
- (25) 3-gallon Ruellia
- (3) Cubic Yds. Brown Mulch

Area # 5 Roundabout: Remove Dead Plant Material, Install New Paints & Mulch

- (50) 3-gallon Gold Mound Duranta
- (25) 3-gallon Ruellia
- (3) Cubic Yds. Brown Mulch

Area # 6 Entrance Sign: Remove Dead Plant Material, Install New Plants & Mulch

- (20) 3-gallon Arboricola
- (1) Cubic Yd. Brown Mulch

Area # 7 Roundabout: Remove Dead Plant Material, Install New Paints & Mulch

- (35) 3-gallon Arboricola
- (4) Cubic Yds. Brown Mulch

Area # 8 Roundabout: Remove Dead Plant Material, Install New Paints & Mulch

- (20) 3-gallon Arboricola
- (3) Cubic Yds. Brown Mulch

Area # 9 Entrance Sign: Remove Dead Plant Material, Install New Plants & Mulch

- (12) 3-gallon Red Dwarf Ixora
- (1) Cubic Yd. Brown Mulch

Price Includes: Transport, Labor, Equipment, Material, Irrigation Set Up & Disposal.

TOTAL	\$21,300.00
--------------	--------------------

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 one-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 Continuum to complete the Scope of Services as described herein and agrees to the attached Terms and Conditions. Continuum Services will not be held liable or responsible for damage to any unmarked underground lines, wires, cables, pipes, or other utilities. A service charge shall be added to all balances not paid with 30 days of this proposal, 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 Continuum in collecting overdue amounts. Price is valid for 30 days from date of proposal.

Authorized Signature _____
Date

Printed Name

SECTION iii



Monthly Fuel Surcharge Request

To whom it may concern

We appreciate your continued trust and support. We are writing to inform you of a temporary change to our billing structure due to the ongoing increase in fuel costs.

As you may be aware, gas prices have risen significantly and continue to impact transportation and operational expenses across our industry. In order to continue providing the reliable service and quality you expect, we will be implementing a temporary fuel surcharge of \$50 per month, effective June 1st 2026.

This surcharge will remain in place only until gas prices have remained under \$3.95 at which time the fee will be removed.

We understand that any increase in costs can be difficult, and this decision was not made lightly. Our goal is to remain transparent while continuing to serve you without compromising the quality and dependability of our services.

We sincerely appreciate your understanding and continued business. If you have any questions, please feel free to contact us directly.

Thank you again for your support.

Simon McDonnell

VP of Operations

Resort Pool Services

321-689-6210

SECTION D

SECTION i

*Astoria
Community Development District*

Summary of Invoices

February 01, 2026 to April 30, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	2/5/26	664-668	\$ 5,284.99
	2/13/26	669-673	\$ 22,021.17
	2/20/26	674-675	\$ 8,306.69
	3/6/26	676-684	\$ 31,588.04
	3/17/26	685-691	\$ 258,413.97
	3/19/26	692-692	\$ 2,366.65
	3/20/26	693-693	\$ 4,256.13
	3/27/26	694-697	\$ 18,682.54
	4/3/26	698-701	\$ 12,767.00
	4/10/26	702-707	\$ 14,460.08
	4/17/26	708-710	\$ 9,002.35
	4/24/26	711-718	\$ 35,229.66
Total			\$ 422,379.27

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/05/26	00019	1/28/26	21206	202601 320-53800-47000	MONTHLY POND HERBICIDE	*	875.00		
		1/28/26	21206	202601 320-53800-47000	N. MONTHLY POND HERBICIDE	*	750.00		
		1/28/26	21207	202601 320-53800-47000	SCOPE OF WORK 7 PONDS	*	275.00		
								1,900.00	000664
2/05/26	00051	1/23/26	QO17199	202601 330-57200-48000	AMENITY CLOGGED TOILET	*	425.00		
								425.00	000665
2/05/26	00020	1/30/26	22588	202601 310-51300-31100	BOS MEETING 01/14/26	*	125.00		
								125.00	000666
2/05/26	00027	1/29/26	68995046	202601 330-57200-48100	PEST CONTROL-JAN26	*	125.00		
								125.00	000667
2/05/26	00032	1/31/26	12455703	202601 330-53800-48100	SECURITY SVCS-JAN26	*	2,709.99		
								2,709.99	000668
2/13/26	00038	2/10/26	CAA-0210	202511 320-53800-43200	HOA COST SHARE NOV25	*	23.15		
		2/10/26	CAA-0210	202512 320-53800-43200	HOA COST SHARE DEC25	*	25.87		
								49.02	000669
2/13/26	00021	1/27/26	17023	202601 330-57200-48200	CLEANING SVCS-JAN26	*	1,330.00		
								1,330.00	000670
2/13/26	00045	12/31/25	22	202512 320-53800-48000	REPAIR FENCE	*	165.00		
		12/31/25	23	202512 330-57200-48000	INSTALL 2 SIGNS/POSTS	*	863.00		
		12/31/25	24	202512 320-53800-48000	STRAIGHTENED FENCE	*	275.00		
		12/31/25	25	202512 320-53800-48000	RPLCD GFI MONUMENT	*	221.15		
								1,524.15	000671
2/13/26	00025	10/29/25	29353	202510 330-57200-48000	SKIMMER GUTTER GRATE	*	75.00		
								75.00	000672

