

Eden Hills
Community Development District

Meeting Agenda

March 9, 2022

AGENDA

Eden Hills

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

March 2, 2022

**Board of Supervisors
Eden Hills
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Eden Hills Community Development District** will be held **Wednesday, March 9, 2022 at 5:00 PM** at the **Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, FL 33850.**

Zoom Video Join Link: <https://us06web.zoom.us/j/82041983512>

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

Meeting ID: 820 4198 3512

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 January 12, 2022 Board of Supervisors Meeting
4. Presentation and Approval of the First Supplemental Engineer's Report
5. Presentation and Approval of Supplemental Assessment Methodology for Phase 2
6. Consideration of Resolution 2022-03 Supplemental Assessment Resolution
7. Consideration of Notice of Special Assessments
8. Consideration of Resolution 2022-05 Authorizing the Use of Electronic Documents and Signatures
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposals for Landscape Maintenance Services
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement

¹ Comments will be limited to three (3) minutes

10. Other Business
11. Supervisors Requests and Audience Comments
12. Adjournment

MINUTES

**MINUTES OF MEETING
EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Eden Hills Community Development District was held Wednesday, **January 12, 2022** at 5:00 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Justin Frye	Assistant Secretary
Matthew Cassidy	Assistant Secretary
Jessica Kowalski	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	KE Law Group
Rey Malave <i>via Zoom</i>	District Engineer

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 members of the public to provide comments.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Elected Board Members (Jessica Kowalski, Matthew Cassidy, and Justin Frye)

Ms. Burns swore in Jessica Kowalski, Matthew Cassidy, and Justin Frye to the Board of Supervisors.

B. Consideration of Resolution 2022-01 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns stated that this resolution shows who were elected and the number of votes they received. She offered to answer any questions.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, Resolution 2022-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

D. Consideration of Resolution 2022-02 Electing Officers

Ms. Burns stated that previously the Chairman was Rennie Heath with everyone else being Assistant Secretaries along with George Flint from GMS. The Board elected to leave this the same and appoint Lauren Schwenk as Vice Chairman.

On MOTION by Mr. Frye, seconded by Ms. Kowalski, with all in favor, Resolution 2022-02 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the September 8, 2021 Board of Supervisors Meeting and November 2, 2021 Landowners' Meeting/Election

Ms. Burns presented the September 8, 2021 Board of Supervisors Meeting Minutes and the November 2, 2021 Landowners' Meeting/Election Minutes and asked for a motion to approve the minutes. The Board had no changes or corrections to the minutes.

On MOTION by Mr. Frye, seconded by Ms. Kowalski, with all in favor, the Minutes of the September 8, 2021 Board of Supervisors Meeting and the November 2, 2021 Landowners' Meeting/Election, were approved.

FIFTH ORDER OF BUSINESS

Approval of Supplemental Assessment Methodology for Phase 2

Ms. Burns stated that this was included in the agenda package. She overviewed the report for the Board and highlighted that this methodology allocates debt to the properties in the District that benefit from the Phase 2 improvements.

The Board and Ms. Burns went over the units and stated that they will need to update these numbers later on and that all of the calculations will be adjusted to reflect this.

On MOTION by Mr. Frye, seconded by Ms. Kowalski, with all in favor, the Supplemental Assessment Methodology for Phase 2, Subject to Change in Unit Count for Phase 2A-1, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Quote from ProPlaygrounds for Amenity Center Playground Equipment

Ms. Burns stated this total amount of this quote from ProPlaygrounds was \$159,999.00. She stated that they would be approving the quote today but figuring out if it would be funded or financed at a later time.

On MOTION by Mr. Frye, seconded by Ms. Kowalski, with all in favor, the Quote from ProPlaygrounds for Amenity Center Playground Equipment, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of 2022 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns stated this was required annually and that it outlines that the District will not disclose exempt parcels as part of a records request.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, the 2022 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Contract Agreement with Polk County Property Appraiser

Ms. Burns stated that they have an existing contract with them so this is the annual renewal for the upcoming fiscal year.

On MOTION by Mr. Frye, seconded by Ms. Kowalski, with all in favor, the Contract Agreement with Polk County Property Appraiser, was approved.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2022-04
Waiving a Portion of the Rules of
Procedure Regarding Notice of Meetings**

Ms. Burns stated that this allows the District to place an annual meeting schedule on the website instead of individual meeting notices. This waives the rules and procedures that stated they were required to do monthly individual ads.

On MOTION by Mr. Frye, seconded by Ms. Kowalski, with all in favor, Resolution 2022-04 Waiving a Portion of the Rules of Procedure Regarding Notice of Meetings, was approved.

TENTH ORDER OF BUSINESS**Consideration of Fiscal Year 2021 Audit
Engagement Letter with Berger, Toombs,
Elam, Gaines & Frank**

Ms. Burns stated that the renewal price was \$2,875 and that if any of the financial aspects of the District change that this amount could increase.

On MOTION by Mr. Frye, seconded by Ms. Kowalski, with all in favor, Fiscal Year 2021 Audit Engagement Letter with Berger, Toombs, Elam, Gaines & Frank, was approved.

ELEVENTH ORDER OF BUSINESS**Ratification of Proposal to Provide
Professional Consulting Services from
Dewberry Engineering**

Ms. Burns stated that this proposal had already been signed by the Chair and just needed ratification for them to be authorized to perform general services.

On MOTION by Mr. Frye, seconded by Ms. Kowalski, with all in favor, the Proposal to Provide Professional Consulting Services from Dewberry Engineering, was ratified.

TWELTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Van Wyk had nothing to report.

B. Engineer

Mr. Malave had nothing to report.

C. District Manager's Report

i. Approval of the Check Register

Ms. Burns stated that the check register was included in the Board's package. The check register was from August 30, 2021 through January 4, 2022 and the total amount was for \$49,219.25. She offered to answer any questions the Board had.

On MOTION by Mr. Frye, seconded by Ms. Kowalski, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated that financials were included in the package for review and that there was not action needed here by the Board. The Board had no questions.

iii. Ratification of Fiscal Year 2021 Funding Requests #11 through #13

Ms. Burns stated that they had already been approved and needed ratification by the Board.

On MOTION by Mr. Frye, seconded by Ms. Kowalski, with all in favor, the Fiscal Year 2021 Funding Requests #11 through #13, were ratified.

THIRTEENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

FIFTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Frye, seconded by Ms. Kowalski, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT**

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

PREPARED FOR:

BOARD OF

SUPERVISORS

EDEN HILLS

COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:



1925 Bartow Road • Lakeland, FL 33801 • 863-940-2040

January 25, 2022

**EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT**

TABLE OF CONTENTS

I.	PURPOSE.....	1
II.	EXHIBIT 7 – SUMMARY OF PROBABLE COST	1
III.	EXHIBIT 9 – MASTER SITE PLAN.....	1
IV.	EXHIBIT 10 – PHASE 2A LEGAL DESCRIPTION.....	1
V.	EXHIBIT 11 - PHASE 2B LEGAL DESCRIPTION.....	1

LIST OF TABLES & EXHIBITS

EXHIBIT 7—SUMMARY OF PROBABLE COST
EXHIBIT 9 – MASTER SITE PLAN
EXHIBIT 10 – PHASE 2A LEGAL DESCRIPTION
EXHIBIT 11 – PHASE 2B LEGAL DESCRIPTION

EDEN HILLS FIRST SUPPLEMENTAL ENGINEER'S REPORT

I. PURPOSE

The purpose of this report is to amend the Engineer's Report for the Eden Hills CDD. The Amended and Restated Engineer's Report dated June 8, 2021 had the project being constructed in four phases. Phase 1, Phase 2B, and Phase 3 remains unchanged, but Phase 2A lot count and cost estimate has changed. The lot count in Phase 2A was reduced to 400 lots. The Eden Hills CDD is expected to consist of 1,163 lots. Included in this First Supplemental Engineer's Report for Capital Improvements is an amendment to Exhibit 7 (Summary of Probable Cost), Exhibit 9 (Master Site Plan), and Exhibit 10 (2 Legal Description).

II. *EXHIBIT 7 (SUMMARY OF PROBABLE COST)*

The lot count in the Summary of Probable Cost was adjusted to reflect the reduction in lots in Phase 2A.

III. *EXHIBIT 9 (MASTER SITE PLAN)*

The overall layout was revised to show the construction of the Development with the new lot count.

IV. *EXHIBIT 10 (LEGAL DESCRIPTION)*

A legal description has been provided for Phase 2A.

V. *EXHIBIT 11 (LEGAL DESCRIPTION)*

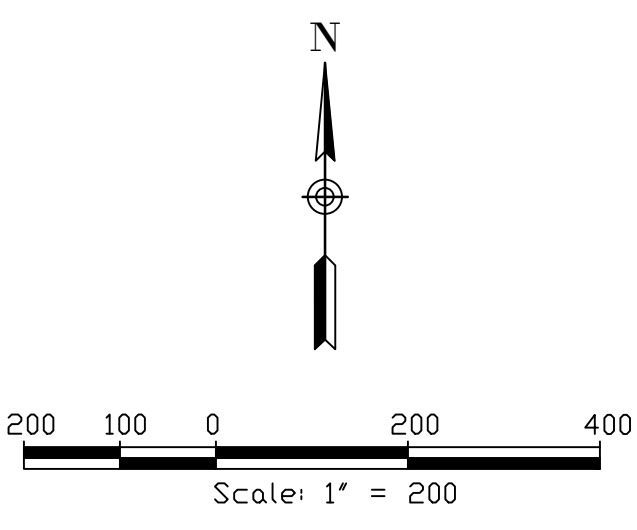
A legal description has been provided for Phase 2B.

Composite Exhibit 7
Eden Hills
Community Development District
Summary of Probable Cost

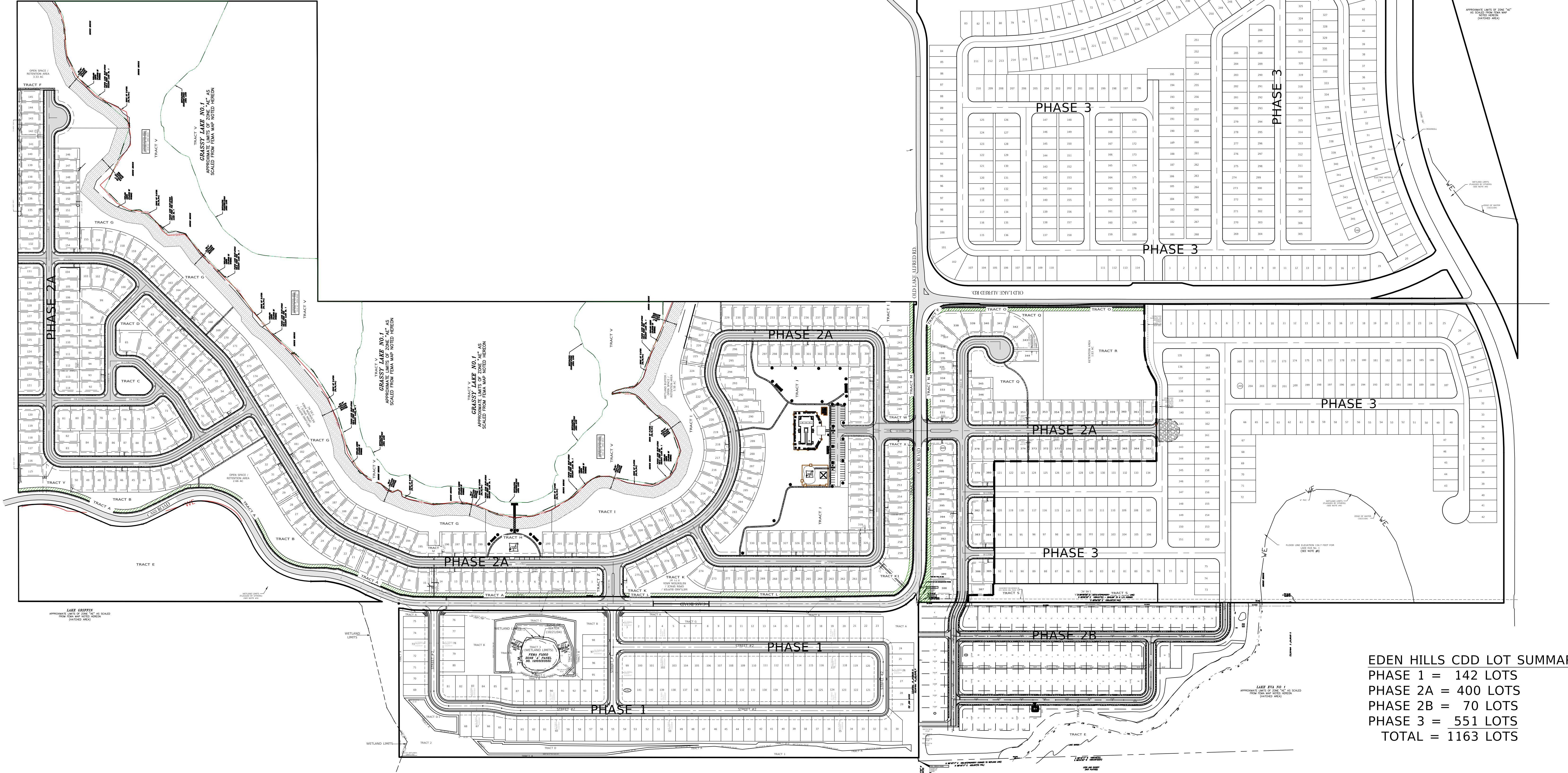
<u>Infrastructure</u> ⁽¹⁾⁽¹¹⁾	<u>Phase 1</u> <u>(142 Lots)</u> <u>2019-2023</u>	<u>Phase 2A</u> <u>(400 Lots)</u> <u>2021-2024</u>	<u>Phase 2B</u> <u>(70 Lots)</u> <u>2021-2025</u>	<u>Phase 3</u> <u>(551 Lots)</u> <u>2021-2025</u>	<u>Total</u> <u>(1163 Lots)</u>
Offsite Improvements to County Road 557 ⁽⁵⁾⁽⁶⁾	40,000.000	140,000.000	30,000.00	190,000.00	400,000.00
Offsite Roadway Improvements to Old Lake Alfred Road, Cass Road, and Adams Barn Road	48,000.00	110,000.00	30,000.00	160,000.00	348,000.00
Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	1,300,000.00	2,000,000.00	370,000.00	2,700,000.00	6,370,000.00
Utilities (Water, Sewer, & Street Lighting) ⁽⁵⁾⁽⁶⁾ ⁽⁸⁾	680,000.00	4,265,000.00	800,000.00	5,800,000.00	11,545,000.00
Internal Roadways (not referenced above) ⁽⁴⁾⁽⁵⁾⁽⁶⁾⁽¹⁰⁾	480,000.00	1,700,000.00	310,000.00	2,300,000.00	4,790,000.00
Entry Feature ⁽⁶⁾⁽⁷⁾	130,000.00	300,000.00	65,000.00	400,000.00	895,000.00
Parks and Recreational Facilities ⁽⁶⁾	190,000.00	430,000.00	80,000.00	590,000.00	1,290,000.00
Contingency	<u>250,000.00</u>	<u>890,000.00</u>	<u>170,000.00</u>	<u>1,200,000.00</u>	<u>2,510,000.00</u>
TOTAL	\$3,118,000.00	\$9,835,000.00	\$1,855,000.00	\$13,340,000.00	\$28,148,000.00

Notes:

1. Infrastructure consists of public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction and in conjunction with home construction, which will be provided by home builder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2021 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and buffer fencing.
8. CDD will enter into a Lighting Agreement with TECO for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District Land is included.
9. Estimates based on Master Infrastructure to support development of 1163 lots.
10. Internal sidewalks shall be constructed along common areas only.
11. The improvements will be on land that upon acquisition of the improvement by the District, is owned by, or subject to a permanent easement in favor of, the district or another governmental entity.



EDEN HILLS CDD MASTER PLAN EXHIBIT 9



EDEN HILLS CDD LOT SUMMARY

PHASE 1	=	142 LOTS
PHASE 2A	=	400 LOTS
PHASE 2B	=	70 LOTS
PHASE 3	=	551 LOTS
TOTAL	=	1163 LOTS

EXHIBIT 10 LEGAL DESCRIPTION
EDEN HILLS CDD PHASE 2A

THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ AND THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA. LESS THAT PORTION OF CASS ROAD MAINTAINED RIGHT-OF-WAY AS SHOWN IN MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTION 19, 20, AND 30, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND

THAT PART OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LYING SOUTH OF OLD LAKE ALFRED ROAD AND EAST OF CASS ROAD, BEING DESCRIBED AS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 20, AND RUN THENCE ALONG A NON-RADIAL LINE N-05°14'33"-E, 55.09 FEET TO A POINT ON THE EAST MAINTAINED RIGHT-OF-WAY OF CASS ROAD AS SHOWN IN MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTION 19, 20, AND 30, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, SAID POINT IS ALSO ON A CURVE CONCAVE NORTHWESTERLY; THENCE ALONG SAID EAST MAINTAINED RIGHT-OF-WAY THE FOLLOWING TEN (10) COURSES: 1) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 315.08 FEET, A CENTRAL ANGLE/DELTA OF 15°39'31", A CHORD BEARING OF N-17°59'31"-E, A CHORD DISTANCE OF 85.84 FEET, FOR AN ARC LENGTH OF 86.11 FEET; THENCE 2) ALONG A NON-TANGENT LINE, N-05°24'19"-E, 48.20 FEET; THENCE 3) N-00°34'59"-E, 261.88 FEET; THENCE 4) N-00°05'56"-E, 200.20 FEET; THENCE 5) N-00°07'04"-W, 200.11 FEET; THENCE 6) N-00°14'03"-W, 300.00 FEET; THENCE 7) N-00°02'58"-E, 83.11 FEET; THENCE 8) ALONG A NON-RADIAL LINE, S-89°58'04"-W, 0.42 FEET TO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 9) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 186.00 FEET, A CENTRAL ANGLE/DELTA OF 04°15'37", A CHORD BEARING OF N-19°32'48"-E, A CHORD DISTANCE OF 13.83 FEET, FOR AN ARC LENGTH 13.83 FEET TO A PONT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 10) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE/DELTA OF 49°02'54", A CHORD BEARING OF N-46°12'03"-E, A CHORD DISTANCE OF 96.30 FEET, FOR AN ARC LENGTH OF 99.30 FEET TO A POINT ON THE SOUTH MAINTAINED RIGHT-OF-WAY OF OLD LAKE ALFRED ROAD AS RECORDED IN MAP BOOK 2, PAGES 323 THROUGH 327 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE) PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING TWELVE (12) COURSES: 1) ALONG A NON-TANGENT LINE, N-82°42'13"-E, 27.59 FEET; THENCE 2) N-87°08'13"-E,

60.11 FEET; THENCE 3) N-89°59'43"-E, 67.10 FEET; THENCE 4) S-66°15'13"-E, 9.93 FEET; THENCE 5) S-88°48'06"-E, 100.02 FEET; THENCE 6) N-89°56'17"-E, 100.00 FEET; THENCE 7) S-89°36'13"-E, 100.00 FEET; THENCE 8) N-89°28'47"-E, 100.00 FEET; THENCE 9) N-87°28'33"-E, 100.10 FEET; THENCE 10) N-89°52'51"-E, 100.00 FEET; THENCE 11) N-89°28'47"-E, 100.00 FEET; THENCE 12) S-89°08'43"-E, 20.94 FEET; THENCE DEPARTING SAID SOUTH MAINTAINED RIGHT-OF-WAY, S-00°03'05"-E, 192.45 FEET TO A POINT OF CURVE CONCAVE EASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE/DELTA OF 33°35'30", A CHORD BEARING OF S-16°50'57"-E, A CHORD DISTANCE OF 138.70 FEET, FOR AN ARC LENGTH OF 140.71 FEET TO A POINT OF REVERSE CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE/DELTA OF 33°35'30", A CHORD BEARING OF S-16°50'57"-E, A CHORD DISTANCE OF 43.34 FEET, FOR AN ARC LENGTH OF 43.97 FEET; THENCE S-00°03'12"-E, 326.25 FEET; THENCE S-89°56'48"-W, 715.00 FEET; THENCE S-00°03'12"-E, 540.00 FEET; THENCE N-89°56'48"-E, 720.00 FEET; THENCE S-00°04'40"-W, 83.81 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 20; THENCE ALONG THE SOUTH LINE OF SAID SECTION 20, N-89°55'39"-W, 1054.40 FEET TO THE **POINT OF BEGINNING**.

EXHIBIT 11 LEGAL DESCRIPTION
EDEN HILLS CDD PHASE 2B

COMMENCING AT THE SECTION POST AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST, RUNNING THENCE SOUTH 990 FEET; THENCE EAST 1650 FEET; THENCE NORTH TO THE NORTH LINE OF SAID SECTION AND THENCE WEST ALONG SECTION LINE TO THE PLACE OF BEGINNING, LESS AND EXCEPT THE FOLLOWING: COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH 00°07'20" WEST ALONG THE WEST BOUNDARY OF SAID SECTION 29, 700.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°07'20" WEST ALONG SAID WEST BOUNDARY OF SAID SECTION 27, 290.00 FEET; THENCE SOUTH 89°46'50" EAST, 1650.00 FEET; THENCE NORTH 00°07'20" EAST, 337.45 FEET; THENCE SOUTH 88°34'20" WEST, 1650.60 FEET TO THE **POINT OF BEGINNING**.

