

Astoria
Community Development District

Meeting Agenda

March 19, 2025

AGENDA

Astonia

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

March 12, 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, March 19, 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 (Public Comments will be limited to three (3) minutes)
3. Approval of Minutes of the January 8, 2025 Board of Supervisors Meeting
4. Organizational Matters
 - A. Acceptance of Resignation of Brian Walsh (Seat #3) & Milton Andrade (Seat #4)
 - B. Appointments to Fill Vacant Board Seat #3 and Vacant Board Seat #4
 - C. Administration of Oaths to Newly Appointed Supervisors
 - D. Consideration of Resolution 2025-04 Electing Officers
5. Review and Ranking of Landscape Maintenance Services Proposals Received from Request for Proposals (*Rankings to be provided under separate cover. Full Proposals are available for review by request. Copies of all proposals have been provided to Board Members for their review*)
6. Discussion Regarding Overflow Parking Signage
 - A. Consideration of Proposal for Overflow Parking Signage Material & Installation
7. Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser
8. Consideration of 2025 Contract Agreement with Polk County Property Appraiser
9. Ratification of Event Authorization Form for HOA Event on March 14, 2025
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Dog Waste Stations and Recommended Locations
 - ii. Consideration of Proposal for Solar Lights at Mailboxes on Lily Lane
 - iii. Consideration of Proposal for Solar Lights at Dog Park
 - iv. Consideration of Proposal for Plant Replacement on Little Zion Road

- v. Consideration of Proposal for Sod Replacement at Dog Park
- vi. Consideration of Proposal for Astonia North Monument Area Plant Beautification
- D. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet & Income Statement
- 11. Other Business
- 12. Supervisors Requests and Audience Comments
- 13. Adjournment

MINUTES

**MINUTES OF MEETING
ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Astonia Community Development District was held **Wednesday, January 8, 2025**, 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
Monica Virgen	District Manager, GMS
Chris Loy	District Counsel, Kilinski Van Wyk
Lauren Gentry	District Counsel, Kilinski Van Wyk
Tula Haff	Center State
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

There were no comments at this time.

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 13, 2024, Board of Supervisors Meeting & November 13, 2024, Landowners' Meeting

Ms. Burns presented the minutes for the November 13, 2024, Board of Supervisors meeting and Landowners' meeting. She asked for any comments, questions or concerns.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Minutes of the November 13, 2024, Board of Supervisors' and Landowners' Meetings, were approved.

FOURTH ORDER OF BUSINESS

Consideration and Approval of Landscaping Services Request for Proposals Documentation & Published Notice of Request for Proposals

Ms. Burns stated the Landscaping contract had exceeded the threshold, meaning the Board has to hold a public bid (\$195,000). She added, due to the price being this high, they must now run a full RFP. She stated she will keep reaching out to get more proposals to be brought at the March meeting.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Landscaping Services Request for Proposals Documentation & Published Notice of Request for Proposals, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry did not have anything further for the Board but offered to answer any questions.

B. Engineer

Mr. Hunter had nothing to report.

C. Field Manager's Report

Mr. Bailey presented the Field Manager's Report. He stated the playground on the northside and the fence have been fixed. He added the District fence that was damaged in the hurricane is back up. He noted there was some vandalism on the fence around District property that will have to be fixed.

i. Consideration of Proposal to Remove and Replace Foxtail Palm at the Amenity Center

Mr. Bailey stated there was a Foxtail Palm that was damaged in the hurricane that needs replacing. He noted to replace the tree it would be \$491.45, which is within the budget.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Proposal to Remove and Replace Foxtail Palm at the Amenity Center, was approved.

ii. Consideration of Proposal to Add Eight “No Stopping and Idling” Signs within the Community

Mr. Bailey stated there have been cars parking at the edge of the North and Southside section while they are waiting for their kids to get off the school bus. He noted there was a request to put up “No stopping or idling” signs up in those specific locations. He stated the costs of the eight signs will be \$2,175.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Proposal to Add Eight “No Stopping and Idling” Signs within the Community, was approved.

D. District Manager’s Report

i. Check Register

ii. Balance Sheet & Income Statement

Ms. Burns presented the check register and balance & income statement for the Board. She 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.

SIXTH ORDER OF BUSINESS

Other Business

There were no comments at this time.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Ms. Burns opened the meeting up for audience comments and supervisors’ requests. Natalie Wilson (1062 John Jacob Road) stated there has been dog waste throughout neighborhoods and the common areas. She proposed the idea of installing dog waste stations throughout the neighborhood to prevent this issue.

EIGHTH 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

SECTION IV

SECTION A

From: Brian Walsh
Subject: Astonia
Date: January 9, 2025
To: Jillian Burns

Effective immediately, I would like to submit my resignation as Supervisor of the Astonia CDD Board.

Thanks,

Brian Walsh

From: Milton Andrade
Subject: Astonia CDD
Date: January 9, 2025
To: Jillian Burns

Please let this email serve as my formal resignation from the Astonia CDD Board of Supervisors.

Thank you,

Milton Andrade

SECTION D

RESOLUTION 2025-04

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

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

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

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

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

Chairperson	_____
Vice Chairperson	_____
Secretary	<u>Jill Burns</u>
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	<u>George Flint</u>
Assistant Secretary	<u>Monica Virgen</u>

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

PASSED AND ADOPTED this 19th day of March 2025.

ATTEST:

