

Astoria
Community Development District

Meeting Agenda

January 8, 2025

AGENDA

Astonia

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

January 1, 2025

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, January 8, 2025, at 1:00 PM at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Zoom Video Join Link: <https://us06web.zoom.us/j/81658640015>

Call-In Information: 1-646-876-9923

Meeting ID: 816 5864 0015

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the November 13, 2024 Board of Supervisors Meeting & November 13, 2024 Landowners' Meeting
4. Consideration and Approval of Landscaping Services Request for Proposals Documentation & Published Notice of Request for Proposals
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal to Remove and Replace Foxtail Palm at the Amenity Center
 - ii. Consideration of Proposal to Add Eight (8) "No Stopping and Idling" Signs within the Community
 - D. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet & Income Statement
6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

¹ Comments will be limited to three (3) minutes

MINUTES

**MINUTES OF MEETING
ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Astonia Community Development District was held Wednesday, **November 13, 2024**, at 1:00 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliott	Chairman
Halsey Carson	Vice Chairperson
Timothy Todd	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Chris Loy	District Counsel, Kilinski Van Wyk
Bryan Hunter <i>by Zoom</i>	District Engineer, Hunter Engineering
Allen Bailey	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated no members of the public are present at this time and none joining via Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Ms. Burns administered the oath of office to Brent Elliott, Halsey Carson, and Timothy Todd.

B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns that Timothy Todd received 30 votes for Seat #1 and Halsey Carson for Seat #5 and Brent Elliott for Seat #2 received 31 votes.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

D. Consideration of Resolution 2025-02 Electing Officers

Ms. Burns stated previously Brent Elliott was Chairman, Halsey Carson was Vice Chair and the other three Supervisors were Assistant Secretaries along with George Flint and herself as Secretaries.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2025-02 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 11, 2024 Board of Supervisors Meeting

Ms. Burns presented the minutes from the September 11, 2024, Board of Supervisors Meeting. She asked for any questions, comments, or corrections to the minutes. The Board had no changes to the minutes.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Minutes of the September 11, 2024, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County

Ms. Burns stated Florida Statutes allows the CDD to utilize a website for advertisement instead of the newspaper if the county has a notice website. Polk County has recently gone through that process to establish that website. They are using that for some of their notices so the District

is able to piggyback off of that website if this resolution is approved and publish an ad saying they will use that publication method instead of the newspaper.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2025-03 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County, was approved.

SIXTH ORDER OF BUSINESS

Ratification of License Agreement for HOA Events

Ms. Burns noted some on the HOA Board reached out about a couple of resident events they wanted to do on CDD property. Generally, if there is an HOA involved, they have insurance. Ms. Gentry and Mr. Loy drafted a license agreement for the HOA. They can do a single agreement with them that has an exhibit attached that can be updated for individual events rather than doing an agreement for every time they reach out for something.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the License Agreement for HOA Events, was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of HOA Event Requests in Community for Use of Oceania Avenue Amenity Parking Lot:

- A. Astonia 5K Turkey Trot – Saturday, November 23, 2024 (7:30 AM to 10:30 AM)**
- B. Astonia Community Christmas Party – Sunday, December 15, 2024 (4:00 PM to 7:00 PM)**

Ms. Burns presented two HOA events for Board approval. The first is the Turkey Trot through the neighborhood and the second is a community Christmas party with food trucks and other events. The information on these is included in the agenda.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the HOA Event Requests in the Community for Use of Oceania Avenue Amenity Parking Lot, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Loy reminded the Board of the 4 hours of ethics training due by December 31, 2024.

B. Engineer

Mr. Hunter had nothing to report.

C. Field Manager’s Report

Mr. Bailey presented the Field Manager’s report on page 55 of the agenda package.

D. District Manager’s Report

i. Check Register

Ms. Burns presented the check register for review and offered to answer any questions on any of the invoices, otherwise looking for a motion to approve.

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

ii. Balance Sheet & Income Statement

Ms. Burns stated the financial statements through September were included in the package for review. There is no action necessary from the Board.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Ms. Burns noted there are still no members of the public on the Zoom line.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

**MINUTES OF MEETING
ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners' meeting and election of the Board of Supervisors of the Astonia Community Development District was held Wednesday, **November 13, 2024**, at 1:00 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present were:

Brent Elliott
Halsey Carson
Timothy Todd

Also present were:

Jill Burns
Chris Loy
Bryan Hunter *by Zoom*
Allen Bailey

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Ms. Burns stated there is one proxy holder present representing Pine Tree Trail Property, LLC, Brent Elliott, who is authorized to cast 31 votes on behalf of that entity. There are no other proxy holders or landowners present at this time.

SECOND ORDER OF BUSINESS

Call to Order

Ms. Burns called the meeting to order at 1:01 p.m.

THIRD ORDER OF BUSINESS

**Election of Chairman for the Purpose of
Conducting the Landowners' Meeting**

Ms. Burns will run the meeting as Chair.

FOURTH ORDER OF BUSINESS

Nominations for the Position of Supervisor

Ms. Burns noted three seats are up for election. Mr. Elliott nominated Tim Todd for seat #1, Brent Elliott for seat #2, and Halsey Carson for seat #5.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Ms. Burns asked for casting of ballots. Ms. Burns stated Tim Todd received 30 votes, Brent Elliott received 31 votes, and Halsey Carson received 31 votes.

SIXTH ORDER OF BUSINESS

Ballot Tabulation

Mr. Elliott and Mr. Carson will serve 4-year terms and Mr. Todd will serve a 2-year term.

SEVENTH ORDER OF BUSINESS

Landowner’s Questions and Comments

There being no comments, next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

PROJECT MANUAL

FOR

**LANDSCAPE & IRRIGATION
MAINTENANCE SERVICES**

ASTONIA COMMUNITY DEVELOPMENT DISTRICT

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	BOOKMARK NOT DEFINED.

PUBLIC NOTICE

REQUEST FOR PROPOSALS LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES ASTONIA COMMUNITY DEVELOPMENT DISTRICT Polk County, Florida

Notice is hereby given that the Astonia Community Development District (“**District**”) will accept proposals from qualified firms (“**Proposers**”) interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available beginning **January 13, 2025, at 9:00 AM (ET)**. The Project Manual is available by emailing Samantha Ham, Governmental Management Services, Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, at sham@gmscfl.com.

Proposal Requirements. In order to submit a proposal, each Proposer must: (1) be authorized to do business in Florida; (2) hold all required state and federal licenses in good standing; (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor; and (4) submit the required proposal guarantee.. Copies of the Project Manual will not be available at that meeting. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have requested a copy of the Proposal Manual via email.

Submission of Proposals. Firms desiring to provide services for this project must submit proposals no later than **February 28, 2025, at 1:00 PM (ET)** at Governmental Management Services, Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, Attention: Samantha Ham. The proposals will be publicly opened at that time and place. Additionally, as further described in the Project Manual, each Proposer shall supply a proposal bond or cashier’s check in the amount of ten-thousand dollars (\$10,000.00) with its proposal. Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the project. Proposals received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Protests. Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing within seventy-two (72) hours after the day of the pre-proposal meeting. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District’s Rules of Procedure, which are available from the District Manager at 9428 Camden Field Parkway, Riverview, Florida 33578.

Evaluation of Proposals. The Board is expected to evaluate the proposals at a public meeting on **March 12, 2025, at 1:00 PM (ET)**, at the **Holiday Inn-Winter Haven, 200 Cypress Gardens Blvd. Winter Haven, Florida 33880**. Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed **in writing by e-mail only** to Samantha Ham at sham@gmscfl.com, with a copy to Lauren Gentry at lauren@cddlattorneys.com no later than **February 21, 2025, at 5:00 PM (ET)**.

NOTICE OF MEETINGS

Unless certain circumstances exist where a public opening is unwarranted, all proposals will be publicly opened at a special meeting of the District to be held at **1:00 PM (ET), February 28, 2025, at the offices of Governmental Management Services, Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801**. Proposer names and total pricing will be announced at that time, provided that Proposals may be maintained on a confidential basis to the extent permitted by Florida law. No decisions of the District's Board of Supervisors will be made at that time. The Board is expected to evaluate the proposals at a special public meeting on **March 12, 2025, at 1:00 PM (ET), at the Holiday Inn-Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880**. A copy of the agenda for either meeting can be obtained from the District Office at 219 E. Livingston St., Orlando, FL 32801 or by phone at (407) 841-5524.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above locations will be present a speaker telephone so that any Board Supervisor or staff member can attend the meetings and be fully informed of the discussions taking place either in person or by telephone communication. The meetings may be continued in progress without additional notice to a time, date, and location stated on the record. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public meeting, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations to participate in the meetings is asked to advise the District Office at (407) 841-5524, at least 48 hours before either meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Astoria Community Development District
Jill Burns, District Manager

ASTONIA COMMUNITY DEVELOPMENT DISTRICT

Landscape & Irrigation Maintenance Services Polk County, Florida

INSTRUCTIONS TO PROPOSERS

DATE	EVENT
January 13, 2025	RFP Notice is issued; RFP package available for download.
January 13, 2025 to February 28, 2025	Site inspections available. <i>Please contact Allen Bailey, Field Manager at 407-841-5524 or ABailey@gmscfl.com to schedule a time to visit the site. No verbal interpretations or answers will be given at site visits.</i>
February 21, 2025 at 5:00 PM (ET)	Deadline for questions (in writing only).
February 28, 2025 at 1:00 PM (ET)	Proposal submittal deadline; bid opening.
March 12, 2025 at 1:00 p.m.	Board meeting for evaluation of proposals

1. **DUE DATE.** Sealed proposals (“**Proposals**”) must be received from interested parties (“**Proposer**”) no later than **February 28, 2025, at 1:00 PM (ET)** at **Governmental Management Services Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, Attention: District Manager**. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at that time. Proposals received after the time and date stipulated above will not be considered.

