Astonia
Community Development District

Meeting Agenda

November 11, 2026

AGENDA

Astonia
Community Development District

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

November 4, 2026

Board of Supervisors Meeting
Astonia Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Astonia Community Development District** will be held **Wednesday, November 11, 2026,** at **1:00 PM at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Call-In: +1-305-224-1968 **Meeting ID:** 867 8298 0965
Zoom Link: https://us06web.zoom.us/j/86782980965

Landowners' Meeting

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowner's Questions and Comments
8. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes)
3. Organizational Matters
    A. Consideration of Resolution 2027-01 Canvassing and Certifying Results of the Landowners Election
    B. Administration of Oath to Newly Elected Board Member (Seat 3)
    C. Appointment to Board Vacancies
    D. Election of Officers
    E. Consideration of Resolution 2027-02 Electing Officers
4. Approval of Minutes of the August 12, 2026 Board of Supervisors Meeting
5. Consideration of Proposals for Reserve Study
    A. Reserve Advisors
    B. Capital Reserve Advisors
6. Consideration of Agreement with PayGov.US for Electronic Payment Processing
7. Presentation of Arbitrage Rebate Reports
    A. Series 2021 – North Parcel

B. Series 2021 – AA2
C. Series 2023 – AA3
D. Series 2020 - AA1

8. Ratification of Amended and Restated Holiday Lighting Agreement with Festive Glow
9. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
        i. Consideration of Bike Rack Replacement Proposal #571 from GMS
        ii. Consideration of Oak Tree Replacement Proposal from Continuum
    D. District Manager's Report
        i. Check Register
        ii. Balance Sheet & Income Statement
10. Other Business
11. Supervisors Requests and Audience Comments
12. Adjournment

Landowners' Meeting

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF ASTONIA COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **Wednesday, November 11, 2026**

TIME: **1:00 p.m.**

LOCATION: **Holiday Inn-Winter Haven**
200 Cypress Gardens Boulevard
Winter Haven, Florida 33880

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for the successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by <u>one</u> of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

ASTONIA COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 11, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Astonia Community Development District to be held at the **Holiday Inn-Winter Haven, 200 Cypress Gardens Boulevard, Winter Haven, Florida 33880, on Wednesday, November 11, 2026, at 1:00 p.m.,** and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

_____
Printed Name of Legal Owner

_____ _____
Signature of Legal Owner Date

Parcel Description	**Acreage**	**Authorized Votes**
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2025), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

Astonia
Community Development District

Board of Supervisors Meeting

SECTION 3

SECTION B

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners' meeting is required to be held within ninety (90) days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners' meeting was held at which the below recited person was duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

1. **ELECTION RESULTS.** The following person is found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

Seat Number	Supervisor	Number of Votes
3	_____	_____

2. **TERM.** In accordance with Section 190.006(2), *Florida Statutes,* and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

Seat Number	Supervisor	Term	Term
3	_____	4 years	Expiration 2030

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11th day of November 2026.

ATTEST**:**	**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson/Vice Chairperson, Board of Supervisors

SECTION D

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

Chairperson _____

Vice Chairperson _____

Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

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

PASSED AND ADOPTED this 11th day of November 2026.

ATTEST**:**

ASTONIA COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chairperson,
Board of Supervisors

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 Tuesday, **August 12, 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	Chairperson
Cody Hatmaker	Vice Chairman
Corey Hatmaker	Assistant Secretary

Also present were:

Katie O'Rourke	District Manager, GMS
Lauren Gentry	District Counsel, KVW Law
Bryan Hunter	District Engineer
Allen Bailey	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 June 10, 2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes from the June 10, 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 June 10, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Public Hearing on the Adoption of the Fiscal Year 2027 Budget**

Ms. O'Rourke presented the Fiscal Year 2027 final budget, imposing operations and maintenance assessments, and certifying the assessment roll. She asked for a motion to open the public hearing.

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

A. Consideration of Resolution 2026-12 Adopting the Fiscal Year 2027 Budget and Appropriating Funds

Ms. O'Rourke noted there are no public attendees on Zoom. Resolution 2026-12, adopting the final budget, is presented from page 16 of the agenda package, with the budget attached as an exhibit. The budget had already been reviewed and approved in proposed form, but two updates were made: actual financials were updated through June, and the audit amount was adjusted to match the agreed annual audit cost. Any savings or extra funds from that adjustment were moved into the general maintenance line item because of ongoing maintenance and cleanup needs in the community.

Ms. O'Rourke noted that these changes do not affect assessments and that there is no increase to operations and maintenance assessments. Ms. Gentry added that blank figures in Section 2 of the resolution will be filled in to match the budget numbers unless changes are made during the meeting.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Consideration of Resolution 2026-12 Adopting the Fiscal Year 2027 Budget and Appropriating Funds, was approved.

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

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

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-13 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. O'Rourke stated that after adopting the budget, the District needed to establish a funding mechanism for it. She introduced Resolution 2026-13, located on page 42 of the agenda package, which certifies the assessment roll. She explained that the District's operations and maintenance assessments are collected through the annual Polk County property tax bill, and that the resolution authorizes collection of both debt assessments and operations and maintenance assessments.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-13 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-14 Adopting the Fiscal Year 2027 Meeting Schedule**

Ms. O'Rourke stated that the next agenda item was Resolution 2026-14, which would adopt the District's meeting schedule for Fiscal Year 2027. The resolution appeared on page 65 of the agenda package. She noted that the proposed meeting dates and times would stay the same: meetings would continue to be held on the second Wednesday of every month at 1:00 p.m. at the Holiday Inn.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-14 Adopting the Fiscal Year 2027 Meeting Schedule, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-15 Designating a Date, Time and Location for a Landowners' Election**

Ms. O'Rourke reviewed Resolution 2026-15 designating the date, time, and location for the landowners' election. She noted that the District holds a landowners' election every two years in November and must announce the election date at a meeting at least 90 days in advance.

Ms. O'Rourke stated the proposed election date is November 11, 2026 at 1:00 p.m. at the same location as the regular meeting. The agenda package includes instructions, proxy forms, and a sample ballot, which will also be posted on the CDD website. She clarified that Seat 3, currently held by Cody Hatmaker, is up for the landowner election. She noted that the election date is the same as the regular meeting date, but if the Board meeting is canceled, Board members would not need to attend the landowners' election unless they wanted to or had eligible votes.

> On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-15 Designating a Date, Time and Location for a Landowners' Election the Report, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Audit Engagement Letter with Grau & Associates**

Ms. O'Rourke stated that the next agenda item was the audit engagement letter from Grau & Associates, located on page 75 of the agenda package. She explained that this was Grau & Associates' annual letter memorializing the agreement and the audit rate. She noted the rate had been checked and was accurate based on what had previously been provided and then requested a motion to approve.

> On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Fiscal Year 2026 Audit Engagement Letter with Grau & Associates, was approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Gentry had nothing to report, next item followed.

B. Engineer

Mr. Hunter had nothing to report, next item followed.

C. Field Manager's Report

Mr. Bailey reviewed the field manager's report and updates. He stated that the Phase 3 benches in Astonia North had been installed, wildlife signs requested by EGIS had been placed, debris around the Astonia North ponds had been picked up, and a debris pile on Laurent Loop had been removed. He noted that dumping in a common area remains a recurring problem because the trash company will not pick it up there, so staff has had to remove it. Ms. O'Rourke advised that residents could be asked generally for information or camera footage, but no one should be accused specifically.

Mr. Bailey reported that timers had been placed inside the amenity area to help ensure lights and fans operate at the proper times. He stated landscapers were maintaining common grounds, the pool facility was being maintained despite heavy use, janitorial staff was keeping up with the amenity, restrooms, and dog stations, and the lakes were being managed with vegetation control.

i. Ratification of Additional Services Order for Irrigation Repairs with Continuum

Mr. Bailey reported that the first proposal was for ratification of an emergency irrigation repair that had been completed after a substantial irrigation leak was discovered and needed to be handled quickly to prevent water from continuing to spray.