SECTION V

**SUPPLEMENTAL
ASSESSMENT METHODOLOGY**

FOR

**EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT
FOR PHASE 2**

Date: February 16, 2022

Prepared by

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

Table of Contents

1.0 Introduction.....	3
1.1 Purpose.....	3
1.2 Background.....	4
1.3 Special Benefits and General Benefits	4
1.4 Requirements of a Valid Assessment Methodology	5
1.5 Special Benefits Exceed the Costs Allocated	5
2.0 Assessment Methodology	6
2.1 Overview	6
2.2 Allocation of Debt.....	6
2.3 Allocation of Benefit	7
2.4 Lienability Test: Special and Peculiar Benefit to the Property	7
2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments	8
3.0 True-Up Mechanism	9
4.0 Assessment Roll.....	9
5.0 Appendix	10
Table 1: Development Program	10
Table 2: Capital Improvement Cost Estimates.....	11
Table 3: Bond Sizing	12
Table 4: Allocation of Improvement Costs	13
Table 5: Allocation of Total Par Debt to Each Product Type.....	14
Table 6: Par Debt and Annual Assessments	15
Table 7: Preliminary Assessment Roll	16

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

1.0 Introduction

The Eden Hills Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District has issued \$10,465,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements for Phase 2 (“Phase 2 Capital Improvement Plan”) within Phase 2 of the District more specifically described as Phase 2A and Phase 2B in Exhibit 7 in the Engineer’s Report dated June 8, 2021 prepared by Wood & Associates Engineering LLC, as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Phase 2 Capital Improvements or Phase 2 Capital Improvement Plan (“Capital Improvements”) that benefit property owners within Phase 2 the District.

1.1 Purpose

This Supplemental Assessment Methodology (the “Supplemental Report”) which supplements the certain Amended and Restated Master Assessment Report dated August 11, 2021 (the “Master Report”) and together with the Supplemental Report (the “Assessment Report”) provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within Phase 2 of District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvements. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes, with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments (“Special Assessments”) on the benefited lands within Phase 2 of the District based on this Assessment Report. It is anticipated that all of the proposed Special Assessments will be collected through the Uniform Method of Collection described in Section 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 396.65 acres in the City of Lake Alfred within Polk County, Florida. Phase 2 comprises approximately 194 acres. The development program for Phase 2 of the District currently envisions approximately 470 residential units. The proposed development program is depicted in Table 1. It is recognized that such development plan may change, and this Assessment Report will be modified or supplemented accordingly.

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

The assessment methodology is a four-step process.

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

1.3 Special Benefits and General Benefits

The Phase 2 Capital Improvements undertaken by the District create special and peculiar benefits to the property in Phase 2, different in kind and degree, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within Phase 2 of the District. The implementation of the Phase 2 Capital Improvement Plan enables properties within the boundaries of Phase 2 of the District to be developed. Without the District's Phase 2 Capital Improvement Plan, there would be no infrastructure to support development of land within the Phase 2 of the District. Without the Phase

2 Capital Improvements, development of the property within Phase 2 of the District would be prohibited by law.

The general public and property owners outside of Phase 2 of the District may benefit from the provision of the Phase 2 Capital Improvements. However, any such benefit will be incidental for the purpose of the Phase 2 Capital Improvement Plan, which is designed solely to meet the needs of property within Phase 2 of the District. Properties outside of Phase 2 of the District boundaries do not depend upon the District's Phase 2 Capital Improvements. The property owners within Phase 2 of the District are therefore receiving special benefits not received by the general public and those outside the Phase 2 District boundaries.

1.4 Requirements of a Valid Assessment Methodology

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

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

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

1.5 Special Benefits Will Equal or Exceed the Costs Allocated

The special benefits provided to the property within Phase 2 of the District will be equal to or greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Phase 2 Capital Improvement Plan that is necessary to support full development of property within Phase 2 of the District will cost approximately \$11,690,000. The District's Underwriter projects that financing costs required to fund a portion of the Phase 2 Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be \$10,465,000. Without the Phase 2 Capital Improvement Plan, the property within Phase 2 of the District would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District has issued \$10,465,000 in Bonds in one or more series to fund a portion of the District's Phase 2 Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$10,465,000 in debt to the properties within Phase 2 of the District benefiting from the Phase 2 Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses and lot sizes in the development as identified by the Developer within Phase 2 of the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Phase 2 Capital Improvements needed to support the development; these construction costs are outlined in Table 2. The Phase 2 Capital Improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$11,690,000. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for a portion of the Capital Improvements and related costs was determined by the District's Underwriter to total \$10,465,000. Table 3 shows the breakdown of the Bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for Phase 2 of the District is completed. Until the platting process occurs, the Phase 2 Capital Improvements funded by District Bonds benefits all lands within Phase 2 of the District.

The initial assessments will be levied on an equal basis to all gross acreage within Phase 2 of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties within Phase 2 receiving the special benefits. At this point all of the lands within Phase 2 of the District are benefiting from the Phase 2 Capital Improvements.

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

development plan will be completed and the debt relating to the Bonds will be allocated to the Assigned Properties within Phase 2 of the District, which are the beneficiaries of the Phase 2 Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

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

2.3 Allocation of Benefit

The Phase 2 Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and professional fees along with related incidental costs. There is one product type within the planned development. The single-family home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular product type. It is important to note that the benefit derived from the Phase 2 Capital Improvements on a particular unit will exceed the cost that the unit will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Phase 2 Capital Improvements will provide several types of systems, facilities and services that benefit the Phase 2 lands. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The benefit from the Phase 2 Capital Improvements accrue in differing amounts and are somewhat dependent on the product type receiving the special benefits peculiar to that property type, which flow from the logical relationship of the Phase 2 Capital Improvements to the assigned properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the Phase 2 Capital Improvements actually provided.

For the provision of the Phase 2 Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,

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

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual Special Assessment levied for the Phase 2 Capital Improvement as allocated.

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

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Phase 2 Capital Improvement Plan is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the debt necessary to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Phase 2 Capital Improvements have been apportioned to the property within the Phase 2 of District according to reasonable estimates of the special and peculiar benefits provided consistent with the product type of assignable properties.

Accordingly, no acre or parcel of property within the boundaries of Phase 2 of the District will have a lien for the payment of any Special Assessment more than the determined special benefit particular to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated assigned properties are built and sold as planned, and the entire proposed Phase 2 Capital Improvement Plan is constructed.

3.0 True Up Mechanism

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

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

4.0 Assessment Roll

The District will initially distribute the Special Assessments across the property of Phase 2 within the District boundaries on a gross acreage basis. As Assigned Properties become known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan or product type changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are not finalized with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The preliminary assessment roll is attached as Table 7.

TABLE 1
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 2

Land Use	Total Assessible		ERUs per Unit (1)	Total ERUs
	Units			
Single Family - Phase 2A - 1	233		1.00	233
Single Family - Phase 2A - 2	167		1.00	167
Single Family - Phase 2B	70		1.00	70
Total Units	470			470

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

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

TABLE 2
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT PLAN COST ESTIMATES
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 2

Capital Improvement Plan ("CIP") (1)	Cost Estimate
Offsite Improvements - CR 557	\$ 170,000
Offsite Improvements - Old Lake Alfred Rd, Cass Rd, Adams Barn Rd	\$ 140,000
Stormwater Management	\$ 2,370,000
Utilities (Water, Sewer, & Street Lighting)	\$ 5,065,000
Roadway	\$ 2,010,000
Entry Feature	\$ 365,000
Parks and Amenities	\$ 510,000
Contingencies	\$ 1,060,000
	\$ 11,690,000

(1) A detailed description of these improvements is provided in the Engineer's Report dated June 8, 2021.

TABLE 3
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 2

Description	Total
Construction Funds - 2A	\$ 7,861,060
Construction Funds - 2B	\$ 1,330,354
Debt Service Reserve	\$ 604,294
Capitalized Interest	\$ 263,518
Underwriters Discount	\$ 209,300
Cost of Issuance	\$ 196,475
Par Amount	\$ 10,465,000

Bond Assumptions:	
Average Coupon	4.05%
Amortization	30 years
Capitalized Interest	4 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF IMPROVEMENT COSTS
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 2

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total		Total Improvements Costs Per Product Type	Improvement Costs Per Unit
				ERUs	ERUs		
Single Family - Phase 2A - 1	233	1	233	49.57%		\$ 5,795,255	\$ 24,872
Single Family - Phase 2A - 2	167	1	167	35.53%		\$ 4,153,681	\$ 24,872
Single Family - Phase 2B	70	1	70	14.89%		\$ 1,741,064	\$ 24,872
Totals	470		470	100.00%		\$ 11,690,000	

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 2

Land Use	No. of Units *	Total Improvements Costs Per Product Type	Per Product Type- Before Developer Contribution	Developer Contribution**	Debt Per Product Type- Before Developer	Par Debt Per Unit - After Developer Contribution
Single Family - Phase 2A - 1	233	\$ 5,795,255	\$ 5,467,418	\$ -	\$ 5,467,418	\$ 23,465
Single Family - Phase 2A - 2	167	\$ 4,153,681	\$ 3,918,708	\$ (429,080)	\$ 3,489,628	\$ 20,896
Single Family - Phase 2B	70	\$ 1,741,064	\$ 1,642,572	\$ (134,618)	\$ 1,507,954	\$ 21,542
Totals	470	\$ 11,690,000	\$ 11,028,698	\$ (563,698)	\$ 10,465,000	

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

** Contributions constitute Phase 2A-2 and Phase 2B Special Assessment partial prepayments, which together with Series 2022 Special Assessments to be collected on such Phase 2 units, equal the total Series 2022 Special Assessments to be collected on all Phase 2 lots together with improvements funded by the developer.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 2

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family - Phase 2A - 1	233	\$ 5,467,418	\$ 23,465	\$ 315,712	\$ 1,355	\$ 1,441
Single Family - Phase 2A - 2	167	\$ 3,489,628	\$ 20,896	\$ 201,506	\$ 1,207	\$ 1,284
Single Family - Phase 2B	70	\$ 1,507,954	\$ 21,542	\$ 87,076	\$ 1,244	\$ 1,338
Totals	470	\$ 10,465,000		\$ 604,294		

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

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

TABLE 7
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 2

Owner	Property ID #'s	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI Development, LLC	262719-000000-022010	145.55	\$ 53,954	\$ 7,853,066	\$ 453,470	\$ 487,602
Eden Hills Addition 2 LLC	262729-000000-033010	25.74	\$ 53,954	\$ 1,388,787	\$ 80,194	\$ 86,231
JMBI Development, LLC	262720-000000-044010	22.67	\$ 53,954	\$ 1,223,147	\$ 70,630	\$ 75,946
Totals		193.96		\$ 10,465,000	\$ 604,294	\$ 649,778

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

Annual Assessment Periods	30
Average Coupon Rate (%)	4.05%
Maximum Annual Debt Service	\$ 604,294

Prepared by: Governmental Management Services - Central Florida, LLC

SECTION VI

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2022; CONFIRMING THE DISTRICT'S PROVISION OF IMPROVEMENTS; CONFIRMING THE ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING THE SERIES 2022 BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2022 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Eden Hills Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

WHEREAS, the District's Board of Supervisors ("**Board**") has previously adopted, after notices and public hearings, Resolution No. 2021-16, relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution No. 2021-16, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with such series of bonds and the terms of the bond issue; and

WHEREAS, on February 16, 2022, the District entered into a Bond Purchase Contract, whereby it agreed to sell \$10,465,000 of its Special Assessment Bonds, Series 2022 (the "**Series 2022 Bonds**"); and

WHEREAS, pursuant to and consistent with Resolution No. 2021-16, the District desires to set forth the particular terms of the sale of the Series 2022 Bonds and to confirm the liens of the levy of special assessments securing the Series 2022 Bonds.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, *Florida Statutes*, and Resolution 2021-16.

SECTION 2. FINDINGS. The Board of Supervisors of the Eden Hills Community Development District hereby finds and determines as follows:

(a) On August 11, 2021, the District, after due notice and public hearing, adopted Resolution 2021-16 which, among other things, equalized, approved, confirmed and levied special assessments on property benefiting from the improvements authorized by the District. Each Resolution provides that as each series of bonds is issued to fund all or any portion of the District's improvements, a supplemental resolution will be adopted to set forth the specific terms of each series of the bonds and certifying the amount of the liens of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, any True-Up amounts and the application of receipt of any True-Up proceeds.

(b) The *Eden Hills Community Development District Amended and Restated Engineer's Report for Capital Improvements*, dated June 8, 2021, as supplemented by the *First Supplemental Engineer's Report for Capital Improvements*, dated January 25, 2022 (the "**Engineer's Report**"), attached to this Resolution as **Composite Exhibit A**, identifies and describes the presently expected components of the infrastructure improvements for Phase 2A and Phase 2B ("**Series 2022 Project**"), to be financed all or in part with the Series 2022 Bonds (the "**Improvements**"), and indicates the estimated costs of the Series 2022 Project as \$11,690,000. The District hereby confirms that the Series 2022 Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Series 2022 Bonds.

(c) The *Amended and Restated Master Assessment Methodology*, dated August 11, 2021 (the "**Master Methodology**"), as supplemented by that *Supplemental Assessment Methodology – Phase Two*, dated February 16, 2022 ("**Supplemental Methodology**"), and together with the Master Methodology, the "**Assessment Report**"), attached to this Resolution as **Composite Exhibit B**, applies the Assessment Report to the Improvements and the actual terms of the Series 2022 Bonds. The Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2022 Bonds.

(d) The Series 2022 Project will specially benefit certain property within the District known as Phase 2 ("**Series 2022 Assessment Area**"), the legal description of the assessable property therein is attached hereto as **Exhibit C**. It is reasonable, proper, just and right to assess the portion of the costs of the Series 2022 Project financed with the Series 2022 Bonds, the specially benefited properties within the District as set forth in Resolution 2021-16, and this Resolution.

SECTION 3. SETTING FORTH THE TERMS OF THE SERIES 2022 BONDS; CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2022 BONDS. As provided in Resolution 2021-16, this Resolution is intended to set forth the terms of the Series 2022 Bonds and the final amount of the liens of the special assessments securing those bonds.

(a) The Series 2022 Bonds, in a par amount of \$10,465,000, shall bear such rates of interest and maturity as shown on **Exhibit D**, attached hereto. The final payment on the Series 2022 Bonds shall be due on May 1, 2052. The estimated sources and uses of funds of the Series

2022 Bonds shall be as set forth in **Exhibit E**. The debt service due on the Series 2022 Bonds is set forth on **Exhibit F** attached hereto.

(b) The lien of the special assessments securing the Series 2022 Bonds on Series 2022 Assessment Area (the “**Series 2022 Special Assessments**”), shall be the principal amount due on the Series 2022 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection. The Series 2022 Bonds are secured solely by the Series 2022 Assessment Area Pledged Revenues (as defined in the Indenture (hereinafter defined)), which is comprised in part by the lien against Series 2022 Assessment Area.

SECTION 4. ALLOCATION OF ASSESSMENTS SECURING THE SERIES 2022 BONDS; ADDRESSING COLLECTION OF THE SAME.

(a) The special assessments for the Series 2022 Bonds shall be allocated in accordance with Composite Exhibit B, which allocation shall initially be on an acreage basis and further allocated as lands are platted. The Supplemental Methodology is consistent with the District’s Master Methodology. The Supplemental Methodology, considered herein, reflects the actual terms of the issuance of the District’s Series 2022 Bonds. The estimated costs of collection of the special assessments for the Series 2022 Bonds are as set forth in the Supplemental Methodology.

(b) The lien of the special assessments securing the Series 2022 Bonds includes all property within Series 2022 Assessment Area, and as such land is ultimately defined and set forth in any plats, certificates of occupancy or other designations of developable acreage.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Assessment Report, the District shall, for Fiscal Year 2022/2023, begin annual collection of special assessments for the Series 2022 Bonds debt service payments due starting November 1, 2022, using the methods available to it by law. Debt service payments, including semi-annual installments of interest, are reflected on **Exhibit F** for Series 2022 Assessment Area. The Series 2022 Bonds include an amount for capitalized interest through November 1, 2022.

(d) The Series 2022 Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. Series 2022 Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Improvements and the adoption by the Board of a resolution accepting the Improvements; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. All impact fee credits received shall be applied against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits which application may be addressed by such resolutions. At any time subsequent to thirty (30) days after the Improvements have been completed and a resolution accepting the Improvements has been adopted by the Board, the Series 2022 Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second

succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the debt assessment in question). The owner of property subject to Series 2022 Special Assessments may prepay the entire remaining balance of the Series 2022 Special Assessments at any time, or a portion of the remaining balance of the Series 2022 Special Assessments one time if there is also paid, in addition to the prepaid principal balance of the Series 2022 Special Assessments, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the debt assessment in question). Prepayment of Series 2022 Special Assessments does not entitle the property owner to any discounts for early payment.

(e) The District hereby certifies the Series 2022 Special Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by Polk County and Florida law for collection. The District intends, to the extent possible and subject to entering into the appropriate agreements with the Polk County Tax Collector and Polk County Property Appraiser (or other appropriate Polk County, Florida officials) to collect the Series 2022 Special Assessments on platted lands contained within a plat or certificate of occupancy using the Uniform Method in Chapter 197, *Florida Statutes*. The District intends, to the extent possible, to directly bill, collect and enforce the Series 2022 Special Assessments on lands not included within an approved plat or certificate of occupancy unless in any year, the District determines it to be in its best interest to collect such assessments using the Uniform Method in Chapter 197, *Florida Statutes*. The District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the Series 2022 Special Assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect special assessments on property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service.

SECTION 5. APPROVAL OF TRUE-UP PROCESS AND APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to Resolution 2021-16, there may be required from time to time certain True-Up payments. As parcels of land are included in a plat or certificate of occupancy, the special assessments securing the Series 2022 Bonds shall be allocated as set forth in Resolution 2021-16, this Resolution and the Assessment Report, including, without limitation, the application of the True-Up process set forth in the Assessment Report.

(b) Based on the final par amount of \$10,465,000 in Series 2022 Bonds, the True-Up calculations will be made in accordance with the process set forth in the Assessment Report. The District shall apply all True-Up payments related to the Series 2022 Bonds only to the credit of the Series 2022 Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the Supplemental Indenture.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2021-16, both of which remain in full force and effect. This Resolution and Resolution 2021-16 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series 2022 Special Assessments securing the Series 2022 Bonds, in the Official Records of Polk County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 9. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Remainder of page intentionally left blank]

APPROVED AND ADOPTED this 9th day of March, 2022.

ATTEST:

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Comp. Exhibit A: *Eden Hills Community Development District Amended and Restated Engineer's Report for Capital Improvements*, dated June 8, 2021, as supplemented by the *First Supplemental Engineer's Report for Capital Improvements*, dated January 25, 2022

Comp. Exhibit B: *Amended and Restated Master Assessment Methodology*, dated August 11, 2021, as supplemented by that *Supplemental Assessment Methodology – Phase Two*, dated February 16, 2022

Exhibit C: Legal Description of Series 2022 Assessment Area

Exhibit D: Maturities and Coupons of Series 2022 Bonds

Exhibit E: Sources and Uses of Funds for Series 2022 Bonds

Exhibit F: Debt Service for Series 2022 Bonds

Composite Exhibit A:

**EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT**

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

Prepared for:

**BOARD OF SUPERVISORS
EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT**

Prepared by:

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

June 8, 2021

**EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT**

TABLE OF CONTENTS

I.	PURPOSE.....	1
II.	INTRODUCTION.....	1-2
III.	SCOPE.....	3
IV.	THE DEVELOPMENT	4
V.	THE CAPITAL IMPROVEMENTS.....	4
VI.	CAPITAL IMPROVEMENT PLAN COMPONENTS	5-8
	Stormwater Management Facilities	5
	Public Roadways.....	6
	Water and Wastewater Facilities	6-7
	Off-site Improvements	7
	Public Amenities and Parks.....	7
	Electric and Lighting.....	7
	Entry Features, Landscaping, and Irrigation.....	8
	Miscellaneous	8
VII.	PERMITTING	9-10
VIII.	RECOMMENDATION.....	11
IX.	REPORT MODIFICATION.....	11
X.	CONCLUSION.....	11-12

LIST OF EXHIBITS

EXHIBIT 1- Location Map

EXHIBIT 2- Amended District Legal Description

EXHIBIT 3- District Boundary Map

EXHIBIT 4- Existing Future Land Use Map

EXHIBIT 5- Existing Zoning Map

EXHIBIT 6- Utility Location Map & Drainage Flow Pattern Map

EXHIBIT 7- Summary of Opinion of Probable Costs

EXHIBIT 8- Summary of Proposed District Facilities

EXHIBIT 9 – Master Plan

**AMENDED AND RESTATED ENGINEER'S REPORT
EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT**

I. PURPOSE

The purpose of this Amended and Restated Engineer's Report is to provide engineering support for the expanded boundaries of the Eden Hills Community Development District ("CDD" or the "District"), as well as provide updates to the original phasing. This

Amended and Restated Engineer's Report supplements the Engineer's Report for Capital Improvements, dated March 4, 2020.