2. **SUBMISSION OF PROPOSAL.** Submit one (1) original hard copy & one (1) digital PDF copy (flash drive or disc required – no email submissions accepted), along with other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. Proposals may be mailed or hand-delivered, but the Proposer is solely responsible for ensuring that the Proposal is received by the applicable deadline. If the Proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation “**RESPONSE TO REQUEST FOR PROPOSALS (Astonia Community Development District – Landscape & Irrigation Maintenance) ENCLOSED**” on the face of it. All costs to prepare and submit a response shall be borne by the Proposer.

3. **[RESERVED]**

4. **PROPOSAL GUARANTEE.** Each Proposer shall submit a proposal guarantee in the form of a proposal bond or cashier’s check in the amount of ten thousand dollars (\$10,000.00) with its Proposal (“**Proposal Guarantee**”). The Proposal Guarantee shall be held until the time of award of contract – but not to exceed 90 days from the submittal deadline – at which time the Proposal Guarantee shall be returned to each unsuccessful Proposer. If the successful Proposer does not enter into the Contract within the time frames set forth herein, the Proposer shall forfeit its Proposal Guarantee to the District.

5. SIGNATURE ON PROPOSAL. Each Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the Proposal as agent shall file with the Proposal legal evidence of his authority to do so.

6. FAMILIARITY WITH THE PROJECT. The Proposer, by and through the submission of the Proposal, agrees that he shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from his own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape and irrigation maintenance thereof.

The Proposer agrees to accept the site in an “as is” condition, and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the Proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors.

7. PROJECT MANUAL. The “Project Manual” and any addenda thereto, will be available by request from Samantha Ham at sham@gmscfl.com.

8. QUALIFICATIONS OF PROPOSER; MANDATORY AND PERMISSIVE REQUIREMENTS. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor; and (4) submit the required proposal guarantee. All other requirements set forth in the Project Manual shall be deemed “permissive,” in that a Proposer’s failure to meet any requirement described in mandatory terms such as “shall,” “will,” “mandatory,” or similar language does not automatically disqualify the Proposer’s Proposal, but instead in the Board’s discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.

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

10. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Samantha Ham at

sham@gmscfl.com, with a copy to Lauren Gentry at lauren@cddlattorneys.com. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties. Questions received after **February 21, 2025, at 5:00 PM (ET)** will not be answered. Answers to all questions will be provided to all Proposers by e-mail. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

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

12. PROPOSAL FORMS. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in the Proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping and irrigation maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual.

13. PROPOSAL INFORMATION. All Proposals should include the following information, among other things described herein:

- A. A completed and executed Proposal Form, with all of its four parts and any attachments, as well as executed copies of the Affidavit Regarding Proposal, the Sworn Statement Regarding Public Entity Crimes, the Sworn Statement Regarding Scrutinized Companies, and the Anti-Human Trafficking Affidavit.
- B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.
- C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.
- D. Information related to other projects of similar size and scope for which Proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).
- E. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

- F. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.
- G. Completed proposal pricing. All responses must itemize the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch and annuals, including installation, should be provided but not included in the contract amount as these services shall be rendered at the discretion of the District's Board of Supervisors.
- H. Copy of current certificate of insurance.

14. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the insurance coverage identifying the District, its officers, employees and agents as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

15. FINANCIALS. In evaluating and scoring the proposals, the District will consider the financial capability of each Proposer, and as such each Proposer should submit relevant information regarding financial capability. In the event the Proposer is notified of award, the District may in its sole discretion require that the Proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years.

16. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required form. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

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

18. CONTRACT AWARD. The contract awarded pursuant to this RFP is anticipated to commence on May 1, 2025, with an initial term of one (1) year and up to three (3) optional annual renewals, for a total contract term of four (4) years. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the

next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor (“**Contractor**”) will execute a contract for a specified term. Upon expiration or termination of any existing contract for landscape and irrigation maintenance services, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract agreement. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all Proposals. The District reserves the right to award by items, groups of items, or total proposal.

19. INDEMNIFICATION; LIMITATION OF LIABILITY. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor’s negligence or breach of contract, as more fully set forth in the agreement form, provided herein. Nothing herein shall be construed as or constitute a waiver of District’s limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

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

21. EVALUATION OF PROPOSALS. The proposals shall be ranked based on criteria presented in the Evaluation Criteria sheets contained within the Project Manual. The Board shall review and evaluate the Proposals in their individual discretion, and make any final determination with respect to the award of a final contract that is in the best interests of the District. Chapter 112 of the Florida Statutes will govern any voting conflicts of interest, and as such a voting conflict of interest may arise solely where there is a personal financial interest relating to the contract award.

Proposals may be held by the District for a period not to exceed 90 days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the Proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The District may visit the Proposer’s facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District’s best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

22. BLACK-OUT PERIOD/CONE OF SILENCE. The black-out period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of

their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

23. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

24. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.

25. PROTESTS. Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after the day of the mandatory pre-proposal meeting, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: **Astonia Community Development District, c/o: Governmental Management Services, Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, ATTN: Jill Burns, District Manager.** A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount equal to 1% of the anticipated total contract award (including the initial one year term of the contract and all renewal terms) that is the subject of the protest. If the protest relates to the Project Manual, or a decision to reject all proposals, the protest bond shall be in the amount of Twenty Thousand Dollars (\$20,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event that the protest is settled, the protest bond may be applied as set forth in the settlement agreement. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

SECTION 26. E-VERIFY. The successful Contractor must comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required

by Florida Statute, the Contractor must register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into the Agreement, the Contractor will represent that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.

SECTION 27. FOREIGN INFLUENCE. By submitting a proposal, the Proposer agrees to comply with the provisions of Section 286.101, *Florida Statutes*, regarding disclosures of any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern if such interest, contract, or grant or gift has a value of \$50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous 5 years. Proposer affirms that, except as may be otherwise disclosed or excluded from disclosure under Section 286.101, *Florida Statutes*, Proposer has no such interest in, contract with, or grant or gift from a foreign country of concern as defined in Section 286.101, *Florida Statutes*.

SECTION 28. ANTI-HUMAN TRAFFICKING REQUIREMENTS. The successful Contractor must certify that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. The successful Contractor agrees to execute an affidavit certifying the same in compliance with Section 787.06(13), *Florida Statutes*.

**ASTONIA
COMMUNITY DEVELOPMENT DISTRICT
Request for Proposals – Landscape and Irrigation Maintenance Services**

EVALUATION CRITERIA

Factor	Description	Points
1.	<p>Completeness of Proposal Completeness of response in accordance with RFP instructions and requirements. Proposal is neat, professional in appearance and organized appropriately.</p>	5
2.	<p>Experience Contractual and technical experience in performing work of similar size and scope; experience working with commercial properties, community development districts, or public agencies; strength and stability of the contractor. This may also include the quality of client references.</p>	25
3.	<p>Qualifications of Key Personnel Qualifications of staff, adequacy of labor commitment, training programs for staff that are going to be assigned to this Project under this contract.</p>	25
4.	<p>Machinery, Equipment, and Manpower Contractor possesses adequate machinery, equipment, and manpower to perform the work for this Project under this contract in a high quality manner or the ability to acquire said machinery, equipment, and manpower prior to contract start date. Financial stability and creditworthiness of contractor will be considered. Contractor should provide Project specific information.</p>	20
5.	<p>Cost Cost Proposal will be evaluated using the following formula: (Lowest Proposed Cost / Proposer’s Cost) X 25 = Total Cost Points <i>Note: an average of all four (4) years of pricing for the “Grand Total” of Essential Services and Extra Services will be considered for purposes of determining the lowest cost proposal.</i></p>	25
Total		100

Evaluation notes: Once proposals are received, the District's Board of Supervisors will review each submittal related to the District and score each proposal based on the evaluation criteria, information provided in response to reference checks, and any other information available to the Districts and permitted to be used under law. The District's award will be based on the proposal that is most advantageous to the District.