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/13/26	00042	12/19/25	215486	202512	320	53800	46200		LANDSCAPE MAINT-DEC25	*	14,726.00		
		2/02/26	217059	202602	320	53800	46200		LANDSCAPE MAINT-FEB26	*	4,317.00		
WEBER ENVIRONMENTAL SERVICES LLC											19,043.00	000673	
2/20/26	00051	2/11/26	QO17308	202602	330	57200	48000		RPR FAUCETS	*	125.00		
CENTFLO PLUMBING INC.											125.00	000674	
2/20/26	00001	2/01/26	199	202602	320	53800	34000		FIELD MANAGEMENT-FEB26	*	1,666.67		
		2/01/26	200	202602	310	51300	34000		MANAGEMENT FEES-FEB26	*	3,862.50		
		2/01/26	200	202602	310	51300	35100		WEBSITE MANAGEMENT-FEB26	*	103.00		
		2/01/26	200	202602	310	51300	35200		INFORMATION TECH-FEB26	*	154.50		
		2/01/26	200	202602	310	51300	31300		DISSEMINATION SVCS-FEB26	*	1,126.58		
		2/01/26	200	202602	330	57200	48300		AMENITY ACCESS MGMT-FEB26	*	1,250.00		
		2/01/26	200	202602	310	51300	51000		OFFICE SUPPLIES	*	.57		
		2/01/26	200	202602	310	51300	42000		POSTAGE	*	14.12		
		2/01/26	200	202602	310	51300	42500		COPIES	*	3.75		
GOVERNMENTAL MANAGEMENT SERVICES-CF											8,181.69	000675	
3/06/26	00026	2/24/26	7954-02-	202602	310	51300	31200		SPECIAL ASSESSMENT-S2024	*	900.00		
AMTEC											900.00	000676	
3/06/26	00019	2/24/26	21375	202602	320	53800	47000		MONTHLY POND HERBICID	*	875.00		
		2/24/26	21375	202602	320	53800	47000		N. MONTHLY POND HERBICIDE	*	750.00		
		2/24/26	21376	202602	320	53800	47000		SCOPE OF WORK 7 PONDS	*	275.00		
AQUATIC WEED MANAGEMENT, INC											1,900.00	000677	
3/06/26	00051	1/21/26	QO17169	202601	330	57200	48000		INSTALL FAUCET SENSORS	*	575.00		
CENTFLO PLUMBING INC.											575.00	000678	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/26	00008	3/02/26	28720	202602	310-51300-32200		AUDIT FYE 09/30/25 GRAU AND ASSOCIATES	*	500.00	500.00	000679
3/06/26	00011	2/16/26	14125	202601	310-51300-31500		ATTORNEY SVCS-JAN26 KILINSKI VAN WYK PLLC	*	882.00	882.00	000680
3/06/26	00027	2/18/26	69347255	202602	330-57200-48100		PEST CONTROL-FEB26 MASSEY SERVICES	*	125.00	125.00	000681
3/06/26	00025	2/01/26	30556	202602	320-53800-46500		POOL MAINTENANCE-FEB26	*	2,500.00		
		2/25/26	30763	202602	320-53800-46500		REPAIR AUTOFILL	*	395.00		
		3/01/26	30928	202603	320-53800-46500		POOL MAINTENANCE-MAR26 MCDONNELL CORPORATION	*	2,500.00	5,395.00	000682
3/06/26	00032	2/28/26	12483322	202602	330-53800-48100		SECURITY SVCS-FEB26 SECURITAS SECURITY SERVICES USA INC	*	2,268.04	2,268.04	000683
3/06/26	00042	2/19/26	217497	202601	320-53800-46200		LANDSCAPE MAINT-JAN26	*	14,726.00		
		3/02/26	218062	202603	320-53800-46200		LANDSCAPE MAINT-MAR26 WEBER ENVIRONMENTAL SERVICES LLC	*	4,317.00	19,043.00	000684
3/17/26	00019	12/22/25	21413	202512	320-53800-47000		SCOPE OF WORK 7 PONDS-DEC AQUATIC WEED MANAGEMENT, INC	*	275.00	275.00	000685
3/17/26	00018	3/12/26	03122026	202603	300-20700-10000		TXFER TAX RCPTS S2021 AA2 ASTONIA CDD/US BANK	*	81,983.90	81,983.90	000686
3/17/26	00018	3/12/26	03122026	202603	300-20700-10000		TXFER TAX RCPTS-S21 NORTH ASTONIA CDD/US BANK	*	58,050.77	58,050.77	000687
3/17/26	00018	3/12/26	03122026	202603	300-20700-10000		TXFER OF TAX RCPTS S2024 ASTONIA CDD/US BANK	*	36,989.24	36,989.24	000688