ASTONIA COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

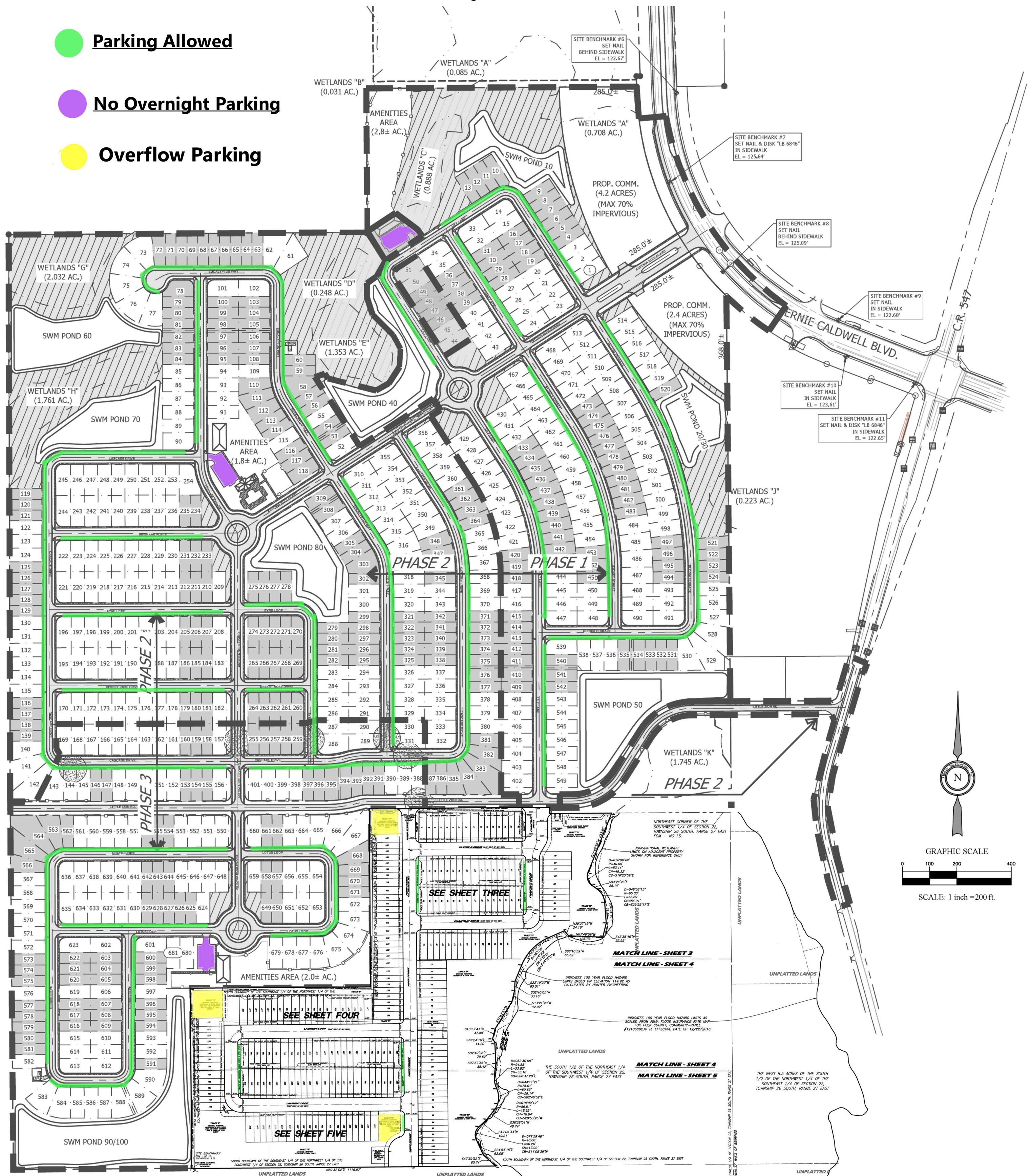
SECTION V

*Item will be
provided under
separate cover.*

SECTION VI

Astoria CDD Street Parking Plan

- **Parking Allowed**
- **No Overnight Parking**
- **Overflow Parking**



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

MTTC

SECTION A



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
Overflow Lot Signs	
Installation of 3 Overflow Lot Signs in Chateau lots.	

Qty	Description	Unit Price	Line Total
6	Labor	\$50.00	\$300.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$35.00
	Materials		\$650.00
		Total Due:	\$1,050.00

This Proposal is Valid for 30 days.

Client Signature: _____

SECTION VII



POLK COUNTY PROPERTY APPRAISER

Revised 01/2025
ADA Compliant

2025 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the _____ hereinafter referred to as "agency," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "confidential data," will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as "local government" by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2025**, and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 7, 2025

Agency: _____

Signature: _____

Print: _____

Title: _____

Date: _____

Please email the signed agreement to pataxroll@polk-county.net.

SECTION VIII

CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 by and between the Astonia Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Astonia Community Development District.
3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

Special District Representative

Print name

Title

Date

Neil Combee
Polk County Property Appraiser
By:



Neil Combee, Property Appraiser

SECTION IX

EVENT AUTHORIZATION

THIS EVENT AUTHORIZATION (the “**Authorization**”) is presented according to the requirements established within the executed *License Agreement* dated February 18, 2025, between the Parties listed below (the “**Agreement**”). This AUTHORIZATION is made and entered into by and between:

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

ASTONIA HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, with a mailing address of 4110 S. Florida Ave., Suite 200, Lakeland, FL 33813 (the “**Licensee**”, together with the District, the “**Parties**”).

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

Event Name	Astonia Community Food Truck Night
Date	March 14, 2025
Time (inclusive of set-up and clean-up)	4:00 PM to 7:00 PM
Location	Parking lot adjacent to pool on Oceania Ave.
Description of Event	Utilizing the parking lot on Oceania Ave by the pool as well as the adjacent field for vendors to set up tents/tables.
Additional requirements	Food trucks must submit a food truck license agreement in the form attached hereto as Exhibit A .

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


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

[Signatures on following page]

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

**ASTONIA COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:


A69984009CB149F...

Signature

By: Halsey Carson

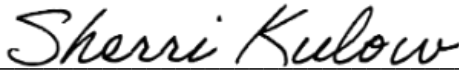
Print Name

Its: Vice Chairman

Title

Date: 2/25/2025

ASTONIA HOMEOWNERS ASSOCIATION, INC.



Signature

By: Sherri Kulow

Print Name

Its: Secretary

Title

Date: 2/20/2025

Exhibit A: Food Truck License Agreement

Exhibit A

**Astoria Community Development District
Food Truck Vendor License Agreement**

Date(s) of Event: MARCH 19th 2025 Name of Vendor: BETTA'S PIZZA
Address: 8424 GREENBANK BOULEVARD, WINDERMERE, FL, 34786
Contact Person: ROBERTA MATOS Phone #: 7747070970
E-Mail: betaspizzas@gmail.com

I certify that I have read and understood the Terms and Conditions of this License Agreement before signing and that I am at least 18 years of age or older.

[Signature]
Vendor Signature

FEBRUARY 19 2025
Date

District Representative

Date

No electrical outlet will be furnished
TERMS AND CONDITIONS OF LICENSE AGREEMENT

The Astoria Community Development District ("District") hereby authorizes Vendor to set up in the area specified by the District or its representative and participate in the event on the date(s) referenced above. Vendor's participation in the event and use of the District property may be suspended or revoked at any time, with or without cause, at the sole discretion of the District. In the event of such suspension or revocation, reasonable notice of the suspension or revocation will be provided in writing or communicated verbally, which shall be effective immediately upon receipt of such notice by the Vendor in question. Upon such suspension or revocation, Vendor shall immediately cease any activities that encourage, promote or otherwise may reasonably be foreseen to result in increased usage of the District's lands or facilities by the Vendor's patrons.

Vendor shall use all due care to protect the property of the District, the District's Patrons (as that term is defined in the Amenities Rules) and landowners from damage, and to require any users of its products or services to do the same. Vendor agrees that they shall assume responsibility for any and all damage to the District's facilities or lands as a result of the Vendor's activities in connection with this Agreement and other damage which may be attributable to an act or omission by Vendor, its patrons, agents, or employees. **Vendor is responsible for their own displays and any trash or waste generated by Vendor or its patrons.**

In consideration of the District's agreement to permit Vendor's use of the District property, Vendor agrees to defend, indemnify and hold harmless the District, its supervisors, officers, employees, consultants and agents, from any and all liability, claims, actions, suits, or demands by any person, corporation, or other entity for injuries, death or property damage of any nature arising out of, wholly or in part by, or in connection with, the Vendor's use of the District's facilities for purposes stated in this License Agreement, and their patrons and their officers, agents, employees and guests, including litigation with respect thereto. Vendor's obligations under this License Agreement shall include all costs and fees associated with said dispute, litigation, or otherwise, including but not limited to all settlements, judgments, damages, penalties, fines, court costs, arbitration and/or mediation costs, litigation expenses, reasonable attorneys' fees and paralegal fees, incurred throughout all levels of proceedings. Nothing in this License Agreement requires Vendor to indemnify the District for any fault attributable to the District; however, Vendor is required to indemnify the District for any and all percentage of fault attributable to the Vendor and its agents, employees, or anyone related to the Vendor and its operations on the District property. Nothing in this Agreement shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutorily limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or any other statute. Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, or have questions about the applicability of the Public Records Law, please contact the District Manager at (407) 841-5524 or jburns@amscl.com.

Vendor shall comply with all federal, state and local laws, rules, and regulations affecting the provision of food service at the District's lands or facilities (hereinafter, the "Laws"). The District shall not be responsible for either i) informing Vendor of the applicability of the Laws to the Vendor's services, or ii) ensuring Vendor's compliance with the Laws. Vendor is responsible for obtaining necessary and appropriate licenses, certifications and insurance required by the State of Florida and Polk County. Vendor hereby acknowledges that it has all required permit(s) and license(s):
KM [INITIAL].

Vendor further agrees to provide the District with a Certificate of Insurance with general liability coverage of at least \$1,000,000 naming the District as additional insured on Vendor's policy which may be determined to be acceptable by the District in its sole discretion.