The District also reserves the right to seek clarification from prospective firms on any issue in a response for the District, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

Do not attempt to contact any District Board member, staff member or any person other than the appointed staff for questions relating to this RFP. Anyone attempting to lobby District representatives will be disqualified.

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
PROPOSAL SUMMARY FORM**

NAME OF PROPOSER COMPANY: _____

NAME OF PERSON COMPLETING THIS BID: _____

EMAIL: _____

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance, the person completing this proposal on behalf of Proposer agrees to provide all services as described in the detailed Scope and/or Specifications if awarded a contract hereunder. Proposer acknowledges that the contract with the successful proposer is anticipated to start May 1, 2025. All proposals shall be in accordance with the Project Manual.

I. Annual Contract Proposal Amount:

	ESSENTIAL SERVICES (COMPONENTS A-D)	EXTRA SERVICES (COMPONENTS E.1 – E.3)	GRAND TOTAL
YEAR 1 (2025-2026)	\$ _____	\$ _____	\$ _____
YEAR 2 (2026-2027)	\$ _____	\$ _____	\$ _____
YEAR 3 (2027-2028)	\$ _____	\$ _____	\$ _____
YEAR 4 (2028-2029)	\$ _____	\$ _____	\$ _____

II. Minimum Qualifications: The Proposer has satisfied the following minimum qualifications (initial each):

- _____ (1) authorized to do business in Florida, and
- _____ (2) holds all required state and federal licenses, in good standing;
- _____ (3) has at least five (5) years’ experience with landscape maintenance projects; and
- _____ (4) has submitted the required proposal guarantee.

III. Receipt of Addenda: The Proposer certifies that the Proposer has received the following addenda (list below):

ADDENDA NO.	DATE

AFFIDAVIT REGARDING PROPOSAL

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ (“Proposer”), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer’s proposal (“Proposal”) provided in response to the Astonia Community Development District’s (“District”) request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. By signing below, and by not filing a protest within the seventy-two (72) hour period after the mandatory pre-proposal meeting, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

6. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

[signature on following page]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this ____ day of _____ 2025.

Proposer: _____

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____ 2025, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

PROPOSAL FORM
PART I – GENERAL INFORMATION

• *Proposer General Information:*

Proposer Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Company Standing:*

Proposer's Corporate Form: _____
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? _____ Date _____

Is the Proposer in good standing with that State? Yes ___ No ___

If no, please explain _____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes ___ No ___

If no, please explain _____

- *What are the Proposer's current insurance limits? (Please attach a current certificate of insurance and review the enclosed form of contract for requested insurance limits for this project)*

General Liability	\$ _____
Automobile Liability	\$ _____
Workers Compensation	\$ _____
Expiration Date	_____

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

- *List the location of the Proposer’s office, which would perform work for the District.*

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

_____ Supervisors, who will be onsite ___ days per week;
_____ Technical personnel, who will be onsite ___ days per ____; and
_____ Laborers, who will be onsite ___ days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer’s Officers and Supervisory Personnel, and attach resumes for any individuals listed.*
- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes ___ No ___ If yes, please provide the following information for each person (attach additional sheets if necessary):*

Name: _____

Position / Certifications: _____

Duties / Responsibilities: _____

Percent of Time to Be Dedicated to This Project: _____ %

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Duties / Responsibilities: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

OFFICERS

PROPOSER: _____

DATE: _____

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

PROPOSAL FORM
PART III – EXPERIENCE

- *Has the Proposer performed work for a community development district previously?*
Yes ___ No ___ If yes, please provide the following information for each project (attach additional sheets if necessary):

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years:*

2024 = _____

2023 = _____

2022 = _____

- *Please provide the following information for at least 3 References. Attach additional sheets if necessary.*

Project #1 Name/Location: _____

Contact: _____ Contact Phone: _____

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

Is this a current contract? Yes ___ No ___

Project #2 Name/Location: _____

Contact: _____ Contact Phone: _____

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

Is this a current contract? Yes ___ No ___

Project #3 Name/Location: _____

Contact: _____ Contact Phone: _____

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

Is this a current contract? Yes ___ No ___

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No ___*

If yes, please describe each violation, fine, and resolution _____

What is the Proposer's current worker compensation rating? _____

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No ___

If yes, please describe each incident _____

- *Is the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?
Yes ___ No ___ If yes, please provide:*

The names of the entities _____

The state(s) where barred or suspended _____

The period(s) of debarment or suspension _____

Also, please explain the basis for any bar or suspension:

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

-
- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes () No () If yes, provide the following:*

Identify the Case # and Tribunal: _____

Describe the Nature of the Action: _____

Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes () No () If yes, please explain:*

**PROPOSAL FORM
PART IV -- PRICING**

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the three potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

See Scope of Services attached to proposed contract for details.

[See Following Page for Pricing Forms]

Astonia Landscape Fee Summary

Contractor:

Address:

Phone:

Fax:

Contact:

Email:

Property:

Address: 219 E. Livingston St.
Orlando,
Florida,
32801

Phone:

Contact:

Email:

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-D (Component A) - Mowing/Detailing													\$0
TURF CARE (Component B) Bahia/St Augustine/Zoysia													\$0
TREE/SHRUB CARE (Component C) Tree/Shrub Fert													\$0
IRRIGATION MAINT. (Component D)													\$0
ANNUAL CHANGES - None at this time (Component E.1) <i>Per Annual Pricing: Count:</i>				<i>Count:</i>			<i>Count:</i>			<i>Count:</i>			\$0
BED DRESSING - Estimate mulch yds (Component E.2) <i>Per Yard Pricing: Mulch Yds</i>												<i>Mulch Yds</i>	\$0
PALM TRIMMING (Component E.3) <i>Per Palm Price: Palm counts:</i>													\$0
TOTAL FEE PER MONTH:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Flat Fee Schedule	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
--------------------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$0
-----------------------------------------------------------------	-----

Extra Services Annual Changes, Palm Pruning, Mulch	\$0
-------------------------------------------------------	-----

TOTAL	\$0.00
--------------	--------

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

- | | | |
|----|---------------------------------------------------|------------------|
| A. | Mowers w/operator | \$ _____ Hour |
| B. | Bush-Hog w/operator | \$ _____ Hour |
| C. | Tractor w/operator | \$ _____ Hour |
| D. | Supervisor with Transportation | \$ _____ Hour |
| E. | Laborer with hand equipment | \$ _____ Hour |
| F. | Truck w/driver | \$ _____ Hour |
| G. | Irrigation Tech | \$ _____ Hour |
| H. | Granular Pesticide Applicator | |
| | Person with Drop Spreader | \$ _____ Hour |
| I. | Liquid Pesticide Applicator | |
| | Person with Spray Truck | \$ _____ Hour |
| J. | Granular Fertilizer Applicator | |
| | Person with Drop Applicator | \$ _____ Hour |
| K. | Liquid Fertilizer Applicator | |
| | Person with Spray Truck | \$ _____ Hour |
| L. | Granular Weed Control Applicator | |
| | Person with Drop Applicator | \$ _____ Hour |
| M. | Liquid Weed Control Applicator | |
| | Person with Spray Truck | \$ _____ Hour |
| N. | Laborer for Additional Trash Pick-Up | \$ _____ Hour |
| O. | Lump Sum Mowing ⁽¹⁾ , entire community | \$ _____ Per Mow |

¹ Mowing shall include mowing, edging, weed-eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

_____	\$ _____ per Hour
_____	\$ _____ per Hour
_____	\$ _____ per Hour

B. Debris removal equipment unit costs:

_____	\$ _____ per Hour
_____	\$ _____ per Hour
_____	\$ _____ per Hour

C. Other emergency/disaster related unit costs:

_____	\$ _____ per Hour
_____	\$ _____ per Hour
_____	\$ _____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster without separate authorization. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

**SWORN STATEMENT UNDER SECTION 287.133(3)(A),
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Astonia Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ (“Proposer”), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer’s business address is _____

4. Proposer’s Federal Employer Identification Number (FEIN) is _____

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), *Florida Statutes*, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Section 287.133(1)(a), *Florida Statutes*, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or,
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a

public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), *Florida Statutes*, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this _____ day of _____ 2025.

Proposer: _____
By: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____ 2025, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

**SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, REGARDING
SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR SCRUTINIZED COMPANIES
WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY SECTOR LIST**

***THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC
OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.***

1. This sworn statement is submitted to Astoria Community Development District (“District”).
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ (“Proposer”), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer’s business address is _____

4. Proposer’s Federal Employer Identification Number (FEIN) is _____

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.
6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.
7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this _____ day of _____ 2025.

Proposer: _____

By: _____

Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____ 2025, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, _____, as _____, on behalf of _____
_____, (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

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

STATE OF FLORIDA
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me physical presence or remote notarization by _____, as _____, of _____, who is personally known to me or who produced _____ as identification this ____ day of _____, 2025.