Phase 1 remains unchanged. The original CDD contemplated four phases of development consisting of approximately 370.91 acres. Due to changes in the development plan, the original Phase 2 has increased to 402 lots and is now referred to as Phase 2A. The original Phase 3 and Phase 4 will be constructed together as Phase 3 consisting of 551 lots. The recently expanded portion of the CDD known as Phase 2B consists of 70 single-family lots. The expanded CDD has a total of 1,165 single family lots and consist of approximately 396.65 acres.

II. INTRODUCTION

The Eden Hills Community Development District (the "District" or the "CDD") is north and south of Cass Road, and west of CR 557, within Lake Alfred, Florida (the "City"). The District currently contains approximately 396.65 acres. The District is expected to consist of 1,165 single family lots, recreation/amenity areas, parks, and associated infrastructure.

The CDD was established by City Ordinance No. 1422-19 which was approved by the Lake Alfred City Commission ("City Commission") on October 21, 2019 and further amended by City Ordinance No. 1456-21 approved by the City Commission on June 16, 2021, expanding the district boundary. The District will own and operate the stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the Development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the City, Polk County, Florida (the “County”), Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the Development, defined below. Any public improvements or facilities acquired by the District will be at the lesser of cost or fair market value. An overall estimate of probable cost of the public improvements is provided in Exhibit 7 of this report.

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

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

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

III. SCOPE

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

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

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

IV. THE DEVELOPMENT

The Development will consist of 1,168 single family homes and associated infrastructure (“Development”). The Development is a planned residential community located north and south of Cass Road, west of CR 557 within the City. The property in the City has a land use of Residential, CON (Conservation), and a zoning of PUD (Planned Unit Development), CN (Conservation) and VRN (Vintage Residential Neighborhood). The Development will be constructed in four (4) phases (Phase 1 – 142 lots, Phase 2A – 402, Phase 2B – 70 lots, Phase 3 – 551 lots,).

V. THE CAPITAL IMPROVEMENTS

The Capital Improvement Plan, (the “CIP”), consists of public infrastructure in Phases 1, 2A, 2B, and 3. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes and extension of water and sewer mains to serve the Development).

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

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

VI. CAPITAL IMPROVEMENT PLAN COMPONENTS

The system of improvements comprising the Capital Improvement Plan includes the following:

Stormwater Management Facilities

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

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0355G demonstrates that the property is located within Flood Zone X with portions in Zone A and AE. Based on this information and the site topography, it does not appear that floodplain compensation will be required.

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

Public Roadways

The proposed public roadway sections are to be 50' rights-of-way with 24' of asphalt and Miami curb or Type F curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

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

Water and Wastewater Facilities

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

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. Lift stations will transport wastewater flow from the lift stations, via a 6" force main, to an existing manhole located at Evenhouse Road and Lake Swoope Drive.

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

Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the Development entrance, CR 577, and Old Lake Alfred Road. The site construction activities associated with the CIP are anticipated for completion by phases based on the following estimated schedule: Phase 1 in 2021; Phase 2A in 2022; Phase 2B in 2025, Phase 3 in 2024;. Upon completion of each phase of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the City/County.

Public Amenities and Parks

The District will provide funding for an Amenity Center to include the following: parking area, pavilion with restroom facilities, pool, tot lot, dog park/all-purpose play field, and walking trails between the phases to provide connectivity to the Amenity Center, and passive parks throughout the Development which will include benches and walking trails. All paths, parks, etc. discussed in this paragraph are available to the general public.

Electric and Lighting

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

Entry Feature, Landscaping, and Irrigation

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

Miscellaneous

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

VII. PERMITTING

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

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

PHASE 1 (142 Lots)

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	Approved
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved
ACOE	Not Applicable

PHASE 2A (402 Lots)

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	July 2021
SWFWMD ERP	June 2021
Construction Permits	July 2021
Polk County Health Department Water	July 2021
FDEP Sewer	July 2021
FDEP NOI	July 2021
ACOE	Not Applicable

PHASE 2B (70 Lots)

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	October 2021
SWFWMD ERP	October 2021
Construction Permits	October 2021
Polk County Health Department Water	October 2021
FDEP Sewer	October 2021
FDEP NOI	October 2021
ACOE	Not Applicable

PHASE 3 (551 Lots)

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	July 2022
SWFWMD ERP	October 2022
Construction Permits	October 2022
Polk County Health Department Water	October 2022
FDEP Sewer	October 2022
FDEP NOI	October 2022
ACOE	Not Applicable

VIII. RECOMMENDATION

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

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

IX. REPORT MODIFICATION

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

X. CONCLUSION

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

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory

permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

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

EDEN HILLS CDD LEGAL DESCRIPTION OF AMENDED DISTRICT

PARCEL 1

THE S-1/2 OF SE-1/4 AND E-1/2 OF SW-1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY OF CASS ROAD.

PARCEL 2

THE S ½ OF THE SW ¼ OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, LESS AND EXCEPT ALL ROADWAYS AND EASEMENTS OF RECORD OR IN USE, LYING AND BEING IN POLK COUNTY, FLORIDA.

PARCEL 3

COMMENCING AT THE SECTION POST AT THE NORTHEAST CORNER OF THE NE ¼ OF SECTION 30, TOWNSHIP 27 SOUTH, RANGE 26 EAST, RUNNING THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION 2290 FEET; THENCE SOUTH 685 FEET; THENCE IN AN EASTERLY DIRECTION PARALLEL TO THE NORTH LINE OF SAID SECTION TO THE EAST LINE OF SAID SECTION AND THENCE IN A NORTHERLY DIRECTION TO THE PLACE OF BEGINNING, LESS ROAD RIGHT OF WAY OF CASS ROAD.

PARCEL 4

THE SOUTH 945 FEET OF THE NW ¼ AND THE N ½ OF THE SW ¼ OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, LESS AND EXCEPT A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 341 FEET NORTH OF THE SOUTHEAST CORNER OF THE N ½ OF THE SW ¼, RUN THENCE NORTH ALONG THE HALF SECTION LINE A DISTANCE OF 1929 FEET TO THE NORTH BOUNDARY OF THE ABOVE DESCRIBED PROPERTY, RUN THENCE WEST A DISTANCE OF 562.3 FEET, RUN THENCE SOUTH 16°15' EAST A DISTANCE OF 2009.3 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT THE FOLLOWING DESCRIBED PARCELS:

THAT PORTION OF CASS ROAD MAINTAINED RIGHT-OF-WAY AS SHOWN IN MAP BOOK 14, PAGES 78 THROUGH 86, AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTIONS 19, 20, AND 30 TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND LESS & EXCEPT

THAT PORTION OF OLD LAKE ALFRED ROAD AS RECORDED IN MAP BOOK 2, PAGES 323 THROUGH 327, AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND LESS & EXCEPT

RIGHT-OF-WAY PARCELS FOR COUNTY ROAD 557 AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 1629 PROJECT 5537, AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.



1925 BARTOW ROAD LAKELAND, FL 33801

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EXHIBIT 2 EDEN HILLS CDD LEGAL DESCRIPTION OF AMENDED DISTRICT

REVISION 1 7/24/19
REVISION 2 9/20/19

PAGE 1 OF 6

THOSE PARTS MORE PARTICULARLY DESCRIBED AS:

PARCEL 1

BEGIN AT A 5/8" IRON ROD AND CAP "LB 5450" STANDING AT THE NORTHWEST CORNER OF THE EAST ½ OF THE SOUTHWEST ¼ OF ABOVE SAID SECTION 19, AND RUN THENCE ALONG THE NORTH LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19 N-89°59'47"-E, 1321.68 FEET TO THE NORTHEAST CORNER OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19; THENCE ALONG THE EAST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19 S-00°08'25"-E, 1323.96 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19 S-89°58'20"-E, 2637.88 FEET TO A 5/8" IRON ROD AND CAP "LB 5450" STANDING ON THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES: 1) S-02°15'09"-W, 13.10 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 2) N-89°57'27"-W, 12.08 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 3) S-00°01'04"-E, 81.82 FEET; THENCE 4) N-87°37'47"-W, 0.97 FEET; THENCE 5) S-00°02'58"-W, 83.99 FEET; THENCE 6) S-00°14'03"-E, 282.24 FEET; THENCE 7) S-00°01'04"-E, 418.62 FEET; THENCE 8) S-00°34'59"-W, 258.08 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 9) S-05°24'19"-W, 43.23 FEET TO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE 10) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 246.83 FEET, A CENTRAL ANGLE/DELTA OF 14°54'25", A CHORD BEARING OF S-18°09'26"-W, A CHORD DISTANCE OF 64.04 FEET, FOR AN ARC LENGTH OF 64.22 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 11) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 213.59 FEET, A CENTRAL ANGLE/DELTA OF 16°06'05", A CHORD BEARING OF S-43°12'17"-W, A CHORD DISTANCE OF 59.83 FEET, FOR AN ARC LENGTH OF 60.02 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 12) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 150.45 FEET, A CENTRAL ANGLE/DELTA OF 07°22'46", A CHORD BEARING OF S-61°45'46"-W, A CHORD DISTANCE OF 19.36 FEET, FOR AN ARC LENGTH OF 19.38 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID CASS ROAD; THENCE ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING FORTY (40) COURSES: 1) S-88°38'37"-W, 153.54 FEET; THENCE 2) S-89°10'37"-W, 216.44 FEET; THENCE 3) S-89°17'23"-W, 188.18 FEET; THENCE 4) N-89°38'32"-W, 298.21 FEET; THENCE 5) N-89°53'42"-W, 234.77 FEET; THENCE 6) N-89°37'59"-W, 217.84 FEET; THENCE 7) S-89°30'50"-W, 250.08 FEET; THENCE 8) N-89°55'08"-W, 231.89 FEET; THENCE 9) N-89°49'48"-W, 270.34 FEET; THENCE 10) N-88°49'36"-W, 59.54 FEET; THENCE 11) N-80°07'52"-W, 37.96 FEET; THENCE 12) N-85°14'01"-W, 17.09 FEET; THENCE 13) N-70°59'02"-W, 18.15 FEET; THENCE 14) N-65°55'57"-W, 21.10 FEET; THENCE 15) N-67°05'59"-W, 98.72 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 16) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 523.28 FEET, A CENTRAL ANGLE/DELTA OF 13°50'09", A CHORD BEARING OF N-67°01'16"-W, A CHORD DISTANCE OF 126.06 FEET, FOR AN ARC LENGTH OF 126.36 FEET; THENCE 17) N-68°58'37"-W, 34.06 FEET; THENCE 18) S-89°31'05"-W, 19.75 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY; THENCE 19) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 523.28 FEET, A CENTRAL ANGLE/DELTA OF 03°49'37", A CHORD BEARING OF N-81°39'02"-W, A CHORD DISTANCE OF 34.94 FEET, FOR AN ARC LENGTH OF 34.95 FEET; THENCE 20) S-89°14'01"-W, 66.62 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 21) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 260.64 FEET, A CENTRAL ANGLE/DELTA OF 26°43'30", A CHORD BEARING OF N-74°29'03"-W, A CHORD DISTANCE OF 120.47 FEET, FOR AN ARC LENGTH OF 121.57 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 22) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 242.45 FEET, A CENTRAL ANGLE/DELTA OF 34°55'23", A CHORD BEARING OF N-40°04'24"-W, A CHORD DISTANCE OF 145.50 FEET, FOR AN ARC LENGTH OF 147.78 FEET; THENCE 23) N-27°57'49"-W, 90.06 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 24) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 259.87 FEET, A CENTRAL ANGLE/DELTA OF 47°51'20", A CHORD BEARING OF N-54°10'27"-W, A CHORD DISTANCE OF 210.80 FEET, FOR AN ARC LENGTH OF 217.05 FEET; THENCE 25) N-65°06'24"-W, 17.01 FEET; THENCE 26) S-89°09'06"-W, 24.96 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY; THENCE 27) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 241.94 FEET, A CENTRAL ANGLE/DELTA OF 13°31'58", A CHORD BEARING OF S-89°09'06"-W, A CHORD DISTANCE OF 57.01 FEET, FOR AN ARC LENGTH OF 57.14 FEET; THENCE 28) S-89°09'06"-W, 20.44 FEET; THENCE 29) S-75°16'11"-W, 14.14 FEET; THENCE 30) S-59°52'40"-W, 13.79 FEET TO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 31) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 241.94 FEET, A CENTRAL ANGLE/DELTA OF 05°46'25", A CHORD BEARING OF S-68°16'47"-W, A CHORD DISTANCE OF 24.37 FEET, FOR AN ARC LENGTH OF 24.38 FEET; THENCE 32) S-63°03'02"-W, 85.21 FEET; THENCE 33) S-64°14'52"-W, 92.99 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 34) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 257.71 FEET, A CENTRAL ANGLE/DELTA OF 26°37'29", A CHORD BEARING OF S-86°10'03"-W, A CHORD DISTANCE OF 118.68 FEET, FOR AN



ARC LENGTH OF 119.75 FEET; THENCE 35) N-67°10'39"-W, 37.65 FEET; THENCE 36) N-66°54'31"-W, 65.68 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 37) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 475.61 FEET, A CENTRAL ANGLE/Delta OF 12°03'04", A CHORD BEARING OF N-68°55'28"-W, A CHORD DISTANCE OF 99.85 FEET, FOR AN ARC LENGTH OF 100.04 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHWESTERLY; THENCE 38) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 415.63 FEET, A CENTRAL ANGLE/Delta OF 14°11'59", A CHORD BEARING OF N-79°41'42"-W, A CHORD DISTANCE OF 102.74 FEET, FOR AN ARC LENGTH OF 103.01 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHERLY; THENCE 39) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 800.61 FEET, A CENTRAL ANGLE/Delta OF 08°59'50", A CHORD BEARING OF S-86°58'55"-W, A CHORD DISTANCE OF 125.59 FEET, FOR AN ARC LENGTH OF 125.72 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 40) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 492.25 FEET, A CENTRAL ANGLE/Delta OF 00°52'46", A CHORD BEARING OF S-78°33'19"-W, A CHORD DISTANCE OF 7.55 FEET, FOR AN ARC LENGTH OF 7.55 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19, SAID POINT IS HEREBY DESIGNATED **POINT "A"** TO BE USED HEREIN AFTER; THENCE DEPARTING SAID NORTHERLY MAINTAINED RIGHT-OF-WAY, AND CONTINUING ALONG THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19, N-00°08'18"-W, 2166.25 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH

COMMENCE AT ABOVE DESIGNATED POINT "A", AND RUN THENCE ALONG THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19 S-00°08'18"-E, 61.47 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" AND THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19, AND CONTINUING S-00°08'18"-E, 418.74 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 19; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 19 S-89°56'27"-E, 1602.13 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 19, AND ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING TWENTY (20) COURSES: 1) N-67°05'59"-W, 78.19 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 2) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 463.28 FEET, A CENTRAL ANGLE/Delta OF 23°26'52", A CHORD BEARING OF N-71°23'14"-W, A CHORD DISTANCE OF 188.27 FEET, FOR AN ARC LENGTH OF 189.59 FEET; THENCE 3) S-89°14'01"-W, 64.18 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 4) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 320.64 FEET, A CENTRAL ANGLE/Delta OF 27°20'48", A CHORD BEARING OF N-74°27'38"-W, A CHORD DISTANCE OF 151.59 FEET, FOR AN ARC LENGTH OF 153.04 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHEASTERLY; THENCE 5) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 302.45 FEET, A CENTRAL ANGLE/Delta OF 34°43'11", A CHORD BEARING OF N-40°31'56"-W, A CHORD DISTANCE OF 180.48 FEET, FOR AN ARC LENGTH OF 183.27 FEET; THENCE 6) N-27°57'49"-W, 86.13 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 7) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 199.87 FEET, A CENTRAL ANGLE/Delta OF 51°07'56", A CHORD BEARING OF N-56°07'58"-W, A CHORD DISTANCE OF 172.51 FEET, FOR AN ARC LENGTH OF 178.37 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHERLY; THENCE 8) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 181.94 FEET, A CENTRAL ANGLE/Delta OF 37°08'54", A CHORD BEARING OF S-84°19'33"-W, A CHORD DISTANCE OF 115.91 FEET, FOR AN ARC LENGTH OF 117.96 FEET; THENCE 9) S-63°03'02"-W, 84.53 FEET; THENCE 10) S-64°14'52"-W, 97.90 FEET; THENCE 11) S-72°58'21"-W, 10.80 FEET; THENCE 12) S-58°07'54"-W, 3.99 FEET; THENCE 13) S-86°02'26"-W, 5.89 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 14) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 317.71 FEET, A CENTRAL ANGLE/Delta OF 25°07'59", A CHORD BEARING OF S-88°14'39"-W, A CHORD DISTANCE OF 138.25 FEET, FOR AN ARC LENGTH OF 139.37 FEET; THENCE 15) N-67°10'39"-W, 44.44 FEET; THENCE 16) N-66°54'31"-W, 67.99 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 17) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 415.61 FEET, A CENTRAL ANGLE/Delta OF 12°30'07", A CHORD BEARING OF N-68°52'12"-W, A CHORD DISTANCE OF 90.51 FEET, FOR AN ARC LENGTH OF 90.69 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHWESTERLY; THENCE 18) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 355.63 FEET, A CENTRAL ANGLE/Delta OF 14°15'17", A CHORD BEARING OF N-79°31'29"-W, A CHORD DISTANCE OF 88.25 FEET, FOR AN ARC DISTANCE OF 88.48 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHERLY; THENCE 19) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 740.61 FEET, A CENTRAL ANGLE/Delta OF 08°46'58", A CHORD BEARING OF S-87°01'04"-W, A CHORD DISTANCE OF 113.41 FEET, FOR AN ARC LENGTH OF 113.53 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 20) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 432.25 FEET, A CENTRAL ANGLE/Delta OF 02°17'57", A CHORD BEARING OF S-77°36'22"-W, A CHORD DISTANCE OF 17.34 FEET, FOR AN ARC LENGTH OF 17.35 FEET TO THE **POINT OF BEGINNING**.



EXHIBIT 2

EDEN HILLS CDD

LEGAL DESCRIPTION OF AMENDED DISTRICT

PARCEL 2

BEGIN AT A ¾" IRON PIPE WITH NO IDENTIFICATION STANDING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 20, AND RUN THENCE ALONG THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 20 N-00°08'40"-W, 47.41 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO THE MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 20, AND RUN THENCE ALONG THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID CASS ROAD, THE FOLLOWING ELEVEN (11) COURSES: 1) NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 273.59 FEET, A CENTRAL ANGLE/DELTA OF 01°53'52", A CHORD BEARING OF N-34°39'47"-E, A CHORD DISTANCE OF 9.06 FEET, FOR AN ARC LENGTH OF 9.06 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; 2) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 315.08 FEET, A CENTRAL ANGLE/DELTA OF 15°39'31", A CHORD BEARING OF N-17°59'31"-E, A CHORD DISTANCE OF 85.84 FEET, FOR AN ARC LENGTH OF 86.11 FEET; THENCE 3) N-05°24'19"-E, 48.20 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 4) N-00°34'59"-E, 261.88 FEET; THENCE 5) N-00°05'56"-E, 200.20 FEET; THENCE 6) N-00°07'04"-W, 200.11 FEET; THENCE 7) N-00°14'03"-W, 300.00 FEET; THENCE 8) N-00°02'58"-E, 83.11 FEET; THENCE 9) S-89°58'04"-W, 0.42 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 10) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 186.00 FEET, A CENTRAL ANGLE/DELTA OF 04°15'37", A CHORD BEARING OF N-19°32'48"-E, A CHORD DISTANCE OF 13.83 FEET, FOR AN ARC LENGTH OF 13.83 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 11) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE/DELTA OF 49°02'54", A CHORD BEARING OF N-46°12'03"-E, A CHORD DISTANCE OF 96.30 FEET, FOR AN ARC LENGTH OF 99.30 FEET TO A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF OLD LAKE ALFRED ROAD ACCORDING TO MAP BOOK 2, PAGES 323 THROUGH 327 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794 PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY MAINTAINED RIGHT-OF-WAY OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING TWENTY-SIX (26) COURSES: 1) N-82°42'13"-E, 27.59 FEET; THENCE 2) N-87°08'13"-E, 60.11 FEET; THENCE 3) N-89°59'43"-E, 67.10 FEET; THENCE 4) S-66°15'13"-E, 9.93 FEET; THENCE 5) S-88°48'06"-E, 100.02 FEET; THENCE 6) N-89°56'17"-E, 100.00 FEET; THENCE 7) S-89°36'13"-E, 100.00 FEET; THENCE 8) N-89°28'47"-E, 100.00 FEET; THENCE 9) N-87°28'33"-E, 100.10 FEET; THENCE 10) N-89°52'51"-E, 100.00 FEET; THENCE 11) N-89°28'47"-E, 100.00 FEET; THENCE 12) S-89°08'43"-E, 100.01 FEET; THENCE 13) S-89°56'51"-E, 100.00 FEET; THENCE 14) N-89°32'13"-E, 100.00 FEET; THENCE 15) N-89°52'51"-E, 100.00 FEET; THENCE 16) S-89°56'51"-E, 100.00 FEET; THENCE 17) N-89°59'43"-E, 100.00 FEET; THENCE 18) S-89°39'39"-E, 100.00 FEET; THENCE 19) N-89°35'39"-E, 100.00 FEET; THENCE 20) S-89°53'24"-E, 100.00 FEET; THENCE 21) N-89°52'51"-E, 100.00 FEET; THENCE 22) N-89°49'58"-E, 100.00 FEET; THENCE 23) N-89°49'24"-E, 100.00 FEET; THENCE 24) S-89°43'06"-E, 100.00 FEET; THENCE 25) N-89°11'36"-E, 100.01 FEET; THENCE 26) S-89°19'21"-E, 38.37 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 557, AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 1629-PROJECT 5537, AND AS RECORDED IN OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557 THE FOLLOWING TWO (2) COURSES: 1) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1372.80 FEET, A CENTRAL ANGLE/DELTA OF 28°32'52", A CHORD BEARING OF S-14°16'09"-E, A CHORD DISTANCE OF 676.95 FEET, FOR AN ARC LENGTH OF 684.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 2) S-00°00'16"-W, 662.88 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 20; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557, AND CONTINUE ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 20 N-89°55'39"-W, 2580.00 FEET TO THE **POINT OF BEGINNING**.