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY) 02/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER Hiscox Inc. 5 Concourse Parkway Suite 2150 Atlanta GA, 30328	CONTACT NAME: PHONE (A/C, No. Ext): 844-357-0403 FAX (A/C, No): E-MAIL ADDRESS: contact@hiscox.com PRODUCER CUSTOMER ID: <table style="width: 100%; border: none;"> <tr> <td style="border: none; text-align: center;">INSURER(S) AFFORDING COVERAGE</td> <td style="border: none; text-align: center;">NAIC #</td> </tr> <tr> <td style="border: none;">INSURER A : Hiscox Insurance Company Inc.</td> <td style="border: none;">10200</td> </tr> <tr><td style="border: none;">INSURER B :</td><td style="border: none;"></td></tr> <tr><td style="border: none;">INSURER C :</td><td style="border: none;"></td></tr> <tr><td style="border: none;">INSURER D :</td><td style="border: none;"></td></tr> <tr><td style="border: none;">INSURER E :</td><td style="border: none;"></td></tr> <tr><td style="border: none;">INSURER F :</td><td style="border: none;"></td></tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Hiscox Insurance Company Inc.	10200	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : Hiscox Insurance Company Inc.	10200														
INSURER B :															
INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															
INSURED BETTAS PIZZA LLC 8424 Greenbank Blvd Windermere, FL 34786															

COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:
------------------	----------------------------	-------------------------

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS		
									CAUSES OF LOSS	DEDUCTIBLES
A		PROPERTY	P100.402.334.4	07/19/2024	07/19/2025	<input type="checkbox"/> BUILDING	\$		
		CAUSES OF LOSS				BUILDING	<input checked="" type="checkbox"/>	PERSONAL PROPERTY	\$ 5,000
		BASIC				BUILDING		BUSINESS INCOME	\$
		BROAD						EXTRA EXPENSE	\$
	<input checked="" type="checkbox"/>	SPECIAL				\$ 500 CONTENTS		RENTAL VALUE	\$
		EARTHQUAKE						BLANKET BUILDING	\$
		WIND						BLANKET PERS PROP	\$
		FLOOD						BLANKET BLDG & PP	\$
	INLAND MARINE	TYPE OF POLICY				\$			
	CAUSES OF LOSS	NAMED PERILS	POLICY NUMBER			\$			
	CRIME	TYPE OF POLICY				\$			
	BOILER & MACHINERY / EQUIPMENT BREAKDOWN					\$			

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Astonia Neighborhood 1757 Oceania Ave Davenport, Florida 33837	CANCELLATION <p style="font-size: x-small; font-weight: bold;">SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <hr/> AUTHORIZED REPRESENTATIVE
---	---



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hiscox Inc. 5 Concourse Parkway Suite 2150 Atlanta GA, 30328	CONTACT NAME: PHONE (A/C, No, Ext): (888) 202-3007 FAX (A/C, No): E-MAIL ADDRESS: contact@hiscox.com
INSURER(S) AFFORDING COVERAGE	
INSURER A :	Hiscox Insurance Company Inc
NAIC #	
10200	
INSURED	INSURER B :
BETTAS PIZZA LLC 8424 Greenbank Blvd Windermere, FL 34786	INSURER C :
	INSURER D :
	INSURER E :
	INSURER F :

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		P100.402.334.4	07/19/2024	07/19/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N	N / A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Astonia Neighborhood 1757 Oceania Ave Davenport, Florida 33837	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS

THE MOBILE FOOD DISP VEHICLE (2014) HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 509, FLORIDA STATUTES
VIN NUMBER: 1D9BE2023MF803750 SELF SUFFICIENT

BETTA'S PIZZA LLC

BETTA'S PIZZA
625 EAST BAY ST
WINTER GARDEN FL 34787

LICENSE NUMBER: MFD4550484

EXPIRATION DATE: APRIL 1, 2025

Always verify licenses online at MyFloridaLicense.com

ISSUED: 03/31/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Exhibit A
Astoria Community Development District
Food Truck Vendor License Agreement

Date(s) of Event: 02/19/2025 Name of Vendor: King of Wings Express
Address: 456 S Kirkland Rd # 945
Contact Person: Terry Burrell, Jr. Phone #: 407 668 2094
E-Mail: KingofWingsexpress@gmail.com

I certify that I have read and understood the Terms and Conditions of this License Agreement before signing and that I am at least 18 years of age or older.

[Signature]
Vendor Signature

02/19/2025
Date

District Representative

Date

No electrical outlet will be furnished
TERMS AND CONDITIONS OF LICENSE AGREEMENT

The Astoria Community Development District ("District") hereby authorizes Vendor to set up in the area specified by the District or its representative and participate in the event on the date(s) referenced above. Vendor's participation in the event and use of the District property may be suspended or revoked at any time, with or without cause, at the sole discretion of the District. In the event of such suspension or revocation, reasonable notice of the suspension or revocation will be provided in writing or communicated verbally, which shall be effective immediately upon receipt of such notice by the Vendor in question. Upon such suspension or revocation, Vendor shall immediately cease any activities that encourage, promote or otherwise may reasonably be foreseen to result in increased usage of the District's lands or facilities by the Vendor's patrons.

Vendor shall use all due care to protect the property of the District, the District's Patrons (as that term is defined in the Amenities Rules) and landowners from damage, and to require any users of its products or services to do the same. Vendor agrees that they shall assume responsibility for any and all damage to the District's facilities or lands as a result of the Vendor's activities in connection with this Agreement and other damage which may be attributable to an act or omission by Vendor, its patrons, agents, or employees. **Vendor is responsible for their own displays and any trash or waste generated by Vendor or its patrons.**

In consideration of the District's agreement to permit Vendor's use of the District property, Vendor agrees to defend, indemnify and hold harmless the District, its supervisors, officers, employees, consultants and agents, from any and all liability, claims, actions, suits, or demands by any person, corporation, or other entity for injuries, death or property damage of any nature arising out of, wholly or in part by, or in connection with, the Vendor's use of the District's facilities for purposes stated in this License Agreement, and their patrons and their officers, agents, employees and guests, including litigation with respect thereto. Vendor's obligations under this License Agreement shall include all costs and fees associated with said dispute, litigation, or otherwise, including but not limited to all settlements, judgments, damages, penalties, fines, court costs, arbitration and/or mediation costs, litigation expenses, reasonable attorneys' fees and paralegal fees, incurred throughout all levels of proceedings. Nothing in this License Agreement requires Vendor to indemnify the District for any fault attributable to the District; however, Vendor is required to indemnify the District for any and all percentage of fault attributable to the Vendor and its agents, employees, or anyone related to the Vendor and its operations on the District property. Nothing in this Agreement shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutorily limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or any other statute. Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, or have questions about the applicability of the Public Records Law, please contact the District Manager at (407) 841-5524 or jburns@gmscfl.com.

Vendor shall comply with all federal, state and local laws, rules, and regulations affecting the provision of food service at the District's lands or facilities (hereinafter, the "Laws"). The District shall not be responsible for either i) informing Vendor of the applicability of the Laws to the Vendor's services, or ii) ensuring Vendor's compliance with the Laws. Vendor is responsible for obtaining necessary and appropriate licenses, certifications and insurance required by the State of Florida and Polk County. Vendor hereby acknowledges that it has all required permit(s) and license(s):
[INITIAL]

Vendor further agrees to provide the District with a Certificate of Insurance with general liability coverage of at least \$1,000,000 naming the District as additional insured on Vendor's policy which may be determined to be acceptable by the District in its sole discretion.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 02/15/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: Veracity Insurance Solutions, LLC. 260 South 2500 West, Suite 303 Pleasant Grove UT 84062. CONTACT NAME: FLIP Program Support. PHONE: (844)-520-6992. FAX: (A/C, No):. E-MAIL: info@fliprogram.com. ADDRESS: info@fliprogram.com. INSURER(S) AFFORDING COVERAGE: INSURER A: Great American Alliance Insurance Co. NAIC #: 26832. INSURED: King of Wings Express. 380 Autumn Breeze Way Winter Park FL 32792.