(Notary Seal)

Notary Public

Attention Bidder,

Please follow the instructions listed below for additional info on the landscape maintenance services bid for Astoria CDD including the Fee summary sheet, the scope of services and the landscape map. Thank you.

Instructions and additional information:

1. Please provide a filled-out fee summary schedule (Separate Excel spreadsheet). The Components in the scope align with the components in the fee summary. Please note the added Supplemental Service.
2. Please refer to the provided coverage area map, and the scope for this bid.
3. The scope of services has the base level of service expected to maintain the property. **Please note any additional or recommended services that go beyond the provided scope of services if you so choose.**
4. Please refer to the specs in the scope for turf management, irrigation maintenance and other aspects of landscape maintenance for the property. It is broken down into two main sections which are Essential Services and Extra Services. The contract can be written to include both or only Essential Services but for the bid you must provide pricing for all services.
5. Please take extra care when reviewing the Irrigation maintenance specifications. Irrigation maintenance inspections being done per the scope is very important and should be priced accordingly.
6. It is expected you will use the scope, map, and existing site conditions to create your bid. This includes palm counts, irrigation zone and controller counts. **The bid packet contains all the information we have to provide for this bid.** If additional information is needed about plant counts, or other items regarding current site conditions, it will require bidders taking time onsite to inspect and obtain that information themselves to the best of their ability.

Clarification

1. The district will be changing from Pine bark to Cocoa mulch.
2. May mulching will be full district, and November will be a dusting refresh of the district.

Astonia CDD

LANDSCAPE SCOPE OF WORK

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into “elements” to define the elements involved and required in the maintenance of the property.

General Services- Component “A”

Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

Mowing

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

St. Augustine, Bahia turf shall be mowed weekly during the growing season from **April 1st** through **September 30th** and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas. Unirrigated pond areas and banks will be mowed 34 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5” and 4.5”. St Augustine will be cut between 4.5” and 5.5”. Mowing heights will be set at 2”–3” for Zoysia turf. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall be carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50” mower or larger discharging clippings away from the water. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum or as needed to maintain an intended look as per the discretion of CDD management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day.

Contractor will take special care to prevent damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

Edging

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

String Trimming

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

Blowing

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

Damage Prevention/Repair

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, the contractor will completely detail the entire property once every three weeks at least. The exception will be the entrances, clubhouse areas and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 42-52 times per year as needed to accomplish the full amount of detail rotations.

Pruning

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

Pruning of trees up to a height of 12 feet is included in the scope of the work. If pruning is required above the height of 12 feet, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:

Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8ft of clearance is required along all walkways and parking areas. Maintain clearance from shrubs in bed areas. Improve visibility in parking lots and around entries.

Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.

Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.

Structural pruning will be required for several varieties of plants bi-annually, annually or semi- annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

Weed Control

Bed areas are to be left in a weed free condition after each detail service. While pre and post- emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

Trash Removal

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

Policing

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with supplemental proposal.

As needed contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

Communication

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. Contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management contractor will provide a Monthly Service Calendar for the upcoming period. **A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly.** A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. *Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them.* Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meeting as needed or requested by CDD management.

Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

Component "B" – Turf Care Program

ST. AUGUSTINE

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule – St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control
- October: Heavy fall granular fertilization and broadleaf weed/disease control

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

BAHIA – Where Applicable (Irrigated areas only)

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

Zoysia

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Zoysia

- January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.
- March: Fertilization. Spot treat weeds and treat fungal and insect activity as necessary.
- April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- May: Fertilization
- June: Insect/weed/disease control as necessary. July: Insect/weed/disease control as necessary.
- August: spot treat weeds as necessary, inspect/treat fungal activity.
- September: Liquid Fertilization with emergent weed control, insect/disease control as necessary. October: Fertilization - Weed/insect/disease control as necessary.
- November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket potash - weeds as necessary, inspect/treat fungal activity.

Application Requirements: Fertilization

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

Insect/Disease Control

The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

Supplemental insecticide applications will be provided in addition to the normal preventive programs needed to provide control.

Weed Control

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining. The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Component "C" – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed December. Insect/disease control/fertilization as needed.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to “clump” fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors’ recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Insect/Disease Control

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35’. All native trees or transplanted trees over 35’ in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

Specialty Palms

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by contractor if it is reasonably decided to be from negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre- existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

Component “D” – Irrigation Maintenance

Frequency of Service

Contractor will perform the following itemized services under “Specifications” on a monthly basis completing 25% of the inspection each week. The irrigation inspection will should be performed during the same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

Specifications

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controller to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone. Qualifying Statements
- Repairs
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management’s discretion to allow contractor to proceed with repairs at an agreed threshold without prior approval.

Service Calls

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor’s crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect irrigation system weekly while performing routine maintenance.

Contractor will provide a 24 hour "Emergency" number for irrigation repairs.

Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

Component "E" – Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractor should and is expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

E. 1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

Schedule

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

Installation

Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

All beds should be covered with **1" layer of CoCoa Mulch** after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

Maintenance

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly. Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty.

Exclusions to this warranty would be freeze, theft, or vandalism.

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

Mulching will be carried out twice per year. Once in the spring, once in the fall. The most desirable months are May and Early November. Mulch will be priced "per yard". Application will be completed within a two-week time period.

Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2-inch depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 12' will be trimmed up to two times per year in June and/or December as needed. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary.

All palms less than 15' will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

Washingtonia palms in excess of 15' will be trimmed up to two times per year in the months of February and August as needed.

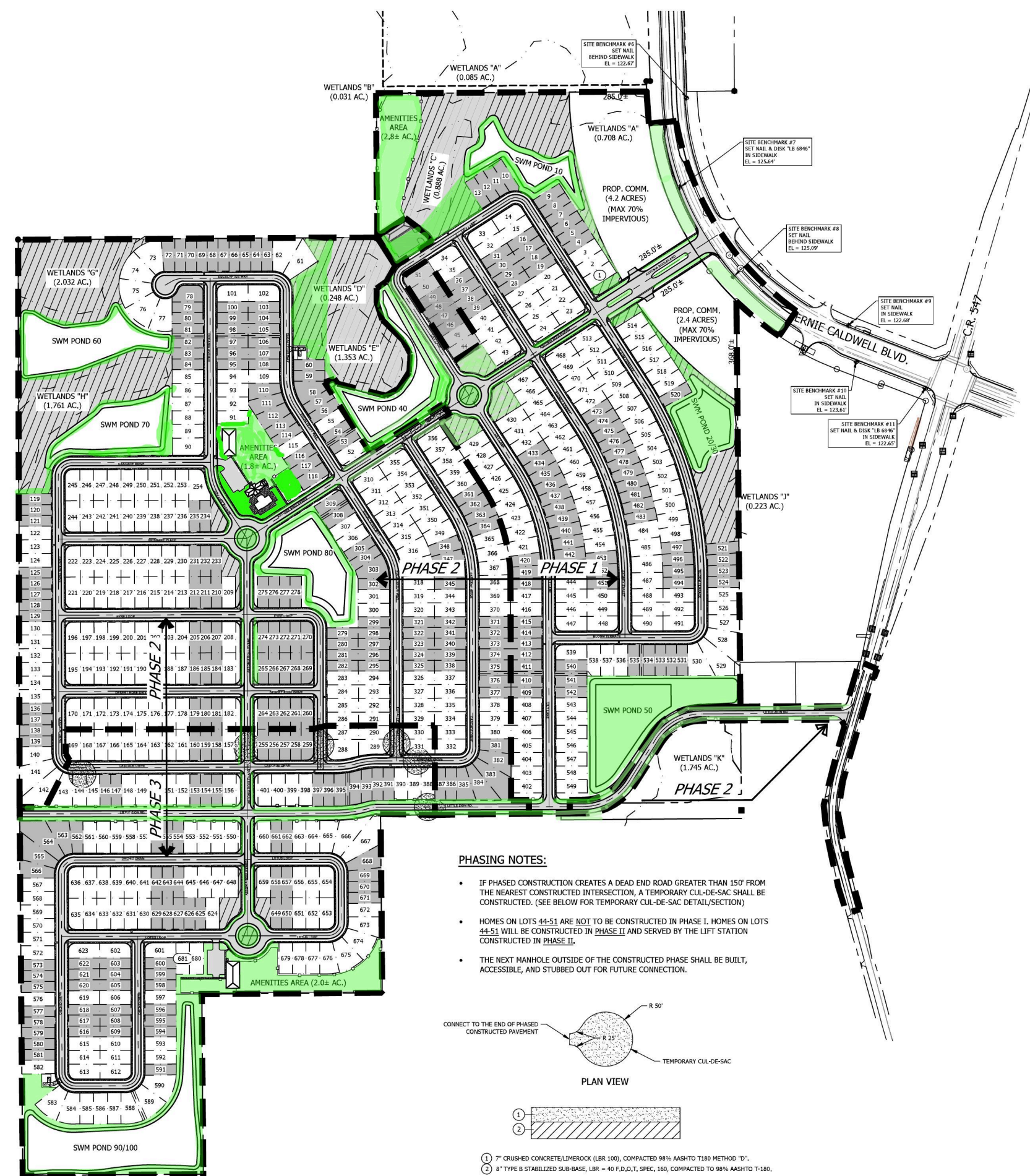
All palms other than Washingtonia, in excess 15' will be trimmed up to once per year in the month of August.

Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o'clock profile or nine and three o'clock at the discretion of management. "Hurricane" cuts are only to be done at the direction of the CDD representative.

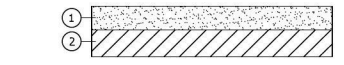
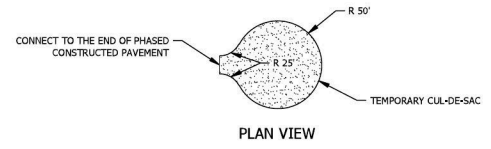
When trimming, cut the frond close to the trunk without leaving "stubs".

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.



PHASING NOTES:

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



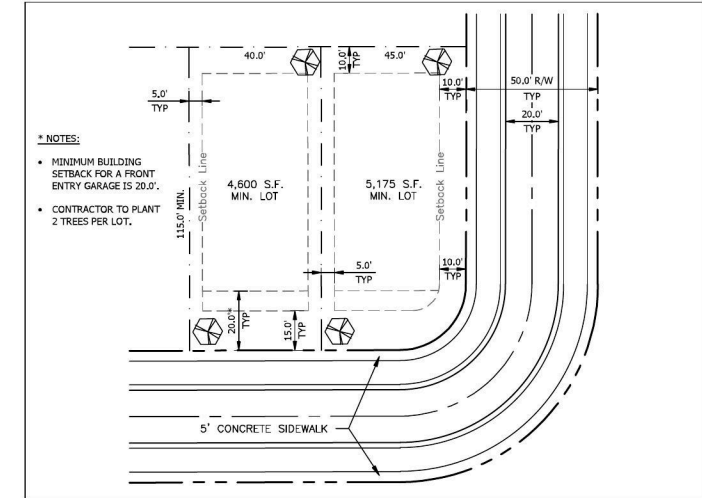
TEMPORARY CUL-DE-SAC & ACCESS ROAD DETAIL/SECTION
 NTS

1 7" CRUSHED CONCRETE/LIMEROCK (LBR 100), COMPACTED 98% AASHTO T180 METHOD "D".
 2 8" TYPE B STABILIZED SUB-BASE, LBR = 40 F.D.Q.T., SPEC. 160, COMPACTED TO 98% AASHTO T-180.

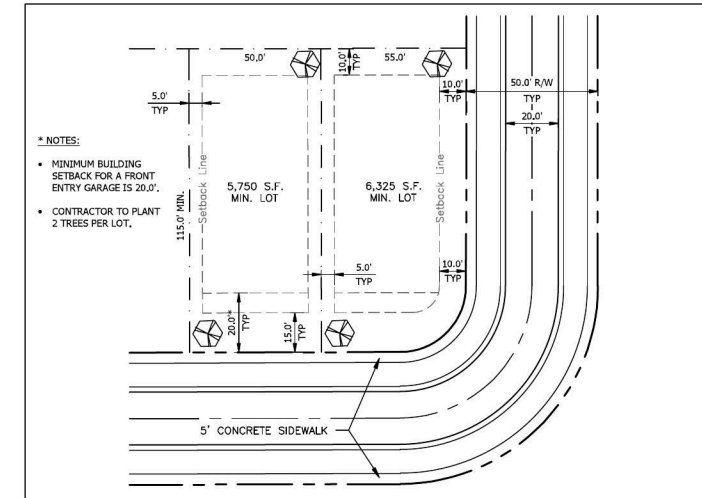
SITE DATA:

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

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



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



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

NOTES:

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

SECTION V

SECTION C

Astonia CDD

Field Management Report



January 8th2025

Allen Bailey

Field Manager

GMS

Completed

Photocell



- ✚ The photocell at the North entrance was bad.
- ✚ We replaced it to get the monument light working again.

Daring Dr Fence



- ✚ The fence has been installed on Daring dr.
- ✚ This will prevent vehicles from entering on Bowing rd.

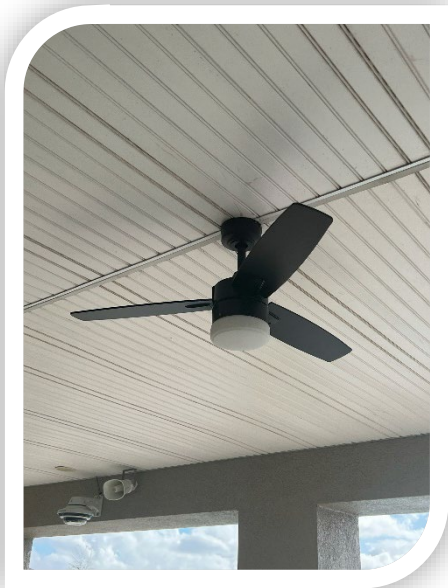
Complete

Playground Side Gate Repair



- ✚ The side gate at the north playground came off its brackets.
- ✚ This gate has been repaired and working properly.

Amenity Fan



- ✚ One of the fans at the amenity stopped working.
- ✚ This fan has been replaced and all fans are working properly.

Complete

Amenity Gate



- ✚ The closer to the gate at the amenity was not closing properly.
- ✚ We made adjustments to help with closer work properly and we will continue to monitor.

Complete

District Fence



✚ The district fence that was down from the hurricane is back up along Fury and Little Zion.

✚ All fence repairs are complete.



Conclusion

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

Respectfully,
Allen Bailey

SECTION 1



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: Nov 24, 2024

SUBMITTED TO:

GMS Services
4648 Eagle Falls Place
Tampa, FL 33619
Clayton Smith
Phone: 407-201-1514
Email: Csmith@gmscf.com

Job Name / Location:

Astonia South (Amenity)
Davenport, FL

Proposal to remove and replace Foxtail palm in the amenity center.

	Qty	Unit	Unit Cost	TOTAL
Fox Tail Palm	1	6'	\$406.25	\$406.25
Irrigation adjustment	1	Hr	\$85.00	\$85.00
				\$491.25

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Santos Jr Pantoja

Date Submitted: Nov 24, 2024

Accepted by: _____

Date Accepted: _____

SECTION 2



Governmental Management Services - CF

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

Bill To/District Astonia CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Idling Signs	
Add 8 no Stopping and Idling signs on the given map.	

Qty	Description	Unit Price	Line Total
16	Labor	\$50.00	\$800.00
1	Mobilization	\$65.00	\$65.00
	Equipment (Base and trailer)		\$75.00
	Materials		\$1,235.00
		Total Due:	\$2,175.00

This Proposal is Valid for 30 days.

Client Signature: _____

SECTION D

SECTION 1

Astoria Community Development District

Summary of Invoices

October 01, 2024 to November 30, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	10/21/24	392-399	\$ 19,554.91
	10/28/24	400-404	\$ 38,406.52
	11/8/24	405-410	\$ 10,300.61
	11/18/24	411	\$ 89,000.72
	11/22/24	412-416	\$ 30,990.72
Total			\$ 188,253.48

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/21/24	00023	9/19/24 109741	202409 330-57200-48000		*	1,702.17	
		10/02/24 20388	202410 330-53800-48100	INST IR INCEPTION CONTRLR CS25 PROXIMITY CARD QTY8	*	571.20	
							2,273.37 000392
CURRENT DEMANDS ELECTRICAL &							
10/21/24	00004	10/01/24 91387	202410 310-51300-54000		*	175.00	
			SPECIAL DISTRICT FEE FY25				
							175.00 000393
DEPARTMENT OF ECONOMIC OPPORTUNITY							
10/21/24	00028	9/30/24 00067004	202409 310-51300-48000		*	368.83	
			NOTICE OF BOS MEETINGS				
							368.83 000394
GANNETT MEDIA CORP DBA GANNETT							
10/21/24	00001	8/31/24 131	202408 320-53800-48000		*	1,340.00	
			GENERAL MAINTENANCE AUG24				
		10/01/24 132	202410 310-51300-34000		*	3,750.00	
			MANAGEMENT FEES OCT24				
		10/01/24 132	202410 310-51300-35100		*	105.00	
			WEBSITE ADMIN OCT24				
		10/01/24 132	202410 310-51300-35200		*	157.50	
			INFORMATION TECH OCT24				
		10/01/24 132	202410 310-51300-31300		*	1,093.75	
			DISSEMINATION SVCS OCT24				
		10/01/24 132	202410 330-57200-48300		*	1,250.00	
			AMENITY ACCESS OCT24				
		10/01/24 132	202410 310-51300-51000		*	4.30	
			OFFICE SUPPLIES OCT24				
		10/01/24 132	202410 310-51300-42000		*	119.08	
			POSTAGE OCT24				
		10/01/24 133	202410 320-53800-34000		*	1,460.83	
			FIELD MANAGEMENT OCT24				
							9,280.46 000395
GOVERNMENTAL MANAGEMENT SERVICES-							
10/21/24	00011	10/14/24 10566	202409 310-51300-31500		*	1,696.13	
			GENERAL COUNSEL SEP24				
							1,696.13 000396
KILINSKI VAN WYK PLLC							
10/21/24	00034	10/16/24 0027265	202409 310-51300-49000		*	900.00	
			FENCE SURVEY SEP24				
							900.00 000397
LEADING EDGE LAND SERVICES, INC.							
10/21/24	00013	9/23/24 224114-A	202408 320-53800-43200		*	1,549.80	
			WATER & SEWER AUG24				
							1,549.80 000398
POLK COUNTY UTILITIES							