> On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Additional Services Order for Irrigation Repairs with Continuum, was ratified.

ii. Consideration of Tree Replacement Proposal with Continuum

Mr. Bailey presented a tree replacement proposal for several plantings that had not survived or had not done well due to lack of water, including replacement magnolias, an oak, and a sweet gum, along with stakes and mulch, for a total cost of $3,625 to be paid from the landscape replacement line item.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Tree Replacement Proposal with Continuum, was approved.

iii. Consideration of Updated Contract for Janitorial Maintenance with Clean Star Services

Mr. Bailey presented a Clean Star cleaning services proposal to consolidate prior addendums into one amended and restated contract and add service for two trash cans, with monthly costs of $1,870 from May through September and $1,700 from October through April.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Updated Contract for Janitorial Maintenance with Clean Star Services, was approved.

iv. Consideration of Pool Maintenance Increase with Resort Pools

Mr. Bailey presented a Resort Pools contract increase effective October 1, increasing the monthly amount from $3,000 to $3,090 for chemicals and employee services.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Pool Maintenance Increase with Resort Pools, was approved.

v. Consideration of Aquatic Maintenance Increase with Continuum

Mr. Bailey discussed a water management contract increase, noting that the contractor had not requested increases for several years and that the increases had been planned for in the budget.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Aquatic Maintenance Increase with Continuum, was approved.

vi. Consideration of Landscape Maintenance Increase with Continuum

Mr. Bailey presented Continuum's landscaping and general maintenance contract increase, effective October 1, reflecting a 3% increase to $4,446.16 per month, or approximately $53,354 annually.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Landscape Maintenance Increase with Continuum, was approved.

D. District Manager's Report

i. Check Register

Ms. O'Rourke reviewed the check register, located on page 134 of the agenda package. She noted that the register summarized checks written for the District from May 1 through May 31, totaling $93,744.82.

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 that the unaudited financials were located on page 139 of the agenda package. She stated they were available to answer any questions from the Board but clarified that the unaudited financials were provided for informational purposes only.

iii. Goals & Objectives

a) Adoption of Fiscal Year 2027 Goals & Objectives

Ms. O'Rourke stated that the goals and objectives section began on page 162 of the agenda package. She explained that the first item was adoption of the fiscal year 2027 goals and objectives, which were essentially the same goals and objectives adopted for fiscal year 2026 and aligned with the statutory requirements.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Adoption of Fiscal Year 2027 Goals & Objectives, was approved.

b) Authorizing Chair to Execute Fiscal Year 2026 Goals and Objectives

Ms. O'Rourke stated that the 2026 goals were laid out on page 166, and approval would allow the District Manager and Board Chair to sign off at the end of the fiscal year confirming completion so the goals could be posted by the deadline.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Authorizing Chair to Execute Fiscal Year 2026 Goals and Objectives, was approved.

TENTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

ELEVENTH 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.

TWELFTH 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 5

SECTION A

Kejsi Shuaipi, Account Manager
(954) 620-0908
kejsi.shuaipi@reserveadvisors.com

Property Wellness
Reserve Study Program Proposal
Level I Reserve Study

Astonia Community Development District

Davenport, FL



Reserve Advisors

Your Property Wellness Consultants



Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.



Helping Communities Thrive for Over 30 Years

With a team of 60+ engineers whose engineering backgrounds include civil, structural, mechanical, and more, we have over 350 years of combined experience conducting reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry, and we pride ourselves on delivering unbiased recommendations that give communities the plans they need to ensure the future well-being of the property.

37,000+
RESERVE STUDIES CONDUCTED

19,000+
ASSOCIATIONS SERVED

3,950,000+
RESIDENTS SERVED

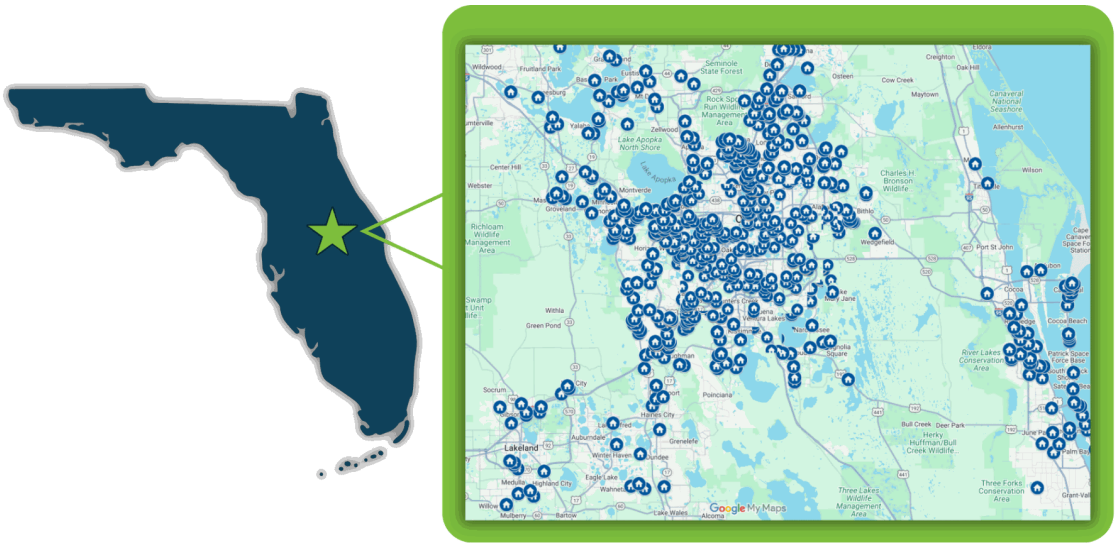
Industry Leadership

We were instrumental in pioneering the Community Association Institute's (CAI) Reserve Study Standards, and were influential in revising these standards in 2023 through our participation in an industry task force. This diverse group included reserve specialists, professional managers, community board members, attorneys, and accountants. Additionally, we continue to shape best practices in the field through active involvement with the Foundation for Community Association Research (FCAR), including chairing the Reserve Study Best Practices Report.

As a national member of CAI, we are actively involved in over 30 chapters nationwide, regularly supporting the organization's members through structured education, speaking engagements, and publications for managers and board members. Our leadership team members, Michelle Baldry and Matt Kuisle, are board members of FCAR and CAI, respectively. In addition to complying with legislative requirements specific to reserve studies, we are compliant with and/or accredited by:

- Association of Professional Reserve Analysts (APRA)
- Community Associations Institute (CAI)
- American Institute of Certified Public Accountants (AICPA)

Your Trusted Neighborhood Partner



Hear What Our Clients Say



"I had the pleasure of working with KC and JJ on updating a reserve study for an HOA I manage, and the experience was excellent from start to finish. Their communication was professional, knowledgeable, and consistently prompt throughout the process. They stayed on schedule, kept everything on track, and even delivered the updated study ahead of deadline. I highly recommend their services to anyone looking for reliable and efficient professionals."

Lissette Negron, Community Association Manager
Highlands Reserve Homeowners Association, Inc.
Davenport, Florida



"Having worked with Roy from Reserve Advisors for many years, I've always been able to rely on his expertise, professionalism, and consistency in delivering accurate reserve study reports. His attention to detail and deep understanding of association needs give our board's confidence in the recommendations provided. Roy has also always been available to help break down report findings and explain key details to board members when needed, making complex financial planning discussions much easier to navigate. His knowledge and responsiveness have made Reserve Advisors a trusted resource for our communities."

Sandy Etheredge, Director of Licensed Community Association Management
Empire Management Group
Kissimmee, Florida

Level I Full Reserve Study

RESERVE™ ADVISORS
Long-term thinking. Everyday commitment.

	LEVEL I	LEVEL II	LEVEL III
	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
		RESERVE STUDY PROCESS	
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed/Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
		KEY DELIVERABLES	
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	✓	✓	✓
PRIORITIZED LIST OF CAPITAL EXPENDITURES	✓	✓	✓
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	✓	✓	✓
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	✓	✓	
INCLUSION OF LONG-LIVED ASSETS	✓	✓	✓
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
	★ RECOMMENDED SERVICE LEVEL		

We are proposing a Level I Full Reserve Study. This service involves developing a component list and quantification of each item - a crucial aspect often overlooked by unqualified providers. This service is suitable for communities that have never undergone a reserve study, as well as those contemplating a change in reserve study providers. Conducting a Level I Reserve Study allows us to not only verify the accuracy of the component inventory and related quantities/measurements with certainty - the foundation of any reserve study - but to also present capital planning recommendations with unwavering confidence.

Property Wellness Reserve Study Program

Reserve Advisors will perform a Level I Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: The reserve study consultant will develop a detailed list of reserve components, also known as a component inventory, and related quantities for each. We will complete a condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. Life and cost estimates will be performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

Astonia Community Development District comprises 1,313 homes. We've identified and will include the following reserve components:

Streets and Curbs, Access Drives, Parking Areas, and/or Driveways, Fences, Irrigation System, Monuments, Mailboxes, Signage, Retaining Walls, Sidewalks, Pond(s), Playground(s), Pool(s) including Fence, Deck, Mechanicals, etc., Gates, and other property specifically identified that you'd like us to include.

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.



Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30 years on one easy-to-read spreadsheet.