PARCEL 3

BEGIN AT A ¾" IRON PIPE WITH NO IDENTIFICATION STANDING AT THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 30, AND RUN THENCE ALONG THE EAST LINE OF SAID SECTION 30 S-00°08'40"-E, 685.00 FEET; TO A 5/8" IRON ROD AND CAP "LB 5450"; THENCE DEPARTING THE EAST LINE OF SAID SECTION 30, N-89°56'27"-W, 2290.00 FEET TO A 5/8" IRON ROD AND CAP "LB 5450"; THENCE N-00°08'32"-W, 656.90 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO THE MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING FOURTEEN (14) COURSES: 1) S-85°14'01"-E, 18.29 FEET; THENCE 2) S-80°07'51"-E, 39.84 FEET; THENCE 3) S-88°49'36"-E, 64.63 FEET; THENCE 4) S-89°49'48"-E, 270.91 FEET; THENCE 5) S-89°55'08"-E, 232.23 FEET; THENCE 6) N-89°30'50"-E, 249.93 FEET; THENCE 7) S-89°37'59"-E, 217.53 FEET; THENCE 8) S-89°53'42"-E, 234.78 FEET; THENCE 9) S-89°38'32"-E, 297.15 FEET; THENCE 10) S-88°53'35"-E, 172.89 FEET; THENCE 11) S-89°59'22"-E, 232.57 FEET; THENCE 12) S-89°19'57"-E, 95.31 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 13) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 210.45 FEET, A CENTRAL ANGLE/DELTA OF 31°52'07", A CHORD BEARING OF N-73°00'48"-E, A CHORD DISTANCE OF 115.55 FEET, FOR AN ARC LENGTH OF 117.05 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 14) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 273.59 FEET, A CENTRAL ANGLE/DELTA OF 02°55'33", A CHORD BEARING OF N-50°31'27"-E, A CHORD DISTANCE OF 13.97 FEET, FOR AN ARC LENGTH OF 13.97 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 30; THENCE DEPARTING THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID CASS ROAD, AND ALONG THE NORTH LINE OF SAID SECTION 30; S-89°56'27"-E, 43.27 FEET TO THE **POINT OF BEGINNING**.

PARCEL 4

BEGIN AT A 1" IRON PIPE WITH NO IDENTIFICATION STANDING AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 20, AND RUN THENCE ALONG THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 20 N-00°08'40"-W, 945.00 FEET TO THE NORTH LINE OF THE SOUTH 945 FEET OF THE NORTHWEST ¼ OF SAID SECTION 20; THENCE ALONG THE NORTH LINE OF THE SOUTH 945 FEET OF THE NORTHWEST ¼ OF SAID SECTION 20 N-89°56'41"-E, 1988.39 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 557 AS SHOWN ON THE STATE OF FLORIDA-STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 1629-PROJECT 5537, AND AS RECORDED IN OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557 THE FOLLOWING SIX (6) COURSES: 1) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1830.57 FEET, A CENTRAL ANGLE/DELTA OF 13°13'14", A CHORD BEARING OF S-08°09'36"-E, A CHORD DISTANCE OF 421.46 FEET, FOR AN ARC LENGTH OF 422.39 FEET TO A 5/8" IRON ROD AND CAP "LB 5450"; THENCE 2) N-88°27'01"-E, 20.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE WESTERLY; THENCE 3) THENCE SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 1850.57 FEET, A CENTRAL ANGLE/DELTA OF 01°35'45", A CHORD BEARING OF S-00°45'06"-E, A CHORD DISTANCE OF 51.54 FEET, FOR AN ARC LENGTH OF 51.54 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 4) S-00°02'46"-W, 793.12 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE EASTERLY; THENCE 5) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1492.39 FEET, A CENTRAL ANGLE/DELTA OF 29°30'00", A CHORD BEARING OF S-14°42'14"-E, A CHORD DISTANCE OF 759.93 FEET, FOR AN ARC LENGTH OF 768.39 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 6) S-29°27'14"-E, 56.87 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF OLD LAKE ALFRED ROAD ACCORDING TO MAP BOOK 2, PAGES 323 THROUGH 327 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557, AND ALONG THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING NINE (9) COURSES: 1) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE/DELTA OF 36°52'12", A CHORD BEARING OF S-42°06'40"-W, A CHORD DISTANCE OF 31.62 FEET, FOR AN ARC LENGTH OF 32.18 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 2) S-60°32'46"-W, 20.14 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" HEREBY DESIGNATED POINT "B" TO BE USED HEREINAFTER, SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE 3) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 947.00 FEET, A CENTRAL ANGLE/DELTA OF 29°26'57", A CHORD BEARING OF S-75°16'15"-W, A CHORD DISTANCE OF 481.40 FEET, FOR AN ARC LENGTH OF 486.74 FEET TO A 5/8" IRON ROD AND CAP "LB 8126";



EXHIBIT 2

EDEN HILLS CDD

LEGAL DESCRIPTION OF AMENDED DISTRICT

THENCE 4) S-89°59'43"-W, 564.31 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 5) N-76°30'31"-W, 51.42 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 6) S-89°59'43"-W, 217.24 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE 7) THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE/DELTA OF 66°25'19", A CHORD BEARING OF S-56°47'04"-W, A CHORD DISTANCE OF 21.91 FEET, FOR AN ARC LENGTH OF 23.19 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 8) S-89°59'43"-W, 710.79 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 9) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE/DELTA OF 89°53'07", A CHORD BEARING OF N-45°03'43"-W, A CHORD DISTANCE OF 247.24 FEET, FOR AN ARC LENGTH OF 274.54 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD; THENCE ALONG THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING TWO (2) COURSES: 1) N-00°07'09"-W, 889.59 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE WESTERLY; THENCE 2) THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE/DELTA OF 34°41'22", A CHORD BEARING OF N-17°27'50"-W, A CHORD DISTANCE OF 149.06 FEET, FOR AN ARC LENGTH OF 151.36 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE WEST LINE OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 20; THENCE DEPARTING THE EASTERLY MAINTAINED RIGHT-OF-WAY OF SAID OLD LAKE ALFRED ROAD, AND ALONG THE WEST LINE OF THE NORTH ½ OF THE SOUTHWEST ¼ N-00°08'40"-W, 48.43 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT ABOVE DESIGNATED POINT "B", AND RUN THENCE S-29°26'54"-E, 80.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS THE POINT OF BEGINNING, SAID POINT IS ALSO A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD; THENCE ALONG THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING TWO (2) COURSES: 1) N-60°32'46"-E, 20.15 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 2) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE/DELTA OF 36°52'12", A CHORD BEARING OF N-78°58'52"-E, A CHORD DISTANCE OF 31.62 FEET, FOR AN ARC LENGTH OF 32.18 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE WESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NUMBER 557; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 557 S-29°27'14"-E, 141.33 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD; THENCE ALONG THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING FIVE (5) COURSES: 1) S-85°30'10"-W, 23.94 FEET; THENCE 2) S-89°49'24"-W, 100.00 FEET; THENCE 3) N-89°46'32"-W, 100.00 FEET; THENCE 4) S-89°49'24"-W, 100.00 FEET; THENCE 5) N-89°39'39"-W, 78.54 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD, SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1027.00 FEET, A CENTRAL ANGLE/DELTA OF 17°02'44", A CHORD BEARING OF N-69°04'08"-E, A CHORD DISTANCE OF 304.41 FEET, FOR AN ARC LENGTH OF 305.53 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 262729-000000-033010

COMMENCING AT THE SECTION POST AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST, RUNNING THENCE SOUTH 990 FEET; THENCE EAST 1650 FEET; THENCE NORTH TO THE NORTH LINE OF SAID SECTION AND THENCE WEST ALONG SECTION LINE TO THE PLACE OF BEGINNING, LESS AND EXCEPT THE FOLLOWING: COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH 00°07'20" WEST ALONG THE WEST BOUNDARY OF SAID SECTION 29, 700.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°07'20" WEST ALONG SAID WEST BOUNDARY OF SAID SECTION 27, 290.00 FEET; THENCE SOUTH 89°46'50" EAST, 1650.00 FEET; THENCE NORTH 00°07'20" EAST, 337.45 FEET; THENCE SOUTH 88°34'20" WEST, 1650.60 FEET TO THE POINT OF BEGINNING.

AMENDED DISTRICT CONTAINS 396.65 ACRES MORE OR LESS.

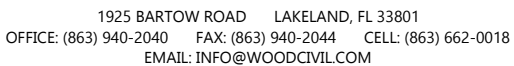
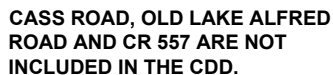


1925 BARTOW ROAD LAKELAND, FL 33801
OFFICE: (863) 940-2040 FAX: (863) 940-2044 CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM

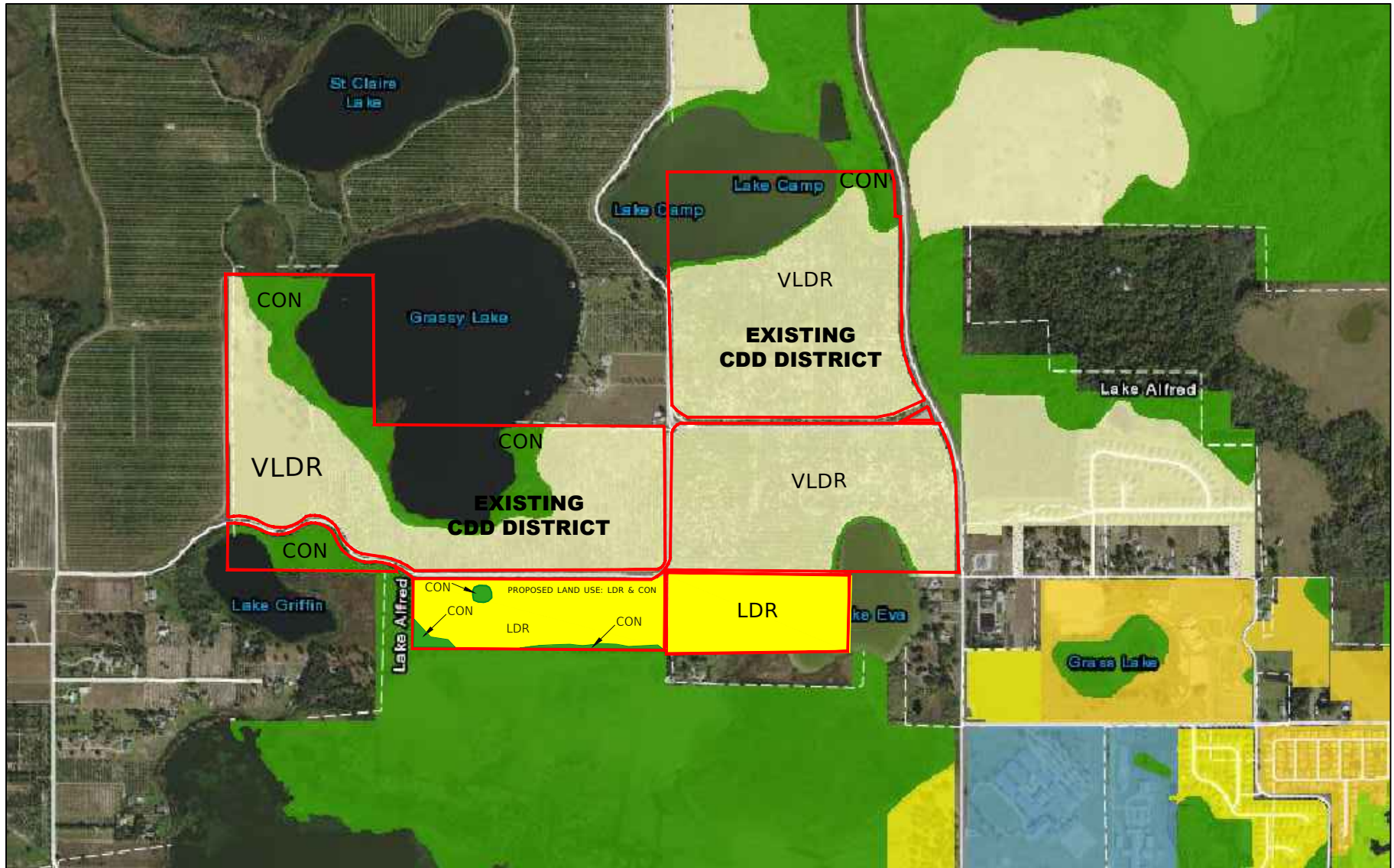
EXHIBIT 2 EDEN HILLS CDD LEGAL DESCRIPTION OF AMENDED DISTRICT

REVISION 1 7/24/19
REVISION 2 9/20/19

PAGE 6 OF 6



N
NO
SCALE



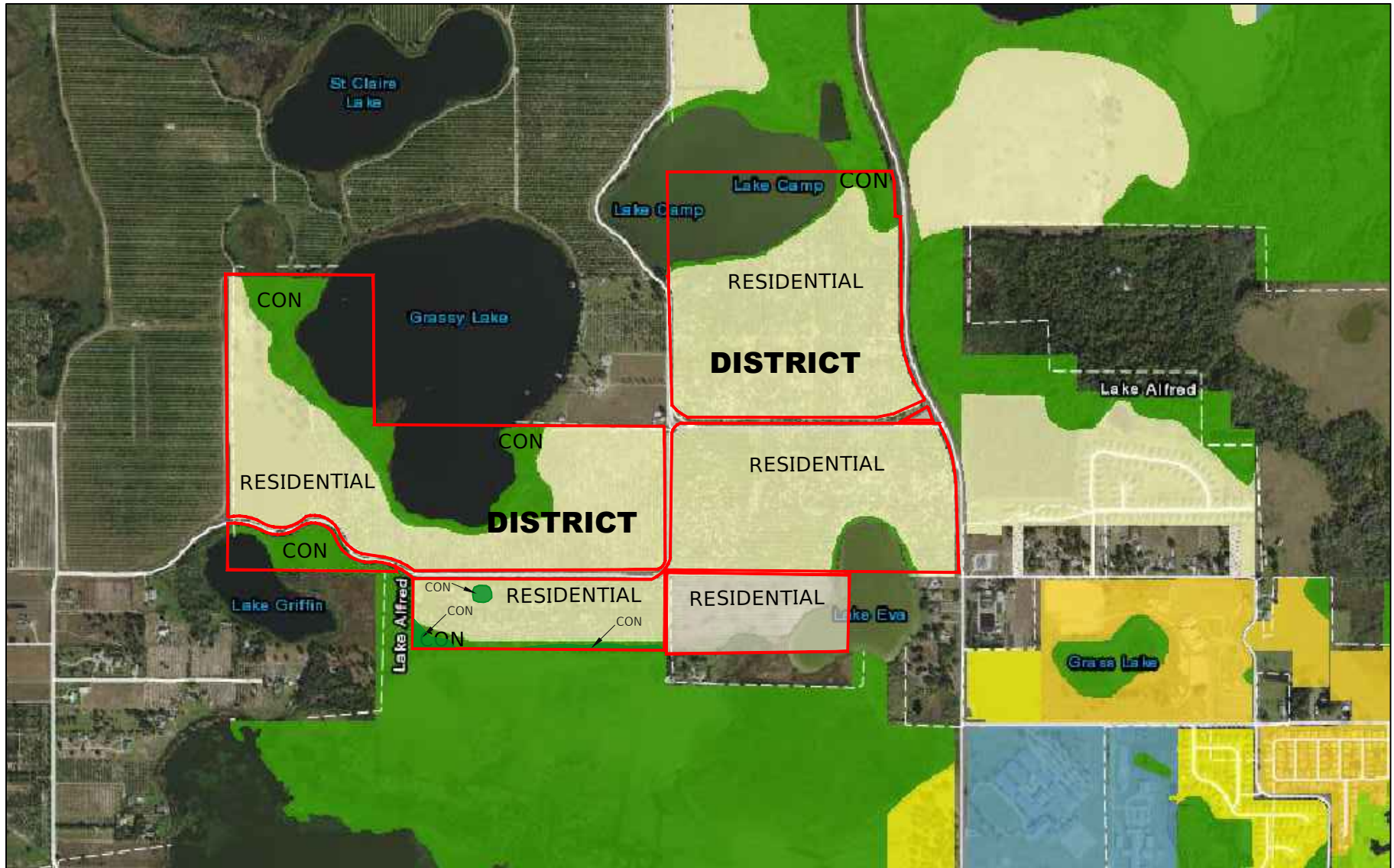
1925 BARTOW ROAD LAKELAND, FL 33801
 OFFICE: (863) 940-2040 FAX: (863) 940-2044 CELL: (863) 662-0018
 EMAIL: INFO@WOODCIVIL.COM

LEGEND

- CON - CONSERVATION
- VLDR - VERY LOW DENSITY RESIDENTIAL
- LDR - LOW DENSITY RESIDENTIAL

COMPOSITE EXHIBIT 4 EDEN HILLS CDD EXISTING FUTURE LAND USE CITY OF LAKE ALFRED





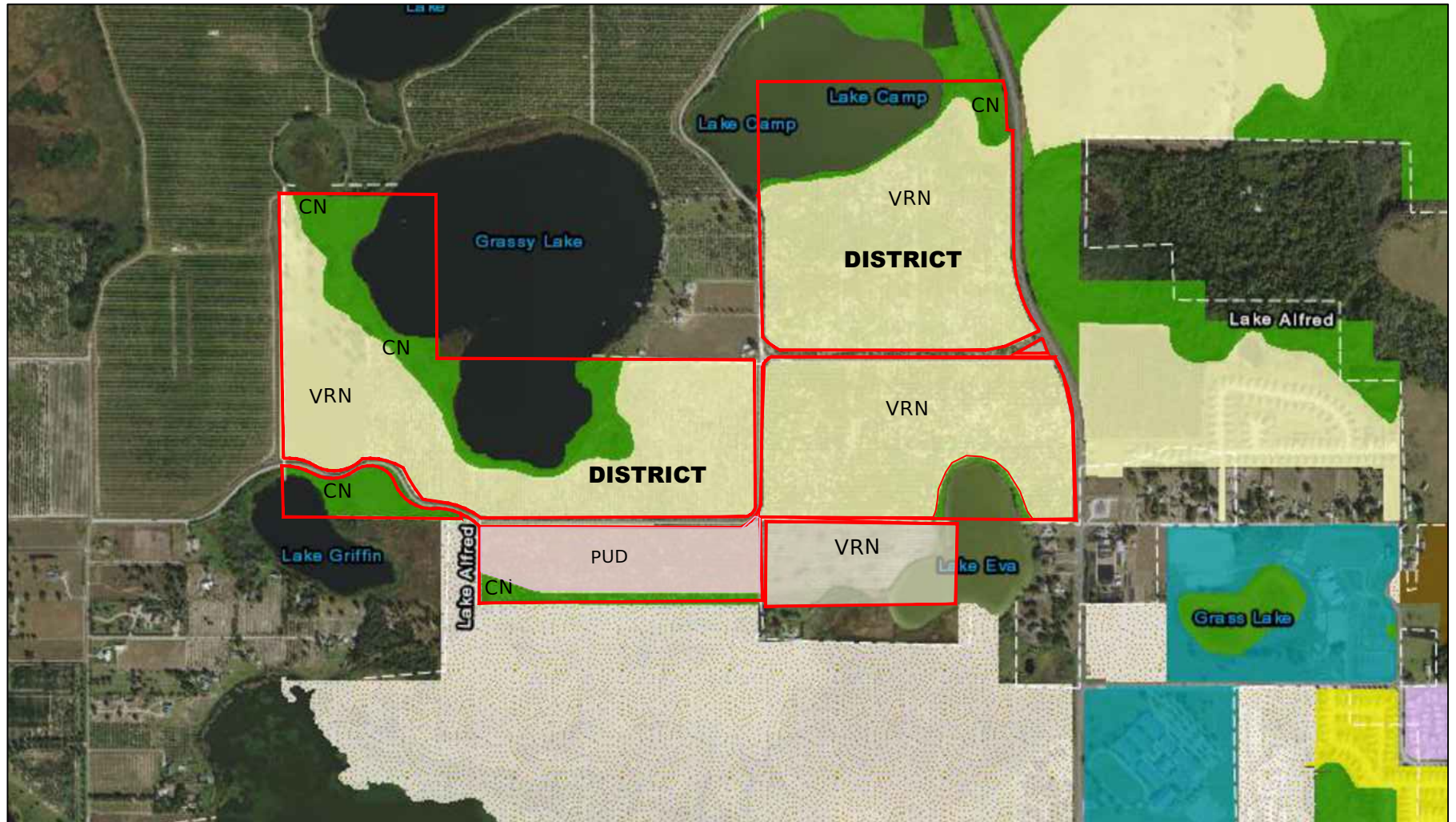
1925 BARTOW ROAD LAKELAND, FL 33801
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 EMAIL: INFO@WOODCIVIL.COM