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
10/21/24	00032	9/30/24 11894235	202409 330-53800-48100 SECURITY SVCS SEP24	SECURITAS SECURITY SERVICES USA INC	*	3,311.32	3,311.32 000399
10/28/24	00019	9/30/24 18459	202409 320-53800-47000 POND HERBICIDE SEP24	AQUATIC WEED MANAGEMENT, INC	*	875.00	1,625.00 000400
		9/30/24 18459	202409 320-53800-47000 N. POND HERBICIDE SEP24		*	750.00	
10/28/24	00021	9/26/24 13268	202409 330-57200-48200 CLEANING SVCS SEP24	CSS CLEAN STAR SERVICES CENTRAL FL	*	1,130.00	1,130.00 000401
10/28/24	00027	9/26/24 61018125	202409 330-57200-48100 PEST CONTROL SEP24	MASSEY SERVICES	*	125.00	125.00 000402
10/28/24	00025	10/01/24 24558	202410 320-53800-46500 POOL MAINTENANCE OCT24	MCDONNELL CORPORATION DBA RESORT	*	2,500.00	2,950.00 000403
		10/03/24 24662	202410 330-57200-48000 HURRICANE HELENE CLEAN UP		*	200.00	
		10/18/24 24993	202410 330-57200-48000 HURRICANE CLEAN UP		*	250.00	
10/28/24	00010	9/27/24 14721	202409 320-53800-46300 INST 18 BUBBLERS ON TREES	PRINCE & SONS INC.	*	1,800.00	32,576.52 000404
		10/01/24 14608	202410 320-53800-46200 LANDSCAPE MAINT OCT24		*	14,719.58	
		10/01/24 14608	202410 320-53800-46200 AMENITY LANDSCAPE OCT24		*	1,303.24	
		10/01/24 14608	202410 320-53800-46200 CHATEAU LANDSCAPE OCT24		*	2,060.00	
		10/02/24 14786	202410 320-53800-47300 REPLCD 2 STATION NODE		*	461.20	
		10/04/24 14806	202410 320-53800-46300 MEXICAN PETUNIA/DURANTA		*	7,838.75	
		10/04/24 14807	202410 320-53800-46300 ARBORICOLA/AFRICAN IRIS		*	4,393.75	
11/08/24	00019	10/30/24 18594	202410 320-53800-47000 POND HERBICIDE OCT24		AQUATIC WEED MANAGEMENT, INC	*		875.00	1,625.00 000405
		10/30/24 18594	202410 320-53800-47000 N. POND HERBICIDE OCT24		*	750.00	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/08/24	00021	10/30/24	13498	202410	330	57200	48200		CLEANING SVCS OCT24	*	1,100.00		
									CSS CLEAN STAR SERVICES CENTRAL FL			1,100.00	000406
11/08/24	00028	10/31/24	00067476	202410	310	51300	48000		NOT OF LANDOWNERS MEETING	*	992.32		
									GANNETT MEDIA CORP DBA GANNETT			992.32	000407
11/08/24	00025	11/01/24	25398	202411	320	53800	46500		POOL MAINTENANCE NOV24	*	2,500.00		
									MCDONNELL CORPORATION DBA RESORT			2,500.00	000408
11/08/24	00013	10/22/24	224114-S	202409	320	53800	43200		REUSE LITTLE ZION SEP24	*	2,047.09		
									POLK COUNTY UTILITIES			2,047.09	000409
11/08/24	00032	10/31/24	11932502	202410	330	53800	48100		SECURITY SVCS OCT24	*	2,036.20		
									SECURITAS SECURITY SERVICES USA INC			2,036.20	000410
11/18/24	00035	9/30/24	PAYAPP#6 035 FR#1	202411	300	20700	10100			*	89,000.72		
									CON-SUR, INC.			89,000.72	000411
11/22/24	00001	11/01/24	134	202411	310	51300	34000		MANAGEMENT FEES NOV24	*	3,750.00		
		11/01/24	134	202411	310	51300	35100		WEBSITE ADMIN NOV24	*	105.00		
		11/01/24	134	202411	310	51300	35200		INFORMATION TECH NOV24	*	157.50		
		11/01/24	134	202411	310	51300	31300		DISSEMINATION SVCS NOV24	*	1,093.75		
		11/01/24	134	202411	330	57200	48300		AMENITY ACCESS NOV24	*	1,250.00		
		11/01/24	134	202411	310	51300	51000		OFFICE SUPPLIES NOV24	*	.90		
		11/01/24	134	202411	310	51300	42000		POSTAGE NOV24	*	20.79		
		11/01/24	135	202411	320	53800	34000		FIELD MANAGEMENT NOV24	*	1,460.83		
									GOVERNMENTAL MANAGEMENT SERVICES-			7,838.77	000412
11/22/24	00011	11/18/24	10823	202410	310	51300	31500		GENERAL COUNSEL OCT24	*	903.50		
									KILINSKI VAN WYK PLLC			903.50	000413

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/22/24	00027	10/30/24 61610077	202410 330-57200-48100	PEST CONTROL OCT24	*	125.00	
				MASSEY SERVICES			125.00 000414
11/22/24	00010	11/01/24 15025	202411 320-53800-46200	LANDSCAPE MAINT NOV24	*	14,719.58	
		11/01/24 15025	202411 320-53800-46200	AMENITY LANDSCAPE NOV24	*	1,303.24	
		11/01/24 15025	202411 320-53800-46200	CHATEAU LANDSCAPE NOV24	*	2,060.00	
				PRINCE & SONS INC.			18,082.82 000415
11/22/24	00015	10/25/24 7518929	202410 310-51300-32300	TRUSTEE FEE SERIES 2020	*	4,040.63	
				U.S. BANK			4,040.63 000416
TOTAL FOR BANK B						188,253.48	
TOTAL FOR REGISTER						188,253.48	

SECTION 2

Astonia
Community Development District

Unaudited Financial Reporting
November 30, 2024



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6	<u>Debt Service Fund - Series 2021 A2</u>
7	<u>Debt Service Fund - Series 2021 North Parcel</u>
8	<u>Debt Service Fund - Series 2023</u>
9	<u>Debt Service Fund - Series 2024</u>
10	<u>Capital Projects Fund - Series 2020</u>
11	<u>Capital Projects Fund - Series 2024</u>
12-13	<u>Month to Month</u>
14	<u>Assessment Receipt Schedule</u>
15	<u>Long Term Debt Schedule</u>

Astoria
Community Development District
Combined Balance Sheet
November 30, 2024

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account	\$ 519,937	\$ 80,924	\$ -	\$ -	\$ 600,861
Prepaid Expense	\$ 25,443	\$ -	\$ -	\$ -	\$ 25,443
Due From General Fund	\$ -	\$ -	\$ 108,374	\$ -	\$ 108,374
Investments:					
<u>Series 2020</u>					
Reserve	\$ -	\$ -	\$ 108,689	\$ -	\$ 108,689
Revenue	\$ -	\$ -	\$ 16,194	\$ -	\$ 16,194
Prepayment	\$ -	\$ -	\$ 219	\$ -	\$ 219
Construction	\$ -	\$ -	\$ -	\$ 5,328	\$ 5,328
<u>Series 2021 A2</u>					
Reserve	\$ -	\$ -	\$ 558,040	\$ -	\$ 558,040
Revenue	\$ -	\$ -	\$ 86,317	\$ -	\$ 86,317
<u>Series 2021 North Parcel</u>					
Reserve	\$ -	\$ -	\$ 197,686	\$ -	\$ 197,686
Revenue	\$ -	\$ -	\$ 55,666	\$ -	\$ 55,666
<u>Series 2023</u>					
Reserve	\$ -	\$ -	\$ 139,194	\$ -	\$ 139,194
Revenue	\$ -	\$ -	\$ 129,597	\$ -	\$ 129,597
<u>Series 2024</u>					
Reserve	\$ -	\$ -	\$ 251,983	\$ -	\$ 251,983
Interest	\$ -	\$ -	\$ 107	\$ -	\$ 107
Revenue	\$ -	\$ -	\$ 13,231	\$ -	\$ 13,231
Construction	\$ -	\$ -	\$ -	\$ 547	\$ 547
Total Assets	\$ 545,380	\$ 80,924	\$ 1,665,297	\$ 5,875	\$ 2,297,477
Liabilities:					
Accounts Payable	\$ 45,327	\$ -	\$ -	\$ -	\$ 45,327
Due To Debt Service	\$ 108,374	\$ -	\$ -	\$ -	\$ 108,374
Total Liabilities	\$ 153,701	\$ -	\$ -	\$ 0	\$ 153,702
Fund Balances:					
Nonspendable:					
Deposits and Prepaid Items	\$ 25,443	\$ -	\$ -	\$ -	\$ 25,443
Restricted for:					
Debt Service	\$ -	\$ -	\$ 1,665,297	\$ -	\$ 1,665,297
Capital Projects	\$ -	\$ -	\$ -	\$ 5,875	\$ 5,875
Assigned for:					
Capital Reserves	\$ -	\$ 80,924	\$ -	\$ -	\$ 80,924
Unassigned	\$ 366,236	\$ -	\$ -	\$ -	\$ 366,236
Total Fund Balances	\$ 391,679	\$ 80,924	\$ 1,665,297	\$ 5,875	\$ 2,143,775
Total Liabilities & Fund Balance	\$ 545,380	\$ 80,924	\$ 1,665,297	\$ 5,875	\$ 2,297,477