ASTO ASIONIA CDD ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/17/26	00018	3/12/26	03122026	202603	300	20700	10000		TXFER OF TAX RCPTS S2020 ASTONIA CDD/US BANK	*	31,983.47	31,983.47	000689
3/17/26	00018	3/12/26	03122026	202603	300	20700	10000		TXFER OF TAX RCPTS S2023 ASTONIA CDD/US BANK	*	40,865.50	40,865.50	000690
3/17/26	00001	3/01/26	203	202603	320	53800	34000		FIELD MANAGEMENT-MAR26	*	1,666.67		
		3/01/26	204	202603	310	51300	34000		MANAGEMENT FEES-MAR26	*	3,862.50		
		3/01/26	204	202603	310	51300	35100		WEBSITE MANAGEMENT-MAR26	*	103.00		
		3/01/26	204	202603	310	51300	35200		INFORMATION TECH-MAR26	*	154.50		
		3/01/26	204	202603	310	51300	31300		DISSEMINATION SVCS-MAR26	*	1,126.58		
		3/01/26	204	202603	330	57200	48300		AMENITY ACCESS MGMT-MAR26	*	1,250.00		
		3/01/26	204	202603	310	51300	51000		OFFICE SUPPLIES	*	.42		
		3/01/26	204	202603	310	51300	42000		POSTAGE	*	101.07		
		3/01/26	204	202603	310	51300	42500		COPIES	*	1.35		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			8,266.09	000691
3/19/26	00011	1/16/26	13969	202603	300	20700	10100		036 PH6 FR#1	*	1,774.15		
		2/16/26	14126	202603	300	20700	10100		036 PH6 FR#1	*	592.50		
									KILINSKI VAN WYK PLLC			2,366.65	000692
3/20/26	00015	2/25/26	8086186	202602	310	51300	32300		TRUSTEE FEE S2024 AA4	*	4,256.13		
									U.S. BANK			4,256.13	000693
3/27/26	00052	3/17/26	CAA-0317	202601	320	53800	43200		HOA COST SHARE JAN26	*	56.04		
									CHATEAU AT ASTONIA			56.04	000694
3/27/26	00011	3/18/26	14425	202602	310	51300	31500		ATTORNEY SVCS-FEB26	*	900.50		
									KILINSKI VAN WYK PLLC			900.50	000695
									ASTO ASIONIA CDD ZYAN				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/27/26	00025	3/19/26	31120-DE	202512 320-53800-46500	POOL MAINT SHORTFALL-DEC	*	500.00		
		3/19/26	31120-FE	202602 320-53800-46500	POOL MAINT SHORTFALL-FEB	*	500.00		
		3/19/26	31120-JA	202601 320-53800-46500	POOL MAINT SHORTFALL-JAN	*	500.00		
		3/19/26	31120-MA	202603 320-53800-46500	POOL MAINT SHORTFALL-MAR	*	500.00		
		3/19/26	31120-NO	202511 320-53800-46500	POOL MAINT SHORTFALL-NOV	*	500.00		
		3/19/26	31120-OC	202510 320-53800-46500	POOL MAINT SHORTFALL-OCT	*	500.00		
								3,000.00	000696
3/27/26	00042	3/19/26	218424	202603 320-53800-46200	LANDSCAPE MAINT-MAR26	*	14,726.00		
								14,726.00	000697
4/03/26	00019	3/30/26	21533	202603 320-53800-47000	MONTHLY POND HERBICID	*	875.00		
		3/30/26	21533	202603 320-53800-47000	N. MONTHLY POND HERBICIDE	*	750.00		
		3/30/26	21540	202603 320-53800-47000	SCOPE OF WORK 7 PONDS	*	275.00		
								1,900.00	000698
4/03/26	00021	3/24/26	17525	202603 330-57200-48200	CLEANING SVCS-MAR26	*	1,450.00		
								1,450.00	000699
4/03/26	00008	4/02/26	28952	202604 310-51300-32200	AUDIT FYE 09/30/25	*	5,100.00		
								5,100.00	000700
4/03/26	00042	4/01/26	218652	202604 320-53800-46200	LANDSCAPE MAINT-APR26	*	4,317.00		
								4,317.00	000701
4/10/26	00052	4/03/26	CAA-0403	202602 320-53800-43200	HOA COST SHARE-FEB26	*	33.64		
								33.64	000702
4/10/26	00021	2/24/26	17271	202602 330-57200-48200	CLEANING SVCS-FEB26	*	1,300.00		
								1,300.00	000703