View Example



Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

View Example



Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

View Example



Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

View Example



Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

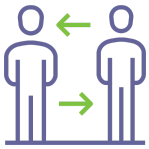
For Confidence in All Decisions



Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive capital planning solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.

Your property is your biggest investment. **Here's why we're the right partner to protect it.**



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your experience exceeds expectations.



Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

> RA is comprised of a highly professional team with the depth of knowledge, access to extensive research resources, and sensitive interpersonal skills needed to collaborate with our community group comprised of board members and ad-hoc committee members to produce a detailed and relevant reserve study vital to keeping our community in a strong fiscal position as we plan for the future. Our engineer did an excellent job preparing the community for the site visit, listening to and incorporating information shared by our stakeholders, and leading them through a virtual meeting review of the completed study, answering questions and noting tweaks needed to finalize the reserve study for the community.
>
> **Ellen C. | Treasurer**

The Time to Protect Your Property's Long-Term Health is Now

To Start Your Property Wellness Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
Reserve Study (Level I)	$5,400.00

Your Reserve Study Includes:

- **Pre-project Collaboration:** Meeting with management and the board on community priorities and goals.
- **Unlimited Virtual Support:** Free Study Presentation after report delivery. Available for the lifetime of your community.
- **Excel Financial Management Tool:** Fully editable spreadsheet to run scenarios & track actual expenditures.
- **Preventative Maintenance Guidance:** Clear maintenance schedules and practical steps you can implement right away.
- **Revision Period:** One complimentary update within 6 months of report delivery (or 1 month if Level III).
- **Dedicated Expertise:** Your community is supported by a full-time Reserve Advisors engineer, backed by our quality assurance team to ensure accuracy and peace of mind.

We provide ongoing, tailored support - at no additional cost. We'll meet with you to walk through your study, explain key recommendations, and answer any questions, ensuring you have the knowledge and confidence to make informed decisions for your community's long-term success.

Total **$5,400.00**

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2. Sign below

Signature: _____ Title: _____

Name: _____ Date: _____

For: Astonia Community Development District Ref: 263921

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3. Pay 50% retainer. An invoice will be emailed to you upon project authorization.

Mailing Address
Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926

ACH
Send Remittances to 'accounting@reserveadvisors.com' at time of payment
Checking Account Number: 151391168
Routing Number: 075905787
Financial Institution: First Business Bank
17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 10/1/2026, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors, LLC (“RA” or “us” or “we”) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property’s energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the “Report”) are based upon a “snapshot in time” at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property’s conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA’s willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an “RA Party”) harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA’S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

RA may have a financial interest in, or business relationships with, management companies, service providers, or other third parties that have or in the future may have a business relationship with you. Further, RA may from time to time receive and/or provide compensation, referral fees, discounts, or other remuneration from or to management companies or other third parties in connection with client referrals or other business arrangements, including this engagement. The foregoing is intended to satisfy any disclosure requirements under applicable certifications, standards, or codes of ethics.
29247750.6

SECTION B

Capital Reserve Advisors

14502 N Dale Mabry Hwy. Suite 200. Tampa, FL 33618
pierre@capitalreserveadvisors.com
www.capitalreserveadvisors.com
(813)444-8022

Katie O'Rourke
Astonia CDD
C/O Governmental Management Services
Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801

April 8, 2026

Proposal for Reserve Study with On-Site Analysis

As you requested, we are submitting this proposal for reserve study services for **Astonia CDD.** The site analysiswill be scheduled as soon as we receive the signed agreement (attached) to proceed. Our report is issued as a Reserve Management Plan engagement and is intended to match your budget year and will be a 30-year projection for the 30-year period beginning **October 1, 2026**.

Since maintenance expenditures are often the most significant costs of an association, properly preparing a Reserve Study is one of the most important responsibilities for common interest organizations. An accurate and detailed analysis will minimize reserve assessments and reduce the risk of insufficient funds, while still maintaining the common areas. Some consider the reserve study simply as a budget tool. Others want a dynamic long-term replacement management tool. Either way, we can help.

Capital Reserve Advisors:

- **Local**: Located in Tampa, FL for your convenience and unrivaled customer service.
- **Experts**: Lynn Sallee, RS, CMM, PRA, and CPSI designations with 48 years of construction experience and 11 years of Reserve Study deliveries.
- Pierre del Rosario has provided financial services to condominium and homeowners associations clients since 2000.
- **Vetted**: Capital Reserve Advisors uses software specifically designed to prepare reserve studies that has been fully tested by a team of independent financial experts for calculation accuracy and certified to meet the strict ICBI software standards and is used by more than 3,000 satisfied clients worldwide.
- **Easy**: Reserve Study Reports that are usually less than 30 pages makes it easy for boards of directors and management professionals to read, digest and distribute. Our report provides actionable management information that is detailed enough to understand, but not so detailed that it overwhelms the reader. This report is supplemented by separately issued detail financial schedules to provide a complete reserve activity management system.
- **Affordable**: We believe in using the latest technology to our advantage. Because we have continued to evolve our business practices by staying ahead of the curve with our software, we are able to pass on the savings to our clients.
- **Full Service**: Each of our on-site analyses includes everything you have come to expect from reserve study providers. Full component detail lists with site or element photos, current and future replacement cost estimates, and anecdotal evidence and/or commentary where necessary.
- **Full Service +**: At no extra charge, we also prepare the report with the understanding that every association is unique. Our reports are prepared for the association but also, ***by the association.*** This includes open communication, *unlimited revisions, and *client-use software.

Fee Quotation

The fee for preparing the reserve study with on-site analysis for the fiscal period starting **October 1, 2026** is **$ 3,950**.

If you would like us to proceed with your reserve study, please indicate your acceptance by signing the attached Reserve Study Services Agreement and returning it to us. The terms of this proposal will remain in effect for sixty days from the date of this proposal.

Pierre del Rosario, President

Attachment

*See attached agreement for terms of service
See attached brochure for complete information about our company

Capital Reserve Advisors

14502 N Dale Mabry Hwy. Suite 200. Tampa, FL 33618
pierre@capitalreserveadvisors.com
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Katie O'Rourke
Astonia CDD
C/O Governmental Management Services
Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801

April 8, 2026

Reserve Study Services Agreement
Reserve Study with On-Site Analysis

This Agreement is made between Capital Reserve Advisors ("CRA") and **Astonia CDD**, (the "Association"). The Association has engaged Capital Reserve Advisors to perform and prepare an analysis and projection of the Association's replacement funding program ("Reserve Study") pursuant to the terms and conditions as set forth herein.

IT IS AGREED:

1. **Analysis Date and Period:** The Reserve Study will be a projection for the 30-year period commencing **October 1, 2026**.

2. **Date of Delivery of Requested Information:** A draft report will be available for review by the Association within two weeks from the date of CRA's receipt of the applicable documents, information, and materials requested, and completion of the site analysis by CRA . The Reserve Study will assume the most probable course of events in consideration of information supplied by the Association, CRA 's research, and industry standards and guidelines. However, the Association acknowledges that actual replacement costs may vary from those set forth in the Reserve Study and such variations may be material. Accordingly, CRA does not, and shall not, guarantee that actual replacement costs and/or remaining lives will approximate those contained in the Reserve Study.

   CRA hereby requests the information and documents described on Schedule A attached to this Agreement.

   The Association covenants and agrees to provide CRA with all the information and documents set forth on Schedule A, and to cooperate with all reasonable requests of CRA in connection with this Agreement. Without limiting the foregoing, the Association shall ensure that its personnel are reasonably available to consult with CRA regarding replacement funding expenditures and the condition of the physical components of the common areas and shall allow CRA reasonable access to conduct periodic physical inspections of the Association's facilities and common areas.

3. **Date of Delivery of Final Report:** The final report will be issued within seven working days of receiving approval from the Association for issuance of such report. The Reserve Study shall be dated as of the date of delivery to the Association (the "Report Date"). If the Association does not inform CRA of any changes within 30 days of delivery of the draft report, then the draft report is considered to be approved as is, and CRA will issue the final report.

4. **Report Format:** The format of the Reserve Study will be similar to the sample report available on our web site at http://www.capitalreserveadvisors.com. The purpose of the Reserve Study is to assist the Association in properly managing replacement funds and common area property, so that future funds will be sufficient when expenditures are necessary and common area property can be maintained efficiently for the life of the project. The Reserve Study is intended only for the Association's internal use, and only for the purposes, and subject to the limitations described in this Agreement.

5. **Reserve Study Update:** CRA has no responsibility to update the final Reserve Study for events and circumstances occurring after the Report Date. CRA recommends that interim updates be performed at least annually and at more frequent intervals if there are material fluctuations in the rates of inflation and investment or when material changes in costs or in estimated lives of replacement fund items occur.