Astonia
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Assesments - Tax Roll	\$ 915,963	\$ 66,424	\$ 66,424	\$ -
Assesments - Direct	\$ 97,229	\$ 48,615	\$ 48,615	\$ -
Total Revenues	\$ 1,013,192	\$ 115,039	\$ 115,039	\$ -

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 2,000	\$ -	\$ 2,000
Engineering	\$ 15,000	\$ 2,500	\$ 125	\$ 2,375
Attorney	\$ 30,000	\$ 5,000	\$ 2,243	\$ 2,757
Annual Audit	\$ 6,700	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,825	\$ 6,825	\$ 6,825	\$ -
Arbitrage	\$ 2,250	\$ -	\$ -	\$ -
Dissemination	\$ 13,125	\$ 2,188	\$ 2,188	\$ -
Trustee Fees	\$ 20,205	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 45,000	\$ 7,500	\$ 7,500	\$ -
Information Technology	\$ 1,890	\$ 315	\$ 315	\$ -
Website Administration	\$ 1,260	\$ 210	\$ 210	\$ -
Telephone	\$ 100	\$ 17	\$ -	\$ 17
Postage & Delivery	\$ 1,200	\$ 200	\$ 140	\$ 60
Insurance	\$ 7,699	\$ 7,699	\$ 6,161	\$ 1,538
Copies	\$ 200	\$ 33	\$ -	\$ 33
Legal Advertising	\$ 2,500	\$ 417	\$ 992	\$ (576)
Contingency	\$ 2,200	\$ 367	\$ 212	\$ 154
Office Supplies	\$ 250	\$ 42	\$ 5	\$ 36
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 168,579	\$ 39,527	\$ 31,131	\$ 8,396

Astonia
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<i>Operations & Maintenance</i>				
<i>Field Expenditures</i>				
Property Insurance	\$ 27,500	\$ 27,500	\$ 19,384	\$ 8,116
Field Management	\$ 17,530	\$ 2,922	\$ 2,922	\$ (0)
Landscape Maintenance	\$ 255,000	\$ 42,500	\$ 36,166	\$ 6,334
Landscape Replacement	\$ 35,000	\$ 5,833	\$ 12,233	\$ (6,399)
Lake Maintenance	\$ 30,000	\$ 5,000	\$ 3,250	\$ 1,750
Streetlights	\$ 48,000	\$ 8,000	\$ 7,133	\$ 867
Electric	\$ 15,872	\$ 2,645	\$ 1,002	\$ 1,643
Water & Sewer	\$ 92,192	\$ 15,365	\$ 5,160	\$ 10,205
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 417	\$ -	\$ 417
Irrigation Repairs	\$ 15,000	\$ 2,500	\$ 1,418	\$ 1,082
General Repairs & Maintenance	\$ 17,000	\$ 2,833	\$ 4,399	\$ (1,566)
Contingency	\$ 7,000	\$ 1,167	\$ 5,120	\$ (3,953)
Subtotal Field Expenditures	\$ 562,593	\$ 116,682	\$ 98,187	\$ 18,495
<i>Amenity Expenses</i>				
Amenity - Electric	\$ 17,250	\$ 2,875	\$ 926	\$ 1,949
Amenity - Water	\$ 33,770	\$ 5,628	\$ 4,963	\$ 665
Internet	\$ 3,000	\$ 500	\$ 200	\$ 300
Pest Control	\$ 1,500	\$ 250	\$ 250	\$ -
Janitorial Service	\$ 16,500	\$ 2,750	\$ 2,170	\$ 580
Security Services	\$ 34,000	\$ 5,667	\$ 5,339	\$ 328
Pool Maintenance	\$ 36,000	\$ 6,000	\$ 5,000	\$ 1,000
Amenity Repairs & Maintenance	\$ 15,000	\$ 2,500	\$ 1,550	\$ 950
Amenity Access Management	\$ 15,000	\$ 2,500	\$ 2,500	\$ -
Contingency	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
Subtotal Amenity Expenditures	\$ 182,020	\$ 30,337	\$ 22,899	\$ 7,438
Total Expenditures	\$ 913,192	\$ 186,546	\$ 152,217	\$ 34,329
Excess (Deficiency) of Revenues over Expenditures	\$ 0		\$ (37,178)	
<i>Other Financing Sources/(Uses)</i>				
Transfer In/(Out) - Capital Reserves	\$ (100,000)	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ (100,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ (37,178)	
Fund Balance - Beginning	\$ -		\$ 428,857	
Fund Balance - Ending	\$ -		\$ 391,679	

Astonia
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 607	\$ 607
Total Revenues	\$ -	\$ -	\$ 607	\$ 607
Expenditures:				
Contingency	\$ 1,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,000	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,000)		\$ 607	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 100,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 100,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 99,000		\$ 607	
Fund Balance - Beginning	\$ 51,155		\$ 80,317	
Fund Balance - Ending	\$ 150,155		\$ 80,924	

Astoria
Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues				
Assessments - Tax Roll	\$ 220,403	\$ 15,800	\$ 15,800	\$ -
Interest	\$ 3,000	\$ 1,434	\$ 1,434	\$ -
Total Revenues	\$ 223,403	\$ 17,234	\$ 17,234	\$ -
Expenditures:				
Interest Payment - 11/01	\$ 69,288	\$ 69,288	\$ 69,288	\$ -
Principal Payment - 05/01	\$ 75,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 69,288	\$ -	\$ -	\$ -
Total Expenditures	\$ 213,575	\$ 69,288	\$ 69,288	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 9,828	\$ (52,053)	\$ (52,053)	\$ -
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (804)	\$ (804)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (804)	\$ (804)
Net Change in Fund Balance	\$ 9,828		\$ (52,857)	
Fund Balance - Beginning	\$ 89,765		\$ 194,241	
Fund Balance - Ending	\$ 99,593		\$ 141,384	

Astonia
Community Development District
Debt Service Fund - Series 2021 A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 558,500	\$ 40,502	\$ 40,502	\$ -
Interest	\$ 5,000	\$ 5,997	\$ 5,997	\$ -
Total Revenues	\$ 563,500	\$ 46,499	\$ 46,499	\$ -
Expenditures:				
Interest Payment - 11/01	\$ 171,473	\$ 171,473	\$ 171,473	\$ -
Principal Payment - 05/01	\$ 215,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 171,473	\$ -	\$ -	\$ -
Total Expenditures	\$ 557,945	\$ 171,473	\$ 171,473	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,555		\$ (124,974)	
Fund Balance - Beginning	\$ 252,208		\$ 811,066	
Fund Balance - Ending	\$ 257,763		\$ 686,093	

Astonia
Community Development District
Debt Service Fund - Series 2021 North Parcel
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Assessments	\$ 395,460	\$ 28,678	\$ 28,678	\$ -
Interest	\$ 3,000	\$ 2,731	\$ 2,731	\$ -
Total Revenues	\$ 398,460	\$ 31,410	\$ 31,410	\$ -
Expenditures:				
Interest Payment - 11/01	\$ 118,218	\$ 118,218	\$ 118,218	\$ -
Principal Payment - 05/01	\$ 160,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 118,218	\$ -	\$ -	\$ -
Total Expenditures	\$ 396,435	\$ 118,218	\$ 118,218	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,025	\$ (86,808)	\$ (86,808)	\$ -
Fund Balance - Beginning	\$ 170,790		\$ 369,712	
Fund Balance - Ending	\$ 172,815		\$ 282,904	