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/10/26	00003	2/02/26	31382	202602	320	53800	45000		GEN LIAB-PROPERTY ADDED	*	241.00		
									EGIS INSURANCE ADVISORS, LLC			241.00	000704
4/10/26	00045	10/31/25	20	202511	330	57200	48000		AMENITY FENCE PICKETS	*	330.00		
		10/31/25	21	202511	330	57200	49000		INSTALL SIGNS (AMENITY)	*	220.00		
		1/30/26	26	202601	320	53800	48000		REPAIR FENCE	*	220.00		
		1/30/26	27	202601	320	53800	48000		PICKED UP DEBRIS	*	646.75		
		1/30/26	28	202601	330	57200	48000		PLAYGROUND SIGN ADDED	*	203.58		
		1/30/26	29	202601	320	53800	48000		POND CLEAN UP	*	220.00		
		1/30/26	30	202601	320	53800	48000		ADJUSTED STOP/SPEED SIGNS	*	2,239.85		
		1/30/26	31	202601	320	53800	49000		INSTALL SOLAR LIGHTS	*	1,891.48		
									GOVERNMENTAL MANAGEMENT SERVICES-			5,971.66	000705
4/10/26	00001	1/31/26	201	202601	320	53800	48000		SIDEWALK REPAIR	*	2,935.92		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			2,935.92	000706
4/10/26	00032	3/31/26	12514581	202603	330	53800	48100		SECURITY SVCS-MAR26	*	3,977.86		
									SECURITAS SECURITY SERVICES USA INC			3,977.86	000707
4/17/26	00054	3/26/26	82179	202603	330	57200	48000		UMBRELLA W/ WIND VENTS	*	568.50		
									FLORIDA PATIO FURNITURE, INC			568.50	000708
4/17/26	00001	4/01/26	205	202604	320	53800	34000		FIELD MANAGEMENT-APR26	*	1,666.67		
		4/01/26	206	202604	310	51300	34000		MANAGEMENT FEES-APR26	*	3,862.50		
		4/01/26	206	202604	310	51300	35100		WEBSITE MANAGEMENT-APR26	*	103.00		
		4/01/26	206	202604	310	51300	35200		INFORMATION TECH-APR26	*	154.50		
		4/01/26	206	202604	310	51300	31300		DISSEMINATION SVCS-APR26	*	1,126.58		
		4/01/26	206	202604	330	57200	48300		AMENITY ACCESS-APR26	*	1,250.00		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/26		206	206	202604	310	51300	51000			*	.45		
			OFFICE SUPPLIES										
4/01/26		206	206	202604	310	51300	42000			*	11.15		
			POSTAGE										
4/01/26		206	206	202604	310	51300	42500			*	9.00		
			COPIES										
GOVERNMENTAL MANAGEMENT SERVICES-CF											8,183.85	000709	
4/17/26	00020	3/31/26	22632	202603	310	51300	31100			*	250.00		
			ENGINEERING SVCS-MAR26						HUNTER ENGINEERING, INC.			250.00	000710
4/24/26	00018	4/24/26	04242026	202604	300	20700	10000			*	5,356.40		
			TXFER TAX RCPTS S2021 AA2						ASTONIA CDD/US BANK			5,356.40	000711
4/24/26	00018	4/24/26	04242026	202604	300	20700	10000			*	3,792.73		
			TXFER TAX RCPTS-S21 NORTH						ASTONIA CDD/US BANK			3,792.73	000712
4/24/26	00018	4/24/26	04242026	202604	300	20700	10000			*	2,416.68		
			TXFER OF TAX RCPTS S2024						ASTONIA CDD/US BANK			2,416.68	000713
4/24/26	00018	4/24/26	04242026	202604	300	20700	10000			*	2,669.94		
			TXFER OF TAX RCPTS S2023						ASTONIA CDD/US BANK			2,669.94	000714
4/24/26	00018	4/24/26	04242026	202604	300	20700	10000			*	2,089.63		
			TXFER OF TAX RCPTS S2020						ASTONIA CDD/US BANK			2,089.63	000715
4/24/26	00045	2/28/26	32	202602	320	53800	48000			*	1,172.80		
			PRESSURE WASH VINYL FENCE										
		2/28/26	33	202602	320	53800	48000			*	440.00		
			REPLACE PANELS FENCING										
		2/28/26	34	202602	320	53800	48000			*	433.98		
			RPLCD DAMAGE SOLAR LIGHTS										
GOVERNMENTAL MANAGEMENT SERVICES-											2,046.78	000716	
4/24/26	00011	4/20/26	14801	202603	310	51300	31500			*	2,131.50		
			ATTORNEY SVCS-MAR26						KILINSKI VAN WYK PLLC			2,131.50	000717
4/24/26	00042	4/20/26	219654	202604	320	53800	46200			*	14,726.00		
			LANDSCAPE MAINT-APR26						WEBER ENVIRONMENTAL SERVICES LLC			14,726.00	000718
TOTAL FOR BANK B											422,379.27		
ASTO ASIONIA CDD ZYAN													

SECTION ii

Astonia
Community Development District

Unaudited Financial Reporting
April 30, 2026



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Astoria
Community Development District
Combined Balance Sheet
April 30, 2026

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account	\$ 935,727	\$ 187,956	\$ -	\$ -	\$ 1,123,683
State Board of Administration	\$ 243,525	\$ -	\$ -	\$ -	\$ 243,525
Due From General Fund	\$ -	\$ -	\$ 19,208	\$ -	\$ 19,208
Investments:					
<u>Series 2020</u>					
Reserve	\$ -	\$ -	\$ 108,689	\$ -	\$ 108,689
Revenue	\$ -	\$ -	\$ 252,144	\$ -	\$ 252,144
Prepayment	\$ -	\$ -	\$ 231	\$ -	\$ 231
Construction	\$ -	\$ -	\$ -	\$ 25	\$ 25
<u>Series 2021 A2</u>					
Reserve	\$ -	\$ -	\$ 279,020	\$ -	\$ 279,020
Revenue	\$ -	\$ -	\$ 670,134	\$ -	\$ 670,134
Construction	\$ -	\$ -	\$ -	\$ 62	\$ 62
<u>Series 2021 North Parcel</u>					
Reserve	\$ -	\$ -	\$ 197,686	\$ -	\$ 197,686
Revenue	\$ -	\$ -	\$ 466,100	\$ -	\$ 466,100
<u>Series 2023</u>					
Reserve	\$ -	\$ -	\$ 27,839	\$ -	\$ 27,839
Revenue	\$ -	\$ -	\$ 312,646	\$ -	\$ 312,646
Construction	\$ -	\$ -	\$ -	\$ 120	\$ 120
<u>Series 2024</u>					
Reserve	\$ -	\$ -	\$ 251,983	\$ -	\$ 251,983
Revenue	\$ -	\$ -	\$ 273,804	\$ -	\$ 273,804
Construction	\$ -	\$ -	\$ -	\$ 27	\$ 27
Total Assets	\$ 1,179,252	\$ 187,956	\$ 2,859,484	\$ 235	\$ 4,226,927
Liabilities:					
Accounts Payable	\$ 27,128	\$ -	\$ -	\$ -	\$ 27,128
Due To Debt Service	\$ 19,208	\$ -	\$ -	\$ -	\$ 19,208
Total Liabilities	\$ 46,336	\$ -	\$ -	\$ 0	\$ 46,336
Fund Balances:					
Restricted for:					
Debt Service	\$ -	\$ -	\$ 2,859,484	\$ -	\$ 2,859,484
Capital Projects	\$ -	\$ -	\$ -	\$ 234	\$ 234
Assigned for:					
Capital Reserves	\$ -	\$ 187,956	\$ -	\$ -	\$ 187,956
Unassigned	\$ 1,132,916	\$ -	\$ -	\$ -	\$ 1,132,916
Total Fund Balances	\$ 1,132,916	\$ 187,956	\$ 2,859,484	\$ 234	\$ 4,180,591
Total Liabilities & Fund Balance	\$ 1,179,252	\$ 187,956	\$ 2,859,484	\$ 235	\$ 4,226,927