LEGEND

- CON - CONSERVATION
- RESIDENTIAL

COMPOSITE EXHIBIT 4 EDEN HILLS CDD EXISTING FUTURE LAND USE CITY OF LAKE ALFRED





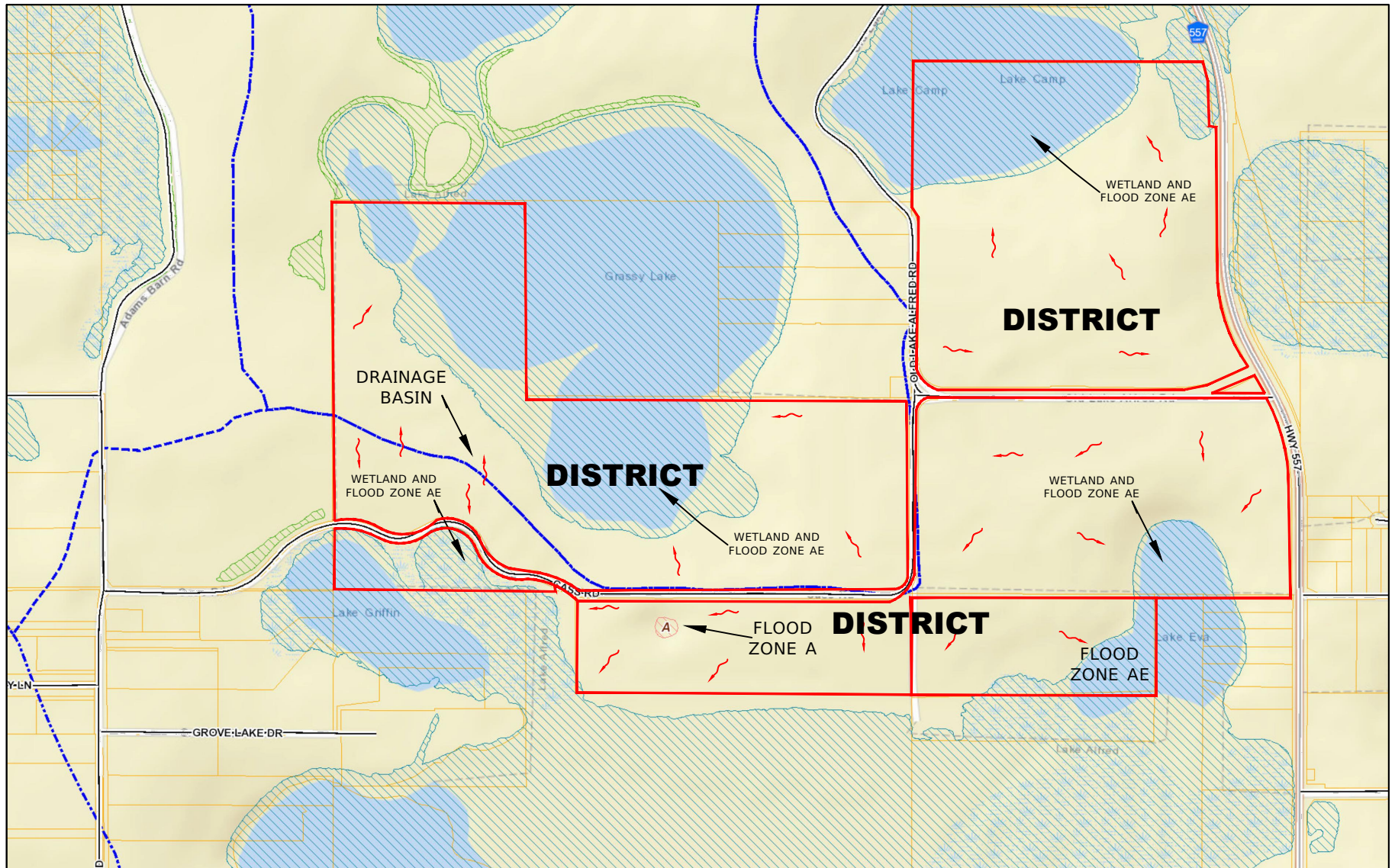
LEGEND

- CN - CONSERVATION (CITY OF LAKE ALFRED)
- PUD - PLANNED UNIT DEVELOPMENT (CITY OF LAKE ALFRED)
- VRN - VINTAGE RESIDENTIAL NEIGHBORHOOD (CITY OF LAKE ALFRED)

COMPOSITE EXHIBIT 5 EDEN HILLS CDD EXISTING ZONING MAP CITY OF LAKE ALFRED



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



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

LEGEND

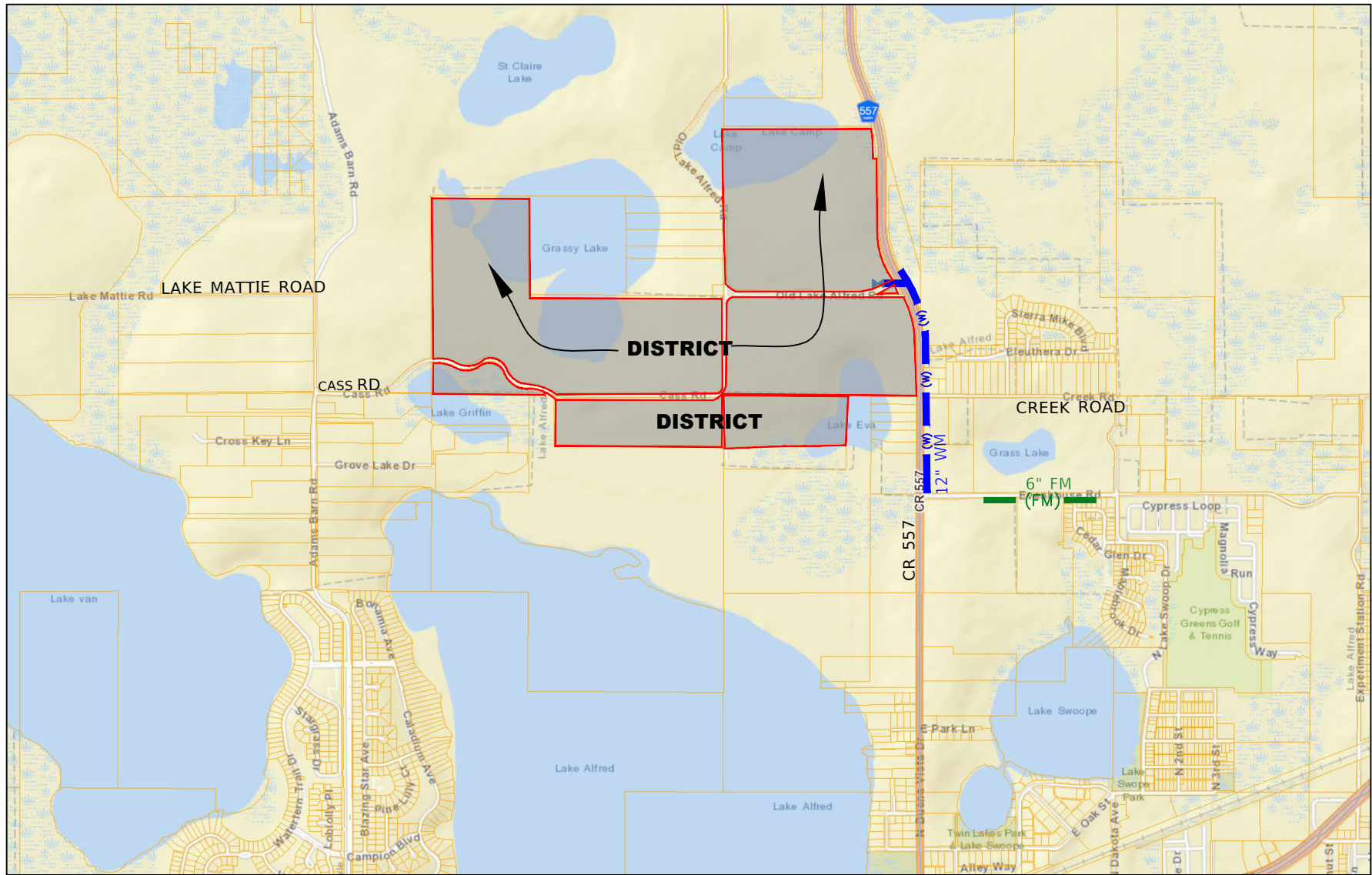
- ~ ~ ~ FLOW DIRECTION
- - - DRAINAGE BASIN

*There are no streams, ditches, rivers or manmade outfalls within the district. There are swales along CR 557, Cass Road, and Old Lake Alfred Road.

COMPOSITE EXHIBIT 6 EDEN HILLS CDD DRAINAGE MAP



NO
 SCALE



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

LEGEND

- (W) — EXISTING 12" WATER MAIN
- (FM) — EXISTING 6" FORCE SEWER MAIN

COMPOSITE EXHIBIT 6 EDEN HILLS CDD WATER & FORCE MAINS



NO
SCALE

Composite Exhibit 7
Eden Hills
Community Development District
Summary of Probable Cost

<u>Infrastructure</u> ⁽¹⁾⁽¹¹⁾	<u>Phase 1 -Existing</u> <u>(142 Lots)</u> <u>2019-2023</u>	<u>Phase 2A - Existing</u> <u>(402 Lots)</u> <u>2021-2024</u>	<u>Phase 2B - Expansion</u> <u>(70 Lots)</u> <u>2021-2025</u>	<u>Phase 3-Existing</u> <u>(551 Lots)</u> <u>2021-2025</u>	<u>Total</u> <u>(1165 Lots)</u>
Offsite Improvements to County Road 557 ⁽⁵⁾⁽⁶⁾	40,000.000	140,000.000	30,000.00	190,000.00	400,000.00
Offsite Roadway Improvements to Old Lake Alfred Road, Cass Road, and Adams Barn Road	48,000.00	110,000.00	30,000.00	160,000.00	348,000.00
Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	1,300,000.00	2,000,000.00	370,000.00	2,700,000.00	6,370,000.00
Utilities (Water, Sewer, & Street Lighting) ⁽⁵⁾⁽⁶⁾ ⁽⁸⁾	680,000.00	4,265,000.00	800,000.00	5,800,000.00	11,545,000.00
Internal Roadways (not referenced above) ⁽⁴⁾⁽⁵⁾⁽⁶⁾⁽¹⁰⁾	480,000.00	1,700,000.00	310,000.00	2,300,000.00	4,790,000.00
Entry Feature ⁽⁶⁾⁽⁷⁾	130,000.00	300,000.00	65,000.00	400,000.00	895,000.00
Parks and Recreational Facilities ⁽⁶⁾	190,000.00	430,000.00	80,000.00	590,000.00	1,290,000.00
Contingency	<u>250,000.00</u>	<u>890,000.00</u>	<u>170,000.00</u>	<u>1,200,000.00</u>	<u>2,510,000.00</u>
TOTAL	\$3,118,000.00	\$9,835,000.00	\$1,855,000.00	\$13,340,000.00	\$28,148,000.00

Notes:

1. Infrastructure consists of public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction and in conjunction with home construction, which will be provided by home builder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2021 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and buffer fencing.
8. CDD will enter into a Lighting Agreement with TECO for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District Land is included.
9. Estimates based on Master Infrastructure to support development of 1165 lots.
10. Internal sidewalks shall be constructed along common areas only.
11. The improvements will be on land that upon acquisition of the improvement by the District, is owned by, or subject to a permanent easement in favor of, the district or another governmental entity.

Composite Exhibit 8
Eden Hills
Community Development District
Summary of Proposed District Facilities

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Offsite Improvements to CR 557	District	Polk County	District Bonds	Polk County
Offsite Roadway Improvements to Old Lake Alfred Road, Cass Road, and Adams Barn Road	District	Polk County	District Bonds	Polk County
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	City of Lake Alfred**	District Bonds	City of Lake Alfred
Street Lighting/Conduit	District	District****	District Bonds	City of Lake Alfred
Internal Roadways (not referenced above) ***	District	City of Lake Alfred	District Bonds	City of Lake Alfred
Entry Features & Signage	District	District	District Bonds	District
Parks and Recreational Facilities	District	District	District Bonds	District

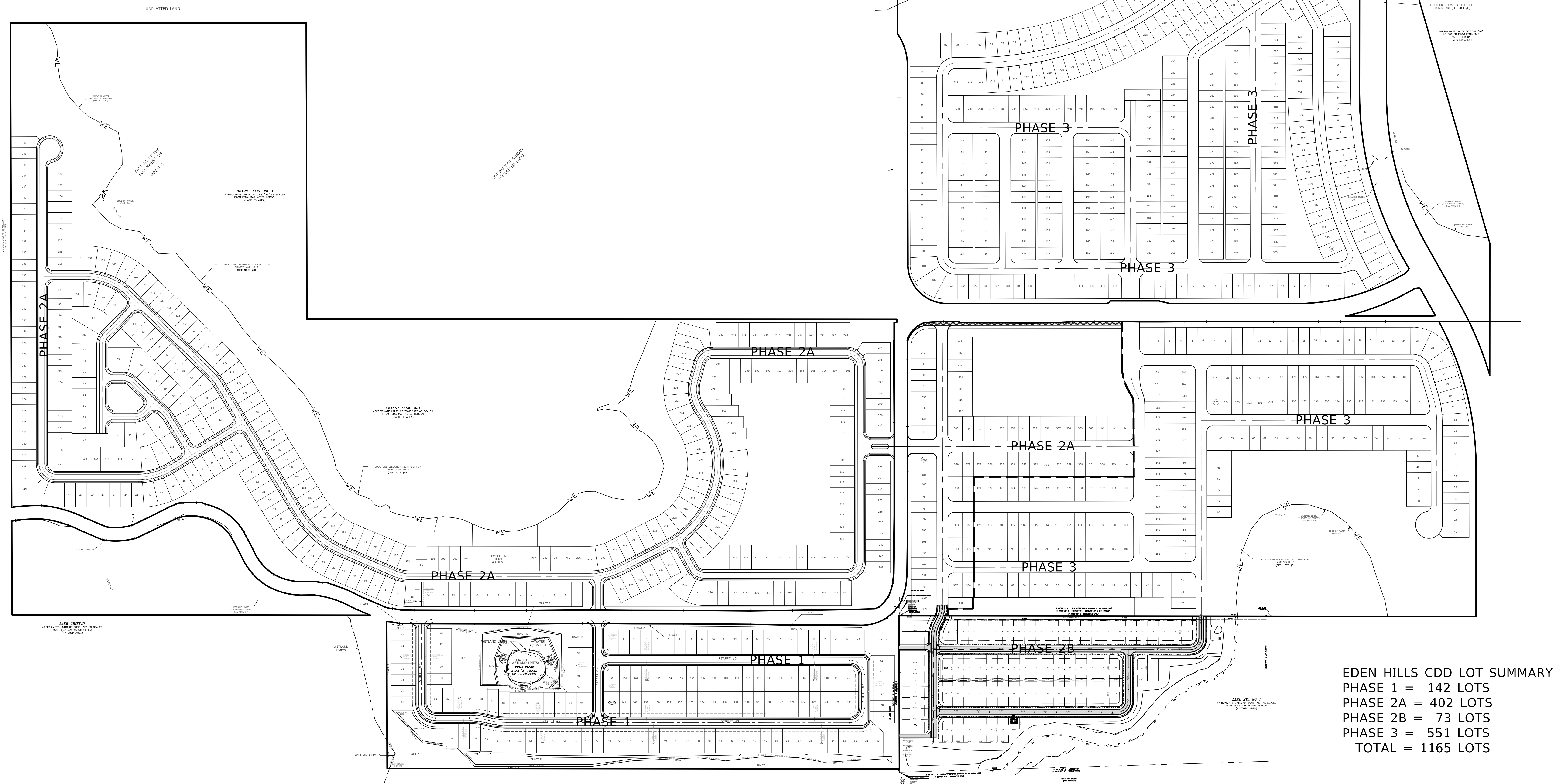
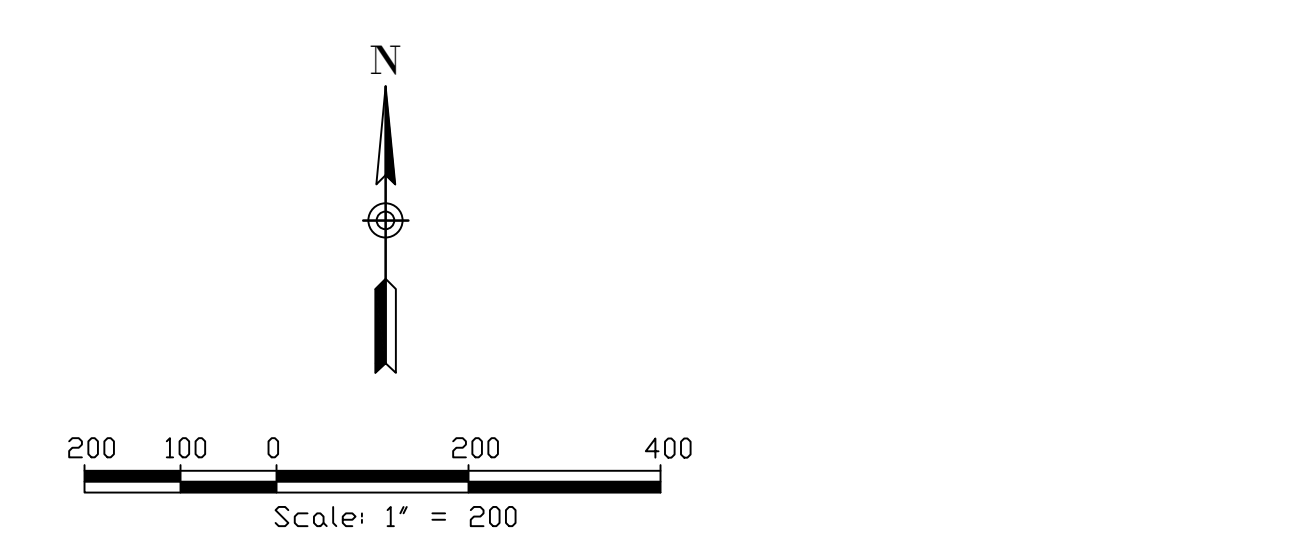
*Costs not funded by bonds will be funded by the developer.

** Utilities and internal roadways constructed by the District and conveyed to the City of Lake Alfred will be constructed to City standards.

*** Internal roadways will be public and non-gated.

****Street Lighting/conduit shall be owned and maintained by the District or the District shall enter into a lease agreement with TECO.

EDEN HILLS CDD MASTER PLAN EXHIBIT 9



EDEN HILLS CDD LOT SUMMARY

PHASE 1	=	142	LOTS
PHASE 2A	=	402	LOTS
PHASE 2B	=	73	LOTS
PHASE 3	=	551	LOTS
TOTAL	=	1165	LOTS

**EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT**

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

PREPARED FOR:

BOARD OF

SUPERVISORS

EDEN HILLS

COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:



1925 Bartow Road • Lakeland, FL 33801 • 863-940-2040

January 25, 2022

**EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT**

TABLE OF CONTENTS

I.	PURPOSE.....	1
II.	EXHIBIT 7 – SUMMARY OF PROBABLE COST	1
III.	EXHIBIT 9 – MASTER SITE PLAN.....	1
IV.	EXHIBIT 10 – PHASE 2A LEGAL DESCRIPTION.....	1
V.	EXHIBIT 11 - PHASE 2B LEGAL DESCRIPTION.....	1

LIST OF TABLES & EXHIBITS

EXHIBIT 7—SUMMARY OF PROBABLE COST
EXHIBIT 9 – MASTER SITE PLAN
EXHIBIT 10 – PHASE 2A LEGAL DESCRIPTION
EXHIBIT 11 – PHASE 2B LEGAL DESCRIPTION

EDEN HILLS FIRST SUPPLEMENTAL ENGINEER'S REPORT

I. PURPOSE

The purpose of this report is to amend the Engineer's Report for the Eden Hills CDD. The Amended and Restated Engineer's Report dated June 8, 2021 had the project being constructed in four phases. Phase 1, Phase 2B, and Phase 3 remains unchanged, but Phase 2A lot count and cost estimate has changed. The lot count in Phase 2A was reduced to 400 lots. The Eden Hills CDD is expected to consist of 1,163 lots. Included in this First Supplemental Engineer's Report for Capital Improvements is an amendment to Exhibit 7 (Summary of Probable Cost), Exhibit 9 (Master Site Plan), and Exhibit 10 (2 Legal Description).

II. *EXHIBIT 7 (SUMMARY OF PROBABLE COST)*

The lot count in the Summary of Probable Cost was adjusted to reflect the reduction in lots in Phase 2A.

III. *EXHIBIT 9 (MASTER SITE PLAN)*

The overall layout was revised to show the construction of the Development with the new lot count.

IV. *EXHIBIT 10 (LEGAL DESCRIPTION)*

A legal description has been provided for Phase 2A.