6. **Reserve Study Fee & Terms:** CRA 's fee for preparing the Reserve Study, with site analysis, for the period beginning **October 1, 2026** is **$ 3,950**. 50% of this fee will be billed upon authorization to proceed and is due and payable at that time. The remaining 50% will be billed upon delivery of the draft report and is due and payable within 30 days. If a draft report is not issued at the request of the Association, the remaining 50% is due and payable within 30 days of importing data into Facilities 7 software and providing access to the Association.

7. **No Warranties:** The Association acknowledges and agrees that neither CRA , nor any officer, director, owner, employee, agent or affiliate of CRA , has made any representations, warranties, guarantees, or promises of any kind regarding CRA 's services or deliverables except as expressly provided in this Agreement. CRA disclaims all warranties, including without limitation any warranty as to fitness of the Reserve Study for a particular purpose, whether express, implied or arising by operation of law. CRA shall not be liable to the Association for any incidental, consequential, or special damages whatsoever, including without limitation any lost revenues or lost profits, arising from or related to this Agreement and the services provided hereunder.

8. **Miscellaneous:**

(a) Entire Agreement. This Agreement embodies the entire agreement and understanding between the parties with respect to its subject matter, and supersedes all prior agreements, whether written or oral, pertaining to such subject matter.

(b) Governing Law. Disputes arising under this agreement (including the scope, nature and quality of services to be performed by us, our fees and other terms of the engagement) shall be submitted to mediation. A competent and impartial third-party, acceptable to both parties, shall be appointed to mediate, and each disputing party shall pay an equal percentage of the mediator's fees and expenses. No suit or arbitration proceedings shall be commenced under this agreement until at least 60 days after the mediator's first meeting with the involved parties. If the dispute requires litigation, the court shall be authorized to impose all defense costs against any non-prevailing party found not to have participated in the mediation process in good faith. This Agreement is governed by, and shall be construed in accordance with, the laws of the State of Florida. Venue for all legal or equitable actions relating to or arising from this Agreement shall be Hillsborough County, Florida.

(c) Force Majeure. Notwithstanding anything to the contrary provided in this Agreement, CRA shall not be liable for any delay or failure to perform any ofits obligations under this Agreement if such delay or failure is caused by an act of god, government requirements, fire, or any other cause or circumstance beyond its reasonable control. CRA shall use reasonable efforts to avoid, remove, or cure all such circumstances as soon as is reasonably feasible.

(d) Third Party Actions. If there are any member or third party actions involving the Association which cause CRA to incur time charges or expenses other than for the initial preparation of the reserve study report, CRA is to be reimbursed by the Association for any costs or time charges incurred in connection therewith.

9. **Limitations of Reserve Study** Association understands and agrees that:

(a) The Reserve Study is intended for the sole use of the Association and is not to be construed as a guarantee, warranty or an opinion on the advisability of purchase.

(b) The information provided by the Reserve Study is effective for one year from the completion date of the report. An annual review and update of this Reserve Study is required to adjust known cost changes and to maintain accuracy.

(c) CRA 's financial liability for errors and omissions is limited to the fees charged to Association to perform the Reserve Study.

(d) The scope of the Reserve Study is expressly limited to the components included.

(e) The remaining useful life estimates of the Reserve Study assumes normal weather conditions and does not factor in damage by flood, wind, storm, earthquake or other insurable events. The useful life estimates assume proper construction, installation, design plus adequate preventive maintenance. Improper construction, installation, design or failure to maintain will lead to shortened useful lives.

(f) The cost estimates of the Reserve Study are based in current pricing for similar installations and materials and/or based in actual costs paid by Association. Future costs are subject to change according to supply and demand, material costs, effects of inflation and other forces which are not under CRA 's control.

(g) The conclusions of the Reserve Study do not involve forensic or destructive testing of the components and were arrived at by either visual inspection and/or information provided by Association.

(h) The Reserve Study is not intended to address or discover construction defects, asbestos, mold, water intrusion or lead paint. Association agrees to indemnify, defend and hold CRA harmless from all related claims.

(i) Association warrants that the components, equipment and materials are constructed or assembled by qualified and licensed contractors according to manufacturer specifications and that the finished construction complies with all applicable building codes at the time of construction.

Approval of Agreement

Astonia CDD:

By:_____

Date: _____

For Capital Reserve Advisors :

By: 

Pierre del Rosario, President

April 8, 2026

Astonia CDD- Schedule A Documents, Information, and

Materials Requested

The table below provides a fairly comprehensive list of the documents and information we require in order to perform a comprehensive analysis for you and helps to improve the accuracy of the report. Our normal work process is:

- Phone call or email notification to schedule date for on-site analysis
- Summarize and evaluate data in my office, and research and estimate pricing of reserve activities
- Prepare a draft of the report and information for your edits and our discussion
- Conference call (if necessary) to discuss the data and report. This is your board's report and I want to walk you through it and make necessary adjustments so that you have the best information and a workable plan going forward.
- Edits based on our conference call and second draft (or final) report issued

#	Documents requested	Reason needed	Required	Done
1	A copy of the most recent prior reserve study, if available	This helps ensure that we will identify all components and may provide measurement information. It is also a good check for us on costing information.	**No**	
2	A copy of the most current financial statements of the Association that shows the current total of reserve funds, and the current budgeted amount to be transferred monthly to reserves	Necessary for us to know how much you are presently contributing to reserves, and to anticipate the following year's reserve contribution.	**Yes**	
3	A copy of the Association's budget for the most recent year	This is required UNLESS it is shown on the financial statements listed above (# 2)		
4	A copy of the Association's governing documents (CC&R's, etc.)	Only necessary if it discusses maintenance responsibility of Association		
5	Copies of prior paid invoices for repair and/or replacement of common area components	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs.		
6	Copies of bids solicited for repair and/or replacement of common area components, whether awarded or not	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs.		
7	A copy of your reserve policies	Required if you have specific reserve policies. If not, we will be happy to help you establish policies for your Association.		
8	A list of addresses and phone numbers for pertinent service contractors (landscape, pool, elevator, roof, paint, deck, etc.)	Very helpful information to help us make sure that we have accurate cost data and an understating of your maintenance plan.		
9	A copy of the plot map of the project or community showing phasing details and building shapes or styles	This is necessary for us to identify all components.	**Yes**	
10	Temporary use of keys, access devices or gate codes to enter upon the common areas, pool or recreation areas and equipment or storage areas	Necessary for us to gain access to restricted areas.	**Yes**	

Additional information may be requested once we have started our work.

SECTION 6

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective November 11, 2026 (the "**Effective Date**"), by and between **PayGOV.US**, LLC, an Indiana limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the Astonia Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"), with its principal address at c/o Governmental Management Services – CF, 219 East Livingston Street, Orlando, Florida 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Polk County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $[1,000,000] per occurrence and $[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
ASTONIA COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, a Indiana limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit

stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION 7

SECTION A

REBATE REPORT

$7,155,000

Astonia Community Development District

(Polk County, Florida)

Special Assessment Bonds, Series 2021

(North Parcel Assessment Area Project)

Dated: July 20, 2021
Delivered: July 20, 2021

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

AMTEC

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AMTEC
American Municipal Tax-Exempt Compliance

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

August 10, 2026

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

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

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of July 31, 2027. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

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

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	0.025616%	353.47	(51,565.86)
Reserve Fund	2.672027%	36,527.51	(8,595.66)
Interest Fund	0.006104%	1.19	(733.26)
Cost of Issuance Fund	0.005354%	0.17	(118.64)
Totals	**1.315186%**	**$36,882.34**	**$(61,013.42)**
Bond Yield	**3.248193%**		
Rebate Computation Credits			(10,807.86)
		Net Rebatable Arbitrage	**$(71,821.28)**

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatable Arbitrage, investment activity is reflected from July 20, 2021, the date of the closing, through July 20, 2026, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of July 20, 2026.

2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.

3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.

4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.

5. During the period between July 20, 2021 and July 20, 2026, the District made periodic payments into the Interest, Sinking, and Prepayment Accounts (collectively, the "Debt Service Fund"), that were used, along with the interest earned, to provide the required debt service payments.

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

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

DEFINITIONS

6. Computation Date

July 20, 2026.

7. Computation Period

The period beginning on July 20, 2021, the date of the closing, and ending on July 20, 2026, the Computation Date.