Astonia
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<u>Revenues</u>				
Assesments - Tax Roll	\$ 963,855	\$ 963,855	\$ 944,048	\$ (19,807)
Interest Income	\$ -	\$ -	\$ 13,414	\$ 13,414
Miscellaneous Income	\$ -	\$ -	\$ 5,774	\$ 5,774
Total Revenues	\$ 963,855	\$ 963,855	\$ 963,236	\$ (619)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ -	\$ 7,000
FICA Expense	\$ 918	\$ 536	\$ -	\$ 536
Engineering	\$ 15,000	\$ 8,750	\$ 8,688	\$ 63
Attorney	\$ 30,000	\$ 17,500	\$ 11,355	\$ 6,145
Annual Audit	\$ 9,300	\$ 5,600	\$ 5,600	\$ -
Assessment Administration	\$ 7,030	\$ 7,030	\$ 7,030	\$ (0)
Arbitrage	\$ 2,250	\$ 1,350	\$ 1,350	\$ -
Dissemination	\$ 13,519	\$ 7,886	\$ 7,886	\$ (0)
Disclosure Software	\$ 5,000	\$ 1,500	\$ 1,500	\$ -
Trustee Fees	\$ 21,512	\$ 8,701	\$ 8,701	\$ -
Management Fees	\$ 46,350	\$ 27,038	\$ 27,038	\$ -
Information Technology	\$ 1,854	\$ 1,082	\$ 1,082	\$ -
Website Administration	\$ 1,236	\$ 721	\$ 721	\$ -
Postage & Delivery	\$ 2,500	\$ 1,458	\$ 903	\$ 556
Insurance	\$ 7,085	\$ 7,085	\$ 6,530	\$ 555
Copies	\$ 200	\$ 117	\$ 71	\$ 45
Legal Advertising	\$ 6,000	\$ 3,500	\$ 813	\$ 2,687
Contingency	\$ 2,200	\$ 1,283	\$ 193	\$ 1,091
Office Supplies	\$ 250	\$ 146	\$ 4	\$ 142
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 184,379	\$ 108,456	\$ 89,637	\$ 18,819

Astonia
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<u>Operations & Maintenance</u>				
<u>Field Expenditures</u>				
Property Insurance	\$ 22,292	\$ 22,292	\$ 20,599	\$ 1,693
Field Management	\$ 20,000	\$ 11,667	\$ 11,667	\$ (0)
Landscape Maintenance	\$ 245,000	\$ 142,917	\$ 133,301	\$ 9,616
Landscape Replacement	\$ 35,000	\$ 20,417	\$ -	\$ 20,417
Lake Maintenance	\$ 30,000	\$ 17,500	\$ 13,300	\$ 4,200
Streetlights	\$ 48,000	\$ 28,000	\$ 28,928	\$ (928)
Electric	\$ 15,872	\$ 9,259	\$ 1,788	\$ 7,471
Water & Sewer	\$ 72,192	\$ 42,112	\$ 7,249	\$ 34,863
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Irrigation Repairs	\$ 15,000	\$ 8,750	\$ 1,968	\$ 6,782
General Repairs & Maintenance	\$ 17,000	\$ 9,917	\$ 11,356	\$ (1,439)
Contingency	\$ 15,000	\$ 8,750	\$ 5,529	\$ 3,221
Subtotal Field Expenditures	\$ 537,856	\$ 323,037	\$ 235,683	\$ 87,354
<u>Amenity Expenses</u>				
Amenity - Electric	\$ 17,250	\$ 10,063	\$ 7,165	\$ 2,898
Amenity - Water	\$ 33,770	\$ 19,699	\$ 13,944	\$ 5,755
Internet	\$ 3,000	\$ 1,750	\$ 840	\$ 910
Pest Control	\$ 1,500	\$ 875	\$ 875	\$ -
Janitorial Service	\$ 20,000	\$ 11,667	\$ 9,620	\$ 2,047
Security Services	\$ 50,770	\$ 29,616	\$ 19,327	\$ 10,289
Pool Maintenance	\$ 36,000	\$ 21,000	\$ 21,395	\$ (395)
Amenity Repairs & Maintenance	\$ 15,000	\$ 8,750	\$ 4,595	\$ 4,155
Amenity Management	\$ 15,000	\$ 8,750	\$ 8,750	\$ -
Holiday Lights	\$ 15,000	\$ 8,750	\$ 8,100	\$ 650
Contingency	\$ 10,000	\$ 5,833	\$ 820	\$ 5,013
Subtotal Amenity Expenditures	\$ 217,290	\$ 126,752	\$ 95,431	\$ 31,322
Total Expenditures	\$ 939,524	\$ 558,246	\$ 420,751	\$ 137,495
Excess (Deficiency) of Revenues over Expenditures	\$ 0		\$ 542,484	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out) - Capital Reserves	\$ (24,330)	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ (24,330)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (0)		\$ 542,484	
Fund Balance - Beginning	\$ -		\$ 590,432	
Fund Balance - Ending	\$ (0)		\$ 1,132,916	