COVERAGES CERTIFICATE NUMBER: PLF194992-F267905 REVISION NUMBER: THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Table with columns: INSR LTR, TYPE OF INSURANCE, ADDL SUBR INSR, WVD, POLICY NUMBER, POLICY EFF (MM/DD/YYYY), POLICY EXP (MM/DD/YYYY), LIMITS. Includes sections for GENERAL LIABILITY, AUTOMOBILE LIABILITY, UMBRELLA LIAB, EXCESS LIAB, and WORKERS COMPENSATION AND EMPLOYERS' LIABILITY.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required) Certificate holder had been added as additional insured regarding the above mentioned policy per attached Additional Insured - Designated Person or Organization (CG 20 26 Ed. 04 13)

CERTIFICATE HOLDER: Astonia, 1757 Oceania Ave, Davenport, FL 33837. CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE: [Signature]

PLF194992-F267905

CG 20 26 (Ed. 04 13)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

JAN FEB MAR APR MAY JUN
 2025 OCT NOV DEC 2022

APPROVED

SEMINOLE COUNTY JURISDICTIONS

FOOD TRUCK INSPECTION

2024 2023

SCFD LMFD
 OFD MFRD ALT SFD

Self Sufficient
 Decal Issued: 2/19/2024

Division of Hotels & Restaurants
Mobile License Decal

License Expiration:
4/1/2025

Owner: **KING OF WINGS EXPRESS**
 Certification: 2/12/2024
 File Number: 50883
 Units:

Location Address:
 1461 N GOLDENROD RD # 149
 ORLANDO FL, 32807

KING OF WINGS EXPRESS

MFD5855386

VIN# 7GG1E1624MW013675

Florida law requires this decal to be affixed in a prominent place on the licensed vehicle, cart or machine.

SECTION X

SECTION C

Astonia CDD

Field Management Report



March, 19th 2025

Allen Bailey

Field Manager

GMS

Completed

Sign Removal



✚ The sign posts were removed to increase the overall visibility of the entrance.

Street Signs



✚ A few street signs in the district have been placed back up.

✚ This will help with the overall traffic in the district.

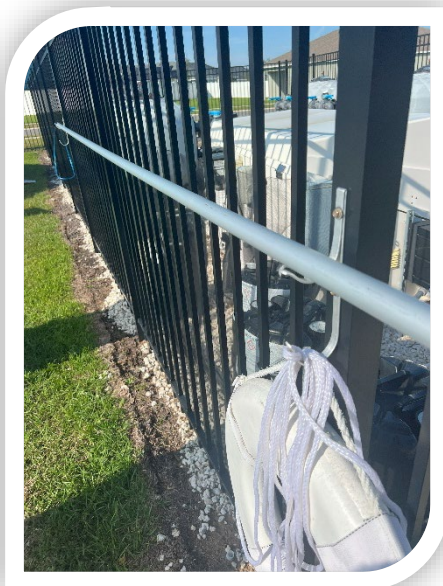
Complete

Amenity Gate



✚ The main gate of the amenity has been adjusted to aid with closing.

Pool Pack



✚ The pool pack had a mesh placed in part of the front of it to prevent access to chemicals.

Complete

Palm Installation



✚ The new Foxtail palm was installed at the amenity center.

No Idling Signs



✚ The proposed no idling signs have been installed at designated locations.

Complete

Little Zion Fence



✚ The district fence on Little Zion had a build up on it.



✚ The fence has been cleaned to improve the overall appearance.



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



Governmental Management Services - CF

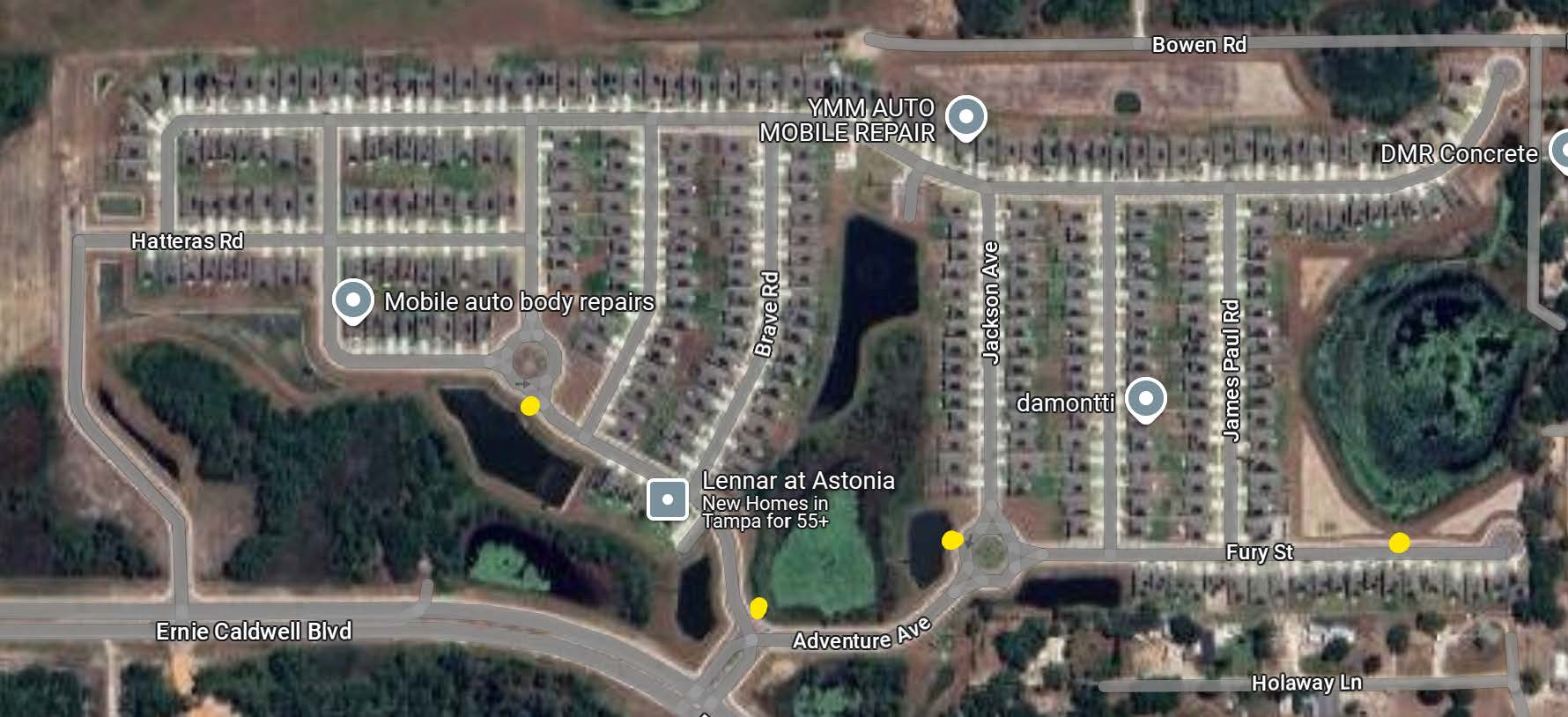
Maintenance Services
 Phone: 407-201-1514
 Email:
 Abailey@gmscfl.com

Bill To/District Astonia CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Dog stations in Astonia North	
Installation of 4 dog stations in Astonia North. See attached map.	

Qty	Description	Unit Price	Line Total
8	Labor	\$50.00	\$400.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$35.00
	Materials		\$1,400.00
Total Due:			\$1,900.00

This Proposal is Valid for 30 days.

Client Signature: _____



Bowen Rd

YMM AUTO
MOBILE REPAIR

DMR Concrete

Hatteras Rd

Mobile auto body repairs

Brave Rd

Jackson Ave

damontti

James Paul Rd

Lennar at Astonia
New Homes in
Tampa for 55+

Fury St

Ernie Caldwell Blvd

Adventure Ave

Holaway Ln

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
Lily Ln Solar Lights	
Installation of 2 solar lights at the mailboxes on Lily Ln.	

Qty	Description	Unit Price	Line Total
8	Labor	\$50.00	\$400.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$35.00
	Materials		\$460.00
		Total Due:	\$1,180.00

This Proposal is Valid for 30 days.