8. Bond Year

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

9. Bond Yield

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

10. Taxable Investment Yield

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

11. Issue Price

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

12. Rebatable Arbitrage

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

13. Funds and Accounts

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

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

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

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

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

Sources of Funds

Par Amount	**$7,155,000.00**
Net Original Issue Premium	**160,444.80**
Total	**$7,315,444.80**

Uses of Funds

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

PROOF OF ARBITRAGE YIELD

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

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

Proceeds Summary

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

PROOF OF ARBITRAGE YIELD

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

Assumed Call/Computation Dates for Premium Bonds

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

Rejected Call/Computation Dates for Premium Bonds

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

BOND DEBT SERVICE

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

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

BOND DEBT SERVICE

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.248193%)
07/20/21	Beg Bal	-395,372.50	-464,486.86
08/03/21		0.78	0.92
09/02/21		2.02	2.36
10/04/21		1.95	2.28
11/02/21		2.01	2.34
12/02/21		1.96	2.28
12/30/21		0.04	0.05
01/04/22		2.01	2.33
02/02/22		2.01	2.32
03/02/22		1.82	2.10
04/04/22		2.03	2.33
05/03/22		1.95	2.23
06/02/22		55.80	63.75
07/05/22		178.85	203.73
08/02/22		346.98	394.29
09/02/22		548.19	621.26
10/04/22		635.01	717.59
11/02/22		845.20	952.73
12/02/22		1,042.66	1,172.16
01/04/23		1,182.68	1,325.76
02/02/23		1,262.52	1,411.72
03/02/23		1,212.90	1,352.60
04/04/23		1,372.10	1,525.76
05/02/23		1,387.70	1,539.24
05/19/23		197,686.25	218,941.33
06/02/23		1,192.77	1,319.48
07/05/23		740.39	816.63
08/02/23		773.85	851.47
09/05/23		804.45	882.53
10/03/23		779.09	852.57
11/02/23		806.69	880.49
12/04/23		782.55	851.69
12/22/23		0.20	0.22
01/03/24		808.36	877.50
02/02/24		804.36	870.90
03/04/24		749.22	808.88
03/21/24		0.01	0.01
04/02/24		799.10	860.57
05/02/24		771.61	828.74
06/04/24		797.72	854.33
07/02/24		771.76	824.46
08/02/24		796.34	848.44
09/04/24		793.00	842.46
10/02/24		740.58	784.80
11/04/24		721.11	761.98
12/03/24		672.48	708.76
01/03/25		672.53	706.91

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.248193%)
02/04/25		647.02	678.21
03/04/25		581.21	607.59
04/02/25		637.71	664.99
05/02/25		615.47	640.08
06/03/25		632.89	656.37
07/02/25		610.70	631.71
08/04/25		631.12	650.97
09/03/25		629.36	647.47
10/02/25		594.01	609.52
11/04/25		596.29	610.11
12/02/25		557.34	568.83
01/05/26		547.79	557.43
02/03/26		531.57	539.58
03/03/26		447.50	453.02
04/02/26		526.25	531.36
05/04/26		507.59	511.05
06/02/26		518.96	521.19
07/02/26		505.76	506.58
07/20/26	Bal	197,686.25	197,686.25
07/20/26	Acc	341.63	341.63
07/20/26	TOTALS:	36,527.51	-8,595.66

ISSUE DATE:	07/20/21	REBATABLE ARBITRAGE:	-8,595.66
COMP DATE:	07/20/26	NET INCOME:	36,527.51
BOND YIELD:	3.248193%	TAX INV YIELD:	2.672027%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.248193%)
07/20/22		-1,830.00	-2,081.73
07/20/23		-1,960.00	-2,158.92
07/20/24		-2,070.00	-2,207.79
07/20/25		-2,120.00	-2,189.42
07/20/26		-2,170.00	-2,170.00
07/20/26	TOTALS:	-10,150.00	-10,807.86

ISSUE DATE: 07/20/21 REBATABLE ARBITRAGE: -10,807.86
COMP DATE: 07/20/26
BOND YIELD: 3.248193%

SECTION B

REBATE REPORT

$10,065,000

Astonia Community Development District

(Polk County, Florida)

Special Assessment Bonds, Series 2021

(Assessment Area Two Project)

Dated: July 20, 2021
Delivered: July 20, 2021

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

AMTEC

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AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
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August 10, 2026

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

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

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of July 31, 2027. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

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

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	0.089342%	4,699.40	(191,850.65)
Reserve Fund	3.049043%	72,485.07	(5,350.13)
Interest Fund	0.028867%	48.92	(6,301.64)
Cost of Issuance Fund	0.005912%	0.27	(171.14)
Totals	**0.977819%**	**$77,233.66**	**$(203,673.56)**
Bond Yield	**3.255937%**		
Rebate Computation Credits			(10,809.49)
		Net Rebatable Arbitrage	**$(214,483.05)**

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatable Arbitrage, investment activity is reflected from July 20, 2021, the date of the closing, through July 20, 2026, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of July 20, 2026.

2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.

3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.

4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.

5. During the period between July 20, 2021 and July 20, 2026, the District made periodic payments into the Interest, Sinking, and Prepayment Accounts (collectively, the "Debt Service Fund"), that were used, along with the interest earned, to provide the required debt service payments.

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

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

DEFINITIONS

6. Computation Date

July 20, 2026.

7. Computation Period

The period beginning on July 20, 2021, the date of the closing, and ending on July 20, 2026, the Computation Date.

8. Bond Year

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

9. Bond Yield

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

10. Taxable Investment Yield

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

11. Issue Price

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

12. Rebatable Arbitrage

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

13. Funds and Accounts

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

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

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

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

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

Sources of Funds

Par Amount	**$10,065,000.00**
Net Original Issue Premium	**245,124.00**
Total	**$10,310,124.00**

Uses of Funds

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

PROOF OF ARBITRAGE YIELD

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

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

Proceeds Summary

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

PROOF OF ARBITRAGE YIELD

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

Assumed Call/Computation Dates for Premium Bonds

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

Rejected Call/Computation Dates for Premium Bonds

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

BOND DEBT SERVICE

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

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

BOND DEBT SERVICE

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.255937%)
07/20/21	Beg Bal	-558,040.00	-655,839.79
08/03/21		1.10	1.29
09/02/21		2.86	3.35
10/04/21		2.75	3.21
11/02/21		2.84	3.31
12/02/21		2.76	3.21
12/30/21		0.06	0.07
01/04/22		2.84	3.29
02/02/22		2.84	3.28
03/02/22		2.56	2.95
04/04/22		2.86	3.29
05/03/22		2.75	3.15
06/02/22		78.75	90.00
07/05/22		252.43	287.63
08/02/22		489.74	556.68
09/02/22		773.73	877.12
10/04/22		896.27	1,013.12
11/02/22		1,192.94	1,345.09
12/02/22		1,471.64	1,654.87
01/04/23		1,669.27	1,871.73
02/02/23		1,781.96	1,993.07
03/02/23		1,711.92	1,909.59
04/04/23		1,936.63	2,154.05
05/02/23		1,958.64	2,173.07
06/02/23		2,134.53	2,361.85
07/05/23		2,090.01	2,305.75
08/02/23		2,184.46	2,404.12
09/05/23		2,270.85	2,491.81
10/03/23		2,199.27	2,407.21
11/02/23		2,277.16	2,485.99
12/04/23		2,209.03	2,404.70
12/22/23		0.55	0.60
01/03/24		2,281.87	2,477.53
02/02/24		2,270.60	2,458.89
03/04/24		2,114.95	2,283.77
03/21/24		0.02	0.02
04/02/24		2,255.75	2,429.70
05/02/24		2,178.15	2,339.81
06/04/24		2,251.86	2,412.05
07/02/24		2,178.56	2,327.68
08/02/24		2,247.94	2,395.36
09/04/24		2,238.52	2,378.48
10/02/24		2,090.54	2,215.68
11/04/24		2,035.58	2,151.24
12/03/24		1,898.31	2,000.96
12/27/24		279,020.00	293,475.06
01/03/25		1,747.96	1,837.53

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.255937%)
02/04/25		913.31	957.44
03/04/25		820.34	857.67
04/02/25		900.08	938.68
05/02/25		868.69	903.50
06/03/25		893.27	926.49
07/02/25		861.96	891.69
08/04/25		890.78	918.86
09/03/25		888.30	913.93
10/02/25		838.40	860.34
11/04/25		841.62	861.17
12/02/25		786.64	802.90
01/05/26		773.17	786.82
02/03/26		750.27	761.60
03/03/26		673.95	682.28
04/02/26		742.76	749.99
05/04/26		716.42	721.32
06/02/26		732.48	735.64
07/02/26		713.84	714.99
07/20/26	Bal	279,020.00	279,020.00
07/20/26	Acc	482.18	482.18
07/20/26	TOTALS:	72,485.07	-5,350.13