Astonia
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Interest	\$ 3,000	\$ 3,000	\$ 3,753	\$ 753
Total Revenues	\$ 3,000	\$ 3,000	\$ 3,753	\$ 753
Expenditures:				
Contingency	\$ 1,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,000	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,000		\$ 3,753	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 24,330	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 24,330	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 26,330		\$ 3,753	
Fund Balance - Beginning	\$ 183,674		\$ 184,203	
Fund Balance - Ending	\$ 210,004		\$ 187,956	

Astoria
Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Assessments - Tax Roll	\$ 220,403	\$ 220,403	\$ 213,404	\$ (6,999)
Interest	\$ 4,000	\$ 4,000	\$ 4,576	\$ 576
Total Revenues	\$ 224,403	\$ 224,403	\$ 217,981	\$ (6,422)
Expenditures:				
Interest Payment - 11/01	\$ 68,256	\$ 68,256	\$ 68,256	\$ -
Principal Payment - 05/01	\$ 80,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 68,256	\$ -	\$ -	\$ -
Total Expenditures	\$ 216,513	\$ 68,256	\$ 68,256	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 7,891	\$ 156,147	\$ 149,724	\$ (6,422)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 9,142	\$ 9,142
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 9,142	\$ 9,142
Net Change in Fund Balance	\$ 7,891		\$ 158,867	
Fund Balance - Beginning	\$ 97,991		\$ 204,656	
Fund Balance - Ending	\$ 105,881		\$ 363,523	

Astoria
Community Development District
Debt Service Fund - Series 2021 A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 558,500	\$ 558,500	\$ 547,024	\$ (11,476)
Interest	\$ 10,000	\$ 10,000	\$ 12,493	\$ 2,493
Total Revenues	\$ 568,500	\$ 568,500	\$ 559,516	\$ (8,984)
Expenditures:				
Interest Payment - 11/01	\$ 168,785	\$ 168,785	\$ 168,785	\$ -
Principal Payment - 05/01	\$ 220,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 168,785	\$ -	\$ -	\$ -
Total Expenditures	\$ 557,570	\$ 168,785	\$ 168,785	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 10,930		\$ 390,731	
Fund Balance - Beginning	\$ 285,863		\$ 564,725	
Fund Balance - Ending	\$ 296,793		\$ 955,457	

Astonia
Community Development District
Debt Service Fund - Series 2021 North Parcel
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments	\$ 395,460	\$ 387,334	\$ 387,334	\$ -
Interest	\$ 5,000	\$ 5,000	\$ 8,667	\$ 3,667
Total Revenues	\$ 400,460	\$ 392,334	\$ 396,001	\$ 3,667
Expenditures:				
Interest Payment - 11/01	\$ 116,218	\$ 116,218	\$ 116,218	\$ -
Principal Payment - 05/01	\$ 165,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 116,218	\$ -	\$ -	\$ -
Total Expenditures	\$ 397,435	\$ 116,218	\$ 116,218	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,025	\$ 276,116	\$ 279,783	\$ 3,667
Fund Balance - Beginning	\$ 190,028		\$ 388,466	
Fund Balance - Ending	\$ 193,053		\$ 668,249	

Astonia
Community Development District
Debt Service Fund - Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments	\$ 278,389	\$ 272,668	\$ 272,668	\$ -
Interest	\$ 5,000	\$ 4,218	\$ 4,218	\$ -
Total Revenues	\$ 283,389	\$ 276,886	\$ 276,886	\$ -
Expenditures:				
Interest Payment - 12/01	\$ 104,741	\$ 104,741	\$ 104,741	\$ -
Principal Payment - 06/15	\$ 70,000	\$ -	\$ -	\$ -
Interest Payment - 06/15	\$ 104,741	\$ -	\$ -	\$ -
Total Expenditures	\$ 279,481	\$ 104,741	\$ 104,741	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,907	\$ 172,146	\$ 172,146	\$ -
Fund Balance - Beginning	\$ 143,836		\$ 171,480	
Fund Balance - Ending	\$ 147,744		\$ 343,626	

Astoria
Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments	\$ 251,983	\$ 246,804	\$ 246,804	\$ -
Interest	\$ 5,000	\$ 5,000	\$ 7,401	\$ 2,401
Total Revenues	\$ 256,983	\$ 251,804	\$ 254,206	\$ 2,401
Expenditures:				
Interest Payment - 11/01	\$ 97,958	\$ 97,958	\$ 97,958	\$ -
Principal Payment - 05/01	\$ 55,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 97,958	\$ -	\$ -	\$ -
Total Expenditures	\$ 250,916	\$ 97,958	\$ 97,958	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,066	\$ 153,846	\$ 156,248	\$ 2,401
Fund Balance - Beginning	\$ 125,828		\$ 372,383	
Fund Balance - Ending	\$ 131,894		\$ 528,630	

Astonia
Community Development District
Capital Projects Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 136	\$ 136
Total Revenues	\$ -	\$ -	\$ 136	\$ 136
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 136	\$ 136
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (9,142)	\$ (9,142)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (9,142)	\$ (9,142)
Net Change in Fund Balance	\$ -	\$ -	\$ (9,006)	
Fund Balance - Beginning	\$ -	\$ -	\$ 9,031	
Fund Balance - Ending	\$ -	\$ -	\$ 25	