Client Signature: _____



SECTION 3



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
Dog Park Solar Lights	
Installation of 2 solar lights near each dog park entrance and seating area.	

Qty	Description	Unit Price	Line Total
16	Labor	\$50.00	\$800.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$35.00
4	Materials		\$910.00
		Total Due:	\$1,810.00

This Proposal is Valid for 30 days.

Client Signature: _____

2596

2580

2025 GUY



SECTION 4



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
Davenport, FL

Proposal to replace all dead Viburnums along the fence on Little Zion Rd.

	Qty	Unit	Unit Cost	TOTAL
Sweet Viburnum	154	3g	\$20.00	\$3,080.00
Irrigation Adjustments	3	HR	\$85.00	\$255.00
Mini Pine bark mulch	5.5	CY	\$60.00	\$330.00
				\$3,665.00

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 5



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
Davenport, FL

Proposal to install Bahia Grass behind the Dog Park.

	Qty	Unit	Unit Cost	TOTAL
Bahia Grass	4,200	Sqft	\$1.50	\$6,300.00
				\$6,300.00

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 6



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 North (Entrance Monument)
Davenport, FL

Proposal to replace dead and missing plant material in Astonia North Monument island.

	Qty	Unit	Unit Cost	TOTAL
African Iris	40	3gl	\$20.00	\$800.00
Asiatic Jasmine	400	1gl	\$10.00	\$4,000.00
				\$4,800.00

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 D

SECTION 1

Astoria
Community Development District

Summary of Invoices

December 01, 2024 to January 31, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	12/9/24	417-423	\$ 11,674.95
	12/18/24	424-430	\$ 58,169.44
	12/20/24	431-433	\$ 13,120.00
	1/6/25	434-437	\$ 25,057.39
	1/13/25	438-440	\$ 12,754.81
	1/16/25	441-448	\$ 1,366,850.86
	1/17/25	449-451	\$ 2,544.01
	1/31/25	452	\$ 1,551.09
Total			\$ 1,491,722.55

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/09/24	00021	11/19/24 13708	202411 330-57200-48200	CLEANING SVCS NOV24	*	1,070.00	
				CSS CLEAN STAR SERVICES CENTRAL FL			1,070.00 000417
12/09/24	00023	11/15/24 110915	202411 330-57200-48000	NEW READER KEYPAD	*	612.55	
		11/18/24 110481	202411 330-57200-48000	EVAL LIGHT CIRCUIT/VOLTAG	*	487.50	
				CURRENT DEMANDS ELECTRICAL &			1,100.05 000418
12/09/24	00001	10/31/24 136	202410 320-53800-48000	MILTON-AMENITY RESET	*	847.25	
		10/31/24 137	202410 320-53800-48000	INSTLD 11 YIELD SIGNS	*	2,239.50	
		10/31/24 138	202410 320-53800-48000	INSTLD 2 30MPH SPEED LIMT	*	812.65	
		10/31/24 139	202410 320-53800-48000	MILTON-FENCE REPAIRS	*	500.00	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			4,399.40 000419
12/09/24	00020	11/30/24 22385	202411 310-51300-31100	BOS MEETING NOV24	*	125.00	
				HUNTER ENGINEERING, INC.			125.00 000420
12/09/24	00013	11/21/24 224114-O	202410 320-53800-43200	REUSE LITTLE ZION OCT24	*	1,292.20	
				POLK COUNTY UTILITIES			1,292.20 000421
12/09/24	00010	11/05/24 15218	202411 320-53800-47300	REPAIRD 10 BRKN DRIPLINES	*	335.17	
		11/06/24 15214	202411 320-53800-47300	RPLCD BROKEN HUNTER 125	*	621.41	
				PRINCE & SONS INC.			956.58 000422
12/09/24	00032	11/30/24 11966949	202411 330-53800-48100	SECURITY SVCS NOV24	*	2,731.72	
				SECURITAS SECURITY SERVICES USA INC			2,731.72 000423
12/18/24	00019	11/27/24 18742	202411 320-53800-47000	POND HERBICIDE NOV24	*	875.00	
		11/27/24 18742	202411 320-53800-47000	N. POND HERBICIDE NOV24	*	750.00	
				AQUATIC WEED MANAGEMENT, INC			1,625.00 000424
12/18/24	00001	12/01/24 140	202412 310-51300-34000	MANAGEMENT FEES DEC24	*	3,750.00	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/01/24	140	140	202412 310-51300-35100	WEBSITE ADMIN DEC24	*	105.00	
12/01/24	140	140	202412 310-51300-35200	INFORMATION TECH DEC24	*	157.50	
12/01/24	140	140	202412 310-51300-31300	DISSEMINATION SVCS DEC24	*	1,093.75	
12/01/24	140	140	202412 330-57200-48300	AMENITY ACCESS DEC24	*	1,250.00	
12/01/24	140	140	202412 310-51300-51000	OFFICE SUPPLIES DEC24	*	3.16	
12/01/24	140	140	202412 310-51300-42000	POSTAGE DEC24	*	175.67	
12/01/24	141	141	202412 320-53800-34000	FIELD MANAGEMENT DEC24	*	1,460.83	
GOVERNMENTAL MANAGEMENT SERVICES-CF							7,995.91 000425
12/18/24	00011	12/15/24	11035 202411 310-51300-31500	GENERAL COUNSEL NOV24	*	1,339.06	
KILINSKI VAN WYK PLLC							1,339.06 000426
12/18/24	00027	11/23/24	62063419 202411 330-57200-48100	PEST CONTROL NOV24	*	125.00	
MASSEY SERVICES							125.00 000427
12/18/24	00025	12/01/24	25703 202412 320-53800-46500	POOL MAINTENANCE DEC24	*	2,500.00	
MCDONNELL CORPORATION DBA RESORT							2,500.00 000428
12/18/24	00012	10/15/24	4652173 202410 300-15500-10000	1% ADMIN FEE-DEBT	*	15,593.89	
		10/15/24	4652174 202410 300-15500-10000	1% ADMIN FEE-MAINT	*	9,849.03	
POLK COUNTY PROPERTY APPRAISER							25,442.92 000429
12/18/24	00010	12/01/24	15455 202412 320-53800-46200	LANDSCAPE MAINT DEC24	*	14,719.58	
		12/01/24	15455 202412 320-53800-46200	AMENITY LANDSCAPE DEC24	*	1,303.24	
		12/01/24	15455 202412 320-53800-46200	CHATEAU LANDSCAPE DEC24	*	2,060.00	
		12/05/24	15626 202412 320-53800-47300	RPLC BROKEN ROTOR/NOZZLES	*	275.27	
		12/05/24	15629 202412 320-53800-47300	REPLACE BROKEN SPRAY	*	79.52	
		12/06/24	15662 202412 320-53800-47300	RPLC BRKN BUBBLERS/VALVE	*	273.94	