Astonia
Community Development District
Debt Service Fund - Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Assessments	\$ 278,389	\$ 20,188	\$ 20,188	\$ -
Interest	\$ 2,000	\$ 1,976	\$ 1,976	\$ -
Total Revenues	\$ 280,389	\$ 22,164	\$ 22,164	\$ -
Expenditures:				
Interest Payment - 12/01	\$ 106,154	\$ -	\$ -	\$ -
Principal Payment - 06/15	\$ 65,000	\$ -	\$ -	\$ -
Interest Payment - 06/15	\$ 106,154	\$ -	\$ -	\$ -
Total Expenditures	\$ 277,309	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,080	\$ 22,164	\$ 22,164	\$ -
Fund Balance - Beginning	\$ 124,547		\$ 267,431	
Fund Balance - Ending	\$ 127,627		\$ 289,595	

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

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Assessments	\$ 251,983	\$ -	\$ -	\$ -
Interest	\$ 1,000	\$ 2,679	\$ 2,679	\$ -
Total Revenues	\$ 252,983	\$ 2,679	\$ 2,679	\$ -
Expenditures:				
Interest Payment - 11/01	\$ 99,083	\$ 99,083	\$ 99,083	\$ -
Principal Payment - 05/01	\$ 50,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 99,083	\$ -	\$ -	\$ -
Total Expenditures	\$ 248,166	\$ 99,083	\$ 99,083	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,816	\$ (96,404)	\$ (96,404)	\$ -
Fund Balance - Beginning	\$ 106,935		\$ 361,725	
Fund Balance - Ending	\$ 111,751		\$ 265,321	

Astonia
Community Development District
Capital Projects Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 35	\$ 35
Total Revenues	\$ -	\$ -	\$ 35	\$ 35
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 35	\$ 35
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 804	\$ 804
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 804	\$ 804
Net Change in Fund Balance	\$ -	\$ -	\$ 838	
Fund Balance - Beginning	\$ -		\$ 4,490	
Fund Balance - Ending	\$ -		\$ 5,328	

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

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 1,137	\$ 1,137
Total Revenues	\$ -	\$ -	\$ 1,137	\$ 1,137
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 152,659	\$ (152,659)
Total Expenditures	\$ -	\$ -	\$ 152,659	\$ (152,659)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (151,522)	
Fund Balance - Beginning	\$ -		\$ 152,069	
Fund Balance - Ending	\$ -		\$ 547	

Astoria
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessment - Tax Roll	\$ -	\$ 66,424	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,424
Assessment - Direct	\$ 48,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,615
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,039
Expenditures:													
Administrative													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125
Attorney	\$ 904	\$ 1,339	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,243
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,825
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 1,094	\$ 1,094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,188
Trustee Fees	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Information Technology	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 315
Website Maintenance	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 210
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 119	\$ 21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140
Insurance	\$ 6,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,161
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 992
Contingency	\$ 107	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 212
Office Supplies	\$ 4	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 24,434	\$ 6,698	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,131

Astoria
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<i>Operations & Maintenance</i>													
<i>Field Services</i>													
Property Insurance	\$ 19,384	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,384
Field Management	\$ 1,461	\$ 1,461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,922
Landscape Maintenance	\$ 18,083	\$ 18,083	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,166
Landscape Replacement	\$ 12,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,233
Lake Maintenance	\$ 1,625	\$ 1,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,250
Streetlights	\$ 4,858	\$ 2,276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,133
Electric	\$ 1,002	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,002
Water & Sewer	\$ 3,121	\$ 2,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,160
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 461	\$ 957	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,418
General Repairs & Maintenance	\$ 4,399	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,399
Contingency	\$ -	\$ 5,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,120
Subtotal Field Expenses	\$ 66,626	\$ 31,560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98,187
<i>Amenity Expenses</i>													
Amenity - Electric	\$ 926	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 926
Amenity - Water	\$ 2,463	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,963
Internet	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Pest Control	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Janitorial Service	\$ 1,100	\$ 1,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,170
Security Services	\$ 2,607	\$ 2,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,339
Pool Maintenance	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Amenity Repairs & Maintenance	\$ 450	\$ 1,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,550
Amenity Access Management	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenses	\$ 11,522	\$ 11,377	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,899
Total Maintenance	\$ 78,148	\$ 42,938	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121,086
Total Expenditures	\$ 102,582	\$ 49,635	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152,217
<i>Other Financing Sources/(Uses)</i>													
Transfer In/Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (102,582)	\$ (49,635)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (37,178)

ASTONIA CDD
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments	\$ 984,902.54	\$ 234,281.01	\$ 600,537.63	\$ 425,225.81	\$ 299,342.64	\$ 2,544,289.63
Net Assessments	\$ 915,959.36	\$ 217,881.34	\$ 558,500.00	\$ 395,460.00	\$ 278,388.66	\$ 2,366,189.36

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	38.71%	9.21%	23.60%	16.71%	11.77%	100.00%
							General Fund	2020 Debt Service	2021 (432) Debt Service	2021 (North) Debt Service	2023 Debt Service	Total
11/15/24	10/01-10/31/24	\$12,623.11	(\$504.91)	(\$242.36)	\$0.00	\$11,875.84	\$4,597.17	\$1,093.54	\$2,803.10	\$1,984.80	\$1,397.23	\$11,875.84
11/19/24	11/01-11/07/24	\$70,790.87	(\$2,831.55)	(\$1,359.19)	\$0.00	\$66,600.13	\$25,781.12	\$6,132.61	\$15,719.86	\$11,130.85	\$7,835.69	\$66,600.13
11/26/24	11/8-11/15/24	\$98,950.73	(\$3,933.21)	(\$1,900.35)	\$0.00	\$93,117.17	\$36,045.96	\$8,574.33	\$21,978.77	\$15,562.62	\$10,955.49	\$93,117.17
TOTAL		\$ 182,364.71	\$ (7,269.67)	\$ (3,501.90)	\$ -	\$ 171,593.14	\$ 66,424.25	\$ 15,800.48	\$ 40,501.73	\$ 28,678.27	\$ 20,188.41	\$ 171,593.14

7%	Net Percent Collected
\$ 2,194,596.22	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

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

Astonia
Community Development District
Long Term Debt Report

SERIES 2020, SPECIAL ASSESSMENT BONDS	
INTEREST RATES:	2.750%, 3.375%, 4.000%
MATURITY DATE:	5/1/2051
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND BALANCE	\$108,689
BONDS OUTSTANDING - 3/17/21	\$3,830,000
SPECIAL CALL - 02/01/22	(\$40,000)
PRINCIPAL PAYMENT - 05/01/22	(\$70,000)
SPECIAL CALL - 05/01/22	(\$10,000)
PRINCIPAL PAYMENT - 05/01/23	(\$75,000)
PRINCIPAL PAYMENT - 05/01/24	(\$75,000)
CURRENT BONDS OUTSTANDING	\$3,560,000

SERIES 2021, AREA 2 SPECIAL ASSESSMENT BONDS	
INTEREST RATES:	2.50%, 3.00%, 3.20%, 4.00%
MATURITY DATE:	5/1/2052
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$558,040
RESERVE FUND BALANCE	\$558,040
BONDS OUTSTANDING - 7/20/21	\$10,065,000
PRINCIPAL PAYMENT - 05/01/23	(\$205,000)
PRINCIPAL PAYMENT - 05/01/24	(\$210,000)
CURRENT BONDS OUTSTANDING	\$9,650,000

SERIES 2021, NORTH PARCEL SPECIAL ASSESSMENT BONDS	
INTEREST RATES:	2.50%, 3.00%, 3.20%, 4.00%
MATURITY DATE:	5/1/2052
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$197,686
RESERVE FUND BALANCE	\$197,686
BONDS OUTSTANDING - 7/20/21	\$7,155,000
PRINCIPAL PAYMENT - 05/01/22	(\$145,000)
PRINCIPAL PAYMENT - 05/01/23	(\$150,000)
PRINCIPAL PAYMENT - 05/01/24	(\$155,000)
CURRENT BONDS OUTSTANDING	\$6,705,000

SERIES 2023, AREA 3 SPECIAL ASSESSMENT BONDS	
INTEREST RATES:	4.350%, 5.125%, 5.375%
MATURITY DATE:	6/15/2053
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$139,194
RESERVE FUND BALANCE	\$139,194
BONDS OUTSTANDING - 05/23/23	\$4,165,000
PRINCIPAL PAYMENT - 06/01/24	(\$60,000)
CURRENT BONDS OUTSTANDING	\$4,105,000

SERIES 2024, AREA 4 SPECIAL ASSESSMENT BONDS	
INTEREST RATES:	4.500%, 5.375%, 5.700%
MATURITY DATE:	5/1/2024
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$251,983
RESERVE FUND BALANCE	\$251,983
BONDS OUTSTANDING - 05/23/23	\$3,640,000
CURRENT BONDS OUTSTANDING	\$3,640,000