Astonia
Community Development District
Capital Projects Fund - Series 2021 A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 1	\$ 1
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 1	
Fund Balance - Beginning	\$ -		\$ 61	
Fund Balance - Ending	\$ -		\$ 62	

Astonia
Community Development District
Capital Projects Fund - Series 2021 North Parcel
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ -	

Astonia
Community Development District
Capital Projects Fund - Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 3	\$ 3
Total Revenues	\$ -	\$ -	\$ 3	\$ 3
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 3	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 3	
Fund Balance - Beginning	\$ -		\$ 118	
Fund Balance - Ending	\$ -		\$ 120	

Astoria
Community Development District
Capital Projects Fund - Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 1	\$ 1
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1	
Fund Balance - Beginning	\$ -		\$ 26	
Fund Balance - Ending	\$ -		\$ 27	

Astoria
Community Development District
Capital Projects Fund - Pine Tree
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Developer Advances	\$ -	\$ -	\$ 2,367	\$ 2,367
Total Revenues	\$ -	\$ -	\$ 2,367	\$ 2,367
Expenditures:				
Capital Outlay - Cost Of Issuance	\$ -	\$ -	\$ 2,367	\$ (2,367)
Total Expenditures	\$ -	\$ -	\$ 2,367	\$ (2,367)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ -	

Astoria
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessment - Tax Roll	\$ 445	\$ 45,237	\$ 736,759	\$ 128,577	\$ 12,910	\$ 9,244	\$ 10,876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 944,048
Interest Income	\$ 1,587	\$ 814	\$ 815	\$ 2,265	\$ 2,709	\$ 2,836	\$ 2,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,414
Miscellaneous Income	\$ 60	\$ -	\$ -	\$ 5,714	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,774
Total Revenues	\$ 1,647	\$ 814	\$ 815	\$ 7,979	\$ 2,709	\$ 2,836	\$ 2,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 963,236
Expenditures:													
Administrative													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ 250	\$ 250	\$ 625	\$ 125	\$ -	\$ 250	\$ 7,188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,688
Attorney	\$ 1,576	\$ 1,255	\$ 1,492	\$ 882	\$ 901	\$ 2,132	\$ 3,118	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,355
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ 5,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,600
Assessment Administration	\$ 7,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,030
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Dissemination	\$ 1,127	\$ 1,127	\$ 1,127	\$ 1,127	\$ 1,127	\$ 1,127	\$ 1,127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,886
Disclosure Software	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Trustee Fees	\$ 4,445	\$ -	\$ -	\$ -	\$ 4,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,701
Management Fees	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,038
Information Technology	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,082
Website Maintenance	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 721
Postage & Delivery	\$ 175	\$ 86	\$ 9	\$ 507	\$ 14	\$ 101	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 903
Insurance	\$ 6,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,530
Printing & Binding	\$ 7	\$ -	\$ 35	\$ 15	\$ 4	\$ 1	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71
Legal Advertising	\$ -	\$ 637	\$ 176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 813
Contingency	\$ -	\$ -	\$ -	\$ 60	\$ 44	\$ 44	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 193
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 0	\$ 1	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 27,384	\$ 7,475	\$ 7,584	\$ 6,836	\$ 11,865	\$ 7,775	\$ 20,718	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,637

Astoria
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<i>Operations & Maintenance</i>													
<i>Field Services</i>													
Property Insurance	\$ 20,358	\$ -	\$ -	\$ -	\$ 241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,599
Field Management	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ -	\$ -	\$ -	\$ -	\$ 11,667
Landscape Maintenance	\$ 19,043	\$ 19,043	\$ 19,043	\$ 19,043	\$ 19,043	\$ 19,043	\$ 19,043	\$ 19,043	\$ -	\$ -	\$ -	\$ -	\$ 133,301
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ 13,300
Streetlights	\$ 7,197	\$ 3,807	\$ 4,885	\$ 3,741	\$ 3,726	\$ 3,726	\$ 1,844	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,928
Electric	\$ 1,025	\$ 203	\$ 182	\$ 111	\$ 85	\$ 86	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,788
Water & Sewer	\$ 1,136	\$ 2,568	\$ 800	\$ 506	\$ 740	\$ 1,499	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,249
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 1,968	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,968
General Repairs & Maintenance	\$ 509	\$ 398	\$ 661	\$ 6,263	\$ 2,752	\$ 774	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,356
Contingency	\$ 1,059	\$ 7	\$ -	\$ 1,891	\$ -	\$ 2,572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,529
Subtotal Field Expenses	\$ 53,893	\$ 31,561	\$ 29,138	\$ 35,122	\$ 30,154	\$ 31,267	\$ 24,549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235,683
<i>Amenity Expenses</i>													
Amenity - Electric	\$ 1,942	\$ 870	\$ 1,093	\$ 803	\$ 775	\$ 885	\$ 798	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,165
Amenity - Water	\$ 3,434	\$ 1,743	\$ 2,039	\$ 1,038	\$ 2,890	\$ 2,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,944
Internet	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 840
Pest Control	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 875
Janitorial Service	\$ 1,300	\$ 1,340	\$ 1,350	\$ 1,330	\$ 1,300	\$ 1,450	\$ 1,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,620
Security Services	\$ 2,659	\$ 2,949	\$ 2,263	\$ 2,710	\$ 2,268	\$ 3,978	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,327
Pool Maintenance	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,395	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,395
Amenity Repairs & Maintenance	\$ 75	\$ 990	\$ 863	\$ 1,204	\$ 125	\$ 1,339	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,595
Amenity Access Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,750
Holiday Lights	\$ -	\$ -	\$ -	\$ 8,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,100
Contingency	\$ 600	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 820
Subtotal Amenity Expenses	\$ 14,505	\$ 12,607	\$ 12,103	\$ 19,679	\$ 12,249	\$ 14,946	\$ 9,343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,431
Total Maintenance	\$ 68,398	\$ 44,167	\$ 41,240	\$ 54,800	\$ 42,403	\$ 46,213	\$ 33,892	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 331,114
Total Expenditures	\$ 95,783	\$ 51,642	\$ 48,824	\$ 61,637	\$ 54,268	\$ 53,988	\$ 54,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420,751
<i>Other Financing Sources/(Uses)</i>													
Transfer In/Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (94,136)	\$ (50,828)	\$ (48,010)	\$ (53,658)	\$ (51,559)	\$ (51,152)	\$ (52,221)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 542,484