ASTO ASIONIA CDD IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/09/24 15676	202412 320-53800-47300	PRINCE & SONS INC.	*	430.00	
			REP MAINLINE/VALVE 48				19,141.55 000430
12/20/24 00027		12/13/24 63018702	202412 330-57200-48100	MASSEY SERVICES	*	125.00	125.00 000431
			PEST CONTROL DEC24				
12/20/24 00025		12/19/24 25840	202412 330-57200-48000	MCDONNELL CORPORATION DBA RESORT	*	450.00	450.00 000432
			TROUBLESHOOT 9 LIGHTS				
12/20/24 00036		11/26/24 2027	202411 320-53800-49000	SIGNATURE PRIVACY WALLS OF	*	5,120.00	
			INSTALL PVC FENCE NOV24				
		12/16/24 2045	202412 320-53800-49000		*	7,425.00	
			REPAIR PVC FENCE DEC24				12,545.00 000433
1/06/25 00019		12/23/24 18887	202412 320-53800-47000	AQUATIC WEED MANAGEMENT, INC	*	875.00	1,625.00 000434
			POND HERBICIDE DEC24				
		12/23/24 18887	202412 320-53800-47000		*	750.00	
			N. POND HERBICIDE DEC24				
1/06/25 00001		11/30/24 142	202411 320-53800-48000	GOVERNMENTAL MANAGEMENT SERVICES-CF	*	2,499.57	2,499.57 000435
			MILTON-STORM PREPARATION				
1/06/25 00025		1/01/25 26027	202501 320-53800-46500	MCDONNELL CORPORATION DBA RESORT	*	2,500.00	2,500.00 000436
			POOL MAINTENANCE JAN25				
1/06/25 00010		12/26/24 15790	202412 320-53800-47300	PRINCE & SONS INC.	*	350.00	18,432.82 000437
			TRACK/FIND UNK ZONE VALVE				
		1/01/25 15845	202501 320-53800-46200		*	14,719.58	
			LANDSCAPE MAINT JAN25				
		1/01/25 15845	202501 320-53800-46200		*	1,303.24	
			AMENITY LANDSCAPE JAN25				
		1/01/25 15845	202501 320-53800-46200		*	2,060.00	
			CHATEAU LANDSCAPE JAN25				
1/13/25 00001		1/01/25 143	202501 310-51300-34000		*	3,750.00	
			MANAGEMENT FEES JAN25				
		1/01/25 143	202501 310-51300-35100		*	105.00	
			WEBSITE ADMIN JAN25				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/25		143	202501 310-51300-35200				INFORMATION TECH JAN25	*	157.50		
1/01/25		143	202501 310-51300-31300				DISSEMINATION SVCS JAN25	*	1,093.75		
1/01/25		143	202501 330-57200-48300				AMENITY ACCESS JAN25	*	1,250.00		
1/01/25		143	202501 310-51300-51000				OFFICE SUPPLIES JAN25	*	.54		
1/01/25		143	202501 310-51300-42000				POSTAGE JAN25	*	77.46		
1/01/25		144	202501 320-53800-34000				FIELD MANAGEMENT JAN25	*	1,460.83		
GOVERNMENTAL MANAGEMENT SERVICES-CF										7,895.08	000438
1/13/25	00013	12/19/24	224114-N 202411 320-53800-43200				REUSE LITTLE ZION NOV24	*	2,128.01		
POLK COUNTY UTILITIES										2,128.01	000439
1/13/25	00032	12/31/24	12002784 202412 330-53800-48100				SECURITY SVCS DEC24	*	2,731.72		
SECURITAS SECURITY SERVICES USA INC										2,731.72	000440
1/16/25	00018	1/14/25	01142025 202501 300-20700-10000				TX EXCS TAX RCPTS S21 A2	*	1,234.47		
ASTONIA CDD/US BANK										1,234.47	000441
1/16/25	00018	1/14/25	01142025 202501 300-20700-10000				TXFR EXCS TAX RCPTS S2020	*	481.59		
ASTONIA CDD/US BANK										481.59	000442
1/16/25	00018	1/14/25	01142025 202501 300-20700-10000				TXFR EXCS TAX RCPTS S2023	*	615.33		
ASTONIA CDD/US BANK										615.33	000443
1/16/25	00018	1/15/25	01152025 202501 300-20700-10000				TXFER TAX RCPTS S2021 NRT	*	371,849.44		
ASTONIA CDD/US BANK										371,849.44	000444
1/16/25	00018	1/15/25	01152025 202501 300-20700-10000				TXFER TAX RCPTS S2023	*	261,767.73		
ASTONIA CDD/US BANK										261,767.73	000445
1/16/25	00018	1/15/25	01152025 202501 300-20700-10000				TXFER TAX RCPTS S2020	*	204,872.94		
ASTONIA CDD/US BANK										204,872.94	000446
ASTO ASIONIA CDD IARAUJO											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/16/25	00018	1/15/25 01152025	202501 300-20700-10000 TXFER TAX RCPTS S2021 A2	ASTONIA CDD/US BANK	*	525,155.27	525,155.27 000447	
1/16/25	00018	1/14/25 01142025	202501 300-20700-10000 TXFER EXCS TAX RCPTS S21N	ASTONIA CDD/US BANK	*	874.09	874.09 000448	
1/17/25	00021	12/30/24 13939	202412 330-57200-48200 CLEANING SVCS DEC24	CSS CLEAN STAR SERVICES CENTRAL FL	*	1,140.00	1,140.00 000449	
1/17/25	00011	1/14/25 11259	202412 310-51300-31500 GENERAL COUNSEL DEC24	KILINSKI VAN WYK PLLC	*	1,030.50	1,030.50 000450	
1/17/25	00037	1/15/25 59	202501 310-51300-42000 REIMBURSEMENT OF POSTAGE	POLK COUNTY TAX COLLECTOR	*	373.51	373.51 000451	
1/31/25	00010	1/20/25 16102	202501 320-53800-47300 RPLC SPRAYS/NOZZLES/ROTOR	PRINCE & SONS INC.	*	315.84	1,551.09 000452	
		1/20/25 16106	202501 320-53800-47300 RPLC/REPR SPRAYS/NOZZLE		*	135.66		
		1/20/25 16122	202501 320-53800-47300 CONNECTING PIPING/2-WIRE		*	823.86		
		1/21/25 16137	202501 320-53800-47300 REPAIR LEAKS AT BELL FITT		*	275.73		
						TOTAL FOR BANK B	1,491,722.55	
						TOTAL FOR REGISTER	1,491,722.55	

SECTION 2

Astonia
Community Development District

Unaudited Financial Reporting
January 31, 2025



Table of Contents

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

Astoria
Community Development District
Combined Balance Sheet
January 31, 2025

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account - 7555	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Account	\$ 1,090,091	\$ 81,486	\$ -	\$ -	\$ 1,171,578
Due from Other	\$ 15,863	\$ -	\$ -	\$ -	\$ 15,863
Investments:					
<u>Series 2020</u>					
Reserve	\$ -	\$ -	\$ 108,689	\$ -	\$ 108,689
Revenue	\$ -	\$ -	\$ 221,659	\$ -	\$ 221,659
Prepayment	\$ -	\$ -	\$ 221	\$ -	\$ 221
Construction	\$ -	\$ -	\$ -	\$ 6,105	\$ 6,105
<u>Series 2021 A2</u>					
Reserve	\$ -	\$ -	\$ 279,020	\$ -	\$ 279,020
Revenue	\$ -	\$ -	\$ 616,946	\$ -	\$ 616,946
<u>Series 2021 North Parcel</u>					
Reserve	\$ -	\$ -	\$ 197,686	\$ -	\$ 197,686
Revenue	\$ -	\$ -	\$ 430,115	\$ -	\$ 430,115
<u>Series 2023</u>					
Reserve	\$ -	\$ -	\$ 139,194	\$ -	\$ 139,194
Revenue	\$ -	\$ -	\$ 287,473	\$ -	\$ 287,473
<u>Series 2024</u>					
Reserve	\$ -	\$ -	\$ 251,983	\$ -	\$ 251,983
Interest	\$ -	\$ -	\$ 107	\$ -	\$ 107
Revenue	\$ -	\$ -	\$ 15,039	\$ -	\$ 15,039
Construction	\$ -	\$ -	\$ -	\$ 620	\$ 620
Total Assets	\$ 1,105,955	\$ 81,486	\$ 2,548,133	\$ 6,725	\$ 3,742,298
Liabilities:					
Accounts Payable	\$ 10,610	\$ -	\$ -	\$ -	\$ 10,610
Total Liabilities	\$ 10,610	\$ -	\$ -	\$ 0	\$ 10,610
Fund Balances:					
Restricted for:					
Debt Service	\$ -	\$ -	\$ 2,548,133	\$ -	\$ 2,548,133
Capital Projects	\$ -	\$ -	\$ -	\$ 6,725	\$ 6,725
Assigned for:					
Capital Reserves	\$ -	\$ 81,486	\$ -	\$ -	\$ 81,486
Unassigned	\$ 1,095,345	\$ -	\$ -	\$ -	\$ 1,095,345
Total Fund Balances	\$ 1,095,345	\$ 81,486	\$ 2,548,133	\$ 6,725	\$ 3,731,688
Total Liabilities & Fund Balance	\$ 1,105,955	\$ 81,486	\$ 2,548,133	\$ 6,725	\$ 3,742,298