ISSUE DATE:	07/20/21	REBATABLE ARBITRAGE:	-5,350.13
COMP DATE:	07/20/26	NET INCOME:	72,485.07
BOND YIELD:	3.255937%	TAX INV YIELD:	3.049043%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.255937%)
07/20/22		-1,830.00	-2,082.37
07/20/23		-1,960.00	-2,159.41
07/20/24		-2,070.00	-2,208.12
07/20/25		-2,120.00	-2,189.59
07/20/26		-2,170.00	-2,170.00
07/20/26	TOTALS:	-10,150.00	-10,809.49

ISSUE DATE: 07/20/21 REBATABLE ARBITRAGE: -10,809.49
COMP DATE: 07/20/26
BOND YIELD: 3.255937%

SECTION C

REBATE REPORT

$4,165,000

Astonia Community Development District

(Polk County, Florida)

Special Assessment Bonds, Series 2023

(Assessment Area Three Project)

Dated: May 23, 2023
Delivered: May 23, 2023

Rebate Report to the Computation Date
May 23, 2026
Reflecting Activity Through
May 23, 2026

AMTEC

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AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
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August 10, 2026

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

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

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of May 31, 2027. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

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

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	4.519946%	463.71	(96.67)
Reserve Fund	4.317625%	13,461.32	(3,451.75)
Cost of Issuance Fund	4.624661%	8.83	(0.51)
Totals	**4.324571%**	**$13,933.86**	**$(3,548.93)**
Bond Yield	**5.335257%**		
Rebate Computation Credits			(6,704.49)
		Net Rebatable Arbitrage	**$(10,253.42)**

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatable Arbitrage, investment activity is reflected from May 23, 2023, the date of the closing, through May 23, 2026, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of May 23, 2026.

2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.

3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.

4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.

5. During the period between May 23, 2023 and May 23, 2026, the District made periodic payments into the Interest, Sinking, and Prepayment Accounts (collectively, the "Debt Service Fund"), that were used, along with the interest earned, to provide the required debt service payments.

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

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

DEFINITIONS

6. Computation Date

May 23, 2026.

7. Computation Period

The period beginning on May 23, 2023, the date of the closing, and ending on May 23, 2026, the Computation Date.

8. Bond Year

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

9. Bond Yield

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

10. Taxable Investment Yield

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

11. Issue Price

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

12. Rebatable Arbitrage

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

13. Funds and Accounts

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

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

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

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

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

Sources of Funds

Par Amount	**$4,165,000.00**
Net Original Issue Discount	**-38,525.45**
Total	**$4,126,474.55**

Uses of Funds

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

PROOF OF ARBITRAGE YIELD

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

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

PROOF OF ARBITRAGE YIELD

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

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

Proceeds Summary

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

BOND DEBT SERVICE

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

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

BOND DEBT SERVICE

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.335257%)
05/23/23	Beg Bal	-139,194.38	-163,013.24
06/02/23		155.98	182.43
07/05/23		521.32	606.79
08/02/23		544.88	631.71
09/05/23		566.43	653.53
10/03/23		548.57	630.34
11/02/23		568.00	649.91
12/04/23		551.01	627.52
12/22/23		0.14	0.16
01/03/24		569.18	645.47
02/02/24		566.37	639.57
03/04/24		527.54	592.94
04/02/24		562.66	629.82
05/02/24		543.31	605.50
05/14/24		0.01	0.01
06/04/24		561.69	623.06
07/02/24		543.41	600.32
08/02/24		560.71	616.72
09/04/24		558.36	611.27
10/02/24		521.45	568.53
11/04/24		507.74	551.00
12/03/24		473.50	511.66
01/03/25		473.54	509.47
02/04/25		455.58	487.93
03/04/25		409.24	436.38
04/02/25		449.02	476.84
05/02/25		433.36	458.19
06/03/25		445.63	469.04
06/24/25		111,355.50	116,844.86
08/04/25		88.90	92.74
09/03/25		88.63	92.07
10/02/25		83.65	86.52
11/04/25		83.97	86.45
12/02/25		78.49	80.48
01/05/26		77.14	78.71
02/03/26		74.86	76.07
03/03/26		67.24	68.03
04/02/26		74.11	74.66
05/04/26		71.48	71.68

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.335257%)
05/23/26	Bal	27,838.88	27,838.88
05/23/26	Acc	54.22	54.22
05/23/26	TOTALS:	13,461.32	-3,451.75

ISSUE DATE:	05/23/23	REBATABLE ARBITRAGE:	-3,451.75
COMP DATE:	05/23/26	NET INCOME:	13,461.32
BOND YIELD:	5.335257%	TAX INV YIELD:	4.317625%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.335257%)
05/23/24		-2,070.00	-2,299.88
05/23/25		-2,120.00	-2,234.62
05/23/26		-2,170.00	-2,170.00
05/23/26	TOTALS:	-6,360.00	-6,704.49

ISSUE DATE: 05/23/23 REBATABLE ARBITRAGE: -6,704.49
COMP DATE: 05/23/26
BOND YIELD: 5.335257%

SECTION D

REBATE REPORT

$3,830,000

Astonia Community Development District

(Polk County, Florida)

Special Assessment Bonds, Series 2020

(Assessment Area One Project)

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

Rebate Report to the Computation Date
September 24, 2030
Reflecting Activity Through
August 31, 2026

AMTEC

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AMTEC
American Municipal Tax-Exempt Compliance

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

September 10, 2026

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

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

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of September 30, 2027. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the September 24, 2030 Computation Date
Reflecting Activity from September 24, 2020 through August 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	0.172494%	702.51	(22,779.13)
Reserve Fund	2.257234%	22,856.07	(23,749.14)
Interest Fund	0.005969%	3.22	(3,144.51)
Totals	**1.583159%**	**$23,561.80**	**$(49,672.78)**
Bond Yield	**4.011557%**		
Rebate Computation Credits			(12,860.36)
		Net Rebatable Arbitrage	**$(62,533.14)**

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatable Arbitrage, investment activity is reflected from September 24, 2020, the date of the closing, through August 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of September 24, 2030.

2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.

3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.

4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.

5. During the period between September 24, 2020 and August 31, 2026, the District made periodic payments into the Interest, Sinking, and Prepayment Accounts (collectively, the "Debt Service Fund"), that were used, along with the interest earned, to provide the required debt service payments.

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

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

DEFINITIONS

6. Computation Date

September 24, 2030.

7. Computation Period

The period beginning on September 24, 2020, the date of the closing, and ending on August 31, 2026.

8. Bond Year

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

9. Bond Yield

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

10. Taxable Investment Yield

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

11. Issue Price

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

12. Rebatable Arbitrage

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

13. Funds and Accounts

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

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

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of August 31, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to September 24, 2030. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on September 24, 2030, is the Rebatable Arbitrage.

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

Sources of Funds

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

Uses of Funds

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

PROOF OF ARBITRAGE YIELD

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

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

PROOF OF ARBITRAGE YIELD

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

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

Proceeds Summary

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

BOND DEBT SERVICE

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

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

BOND DEBT SERVICE

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.011557%)
09/24/20	Beg Bal	-3,201,389.85	-4,762,489.92
09/24/20		152,760.01	227,250.68
09/24/20		39,627.00	58,950.39
10/02/20		1,027,978.16	1,527,904.01
10/02/20		-0.25	-0.37
10/21/20		75,187.00	111,517.89
10/21/20		377,733.02	560,256.29
10/21/20		52,239.10	77,481.40
10/21/20		10,000.00	14,832.07
10/26/20		240.35	356.29
11/03/20		3,000.00	4,443.73
11/03/20		-1.12	-1.66
12/02/20		2,687.00	3,967.39
12/02/20		46,943.54	69,312.74
12/02/20		205,453.68	303,355.02
12/02/20		1,013.50	1,496.45
12/02/20		315,358.61	465,631.07
12/02/20		872.00	1,287.52
12/02/20		-1.09	-1.61
12/04/20		307,290.38	453,618.12
12/04/20		14,034.00	20,716.81
12/04/20		266,924.76	394,030.91
12/18/20		468.75	690.89
01/05/21		-1.12	-1.65
01/06/21		5,165.45	7,598.30
01/27/21		248,589.17	364,824.60
01/27/21		3,807.00	5,587.08
01/27/21		44,042.87	64,636.45
02/01/21		-1.12	-1.64
03/02/21		-1.02	-1.49
03/02/21		-1.01	-1.48
04/02/21		-1.12	-1.63
05/04/21		-1.09	-1.58
06/02/21		-1.12	-1.62
07/02/21		-1.08	-1.56
08/03/21		-1.12	-1.61
09/02/21		-1.13	-1.62
10/04/21		-1.08	-1.54
11/02/21		-1.12	-1.59
12/02/21		-1.09	-1.55
12/30/21		-0.02	-0.03
01/04/22		-1.12	-1.58
02/02/22		-1.12	-1.58
04/04/22		-1.13	-1.58
05/03/22		-1.08	-1.51
06/02/22		-30.79	-42.83
07/05/22		-98.70	-136.80