V. *EXHIBIT 11 (LEGAL DESCRIPTION)*

A legal description has been provided for Phase 2B.

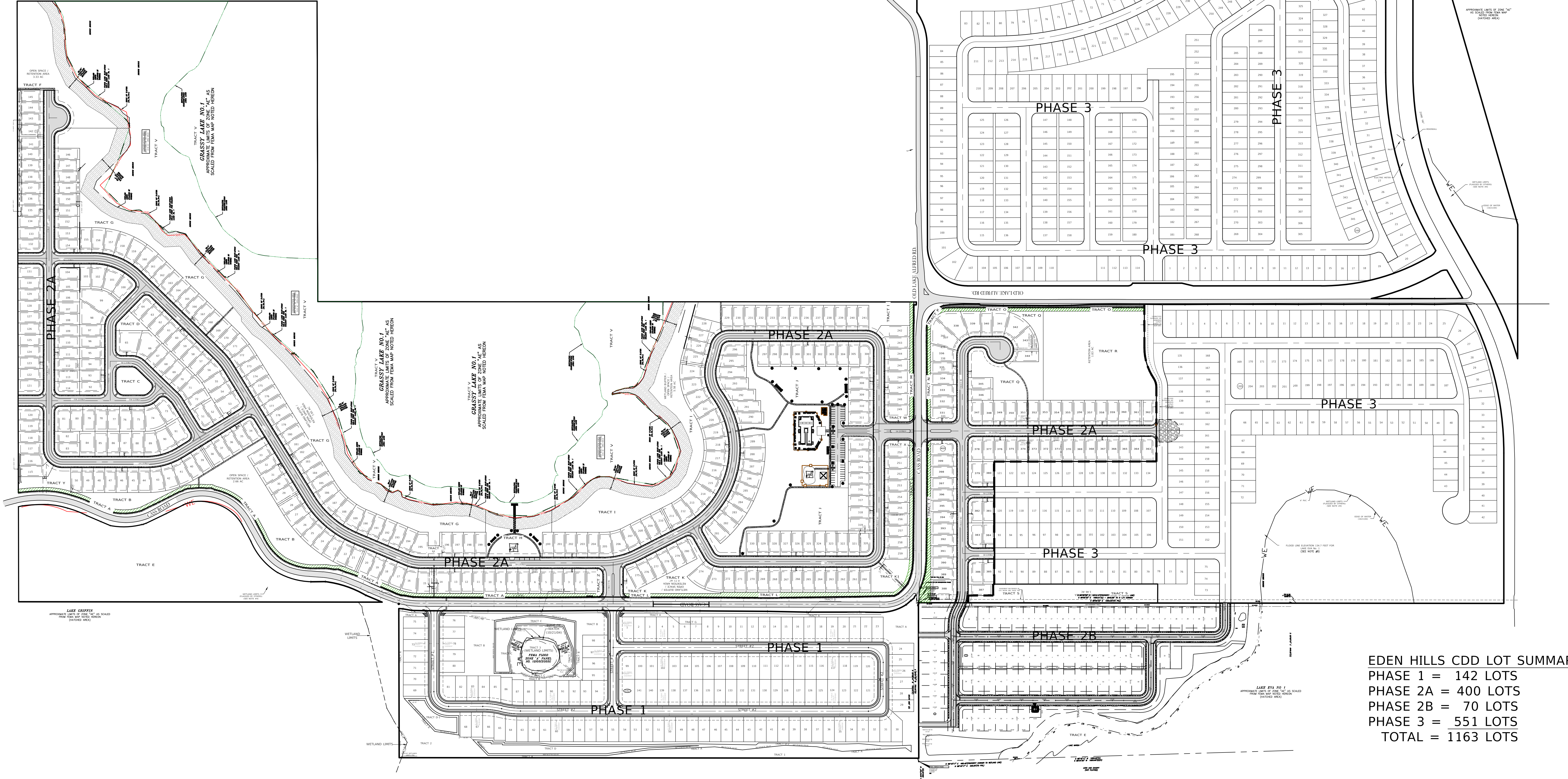
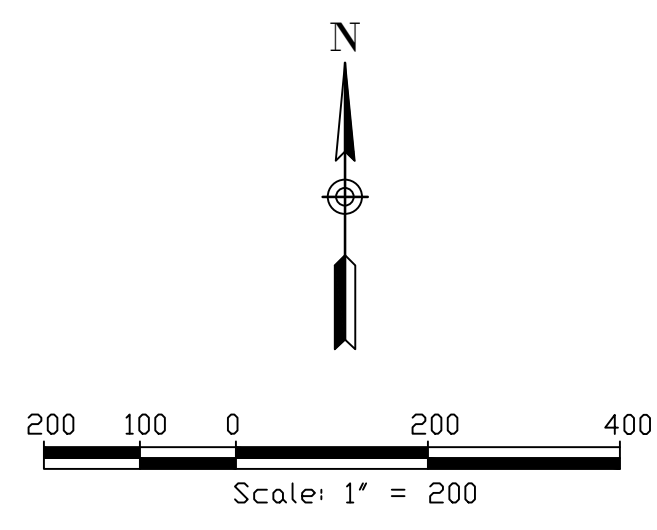
Composite Exhibit 7
Eden Hills
Community Development District
Summary of Probable Cost

<u>Infrastructure</u> ⁽¹⁾⁽¹¹⁾	<u>Phase 1</u> <u>(142 Lots)</u> <u>2019-2023</u>	<u>Phase 2A</u> <u>(400 Lots)</u> <u>2021-2024</u>	<u>Phase 2B</u> <u>(70 Lots)</u> <u>2021-2025</u>	<u>Phase 3</u> <u>(551 Lots)</u> <u>2021-2025</u>	<u>Total</u> <u>(1163 Lots)</u>
Offsite Improvements to County Road 557 ⁽⁵⁾⁽⁶⁾	40,000.000	140,000.000	30,000.00	190,000.00	400,000.00
Offsite Roadway Improvements to Old Lake Alfred Road, Cass Road, and Adams Barn Road	48,000.00	110,000.00	30,000.00	160,000.00	348,000.00
Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	1,300,000.00	2,000,000.00	370,000.00	2,700,000.00	6,370,000.00
Utilities (Water, Sewer, & Street Lighting) ⁽⁵⁾⁽⁶⁾ ⁽⁸⁾	680,000.00	4,265,000.00	800,000.00	5,800,000.00	11,545,000.00
Internal Roadways (not referenced above) ⁽⁴⁾⁽⁵⁾⁽⁶⁾⁽¹⁰⁾	480,000.00	1,700,000.00	310,000.00	2,300,000.00	4,790,000.00
Entry Feature ⁽⁶⁾⁽⁷⁾	130,000.00	300,000.00	65,000.00	400,000.00	895,000.00
Parks and Recreational Facilities ⁽⁶⁾	190,000.00	430,000.00	80,000.00	590,000.00	1,290,000.00
Contingency	<u>250,000.00</u>	<u>890,000.00</u>	<u>170,000.00</u>	<u>1,200,000.00</u>	<u>2,510,000.00</u>
TOTAL	\$3,118,000.00	\$9,835,000.00	\$1,855,000.00	\$13,340,000.00	\$28,148,000.00

Notes:

1. Infrastructure consists of public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction and in conjunction with home construction, which will be provided by home builder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2021 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and buffer fencing.
8. CDD will enter into a Lighting Agreement with TECO for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District Land is included.
9. Estimates based on Master Infrastructure to support development of 1163 lots.
10. Internal sidewalks shall be constructed along common areas only.
11. The improvements will be on land that upon acquisition of the improvement by the District, is owned by, or subject to a permanent easement in favor of, the district or another governmental entity.

EDEN HILLS CDD MASTER PLAN EXHIBIT 9



EDEN HILLS CDD LOT SUMMARY

PHASE 1	=	142	LOTS
PHASE 2A	=	400	LOTS
PHASE 2B	=	70	LOTS
PHASE 3	=	551	LOTS
TOTAL	=	1163	LOTS

EXHIBIT 10 LEGAL DESCRIPTION
EDEN HILLS CDD PHASE 2A

THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ AND THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA. LESS THAT PORTION OF CASS ROAD MAINTAINED RIGHT-OF-WAY AS SHOWN IN MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTION 19, 20, AND 30, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND

THAT PART OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LYING SOUTH OF OLD LAKE ALFRED ROAD AND EAST OF CASS ROAD, BEING DESCRIBED AS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 20, AND RUN THENCE ALONG A NON-RADIAL LINE N-05°14'33"-E, 55.09 FEET TO A POINT ON THE EAST MAINTAINED RIGHT-OF-WAY OF CASS ROAD AS SHOWN IN MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTION 19, 20, AND 30, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, SAID POINT IS ALSO ON A CURVE CONCAVE NORTHWESTERLY; THENCE ALONG SAID EAST MAINTAINED RIGHT-OF-WAY THE FOLLOWING TEN (10) COURSES: 1) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 315.08 FEET, A CENTRAL ANGLE/DELTA OF 15°39'31", A CHORD BEARING OF N-17°59'31"-E, A CHORD DISTANCE OF 85.84 FEET, FOR AN ARC LENGTH OF 86.11 FEET; THENCE 2) ALONG A NON-TANGENT LINE, N-05°24'19"-E, 48.20 FEET; THENCE 3) N-00°34'59"-E, 261.88 FEET; THENCE 4) N-00°05'56"-E, 200.20 FEET; THENCE 5) N-00°07'04"-W, 200.11 FEET; THENCE 6) N-00°14'03"-W, 300.00 FEET; THENCE 7) N-00°02'58"-E, 83.11 FEET; THENCE 8) ALONG A NON-RADIAL LINE, S-89°58'04"-W, 0.42 FEET TO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 9) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 186.00 FEET, A CENTRAL ANGLE/DELTA OF 04°15'37", A CHORD BEARING OF N-19°32'48"-E, A CHORD DISTANCE OF 13.83 FEET, FOR AN ARC LENGTH 13.83 FEET TO A PONT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 10) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE/DELTA OF 49°02'54", A CHORD BEARING OF N-46°12'03"-E, A CHORD DISTANCE OF 96.30 FEET, FOR AN ARC LENGTH OF 99.30 FEET TO A POINT ON THE SOUTH MAINTAINED RIGHT-OF-WAY OF OLD LAKE ALFRED ROAD AS RECORDED IN MAP BOOK 2, PAGES 323 THROUGH 327 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE) PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING TWELVE (12) COURSES: 1) ALONG A NON-TANGENT LINE, N-82°42'13"-E, 27.59 FEET; THENCE 2) N-87°08'13"-E,

60.11 FEET; THENCE 3) N-89°59'43"-E, 67.10 FEET; THENCE 4) S-66°15'13"-E, 9.93 FEET; THENCE 5) S-88°48'06"-E, 100.02 FEET; THENCE 6) N-89°56'17"-E, 100.00 FEET; THENCE 7) S-89°36'13"-E, 100.00 FEET; THENCE 8) N-89°28'47"-E, 100.00 FEET; THENCE 9) N-87°28'33"-E, 100.10 FEET; THENCE 10) N-89°52'51"-E, 100.00 FEET; THENCE 11) N-89°28'47"-E, 100.00 FEET; THENCE 12) S-89°08'43"-E, 20.94 FEET; THENCE DEPARTING SAID SOUTH MAINTAINED RIGHT-OF-WAY, S-00°03'05"-E, 192.45 FEET TO A POINT OF CURVE CONCAVE EASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE/DELTA OF 33°35'30", A CHORD BEARING OF S-16°50'57"-E, A CHORD DISTANCE OF 138.70 FEET, FOR AN ARC LENGTH OF 140.71 FEET TO A POINT OF REVERSE CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE/DELTA OF 33°35'30", A CHORD BEARING OF S-16°50'57"-E, A CHORD DISTANCE OF 43.34 FEET, FOR AN ARC LENGTH OF 43.97 FEET; THENCE S-00°03'12"-E, 326.25 FEET; THENCE S-89°56'48"-W, 715.00 FEET; THENCE S-00°03'12"-E, 540.00 FEET; THENCE N-89°56'48"-E, 720.00 FEET; THENCE S-00°04'40"-W, 83.81 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 20; THENCE ALONG THE SOUTH LINE OF SAID SECTION 20, N-89°55'39"-W, 1054.40 FEET TO THE **POINT OF BEGINNING**.

EXHIBIT 11 LEGAL DESCRIPTION
EDEN HILLS CDD PHASE 2B

COMMENCING AT THE SECTION POST AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST, RUNNING THENCE SOUTH 990 FEET; THENCE EAST 1650 FEET; THENCE NORTH TO THE NORTH LINE OF SAID SECTION AND THENCE WEST ALONG SECTION LINE TO THE PLACE OF BEGINNING, LESS AND EXCEPT THE FOLLOWING: COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH 00°07'20" WEST ALONG THE WEST BOUNDARY OF SAID SECTION 29, 700.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°07'20" WEST ALONG SAID WEST BOUNDARY OF SAID SECTION 27, 290.00 FEET; THENCE SOUTH 89°46'50" EAST, 1650.00 FEET; THENCE NORTH 00°07'20" EAST, 337.45 FEET; THENCE SOUTH 88°34'20" WEST, 1650.60 FEET TO THE **POINT OF BEGINNING**.

Composite Exhibit B:

**AMENDED AND RESTATED MASTER
ASSESSMENT METHODOLOGY

FOR

EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT**

Date: August 11, 2021

Prepared by

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

Table of Contents

1.0 Introduction.....	3
1.1 Purpose.....	3
1.2 Background	4
1.3 Special Benefits and General Benefits	4
1.4 Requirements of a Valid Assessment Methodology	5
1.5 Special Benefits Exceed the Costs Allocated	5
2.0 Assessment Methodology	6
2.1 Overview	6
2.2 Allocation of Debt.....	6
2.3 Allocation of Benefit	7
2.4 Lienability Test: Special and Peculiar Benefit to the Property	7
2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments	8
3.0 True-Up Mechanism.....	8
4.0 Assessment Roll.....	9
5.0 Appendix	10
Table 1: Development Program	10
Table 2: Capital Improvement Cost Estimates.....	11
Table 3: Bond Sizing.....	12
Table 4: Allocation of Improvement Costs	13
Table 5: Allocation of Total Par Debt to Each Product Type.....	14
Table 6: Par Debt and Annual Assessments	15
Table 7: Preliminary Assessment Roll	16

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

1.0 Introduction

The Eden Hills Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$36,400,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements (“Capital Improvement Plan”) within the District more specifically described in the Amended and Restated Engineer’s Report dated June 8, 2021 prepared by Wood & Associates Engineering LLC , as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Capital Improvements or Capital Improvement Plan (“Capital Improvements”) that benefit property owners within the District.

1.1 Purpose

The Board of Supervisors (“Board”) of the District previously approved the Master Assessment Methodology, dated November 1, 2019 (the “Master Report”). The Master Report established an assessment methodology the District Followed to allocate debt assessments to properties within the District benefitting from the District’s CIP. Such assessments secure repayment of the Bonds. The District also previously adopted as a supplement to the Master Report, at the time of the issuance of the District’s \$2,950,000 Capital Improvement Revenue Bonds, Series 2020 (“Series 2020 Bonds”), Supplemental Assessment Methodology report dated November 13, 2020 (“Series 2020 Supplemental Report”). The Series 2020 Bonds remain unchanged by this report. The Series 2020 Supplemental Report applied the methodology to the details of the Series 2020 Bonds to allocate debt assessments (“Series 2020 Assessments”) to properties within the District to secure the repayment of the Series 2020 Bonds.

The methodology established by the Master Report allocated debt assessments to planned future units of residential product types. Since adoption of the Master Report, there have been expansions to add new parcels within the District, such that not all of the assumed planned lots found in the Master Report represent the development planned for the District and so must be revised. Specifically, the revised development has Phase 3 with 551 lots and Phase 2B as the expanded portion with 70 lots, as indicated in the Engineers Report.

This Amended and Restated Master Assessment Methodology amends and restates the original approved Master Report (collectively, the “Assessment Report”) provides for an updated assessment methodology that reflects the additional parcels and planned lots.

This Assessment Report continues to allocate the debt to properties based on the special benefits each receives from the Capital Improvements. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvements. This Assessment Report is designed to

conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

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

1.2 Background

The District currently includes approximately 396.65 acres in the City of Lake Alfred within Polk County, Florida. The development program for the District currently envisions approximately 1,168 residential units. The proposed development program is depicted in Table 1. It is recognized that such development plan may change, and this Assessment Report will be modified or supplemented accordingly.

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

The assessment methodology is a four-step process.

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

1.3 Special Benefits and General Benefits

Capital Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property

within the District. The implementation of the Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

The general public and property owners outside of the District may benefit from the provision of the Capital Improvements. However, any such benefit will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvements. The property owners within the District are therefore receiving special benefits not received by the general public and those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

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

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

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

1.5 Special Benefits Will Equal or Exceed the Costs Allocated

The special benefits provided to the property within the District will be equal to or greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$28,148,000. The District's Underwriter projects that financing costs required to fund the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$36,400,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District anticipates issuing approximately \$36,400,000 in Bonds in one or more series to fund the District's entire Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$36,400,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses and lot sizes in the development as identified by the Developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvements needed to support the development; these construction costs are outlined in Table 2. The Capital Improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$28,148,000. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for the Capital Improvements and related costs was determined by the District's Underwriter to total approximately \$36,400,000. Table 3 shows the breakdown of the Bond sizing.

2.2 Allocation of Debt

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

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

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

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

2.3 Allocation of Benefit

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

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Capital Improvements will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The benefit from the Capital Improvements accrue in differing amounts and are somewhat dependent on the product type receiving the special benefits peculiar to that property type, which flow from the logical relationship of the Capital Improvements to the assigned properties.

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

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

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

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual Special Assessment levied for the Capital Improvement as allocated.

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

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

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

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

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

3.0 True Up Mechanism

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

the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

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

4.0 Assessment Roll

The District will initially distribute the Special Assessments across the property within the District boundaries on a gross acreage basis. As Assigned Properties become known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan or product type changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are not finalized with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The preliminary assessment roll is attached as Table 7.

TABLE 1
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	Total Assessable Units	ERUs per Unit (1)	Total ERUs
Single Family *	1,165	1.00	1,165
Total Units	1,165		1,165

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

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

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

Capital Improvement Plan ("CIP") (1)	Cost Estimate
Offsite Improvements - CR 557	\$400,000
Offsite Improvements - Old Lake Alfred Rd, Cass Rd, Adams Barn Rd	\$348,000
Stormwater Management	\$6,370,000
Utilities (Water, Sewer, & Street Lighting)	\$11,545,000
Roadway	\$4,790,000
Entry Feature	\$895,000
Parks and Amenities	\$1,290,000
Contingencies	\$2,510,000
	\$28,148,000

(1) A detailed description of these improvements is provided in the Amended and Restated Engineer's Report dated June 8, 2021.

TABLE 3
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Description	Total
Construction Funds	\$ 28,148,000
Debt Service Reserve	\$ 2,644,420
Capitalized Interest	\$ 4,368,000
Underwriters Discount	\$ 728,000
Cost of Issuance	\$ 220,000
Contingency	\$ 291,580
Par Amount*	\$ 36,400,000

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

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

TABLE 4
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF IMPROVEMENT COSTS
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family	1,165	1	1,165	100.00%	\$ 28,148,000	\$24,161
Totals	1,165		1,165	100.00%	\$ 28,148,000	

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

Prepared by: Governmental Management Services - Central Florida, LLC

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

Land Use	No. of Units *	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product	Type	Debt Per Product	Type	
Single Family	1,165	\$ 28,148,000	\$	\$ 36,400,000		\$31,245
Totals	1,165	\$ 28,148,000	\$	\$ 36,400,000		

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

TABLE 6
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family	1,165	\$ 36,400,000	\$31,245	\$ 2,644,420	\$ 2,270	\$ 2,441
Totals	1,165	\$ 36,400,000		\$ 2,644,420		

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

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

TABLE 7
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Owner	Property ID #'s*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Jack M. Berry Inc.	262719-000000-024010	9.80	\$92,042	\$ 902,015	\$ 65,530	\$ 70,463
Jack M. Berry Inc.	262719-000000-022010	145.55	\$92,042	\$ 13,396,768	\$ 973,261	\$ 1,046,517
Highland Sumner LLC	262730-000000-011010	33.85	\$92,042	\$ 3,115,635	\$ 226,347	\$ 243,384
Lucerne Park Investment, LLC	262720-000000-044010	22.67	\$92,042	\$ 2,086,601	\$ 151,589	\$ 162,999
Lucerne Park Investment, LLC	262720-000000-042030	12.35	\$92,042	\$ 1,136,723	\$ 82,582	\$ 88,798
Cassidy Holdings LLC	262720-000000-042010	40.89	\$92,042	\$ 3,763,613	\$ 273,422	\$ 294,003
Lucerne Park Investment, LLC	262720-000000-032040	66.72	\$92,042	\$ 6,141,068	\$ 446,142	\$ 479,722
Memos Florida LLC	262720-000000-032010	37.90	\$92,042	\$ 3,488,406	\$ 253,429	\$ 272,504
Tree O Groves	262729-000000-033010	25.74	\$92,042	\$ 2,369,171	\$ 172,118	\$ 185,073
Totals		395.47		\$ 36,400,000	\$ 2,644,420	\$ 2,843,462

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

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$2,644,420

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

EDEN HILLS CDD LEGAL DESCRIPTION OF AMENDED DISTRICT

PARCEL 1

THE S-1/2 OF SE-1/4 AND E-1/2 OF SW-1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY OF CASS ROAD.