Astonia
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Assesments - Tax Roll	\$ 915,963	\$ 861,273	\$ 861,273	\$ -
Assesments - Direct	\$ 97,229	\$ 48,615	\$ 48,615	\$ -
Total Revenues	\$ 1,013,192	\$ 909,888	\$ 909,888	\$ -

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 4,000	\$ -	\$ 4,000
Engineering	\$ 15,000	\$ 5,000	\$ 500	\$ 4,500
Attorney	\$ 30,000	\$ 10,000	\$ 5,598	\$ 4,402
Annual Audit	\$ 6,700	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,825	\$ 6,825	\$ 6,825	\$ -
Arbitrage	\$ 2,250	\$ -	\$ -	\$ -
Dissemination	\$ 13,125	\$ 4,375	\$ 4,375	\$ -
Trustee Fees	\$ 20,205	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 45,000	\$ 15,000	\$ 15,000	\$ -
Information Technology	\$ 1,890	\$ 630	\$ 630	\$ -
Website Administration	\$ 1,260	\$ 420	\$ 420	\$ -
Telephone	\$ 100	\$ 33	\$ -	\$ 33
Postage & Delivery	\$ 1,200	\$ 400	\$ 767	\$ (367)
Insurance	\$ 7,699	\$ 7,699	\$ 6,161	\$ 1,538
Copies	\$ 200	\$ 67	\$ -	\$ 67
Legal Advertising	\$ 2,500	\$ 833	\$ 2,037	\$ (1,203)
Contingency	\$ 2,200	\$ 733	\$ 425	\$ 309
Office Supplies	\$ 250	\$ 83	\$ 9	\$ 74
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 168,579	\$ 60,315	\$ 46,962	\$ 13,353

Astonia
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<i>Operations & Maintenance</i>				
<i>Field Expenditures</i>				
Property Insurance	\$ 27,500	\$ 27,500	\$ 19,384	\$ 8,116
Field Management	\$ 17,530	\$ 5,843	\$ 5,843	\$ (0)
Landscape Maintenance	\$ 255,000	\$ 85,000	\$ 72,331	\$ 12,669
Landscape Replacement	\$ 35,000	\$ 11,667	\$ 12,233	\$ (566)
Lake Maintenance	\$ 30,000	\$ 10,000	\$ 6,500	\$ 3,500
Streetlights	\$ 48,000	\$ 16,000	\$ 14,629	\$ 1,371
Electric	\$ 15,872	\$ 5,291	\$ 1,065	\$ 4,226
Water & Sewer	\$ 92,192	\$ 30,731	\$ 9,208	\$ 21,523
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 833	\$ -	\$ 833
Irrigation Repairs	\$ 15,000	\$ 5,000	\$ 4,378	\$ 622
General Repairs & Maintenance	\$ 17,000	\$ 5,667	\$ 8,111	\$ (2,444)
Contingency	\$ 7,000	\$ 7,000	\$ 12,545	\$ (5,545)
Subtotal Field Expenditures	\$ 562,593	\$ 210,531	\$ 166,226	\$ 44,305
<i>Amenity Expenses</i>				
Amenity - Electric	\$ 17,250	\$ 5,750	\$ 2,787	\$ 2,963
Amenity - Water	\$ 33,770	\$ 11,257	\$ 7,277	\$ 3,979
Internet	\$ 3,000	\$ 1,000	\$ 400	\$ 600
Pest Control	\$ 1,500	\$ 500	\$ 500	\$ -
Janitorial Service	\$ 16,500	\$ 5,500	\$ 4,360	\$ 1,140
Security Services	\$ 34,000	\$ 11,333	\$ 10,571	\$ 763
Pool Maintenance	\$ 36,000	\$ 12,000	\$ 10,000	\$ 2,000
Amenity Repairs & Maintenance	\$ 15,000	\$ 5,000	\$ 2,000	\$ 3,000
Amenity Access Management	\$ 15,000	\$ 5,000	\$ 5,000	\$ -
Contingency	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Subtotal Amenity Expenditures	\$ 182,020	\$ 60,673	\$ 42,895	\$ 17,778
Total Expenditures	\$ 913,192	\$ 331,519	\$ 256,082	\$ 75,437
Excess (Deficiency) of Revenues over Expenditures	\$ 0		\$ 653,805	
<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	\$ -		\$ 653,805	
Fund Balance - Beginning	\$ -		\$ 441,539	
Fund Balance - Ending	\$ -		\$ 1,095,345	

Astonia
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 1,170	\$ 1,170
Total Revenues	\$ -	\$ -	\$ 1,170	\$ 1,170
Expenditures:				
Contingency	\$ 1,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,000	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,000)		\$ 1,170	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 100,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 100,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 99,000		\$ 1,170	
Fund Balance - Beginning	\$ 51,155		\$ 80,317	
Fund Balance - Ending	\$ 150,155		\$ 81,486	

Astoria
Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Assessments - Tax Roll	\$ 220,403	\$ 204,873	\$ 204,873	\$ -
Interest	\$ 3,000	\$ 2,285	\$ 2,285	\$ -
Total Revenues	\$ 223,403	\$ 207,158	\$ 207,158	\$ -
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	\$ 137,870	\$ 137,870	\$ -
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (1,543)	\$ (1,543)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (1,543)	\$ (1,543)
Net Change in Fund Balance	\$ 9,828		\$ 136,327	
Fund Balance - Beginning	\$ 89,765		\$ 194,241	
Fund Balance - Ending	\$ 99,593		\$ 330,569	

Astonia
Community Development District
Debt Service Fund - Series 2021 A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 558,500	\$ 525,155	\$ 525,155	\$ -
Interest	\$ 5,000	\$ 10,237	\$ 10,237	\$ -
Total Revenues	\$ 563,500	\$ 535,392	\$ 535,392	\$ -
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		\$ 363,920	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (279,020)	\$ (279,020)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (279,020)	\$ (279,020)
Net Change in Fund Balance	\$ 5,555		\$ 84,900	
Fund Balance - Beginning	\$ 252,208		\$ 811,066	
Fund Balance - Ending	\$ 257,763		\$ 895,966	

Astonia
Community Development District
Debt Service Fund - Series 2021 North Parcel
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Assessments	\$ 395,460	\$ 371,849	\$ 371,849	\$ -
Interest	\$ 3,000	\$ 4,458	\$ 4,458	\$ -
Total Revenues	\$ 398,460	\$ 376,307	\$ 376,307	\$ -
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	\$ 258,090	\$ 258,090	\$ -
Fund Balance - Beginning	\$ 170,790		\$ 369,712	
Fund Balance - Ending	\$ 172,815		\$ 627,802	

Astonia
Community Development District
Debt Service Fund - Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Assessments	\$ 278,389	\$ 261,768	\$ 261,768	\$ -
Interest	\$ 2,000	\$ 3,623	\$ 3,623	\$ -
Total Revenues	\$ 280,389	\$ 265,391	\$ 265,391	\$ -
Expenditures:				
Interest Payment - 12/01	\$ 106,154	\$ 106,154	\$ 106,154	\$ -
Principal Payment - 06/15	\$ 65,000	\$ -	\$ -	\$ -
Interest Payment - 06/15	\$ 106,154	\$ -	\$ -	\$ -
Total Expenditures	\$ 277,309	\$ 106,154	\$ 106,154	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,080	\$ 159,237	\$ 159,237	\$ -
Fund Balance - Beginning	\$ 124,547		\$ 267,431	
Fund Balance - Ending	\$ 127,627		\$ 426,668	