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.011557%)
08/02/22		-191.02	-263.98
09/02/22		-301.67	-415.51
10/04/22		-349.45	-479.63
11/02/22		-465.12	-636.42
11/28/22		228.00	311.07
12/02/22		-573.79	-782.51
01/04/23		-650.84	-884.46
02/02/23		-694.78	-941.26
03/02/23		-666.86	-900.45
04/04/23		-754.39	-1,015.05
05/02/23		-762.96	-1,023.42
06/02/23		-831.48	-1,111.64
07/05/23		-814.14	-1,084.50
07/21/23		3,420.69	4,548.62
07/26/23		76.00	101.00
08/02/23		-850.93	-1,130.14
09/05/23		-884.58	-1,170.56
10/03/23		-856.70	-1,130.17
11/02/23		-887.04	-1,166.46
11/20/23		-108,689.06	-142,642.66
11/22/23		103,155.61	135,350.73
11/22/23		12,647.64	16,595.00
12/04/23		-702.61	-920.68
12/22/23		-0.11	-0.14
01/03/24		-444.55	-580.66
02/02/24		-442.24	-575.80
02/22/24		243.00	315.69
03/04/24		-411.93	-534.45
04/02/24		-439.35	-568.26
05/02/24		-424.24	-546.91
06/04/24		-438.59	-563.41
07/02/24		-424.32	-543.40
08/02/24		-437.83	-558.85
09/04/24		-436.00	-554.55
10/02/24		-407.17	-516.29
11/04/24		-396.47	-500.95
12/03/24		-369.73	-465.67
01/02/25		-369.76	-464.22
02/03/25		-355.74	-445.09
03/04/25		-319.55	-398.45
04/02/25		-350.62	-435.84
05/02/25		-338.39	-419.25
06/03/25		-347.96	-429.63
07/02/25		-335.77	-413.26
08/04/25		-346.99	-425.56
09/03/25		-346.03	-423.03
10/02/25		-326.59	-397.99

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.011557%)
11/04/25		-327.84	-398.10
12/02/25		-306.43	-370.95
01/05/26		-301.18	-363.27
01/29/26		10,404.11	12,515.93
05/07/26		25.40	30.23
09/24/30	TOTALS:	702.51	-22,779.13

ISSUE DATE: 09/24/20 REBATABLE ARBITRAGE: -22,779.13
COMP DATE: 09/24/30 NET INCOME: 702.51
BOND YIELD: 4.011557% TAX INV YIELD: 0.172494%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.011557%)
09/24/20	Beg Bal	-220,403.13	-327,878.74
10/02/20		0.25	0.37
11/03/20		1.12	1.66
12/02/20		1.09	1.61
01/05/21		1.12	1.65
02/02/21		1.12	1.64
03/02/21		1.02	1.49
04/02/21		1.12	1.63
05/04/21		1.09	1.58
06/02/21		1.12	1.62
07/02/21		1.08	1.56
08/03/21		1.12	1.61
09/02/21		1.13	1.62
10/04/21		1.08	1.54
11/02/21		1.12	1.59
12/02/21		1.09	1.55
12/30/21		0.02	0.03
01/04/22		1.12	1.58
02/02/22		1.12	1.58
03/02/22		1.01	1.42
04/04/22		1.13	1.58
05/02/22		2,203.13	3,074.97
05/03/22		1.08	1.51
06/02/22		30.79	42.83
07/05/22		98.70	136.80
07/06/22		621.87	861.85
08/02/22		191.02	263.98
09/02/22		301.67	415.51
10/04/22		349.45	479.63
11/02/22		465.12	636.42
12/02/22		573.79	782.51
01/04/23		650.84	884.46
02/01/23		200.00	270.98
02/02/23		694.78	941.26
03/02/23		666.86	900.45
04/04/23		754.39	1,015.05
05/02/23		762.96	1,023.42
06/02/23		831.48	1,111.64
07/05/23		814.14	1,084.50
08/02/23		850.93	1,130.14
09/05/23		884.58	1,170.56
10/03/23		856.70	1,130.17
11/02/23		887.04	1,166.46
11/20/23		108,689.06	142,642.66
12/04/23		702.61	920.68
12/22/23		0.11	0.14
01/03/24		444.55	580.66

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.011557%)
02/02/24		442.24	575.80
02/22/24		-243.00	-315.69
03/04/24		411.93	534.45
04/02/24		439.35	568.26
05/02/24		424.24	546.91
06/04/24		438.59	563.41
07/02/24		424.32	543.40
08/02/24		437.83	558.85
09/04/24		436.00	554.55
10/02/24		407.17	516.29
11/04/24		396.47	500.95
12/03/24		369.73	465.67
01/02/25		369.76	464.22
02/03/25		355.74	445.09
03/04/25		319.55	398.45
04/02/25		350.62	435.84
05/02/25		338.39	419.25
06/03/25		347.96	429.63
07/02/25		335.77	413.26
08/04/25		346.99	425.56
09/03/25		346.03	423.03
10/02/25		326.59	397.99
11/04/25		327.84	398.10
12/02/25		306.43	370.95
01/05/26		301.18	363.27
02/03/26		292.26	351.43
03/03/26		262.53	314.64
04/02/26		289.34	345.66
05/04/26		279.07	332.22
06/02/26		285.33	338.62
07/02/26		278.07	328.91
08/04/26		288.02	339.48
08/31/26	Bal	108,689.07	127,742.10
08/31/26	Acc	290.07	340.92
09/24/30	TOTALS:	22,856.07	-23,749.14

ISSUE DATE: 09/24/20 REBATABLE ARBITRAGE: -23,749.14
COMP DATE: 09/24/30 NET INCOME: 22,856.07
BOND YIELD: 4.011557% TAX INV YIELD: 2.257234%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.011557%)
09/24/20	Beg Bal	-88,446.34	-131,575.60
10/02/20		0.10	0.15
11/03/20		0.45	0.67
12/02/20		0.44	0.65
01/05/21		0.45	0.66
02/02/21		0.45	0.66
03/02/21		0.41	0.60
04/02/21		0.45	0.66
05/03/21		88,446.34	128,434.56
05/04/21		-291.72	-423.57
05/04/21		0.44	0.64
06/02/21		0.03	0.04
11/01/21		291.72	415.37
09/24/30	TOTALS:	3.22	-3,144.51

ISSUE DATE: 09/24/20 REBATABLE ARBITRAGE: -3,144.51
COMP DATE: 09/24/30 NET INCOME: 3.22
BOND YIELD: 4.011557% TAX INV YIELD: 0.005969%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.011557%)
09/24/21		-1,780.00	-2,544.87
09/24/22		-1,830.00	-2,514.48
09/24/23		-1,960.00	-2,588.23
09/24/24		-2,070.00	-2,627.05
09/24/25		-2,120.00	-2,585.73
09/24/30	TOTALS:	-9,760.00	-12,860.36

ISSUE DATE: 09/24/20 REBATABLE ARBITRAGE: -12,860.36
COMP DATE: 09/24/30
BOND YIELD: 4.011557%

SECTION 8

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AMENDED AND RESTATED AGREEMENT FOR HOLIDAY LIGHTING

THIS AGREEMENT ("**Agreement**") is made and entered into this 14 day of September 2026, by and between:

ASTONIA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* being located in Polk County, Florida, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 ("**District**"); and

SPARKLING POOLS AND LIGHTS, LLC D/B/A FESTIVE GLOW, a Florida limited liability company, with a mailing address of 6333 Southwest 46th Drive, Gainesville, Florida 32608 ("**Contractor**" and, together with the District, the "**Parties**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, installing, operating and/or maintaining certain infrastructure improvements within the boundaries of the District; and

WHEREAS, the District has a need to retain an independent contractor to provide for the installation and maintenance of seasonal lighting and decorations ("**Lighting**"); and

WHEREAS, Contractor represents that it is qualified to perform such services and has agreed to provide to the District those services identified in this Agreement and in Proposal A of **Exhibit A** attached hereto and incorporated herein by this reference ("**Services**"); and

WHEREAS, the Parties previously entered into an agreement for the Services and now desire for this Agreement to replace and supersede any previous agreements for the Services; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

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

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 Agreement.

SECTION 2. SCOPE OF SERVICES; TERM.

A. Contractor will provide the Services, which include but are not limited to the provision of materials and labor, and installation services. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

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B. Contractor shall perform the Services in a neat and workmanlike manner. In the event the District, in its sole determination, finds that the work of Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of Services satisfactorily completed.

C. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to commence repair of any damage resulting from Contractor's activities within twenty-four (24) hours.

D. This Agreement shall be effective upon execution of this Agreement and shall continue through September 30, 2029, unless terminated earlier in accordance with the terms herein. Thereafter, this Agreement may be renewed in a writing executed by the Parties.

SECTION 3. COMPENSATION.

A. The District agrees to pay Contractor **Ten Thousand Dollars and Zero Cents ($10,000.00)**, as set forth in Proposal A in **Exhibit A**. Any change in compensation or change in the scope of Services shall be evidenced in a writing signed by the Parties.

B. All invoices are due and payable in accordance with Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*. Contractor shall only be compensated for those Services actually rendered. Any changes in compensation must be set forth in a writing signed by the Parties.

C. Contractor agrees that the District shall not be liable for payment for any additional services or amounts unless the District, through an authorized representative of the District, authorizes Contractor, in writing, to perform such additional services.

D. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 4. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

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SECTION 5. INSURANCE.

A. Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

1. Workers' Compensation Insurance, or Contractor's certificate of exemption, in accordance with the laws of the State of Florida.

2. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars and Zero Cents ($1,000,000.00) combined single limit bodily injury and property damage liability, and covering at least the following hazards:

i. Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation, if any.

3. Employer's Liability Coverage with limits of at least One Million Dollars and Zero Cents ($1,000,000.00) per accident or disease.

4. Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars and Zero Cents ($1,000,000.00) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District and the District's staff, employees, consultants, officers, representatives, agents, and supervisors shall be named as additional insureds on the above listed policies, except Workers' Compensation and Employer's Liability. All above-referenced insurance policies shall be considered primary and non-contributory with respect to the additional insureds, and all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

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B. Contractor agrees to defend, indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, or property damage of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

SECTION 7. AGREEMENT; AMENDMENTS. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 8. AGREEMENT CONTROLS. To the extent that any of the provisions in the attached **Exhibit A** and this Agreement conflict, the terms of this Agreement control.

SECTION 9. WARRANTY. Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Services provided by Contractor pursuant to this Agreement shall be warranted for one (1) year from the date of the final acceptance by the District of the Services. Contractor shall commence to repair and/or replace any Lighting covered by this warranty within twenty-four (24) hours of being informed of any lighting outage and/or commence necessary repairs or replacement of the Lighting.

SECTION 10. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this instrument.

SECTION 11. TERMINATION. Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against Contractor, as its sole recourse for termination.

SECTION 12. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, state, and federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, requirement to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, requirement to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

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SECTION 13. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, expert witness fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 14. NOTICES. All notices, requests, consents, and other communications under this Agreement ("**Notice**" or "**Notices**") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

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

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

B. **If to Contractor:** Sparkling Pools and Lights, LLC d/b/a Festive Glow
6333 Southwest 46th Drive
Gainesville, Florida 32608
Attn: _____

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

SECTION 15. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement or any monies to become due under this Agreement without the prior written approval of the other, and such approval shall not be unreasonably withheld.

SECTION 16. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Polk County, Florida.

SECTION 17. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Katie O'Rourke** ("**Public Records Custodian**").

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

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC, 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801, PHONE (407) 841-5524, OR BY EMAIL AT KOROURKE@GMSCFL.COM.

SECTION 18. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 19. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 20. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute 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.

SECTION 21. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor 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 this Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

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SECTION 22. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

SECTION 23. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies and Other Entities that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies and Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 24. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, in a form acceptable to the District, in compliance with Section 787.06(14), *Florida Statutes*.

[Signature page follows]

Docusign Envelope ID: 69FC70BE-FC53-8B3D-80BC-5F35E7D9E6EC

[Signature page to Agreement by and between Astonia Community Development District and Sparkling Pools and Lights, LLC d/b/a Festive Glow for Holiday Lighting]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first written above.

ASTONIA COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Halsey Carson
A69984009CB149F...

Chairperson, Board of Supervisors

SPARKLING POOLS AND LIGHTS, LLC D/B/A FESTIVE GLOW, a Florida limited liability company

Signed by:
Jeb Bennett
D1B0FDDB20624B8...

By: Jeb Bennett

Its: Owner - Festive Glow

EXHIBIT A: Contractor's Proposal

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EXHIBIT A
Contractor's Proposal



Docusign Envelope ID: 69FC70BE-FC53-8B3D-80BC-5F35E7D9E6EC

ENTRY SIGN

LILY LANE & ZION ROAD

- 24" Wreath lit with Warm White LED mini lights on 2 pillars of entry sign (double sided). Wreaths adorned with Red/Gold Nylon Bow = $200 x 4 = $800.00

- Garland lit with Warm White LED mini lights will be hung across the top of the entry sign = $450 x 2 (double sided) = $900.00
  - Proposal B - Warm White LED C9 bulbs on top of sign and on bottom ledge in place of Garland - $500.00

- Two Evergreens wrapped with Warm White Mini lights; $250/tree x 2 trees = $500.00



Proposal A Mock-Up

Proposal A Cost: $2,200.00

Proposal B Cost: $1,800.00

WE RECOMMEND PLACING GARLAND IN PLACE OF LIGHTS - AS THIS DESIGN MATCHES THE DESIGN ON THE "ASTONIA" SIGN THAT IS DECORATED BY THE HOA. THE GARLAND OPTION IS ALSO THE SCOPE OF WORK WE PERFORMED LAST YEAR.

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Docusign Envelope ID: 69FC70BE-FC53-8B3D-80BC-5F35E7D9E6EC

ENTRY SIGN

ERNIE CALDWELL BLVD - PINE POINTE AT ASTONIA

- 24" Wreath lit with Warm White LED mini lights on 2 pillars of entry sign (double sided). Wreaths adorned with Red/Gold Nylon Bow = $200 x 4 = $800.00
- Garland lit with Warm White LED mini lights will be hung across the top of the entry sign = $450 x 2 (double sided) = $900.00
  - Proposal B - Warm White LED C9 bulbs on top of sign and on bottom ledge in place of Garland - $500.00
- Trunk wrap three pine trees behind the entrance sign with Warm White LED mini lights = $200.00

Proposal A Mock-Up



New Addition for 2026 Scope of Work

Proposal A Cost: $1,900.00

Proposal B Cost: $1,500.00

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SECTION 9

SECTION C

November,11,2026

Astonia CDD

Field Management Report

Completed Items

- The newly installed tables have held up well and have shown no signs of bending or damage due to vandalism. We will continue to monitor their condition and stability to ensure they remain secure and in good working order.
- Several sections of fencing that were damaged and displaced during the storm have been repaired. These repairs were completed to restore the integrity of the fencing, improve the overall appearance of the affected areas, and help maintain the security of the District. Several sections of fencing throughout the community have been repaired where damage or deterioration was identified.



Contracted Services

- The landscaping vendor continues to maintain the community grounds in a satisfactory manner, helping keep common areas clean, well-maintained, and visually appealing.
- The pool facility continues to be maintained in accordance with established operational and safety standards, ensuring the amenity remains clean, safe, and properly maintained for residents and guests.
- 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.





Astonia CDD | Allen Bailey Field Manager | abailey@gmscfl.com |407-460-4424

November, 11,2026

Astonia CDD

Field Management Report – Photo Supplement

New Landscape







Photo Description:

New landscaping has been installed at the Amenity Center to replace the vegetation damaged by the freeze. The newly installed plants have been monitored to ensure proper establishment and recovery, and they are currently doing well. Continued monitoring will help ensure the landscaping remains healthy and continues to enhance the overall appearance of the amenity area.



SECTION i

Proposal # : 571

Governmental Management Services - CF

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

Bill To/District	Prepared By:
Astonia CDD	Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801

Bike Rack

Install new bike at Lily Ln mailbox area.

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		$468.00
		Total Due:	$1,458.00

This Proposal is Valid for 30 days.

Client Signature: _____



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	Astonia Blvd.	Contact Name	Allen Bailey
City/State/Zip	Davenport, FL 33837	Phone #	(407) 460-4424
Enhancement Name	Tree Work	Email	abailey@gmscfl.com
Work Order Number		Billing Email	
Proposed By	Mike Hitchens	Billing Address	219 E. Livingston St.
Date Proposed	10/29/2026	City/State/Zip	Orlando, FL 32801

SCOPE OF SERVICE:	
* Pine Pointe Mail box area *	
Flush cut to the ground (1) Dead Oak Tree.	$1,500.00
Price Includes Labor, Transport, Equipment, Material & Disposal.	
TOTAL	$1,500.00

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 D

SECTION i

SECTION ii