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	\$25,114.52	\$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
02/12/26	01/01/26-01/31/26	\$39,067.29	(\$2,627.83)	(\$728.79)	\$0.00	\$0.00	\$35,710.67	\$12,910.35	\$2,918.42	\$7,480.84	\$5,297.00	\$3,728.88	\$3,375.18	\$35,710.67
03/13/26	02/01/26-02/28/26	\$26,091.23	\$0.00	(\$521.83)	\$0.00	\$0.00	\$25,569.40	\$9,244.02	\$2,089.63	\$5,356.40	\$3,792.73	\$2,669.94	\$2,416.68	\$25,569.40
04/17/26	03/01/26-03/31/26	\$30,614.45	\$0.00	(\$612.29)	\$0.00	\$0.00	\$30,002.16	\$10,846.59	\$2,451.89	\$6,284.99	\$4,450.25	\$3,132.80	\$2,835.64	\$30,002.16
04/30/26	01/01/26-01/31/26	\$0.00	\$0.00	\$0.00	\$36.19	\$0.00	\$36.19	\$13.08	\$2.96	\$7.58	\$5.37	\$3.78	\$3.42	\$36.19
04/30/26	02/01/26-03/31/26	\$0.00	\$0.00	\$0.00	\$45.19	\$0.00	\$45.19	\$16.34	\$3.69	\$9.47	\$6.70	\$4.72	\$4.27	\$45.19
TOTAL		\$ 2,799,746.71	\$ (111,976.63)	\$ (53,755.41)	\$ 5,934.96	\$ (28,667.38)	\$ 2,611,282.25	\$ 944,047.70	\$ 213,404.23	\$ 547,023.72	\$ 387,333.92	\$ 272,668.21	\$ 246,804.47	\$ 2,611,282.25

98%	Net Percent Collected
\$ 54,783.37	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)
CURRENT BONDS OUTSTANDING		\$3,485,000

SERIES 2021, AREA 2 SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	2.50%, 3.00%, 3.20%, 4.00%	
MATURITY DATE:	5/1/2052	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$279,020	
RESERVE FUND BALANCE	\$279,020	
BONDS OUTSTANDING - 7/20/21		\$10,065,000
PRINCIPAL PAYMENT - 05/01/23		(\$205,000)
PRINCIPAL PAYMENT - 05/01/24		(\$210,000)
PRINCIPAL PAYMENT - 05/01/25		(\$215,000)
CURRENT BONDS OUTSTANDING		\$9,435,000

SERIES 2021, NORTH PARCEL SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	2.50%, 3.00%, 3.20%, 4.00%	
MATURITY DATE:	5/1/2052	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$197,686	
RESERVE FUND BALANCE	\$197,686	
BONDS OUTSTANDING - 7/20/21		\$7,155,000
PRINCIPAL PAYMENT - 05/01/22		(\$145,000)
PRINCIPAL PAYMENT - 05/01/23		(\$150,000)
PRINCIPAL PAYMENT - 05/01/24		(\$155,000)
PRINCIPAL PAYMENT - 05/01/25		(\$160,000)
CURRENT BONDS OUTSTANDING		\$6,545,000

SERIES 2023, AREA 3 SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	4.350%, 5.125%, 5.375%	
MATURITY DATE:	6/15/2053	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$27,839	
RESERVE FUND BALANCE	\$27,839	
BONDS OUTSTANDING - 05/23/23		\$4,165,000
PRINCIPAL PAYMENT - 06/01/24		(\$60,000)
PRINCIPAL PAYMENT - 06/01/25		(\$65,000)
CURRENT BONDS OUTSTANDING		\$4,040,000

SERIES 2024, AREA 4 SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	4.500%, 5.375%, 5.700%	
MATURITY DATE:	5/1/2024	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$251,983	
RESERVE FUND BALANCE	\$251,983	
BONDS OUTSTANDING - 01/30/24		\$3,640,000
PRINCIPAL PAYMENT - 05/01/25		(\$50,000)
CURRENT BONDS OUTSTANDING		\$3,590,000

SECTION iii



May 4, 2026

Monica Virgen – Recording Secretary
Astonia CDD
219 E. Livingston St.
Orlando, FL 32801

RE: Astonia Community Development District Registered Voters

Dear Ms. Virgen,

In response to your request, there are currently **1,290** voters within the Astonia Community Development District as of **April 15, 2026**.

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

Sincerely,

Melony M. Bell

Melony M. Bell
Supervisor of Elections
Polk County, Florida