PARCEL 2

THE S ½ OF THE SW ¼ OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, LESS AND EXCEPT ALL ROADWAYS AND EASEMENTS OF RECORD OR IN USE, LYING AND BEING IN POLK COUNTY, FLORIDA.

PARCEL 3

COMMENCING AT THE SECTION POST AT THE NORTHEAST CORNER OF THE NE ¼ OF SECTION 30, TOWNSHIP 27 SOUTH, RANGE 26 EAST, RUNNING THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION 2290 FEET; THENCE SOUTH 685 FEET; THENCE IN AN EASTERLY DIRECTION PARALLEL TO THE NORTH LINE OF SAID SECTION TO THE EAST LINE OF SAID SECTION AND THENCE IN A NORTHERLY DIRECTION TO THE PLACE OF BEGINNING, LESS ROAD RIGHT OF WAY OF CASS ROAD.

PARCEL 4

THE SOUTH 945 FEET OF THE NW ¼ AND THE N ½ OF THE SW ¼ OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, LESS AND EXCEPT A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 341 FEET NORTH OF THE SOUTHEAST CORNER OF THE N ½ OF THE SW ¼, RUN THENCE NORTH ALONG THE HALF SECTION LINE A DISTANCE OF 1929 FEET TO THE NORTH BOUNDARY OF THE ABOVE DESCRIBED PROPERTY, RUN THENCE WEST A DISTANCE OF 562.3 FEET, RUN THENCE SOUTH 16°15' EAST A DISTANCE OF 2009.3 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT THE FOLLOWING DESCRIBED PARCELS:

THAT PORTION OF CASS ROAD MAINTAINED RIGHT-OF-WAY AS SHOWN IN MAP BOOK 14, PAGES 78 THROUGH 86, AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTIONS 19, 20, AND 30 TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND LESS & EXCEPT

THAT PORTION OF OLD LAKE ALFRED ROAD AS RECORDED IN MAP BOOK 2, PAGES 323 THROUGH 327, AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND LESS & EXCEPT

RIGHT-OF-WAY PARCELS FOR COUNTY ROAD 557 AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 1629 PROJECT 5537, AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.



EXHIBIT 2 **EDEN HILLS CDD** **LEGAL DESCRIPTION OF AMENDED DISTRICT**

THOSE PARTS MORE PARTICULARLY DESCRIBED AS:

PARCEL 1

BEGIN AT A 5/8" IRON ROD AND CAP "LB 5450" STANDING AT THE NORTHWEST CORNER OF THE EAST ½ OF THE SOUTHWEST ¼ OF ABOVE SAID SECTION 19, AND RUN THENCE ALONG THE NORTH LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19 N-89°59'47"-E, 1321.68 FEET TO THE NORTHEAST CORNER OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19; THENCE ALONG THE EAST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19 S-00°08'25"-E, 1323.96 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19 S-89°58'20"-E, 2637.88 FEET TO A 5/8" IRON ROD AND CAP "LB 5450" STANDING ON THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES: 1) S-02°15'09"-W, 13.10 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 2) N-89°57'27"-W, 12.08 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 3) S-00°01'04"-E, 81.82 FEET; THENCE 4) N-87°37'47"-W, 0.97 FEET; THENCE 5) S-00°02'58"-W, 83.99 FEET; THENCE 6) S-00°14'03"-E, 282.24 FEET; THENCE 7) S-00°01'04"-E, 418.62 FEET; THENCE 8) S-00°34'59"-W, 258.08 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 9) S-05°24'19"-W, 43.23 FEET TO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE 10) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 246.83 FEET, A CENTRAL ANGLE/Delta OF 14°54'25", A CHORD BEARING OF S-18°09'26"-W, A CHORD DISTANCE OF 64.04 FEET, FOR AN ARC LENGTH OF 64.22 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 11) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 213.59 FEET, A CENTRAL ANGLE/Delta OF 16°06'05", A CHORD BEARING OF S-43°12'17"-W, A CHORD DISTANCE OF 59.83 FEET, FOR AN ARC LENGTH OF 60.02 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 12) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 150.45 FEET, A CENTRAL ANGLE/Delta OF 07°22'46", A CHORD BEARING OF S-61°45'46"-W, A CHORD DISTANCE OF 19.36 FEET, FOR AN ARC LENGTH OF 19.38 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID CASS ROAD; THENCE ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING FORTY (40) COURSES: 1) S-88°38'37"-W, 153.54 FEET; THENCE 2) S-89°10'37"-W, 216.44 FEET; THENCE 3) S-89°17'23"-W, 188.18 FEET; THENCE 4) N-89°38'32"-W, 298.21 FEET; THENCE 5) N-89°53'42"-W, 234.77 FEET; THENCE 6) N-89°37'59"-W, 217.84 FEET; THENCE 7) S-89°30'50"-W, 250.08 FEET; THENCE 8) N-89°55'08"-W, 231.89 FEET; THENCE 9) N-89°49'48"-W, 270.34 FEET; THENCE 10) N-88°49'36"-W, 59.54 FEET; THENCE 11) N-80°07'52"-W, 37.96 FEET; THENCE 12) N-85°14'01"-W, 17.09 FEET; THENCE 13) N-70°59'02"-W, 18.15 FEET; THENCE 14) N-65°55'57"-W, 21.10 FEET; THENCE 15) N-67°05'59"-W, 98.72 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 16) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 523.28 FEET, A CENTRAL ANGLE/Delta OF 13°50'09", A CHORD BEARING OF N-67°01'16"-W, A CHORD DISTANCE OF 126.06 FEET, FOR AN ARC LENGTH OF 126.36 FEET; THENCE 17) N-68°58'37"-W, 34.06 FEET; THENCE 18) S-89°31'05"-W, 19.75 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY; THENCE 19) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 523.28 FEET, A CENTRAL ANGLE/Delta OF 03°49'37", A CHORD BEARING OF N-81°39'02"-W, A CHORD DISTANCE OF 34.94 FEET, FOR AN ARC LENGTH OF 34.95 FEET; THENCE 20) S-89°14'01"-W, 66.62 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 21) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 260.64 FEET, A CENTRAL ANGLE/Delta OF 26°43'30", A CHORD BEARING OF N-74°29'03"-W, A CHORD DISTANCE OF 120.47 FEET, FOR AN ARC LENGTH OF 121.57 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 22) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 242.45 FEET, A CENTRAL ANGLE/Delta OF 34°55'23", A CHORD BEARING OF N-40°04'24"-W, A CHORD DISTANCE OF 145.50 FEET, FOR AN ARC LENGTH OF 147.78 FEET; THENCE 23) N-27°57'49"-W, 90.06 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 24) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 259.87 FEET, A CENTRAL ANGLE/Delta OF 47°51'20", A CHORD BEARING OF N-54°10'27"-W, A CHORD DISTANCE OF 210.80 FEET, FOR AN ARC LENGTH OF 217.05 FEET; THENCE 25) N-65°06'24"-W, 17.01 FEET; THENCE 26) S-89°09'06"-W, 24.96 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY; THENCE 27) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 241.94 FEET, A CENTRAL ANGLE/Delta OF 13°31'58", A CHORD BEARING OF S-89°09'06"-W, A CHORD DISTANCE OF 57.01 FEET, FOR AN ARC LENGTH OF 57.14 FEET; THENCE 28) S-89°09'06"-W, 20.44 FEET; THENCE 29) S-75°16'11"-W, 14.14 FEET; THENCE 30) S-59°52'40"-W, 13.79 FEET TO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 31) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 241.94 FEET, A CENTRAL ANGLE/Delta OF 05°46'25", A CHORD BEARING OF S-68°16'47"-W, A CHORD DISTANCE OF 24.37 FEET, FOR AN ARC LENGTH OF 24.38 FEET; THENCE 32) S-63°03'02"-W, 85.21 FEET; THENCE 33) S-64°14'52"-W, 92.99 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 34) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 257.71 FEET, A CENTRAL ANGLE/Delta OF 26°37'29", A CHORD BEARING OF S-86°10'03"-W, A CHORD DISTANCE OF 118.68 FEET, FOR AN



EXHIBIT 2
EDEN HILLS CDD
LEGAL DESCRIPTION OF AMENDED DISTRICT

ARC LENGTH OF 119.75 FEET; THENCE 35) N-67°10'39"-W, 37.65 FEET; THENCE 36) N-66°54'31"-W, 65.68 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 37) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 475.61 FEET, A CENTRAL ANGLE/Delta OF 12°03'04", A CHORD BEARING OF N-68°55'28"-W, A CHORD DISTANCE OF 99.85 FEET, FOR AN ARC LENGTH OF 100.04 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHWESTERLY; THENCE 38) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 415.63 FEET, A CENTRAL ANGLE/Delta OF 14°11'59", A CHORD BEARING OF N-79°41'42"-W, A CHORD DISTANCE OF 102.74 FEET, FOR AN ARC LENGTH OF 103.01 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHERLY; THENCE 39) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 800.61 FEET, A CENTRAL ANGLE/Delta OF 08°59'50", A CHORD BEARING OF S-86°58'55"-W, A CHORD DISTANCE OF 125.59 FEET, FOR AN ARC LENGTH OF 125.72 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 40) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 492.25 FEET, A CENTRAL ANGLE/Delta OF 00°52'46", A CHORD BEARING OF S-78°33'19"-W, A CHORD DISTANCE OF 7.55 FEET, FOR AN ARC LENGTH OF 7.55 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19, SAID POINT IS HEREBY DESIGNATED **POINT "A"** TO BE USED HEREIN AFTER; THENCE DEPARTING SAID NORTHERLY MAINTAINED RIGHT-OF-WAY, AND CONTINUING ALONG THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19, N-00°08'18"-W, 2166.25 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH

COMMENCE AT ABOVE DESIGNATED POINT "A", AND RUN THENCE ALONG THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19 S-00°08'18"-E, 61.47 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" AND THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19, AND CONTINUING S-00°08'18"-E, 418.74 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 19; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 19 S-89°56'27"-E, 1602.13 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 19, AND ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING TWENTY (20) COURSES: 1) N-67°05'59"-W, 78.19 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 2) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 463.28 FEET, A CENTRAL ANGLE/Delta OF 23°26'52", A CHORD BEARING OF N-71°23'14"-W, A CHORD DISTANCE OF 188.27 FEET, FOR AN ARC LENGTH OF 189.59 FEET; THENCE 3) S-89°14'01"-W, 64.18 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 4) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 320.64 FEET, A CENTRAL ANGLE/Delta OF 27°20'48", A CHORD BEARING OF N-74°27'38"-W, A CHORD DISTANCE OF 151.59 FEET, FOR AN ARC LENGTH OF 153.04 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHEASTERLY; THENCE 5) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 302.45 FEET, A CENTRAL ANGLE/Delta OF 34°43'11", A CHORD BEARING OF N-40°31'56"-W, A CHORD DISTANCE OF 180.48 FEET, FOR AN ARC LENGTH OF 183.27 FEET; THENCE 6) N-27°57'49"-W, 86.13 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 7) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 199.87 FEET, A CENTRAL ANGLE/Delta OF 51°07'56", A CHORD BEARING OF N-56°07'58"-W, A CHORD DISTANCE OF 172.51 FEET, FOR AN ARC LENGTH OF 178.37 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHERLY; THENCE 8) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 181.94 FEET, A CENTRAL ANGLE/Delta OF 37°08'54", A CHORD BEARING OF S-84°19'33"-W, A CHORD DISTANCE OF 115.91 FEET, FOR AN ARC LENGTH OF 117.96 FEET; THENCE 9) S-63°03'02"-W, 84.53 FEET; THENCE 10) S-64°14'52"-W, 97.90 FEET; THENCE 11) S-72°58'21"-W, 10.80 FEET; THENCE 12) S-58°07'54"-W, 3.99 FEET; THENCE 13) S-86°02'26"-W, 5.89 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 14) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 317.71 FEET, A CENTRAL ANGLE/Delta OF 25°07'59", A CHORD BEARING OF S-88°14'39"-W, A CHORD DISTANCE OF 138.25 FEET, FOR AN ARC LENGTH OF 139.37 FEET; THENCE 15) N-67°10'39"-W, 44.44 FEET; THENCE 16) N-66°54'31"-W, 67.99 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 17) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 415.61 FEET, A CENTRAL ANGLE/Delta OF 12°30'07", A CHORD BEARING OF N-68°52'12"-W, A CHORD DISTANCE OF 90.51 FEET, FOR AN ARC LENGTH OF 90.69 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHWESTERLY; THENCE 18) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 355.63 FEET, A CENTRAL ANGLE/Delta OF 14°15'17", A CHORD BEARING OF N-79°31'29"-W, A CHORD DISTANCE OF 88.25 FEET, FOR AN ARC DISTANCE OF 88.48 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHERLY; THENCE 19) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 740.61 FEET, A CENTRAL ANGLE/Delta OF 08°46'58", A CHORD BEARING OF S-87°01'04"-W, A CHORD DISTANCE OF 113.41 FEET, FOR AN ARC LENGTH OF 113.53 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 20) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 432.25 FEET, A CENTRAL ANGLE/Delta OF 02°17'57", A CHORD BEARING OF S-77°36'22"-W, A CHORD DISTANCE OF 17.34 FEET, FOR AN ARC LENGTH OF 17.35 FEET TO THE **POINT OF BEGINNING**.



EXHIBIT 2

EDEN HILLS CDD

LEGAL DESCRIPTION OF AMENDED DISTRICT

PARCEL 2

BEGIN AT A ¾" IRON PIPE WITH NO IDENTIFICATION STANDING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 20, AND RUN THENCE ALONG THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 20 N-00°08'40"-W, 47.41 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO THE MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 20, AND RUN THENCE ALONG THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID CASS ROAD, THE FOLLOWING ELEVEN (11) COURSES: 1) NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 273.59 FEET, A CENTRAL ANGLE/DELTA OF 01°53'52", A CHORD BEARING OF N-34°39'47"-E, A CHORD DISTANCE OF 9.06 FEET, FOR AN ARC LENGTH OF 9.06 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; 2) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 315.08 FEET, A CENTRAL ANGLE/DELTA OF 15°39'31", A CHORD BEARING OF N-17°59'31"-E, A CHORD DISTANCE OF 85.84 FEET, FOR AN ARC LENGTH OF 86.11 FEET; THENCE 3) N-05°24'19"-E, 48.20 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 4) N-00°34'59"-E, 261.88 FEET; THENCE 5) N-00°05'56"-E, 200.20 FEET; THENCE 6) N-00°07'04"-W, 200.11 FEET; THENCE 7) N-00°14'03"-W, 300.00 FEET; THENCE 8) N-00°02'58"-E, 83.11 FEET; THENCE 9) S-89°58'04"-W, 0.42 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 10) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 186.00 FEET, A CENTRAL ANGLE/DELTA OF 04°15'37", A CHORD BEARING OF N-19°32'48"-E, A CHORD DISTANCE OF 13.83 FEET, FOR AN ARC LENGTH OF 13.83 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 11) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE/DELTA OF 49°02'54", A CHORD BEARING OF N-46°12'03"-E, A CHORD DISTANCE OF 96.30 FEET, FOR AN ARC LENGTH OF 99.30 FEET TO A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF OLD LAKE ALFRED ROAD ACCORDING TO MAP BOOK 2, PAGES 323 THROUGH 327 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794 PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY MAINTAINED RIGHT-OF-WAY OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING TWENTY-SIX (26) COURSES: 1) N-82°42'13"-E, 27.59 FEET; THENCE 2) N-87°08'13"-E, 60.11 FEET; THENCE 3) N-89°59'43"-E, 67.10 FEET; THENCE 4) S-66°15'13"-E, 9.93 FEET; THENCE 5) S-88°48'06"-E, 100.02 FEET; THENCE 6) N-89°56'17"-E, 100.00 FEET; THENCE 7) S-89°36'13"-E, 100.00 FEET; THENCE 8) N-89°28'47"-E, 100.00 FEET; THENCE 9) N-87°28'33"-E, 100.10 FEET; THENCE 10) N-89°52'51"-E, 100.00 FEET; THENCE 11) N-89°28'47"-E, 100.00 FEET; THENCE 12) S-89°08'43"-E, 100.01 FEET; THENCE 13) S-89°56'51"-E, 100.00 FEET; THENCE 14) N-89°32'13"-E, 100.00 FEET; THENCE 15) N-89°52'51"-E, 100.00 FEET; THENCE 16) S-89°56'51"-E, 100.00 FEET; THENCE 17) N-89°59'43"-E, 100.00 FEET; THENCE 18) S-89°39'39"-E, 100.00 FEET; THENCE 19) N-89°35'39"-E, 100.00 FEET; THENCE 20) S-89°53'24"-E, 100.00 FEET; THENCE 21) N-89°52'51"-E, 100.00 FEET; THENCE 22) N-89°49'58"-E, 100.00 FEET; THENCE 23) N-89°49'24"-E, 100.00 FEET; THENCE 24) S-89°43'06"-E, 100.00 FEET; THENCE 25) N-89°11'36"-E, 100.01 FEET; THENCE 26) S-89°19'21"-E, 38.37 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 557, AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 1629-PROJECT 5537, AND AS RECORDED IN OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557 THE FOLLOWING TWO (2) COURSES: 1) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1372.80 FEET, A CENTRAL ANGLE/DELTA OF 28°32'52", A CHORD BEARING OF S-14°16'09"-E, A CHORD DISTANCE OF 676.95 FEET, FOR AN ARC LENGTH OF 684.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 2) S-00°00'16"-W, 662.88 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 20; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557, AND CONTINUE ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 20 N-89°55'39"-W, 2580.00 FEET TO THE **POINT OF BEGINNING**.



EXHIBIT 2 EDEN HILLS CDD LEGAL DESCRIPTION OF AMENDED DISTRICT

PARCEL 3

BEGIN AT A 3/4" IRON PIPE WITH NO IDENTIFICATION STANDING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30, AND RUN THENCE ALONG THE EAST LINE OF SAID SECTION 30 S-00°08'40"-E, 685.00 FEET; TO A 5/8" IRON ROD AND CAP "LB 5450"; THENCE DEPARTING THE EAST LINE OF SAID SECTION 30, N-89°56'27"-W, 2290.00 FEET TO A 5/8" IRON ROD AND CAP "LB 5450"; THENCE N-00°08'32"-W, 656.90 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO THE MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING FOURTEEN (14) COURSES: 1) S-85°14'01"-E, 18.29 FEET; THENCE 2) S-80°07'51"-E, 39.84 FEET; THENCE 3) S-88°49'36"-E, 64.63 FEET; THENCE 4) S-89°49'48"-E, 270.91 FEET; THENCE 5) S-89°55'08"-E, 232.23 FEET; THENCE 6) N-89°30'50"-E, 249.93 FEET; THENCE 7) S-89°37'59"-E, 217.53 FEET; THENCE 8) S-89°53'42"-E, 234.78 FEET; THENCE 9) S-89°38'32"-E, 297.15 FEET; THENCE 10) S-88°53'35"-E, 172.89 FEET; THENCE 11) S-89°59'22"-E, 232.57 FEET; THENCE 12) S-89°19'57"-E, 95.31 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 13) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 210.45 FEET, A CENTRAL ANGLE/DELTA OF 31°52'07", A CHORD BEARING OF N-73°00'48"-E, A CHORD DISTANCE OF 115.55 FEET, FOR AN ARC LENGTH OF 117.05 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 14) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 273.59 FEET, A CENTRAL ANGLE/DELTA OF 02°55'33", A CHORD BEARING OF N-50°31'27"-E, A CHORD DISTANCE OF 13.97 FEET, FOR AN ARC LENGTH OF 13.97 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 30; THENCE DEPARTING THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID CASS ROAD, AND ALONG THE NORTH LINE OF SAID SECTION 30; S-89°56'27"-E, 43.27 FEET TO THE POINT OF BEGINNING.