Astonia
Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Assessments	\$ 251,983	\$ -	\$ -	\$ -
Interest	\$ 1,000	\$ 4,487	\$ 4,487	\$ -
Total Revenues	\$ 252,983	\$ 4,487	\$ 4,487	\$ -
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	\$ (94,597)	\$ (94,597)	\$ -
Fund Balance - Beginning	\$ 106,935		\$ 361,725	
Fund Balance - Ending	\$ 111,751		\$ 267,128	

Astoria
Community Development District
Capital Projects Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 72	\$ 72
Total Revenues	\$ -	\$ -	\$ 72	\$ 72
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 72	\$ 72
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 1,543	\$ 1,543
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,543	\$ 1,543
Net Change in Fund Balance	\$ -		\$ 1,615	
Fund Balance - Beginning	\$ -		\$ 4,490	
Fund Balance - Ending	\$ -		\$ 6,105	

Astonia
Community Development District
Capital Projects Fund - Series 2021 A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 30	\$ 30
Total Revenues	\$ -	\$ -	\$ 30	\$ 30
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 279,050	\$ (279,050)
Total Expenditures	\$ -	\$ -	\$ 279,050	\$ (279,050)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (279,020)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 279,020	\$ 279,020
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 279,020	\$ 279,020
Net Change in Fund Balance	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ -	

Astoria
Community Development District
Capital Projects Fund - Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 1,210	\$ 1,210
Total Revenues	\$ -	\$ -	\$ 1,210	\$ 1,210
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 152,659	\$ (152,659)
Total Expenditures	\$ -	\$ -	\$ 152,659	\$ (152,659)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (151,449)	
Fund Balance - Beginning	\$ -		\$ 152,069	
Fund Balance - Ending	\$ -		\$ 620	

Astoria
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessment - Tax Roll	\$ -	\$ 66,424	\$ 783,989	\$ 10,860	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 861,273
Assessment - Direct	\$ 48,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,615
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 909,888
Expenditures:													
Administrative													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ 125	\$ -	\$ 375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Attorney	\$ 904	\$ 1,339	\$ 1,031	\$ 2,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,598
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,825
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 1,094	\$ 1,094	\$ 1,094	\$ 1,094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,375
Trustee Fees	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 119	\$ 21	\$ 176	\$ 451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 767
Insurance	\$ 6,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,161
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 992	\$ -	\$ -	\$ 1,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,037
Contingency	\$ 107	\$ 106	\$ 106	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 425
Office Supplies	\$ 4	\$ 1	\$ 3	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 24,434	\$ 6,698	\$ 6,422	\$ 9,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,962

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	\$ 1,461	\$ 1,461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,843
Landscape Maintenance	\$ 18,083	\$ 18,083	\$ 18,083	\$ 18,083	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,331
Landscape Replacement	\$ 12,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,233
Lake Maintenance	\$ 1,625	\$ 1,625	\$ 1,625	\$ 1,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Streetlights	\$ 4,858	\$ 2,276	\$ 3,939	\$ 3,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,629
Electric	\$ 1,002	\$ -	\$ 22	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,065
Water & Sewer	\$ 1,919	\$ 2,188	\$ 1,885	\$ 3,215	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,208
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 461	\$ 957	\$ 1,409	\$ 1,551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,378
General Repairs & Maintenance	\$ 4,399	\$ 2,500	\$ 1,212	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,111
Contingency	\$ -	\$ 5,120	\$ 7,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,545
Subtotal Field Expenses	\$ 65,425	\$ 34,209	\$ 37,061	\$ 29,532	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 166,226
<i>Amenity Expenses</i>													
Amenity - Electric	\$ 926	\$ -	\$ 925	\$ 935	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,787
Amenity - Water	\$ 2,463	\$ 2,500	\$ 349	\$ 1,965	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,277
Internet	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Pest Control	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Janitorial Service	\$ 1,100	\$ 1,070	\$ 1,140	\$ 1,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,360
Security Services	\$ 2,607	\$ 2,732	\$ 2,732	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,571
Pool Maintenance	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Amenity Repairs & Maintenance	\$ 450	\$ 1,100	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Amenity Access Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenses	\$ 11,522	\$ 11,377	\$ 9,571	\$ 10,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,895
Total Maintenance	\$ 76,946	\$ 45,586	\$ 46,632	\$ 39,957	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 209,121
Total Expenditures	\$ 101,380	\$ 52,284	\$ 53,053	\$ 49,365	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 256,082
<i>Other Financing Sources/(Uses)</i>													
Transfer In/Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (101,380)	\$ (52,284)	\$ (53,053)	\$ (49,365)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 653,805

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	Property Appraiser	Net Receipts	%					Total
								General Fund	2020 Debt Service	2021 (AA2) Debt Service	2021 (North) Debt Service	2023 Debt Service	
								38.71%	9.21%	23.60%	16.71%	11.77%	100.00%
11/15/24	10/01-10/31/24	\$12,623.11	(\$504.91)	(\$242.36)	\$0.00	\$0.00	\$11,875.84	\$4,597.17	\$1,093.54	\$2,803.10	\$1,984.80	\$1,397.23	\$11,875.84
11/19/24	11/01-11/07/24	\$70,790.87	(\$2,831.55)	(\$1,359.19)	\$0.00	\$0.00	\$66,600.13	\$25,781.12	\$6,132.61	\$15,719.86	\$11,130.85	\$7,835.69	\$66,600.13
11/26/24	11/8-11/15/24	\$98,950.73	(\$3,933.21)	(\$1,900.35)	\$0.00	\$0.00	\$93,117.17	\$36,045.96	\$8,574.33	\$21,978.77	\$15,562.62	\$10,955.49	\$93,117.17
12/01/24	Inv#4652173	\$0.00	\$0.00	\$0.00	\$0.00	(\$15,593.89)	(\$15,593.89)	(\$6,036.44)	(\$1,435.90)	(\$3,680.69)	(\$2,606.20)	(\$1,834.66)	(\$15,593.89)
12/01/24	Inv#4652174	\$0.00	\$0.00	\$0.00	\$0.00	(\$9,849.03)	(\$9,849.03)	(\$3,812.59)	(\$906.91)	(\$2,324.70)	(\$1,646.06)	(\$1,158.77)	(\$9,849.03)
12/06/24	11/16/24-11/26/24	\$436,426.45	(\$17,456.32)	(\$8,379.40)	\$0.00	\$0.00	\$410,590.73	\$158,940.97	\$37,807.65	\$96,913.17	\$68,621.82	\$48,307.12	\$410,590.73
12/20/24	11/27/24-11/30/24	\$1,689,557.55	(\$67,580.69)	(\$32,439.54)	\$0.00	\$0.00	\$1,589,537.32	\$615,314.91	\$146,366.36	\$375,184.08	\$265,658.55	\$187,013.42	\$1,589,537.32
12/27/24	12/01/24-12/15/24	\$53,411.71	(\$1,794.15)	(\$1,032.35)	\$0.00	\$0.00	\$50,585.21	\$19,581.69	\$4,657.94	\$11,939.81	\$8,454.28	\$5,951.49	\$50,585.21
01/10/25	12/16/24-12/31/24	\$29,512.64	(\$885.29)	(\$572.55)	\$0.00	\$0.00	\$28,054.80	\$10,860.10	\$2,583.32	\$6,621.87	\$4,688.78	\$3,300.72	\$28,054.79
TOTAL		\$2,391,273.06	\$ (94,986.12)	\$ (45,925.74)	\$ -	\$ (25,442.92)	\$ 2,224,918.28	\$ 861,272.89	\$ 204,872.94	\$ 525,155.27	\$ 371,849.44	\$ 261,767.73	\$ 2,224,918.27

94%	Net Percent Collected
\$ 141,271.08	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Date Received		Due Date	Check Number	Net Assessed	Amount Received	General Fund	Debt Service Series 2024
Pine Tree Trail Property LLC 2025-01							
				Net Assessments	\$ 344,270.91	\$ 97,299.71	\$ 247,041.26
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	\$279,020
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