PARCEL 4

BEGIN AT A 1" IRON PIPE WITH NO IDENTIFICATION STANDING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 20, AND RUN THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20 N-00°08'40"-W, 945.00 FEET TO THE NORTH LINE OF THE SOUTH 945 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG THE NORTH LINE OF THE SOUTH 945 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 20 N-89°56'41"-E, 1988.39 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 557 AS SHOWN ON THE STATE OF FLORIDA-STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 1629-PROJECT 5537, AND AS RECORDED IN OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557 THE FOLLOWING SIX (6) COURSES: 1) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1830.57 FEET, A CENTRAL ANGLE/DELTA OF 13°13'14", A CHORD BEARING OF S-08°09'36"-E, A CHORD DISTANCE OF 421.46 FEET, FOR AN ARC LENGTH OF 422.39 FEET TO A 5/8" IRON ROD AND CAP "LB 5450"; THENCE 2) N-88°27'01"-E, 20.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE WESTERLY; THENCE 3) THENCE SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 1850.57 FEET, A CENTRAL ANGLE/DELTA OF 01°35'45", A CHORD BEARING OF S-00°45'06"-E, A CHORD DISTANCE OF 51.54 FEET, FOR AN ARC LENGTH OF 51.54 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 4) S-00°02'46"-W, 793.12 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE EASTERLY; THENCE 5) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1492.39 FEET, A CENTRAL ANGLE/DELTA OF 29°30'00", A CHORD BEARING OF S-14°42'14"-E, A CHORD DISTANCE OF 759.93 FEET, FOR AN ARC LENGTH OF 768.39 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 6) S-29°27'14"-E, 56.87 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF OLD LAKE ALFRED ROAD ACCORDING TO MAP BOOK 2, PAGES 323 THROUGH 327 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557, AND ALONG THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING NINE (9) COURSES: 1) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE/DELTA OF 36°52'12", A CHORD BEARING OF S-42°06'40"-W, A CHORD DISTANCE OF 31.62 FEET, FOR AN ARC LENGTH OF 32.18 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 2) S-60°32'46"-W, 20.14 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" HEREBY DESIGNATED POINT "B" TO BE USED HEREINAFTER, SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE 3) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 947.00 FEET, A CENTRAL ANGLE/DELTA OF 29°26'57", A CHORD BEARING OF S-75°16'15"-W, A CHORD DISTANCE OF 481.40 FEET, FOR AN ARC LENGTH OF 486.74 FEET TO A 5/8" IRON ROD AND CAP "LB 8126";

**EXHIBIT 2****EDEN HILLS CDD****LEGAL DESCRIPTION OF AMENDED DISTRICT**

THENCE 4) S-89°59'43"-W, 564.31 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 5) N-76°30'31"-W, 51.42 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 6) S-89°59'43"-W, 217.24 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE 7) THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE/Delta OF 66°25'19", A CHORD BEARING OF S-56°47'04"-W, A CHORD DISTANCE OF 21.91 FEET, FOR AN ARC LENGTH OF 23.19 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 8) S-89°59'43"-W, 710.79 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 9) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE/Delta OF 89°53'07", A CHORD BEARING OF N-45°03'43"-W, A CHORD DISTANCE OF 247.24 FEET, FOR AN ARC LENGTH OF 274.54 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD; THENCE ALONG THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING TWO (2) COURSES: 1) N-00°07'09"-W, 889.59 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE WESTERLY; THENCE 2) THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE/Delta OF 34°41'22", A CHORD BEARING OF N-17°27'50"-W, A CHORD DISTANCE OF 149.06 FEET, FOR AN ARC LENGTH OF 151.36 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE WEST LINE OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 20; THENCE DEPARTING THE EASTERLY MAINTAINED RIGHT-OF-WAY OF SAID OLD LAKE ALFRED ROAD, AND ALONG THE WEST LINE OF THE NORTH ½ OF THE SOUTHWEST ¼ N-00°08'40"-W, 48.43 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT ABOVE DESIGNATED POINT "B", AND RUN THENCE S-29°26'54"-E, 80.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS THE POINT OF BEGINNING, SAID POINT IS ALSO A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD; THENCE ALONG THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING TWO (2) COURSES: 1) N-60°32'46"-E, 20.15 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 2) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE/Delta OF 36°52'12", A CHORD BEARING OF N-78°58'52"-E, A CHORD DISTANCE OF 31.62 FEET, FOR AN ARC LENGTH OF 32.18 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 557 S-29°27'14"-E, 141.33 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD; THENCE ALONG THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING FIVE (5) COURSES: 1) S-85°30'10"-W, 23.94 FEET; THENCE 2) S-89°49'24"-W, 100.00 FEET; THENCE 3) N-89°46'32"-W, 100.00 FEET; THENCE 4) S-89°49'24"-W, 100.00 FEET; THENCE 5) N-89°39'39"-W, 78.54 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD, SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1027.00 FEET, A CENTRAL ANGLE/Delta OF 17°02'44", A CHORD BEARING OF N-69°04'08"-E, A CHORD DISTANCE OF 304.41 FEET, FOR AN ARC LENGTH OF 305.53 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 262729-000000-033010

COMMENCING AT THE SECTION POST AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST, RUNNING THENCE SOUTH 990 FEET; THENCE EAST 1650 FEET; THENCE NORTH TO THE NORTH LINE OF SAID SECTION AND THENCE WEST ALONG SECTION LINE TO THE PLACE OF BEGINNING, LESS AND EXCEPT THE FOLLOWING: COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH 00°07'20" WEST ALONG THE WEST BOUNDARY OF SAID SECTION 29, 700.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°07'20" WEST ALONG SAID WEST BOUNDARY OF SAID SECTION 27, 290.00 FEET; THENCE SOUTH 89°46'50" EAST, 1650.00 FEET; THENCE NORTH 00°07'20" EAST, 337.45 FEET; THENCE SOUTH 88°34'20" WEST, 1650.60 FEET TO THE POINT OF BEGINNING.

AMENDED DISTRICT CONTAINS 396.65 ACRES MORE OR LESS.



**SUPPLEMENTAL
ASSESSMENT METHODOLOGY**

FOR

**EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT
FOR PHASE 2**

Date: February 16, 2022

Prepared by

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

Table of Contents

1.0 Introduction.....	3
1.1 Purpose.....	3
1.2 Background.....	4
1.3 Special Benefits and General Benefits	4
1.4 Requirements of a Valid Assessment Methodology	5
1.5 Special Benefits Exceed the Costs Allocated	5
2.0 Assessment Methodology	6
2.1 Overview	6
2.2 Allocation of Debt.....	6
2.3 Allocation of Benefit	7
2.4 Lienability Test: Special and Peculiar Benefit to the Property	7
2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments	8
3.0 True-Up Mechanism	9
4.0 Assessment Roll.....	9
5.0 Appendix	10
Table 1: Development Program	10
Table 2: Capital Improvement Cost Estimates.....	11
Table 3: Bond Sizing.....	12
Table 4: Allocation of Improvement Costs	13
Table 5: Allocation of Total Par Debt to Each Product Type.....	14
Table 6: Par Debt and Annual Assessments	15
Table 7: Preliminary Assessment Roll	16

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

1.0 Introduction

The Eden Hills Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District has issued \$10,465,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements for Phase 2 (“Phase 2 Capital Improvement Plan”) within Phase 2 of the District more specifically described as Phase 2A and Phase 2B in Exhibit 7 in the Engineer’s Report dated June 8, 2021 prepared by Wood & Associates Engineering LLC, as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Phase 2 Capital Improvements or Phase 2 Capital Improvement Plan (“Capital Improvements”) that benefit property owners within Phase 2 the District.

1.1 Purpose

This Supplemental Assessment Methodology (the “Supplemental Report”) which supplements the certain Amended and Restated Master Assessment Report dated August 11, 2021 (the “Master Report”) and together with the Supplemental Report (the “Assessment Report”) provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within Phase 2 of District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvements. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes, with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments (“Special Assessments”) on the benefited lands within Phase 2 of the District based on this Assessment Report. It is anticipated that all of the proposed Special Assessments will be collected through the Uniform Method of Collection described in Section 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 396.65 acres in the City of Lake Alfred within Polk County, Florida. Phase 2 comprises approximately 194 acres. The development program for Phase 2 of the District currently envisions approximately 470 residential units. The proposed development program is depicted in Table 1. It is recognized that such development plan may change, and this Assessment Report will be modified or supplemented accordingly.

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

The assessment methodology is a four-step process.

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

1.3 Special Benefits and General Benefits

The Phase 2 Capital Improvements undertaken by the District create special and peculiar benefits to the property in Phase 2, different in kind and degree, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within Phase 2 of the District. The implementation of the Phase 2 Capital Improvement Plan enables properties within the boundaries of Phase 2 of the District to be developed. Without the District's Phase 2 Capital Improvement Plan, there would be no infrastructure to support development of land within the Phase 2 of the District. Without the Phase

2 Capital Improvements, development of the property within Phase 2 of the District would be prohibited by law.

The general public and property owners outside of Phase 2 of the District may benefit from the provision of the Phase 2 Capital Improvements. However, any such benefit will be incidental for the purpose of the Phase 2 Capital Improvement Plan, which is designed solely to meet the needs of property within Phase 2 of the District. Properties outside of Phase 2 of the District boundaries do not depend upon the District's Phase 2 Capital Improvements. The property owners within Phase 2 of the District are therefore receiving special benefits not received by the general public and those outside the Phase 2 District boundaries.

1.4 Requirements of a Valid Assessment Methodology

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

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

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

1.5 Special Benefits Will Equal or Exceed the Costs Allocated

The special benefits provided to the property within Phase 2 of the District will be equal to or greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Phase 2 Capital Improvement Plan that is necessary to support full development of property within Phase 2 of the District will cost approximately \$11,690,000. The District's Underwriter projects that financing costs required to fund a portion of the Phase 2 Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be \$10,465,000. Without the Phase 2 Capital Improvement Plan, the property within Phase 2 of the District would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District has issued \$10,465,000 in Bonds in one or more series to fund a portion of the District's Phase 2 Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$10,465,000 in debt to the properties within Phase 2 of the District benefiting from the Phase 2 Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses and lot sizes in the development as identified by the Developer within Phase 2 of the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Phase 2 Capital Improvements needed to support the development; these construction costs are outlined in Table 2. The Phase 2 Capital Improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$11,690,000. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for a portion of the Capital Improvements and related costs was determined by the District's Underwriter to total \$10,465,000. Table 3 shows the breakdown of the Bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for Phase 2 of the District is completed. Until the platting process occurs, the Phase 2 Capital Improvements funded by District Bonds benefits all lands within Phase 2 of the District.

The initial assessments will be levied on an equal basis to all gross acreage within Phase 2 of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties within Phase 2 receiving the special benefits. At this point all of the lands within Phase 2 of the District are benefiting from the Phase 2 Capital Improvements.

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

development plan will be completed and the debt relating to the Bonds will be allocated to the Assigned Properties within Phase 2 of the District, which are the beneficiaries of the Phase 2 Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

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

2.3 Allocation of Benefit

The Phase 2 Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and professional fees along with related incidental costs. There is one product type within the planned development. The single-family home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular product type. It is important to note that the benefit derived from the Phase 2 Capital Improvements on a particular unit will exceed the cost that the unit will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Phase 2 Capital Improvements will provide several types of systems, facilities and services that benefit the Phase 2 lands. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The benefit from the Phase 2 Capital Improvements accrue in differing amounts and are somewhat dependent on the product type receiving the special benefits peculiar to that property type, which flow from the logical relationship of the Phase 2 Capital Improvements to the assigned properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the Phase 2 Capital Improvements actually provided.

For the provision of the Phase 2 Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,

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

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual Special Assessment levied for the Phase 2 Capital Improvement as allocated.

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

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Phase 2 Capital Improvement Plan is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the debt necessary to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Phase 2 Capital Improvements have been apportioned to the property within the Phase 2 of District according to reasonable estimates of the special and peculiar benefits provided consistent with the product type of assignable properties.

Accordingly, no acre or parcel of property within the boundaries of Phase 2 of the District will have a lien for the payment of any Special Assessment more than the determined special benefit particular to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated assigned properties are built and sold as planned, and the entire proposed Phase 2 Capital Improvement Plan is constructed.

3.0 True Up Mechanism

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

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

4.0 Assessment Roll

The District will initially distribute the Special Assessments across the property of Phase 2 within the District boundaries on a gross acreage basis. As Assigned Properties become known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan or product type changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are not finalized with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The preliminary assessment roll is attached as Table 7.

TABLE 1
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 2

Land Use	Total Assessible		ERUs per Unit (1)	Total ERUs
	Units			
Single Family - Phase 2A - 1	233		1.00	233
Single Family - Phase 2A - 2	167		1.00	167
Single Family - Phase 2B	70		1.00	70
Total Units	470			470

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

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

TABLE 2
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT PLAN COST ESTIMATES
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 2

Capital Improvement Plan ("CIP") (1)	Cost Estimate
Offsite Improvements - CR 557	\$ 170,000
Offsite Improvements - Old Lake Alfred Rd, Cass Rd, Adams Barn Rd	\$ 140,000
Stormwater Management	\$ 2,370,000
Utilities (Water, Sewer, & Street Lighting)	\$ 5,065,000
Roadway	\$ 2,010,000
Entry Feature	\$ 365,000
Parks and Amenities	\$ 510,000
Contingencies	\$ 1,060,000
	\$ 11,690,000

(1) A detailed description of these improvements is provided in the Engineer's Report dated June 8, 2021.

TABLE 3
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 2

Description	Total
Construction Funds - 2A	\$ 7,861,060
Construction Funds - 2B	\$ 1,330,354
Debt Service Reserve	\$ 604,294
Capitalized Interest	\$ 263,518
Underwriters Discount	\$ 209,300
Cost of Issuance	\$ 196,475
Par Amount	\$ 10,465,000

Bond Assumptions:	
Average Coupon	4.05%
Amortization	30 years
Capitalized Interest	4 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
 ALLOCATION OF IMPROVEMENT COSTS
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 2

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total		Total Improvements Costs Per Product Type	Improvement Costs Per Unit
				ERUs	ERUs		
Single Family - Phase 2A - 1	233	1	233	49.57%	\$	5,795,255	\$ 24,872
Single Family - Phase 2A - 2	167	1	167	35.53%	\$	4,153,681	\$ 24,872
Single Family - Phase 2B	70	1	70	14.89%	\$	1,741,064	\$ 24,872
Totals	470		470	100.00%	\$	11,690,000	

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 2

Land Use	No. of Units *	Total Improvements Costs Per Product Type	Per Product Type- Before Developer Contribution	Developer Contribution**	Debt Per Product Type- Before Developer	Par Debt Per Unit - After Developer Contribution
Single Family - Phase 2A - 1	233	\$ 5,795,255	\$ 5,467,418	\$ -	\$ 5,467,418	\$ 23,465
Single Family - Phase 2A - 2	167	\$ 4,153,681	\$ 3,918,708	\$ (429,080)	\$ 3,489,628	\$ 20,896
Single Family - Phase 2B	70	\$ 1,741,064	\$ 1,642,572	\$ (134,618)	\$ 1,507,954	\$ 21,542
Totals	470	\$ 11,690,000	\$ 11,028,698	\$ (563,698)	\$ 10,465,000	

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

** Contributions constitute Phase 2A-2 and Phase 2B Special Assessment partial prepayments, which together with Series 2022 Special Assessments to be collected on such Phase 2 units, equal the total Series 2022 Special Assessments to be collected on all Phase 2 lots together with improvements funded by the developer.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 2

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family - Phase 2A - 1	233	\$ 5,467,418	\$ 23,465	\$ 315,712	\$ 1,355	\$ 1,441
Single Family - Phase 2A - 2	167	\$ 3,489,628	\$ 20,896	\$ 201,506	\$ 1,207	\$ 1,284
Single Family - Phase 2B	70	\$ 1,507,954	\$ 21,542	\$ 87,076	\$ 1,244	\$ 1,338
Totals	470	\$ 10,465,000		\$ 604,294		

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

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

TABLE 7
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 2

Owner	Property ID #'s	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI Development, LLC	262719-000000-022010	145.55	\$ 53,954	\$ 7,853,066	\$ 453,470	\$ 487,602
Eden Hills Addition 2 LLC	262729-000000-033010	25.74	\$ 53,954	\$ 1,388,787	\$ 80,194	\$ 86,231
JMBI Development, LLC	262720-000000-044010	22.67	\$ 53,954	\$ 1,223,147	\$ 70,630	\$ 75,946
Totals		193.96		\$ 10,465,000	\$ 604,294	\$ 649,778

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

Annual Assessment Periods	30
Average Coupon Rate (%)	4.05%
Maximum Annual Debt Service	\$ 604,294

Prepared by: Governmental Management Services - Central Florida, LLC

Exhibit C
Legal Description of Series 2022 Assessment Area

EDEN HILLS CDD PHASE 2A

THE SOUTH ½ OF THE SOUTHEAST ¼ AND THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA. **LESS** THAT PORTION OF CASS ROAD MAINTAINED RIGHT-OF-WAY AS SHOWN IN MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTION 19, 20, AND 30, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND

THAT PART OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LYING SOUTH OF OLD LAKE ALFRED ROAD AND EAST OF CASS ROAD, BEING DESCRIBED AS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 20, AND RUN THENCE ALONG A NON-RADIAL LINE N-05°14'33"-E, 55.09 FEET TO A POINT ON THE EAST MAINTAINED RIGHT-OF-WAY OF CASS ROAD AS SHOWN IN MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTION 19, 20, AND 30, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, SAID POINT IS ALSO ON A CURVE CONCAVE NORTHWESTERLY; THENCE ALONG SAID EAST MAINTAINED RIGHT-OF-WAY THE FOLLOWING TEN (10) COURSES: 1) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 315.08 FEET, A CENTRAL ANGLE/DELTA OF 15°39'31", A CHORD BEARING OF N-17°59'31"-E, A CHORD DISTANCE OF 85.84 FEET, FOR AN ARC LENGTH OF 86.11 FEET; THENCE 2) ALONG A NON-TANGENT LINE, N-05°24'19'-E, 48.20 FEET; THENCE 3) N-00°34'59"-E, 261.88 FEET; THENCE 4) N-00°05'56"-E, 200.20 FEET; THENCE 5) N-00°07'04"-W, 200.11 FEET; THENCE 6) N-00°14'03"-W, 300.00 FEET; THENCE 7) N-00°02'58"-E, 83.11 FEET; THENCE 8) ALONG A NON-RADIAL LINE, S-89°58'04"-W, 0.42 FEET TO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 9) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 186.00 FEET, A CENTRAL ANGLE/DELTA OF 04°15'37", A CHORD BEARING OF N-19°32'48"-E, A CHORD DISTANCE OF 13.83 FEET, FOR AN ARC LENGTH 13.83 FEET TO A PONT

OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 10) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE/DELTA OF $49^{\circ}02'54''$, A CHORD BEARING OF $N-46^{\circ}12'03''-E$, A CHORD DISTANCE OF 96.30 FEET, FOR AN ARC LENGTH OF 99.30 FEET TO A POINT ON THE SOUTH MAINTAINED RIGHT-OF-WAY OF OLD LAKE ALFRED ROAD AS RECORDED IN MAP BOOK 2, PAGES 323 THROUGH 327 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE) PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING TWELVE (12) COURSES: 1) ALONG A NON-TANGENT LINE, $N-82^{\circ}42'13''-E$, 27.59 FEET; THENCE 2) $N-87^{\circ}08'13''-E$, 60.11 FEET; THENCE 3) $N-89^{\circ}59'43''-E$, 67.10 FEET; THENCE 4) $S-66^{\circ}15'13''-E$, 9.93 FEET; THENCE 5) $S-88^{\circ}48'06''-E$, 100.02 FEET; THENCE 6) $N-89^{\circ}56'17''-E$, 100.00 FEET; THENCE 7) $S-89^{\circ}36'13''-E$, 100.00 FEET; THENCE 8) $N-89^{\circ}28'47''-E$, 100.00 FEET; THENCE 9) $N-87^{\circ}28'33''-E$, 100.10 FEET; THENCE 10) $N-89^{\circ}52'51''-E$, 100.00 FEET; THENCE 11) $N-89^{\circ}28'47''-E$, 100.00 FEET; THENCE 12) $S-89^{\circ}08'43''-E$, 20.94 FEET; THENCE DEPARTING SAID SOUTH MAINTAINED RIGHT-OF-WAY, $S-00^{\circ}03'05''-E$, 192.45 FEET TO A POINT OF CURVE CONCAVE EASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE/DELTA OF $33^{\circ}35'30''$, A CHORD BEARING OF $S-16^{\circ}50'57''-E$, A CHORD DISTANCE OF 138.70 FEET, FOR AN ARC LENGTH OF 140.71 FEET TO A POINT OF REVERSE CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE/DELTA OF $33^{\circ}35'30''$, A CHORD BEARING OF $S-16^{\circ}50'57''-E$, A CHORD DISTANCE OF 43.34 FEET, FOR AN ARC LENGTH OF 43.97 FEET; THENCE $S-00^{\circ}03'12''-E$, 326.25 FEET; THENCE $S-89^{\circ}56'48''-W$, 715.00 FEET; THENCE $S-00^{\circ}03'12''-E$, 540.00 FEET; THENCE $N-89^{\circ}56'48''-E$, 720.00 FEET; THENCE $S-00^{\circ}04'40''-W$, 83.81 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 20; THENCE ALONG THE SOUTH LINE OF SAID SECTION 20, $N-89^{\circ}55'39''-W$, 1054.40 FEET TO THE **POINT OF BEGINNING**.

Exhibit C (CONTINUED)
Legal Description of Series 2022 Assessment Area

EDEN HILLS CDD PHASE 2B

COMMENCING AT THE SECTION POST AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST, RUNNING THENCE SOUTH 990 FEET; THENCE EAST 1650 FEET; THENCE NORTH TO THE NORTH LINE OF SAID SECTION AND THENCE WEST ALONG SECTION LINE TO THE PLACE OF BEGINNING, LESS AND EXCEPT THE FOLLOWING: COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH 00°07'20" WEST ALONG THE WEST BOUNDARY OF SAID SECTION 29, 700.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°07'20" WEST ALONG SAID WEST BOUNDARY OF SAID SECTION 27, 290.00 FEET; THENCE SOUTH 89°46'50" EAST, 1650.00 FEET; THENCE NORTH 00°07'20" EAST, 337.45 FEET; THENCE SOUTH 88°34'20" WEST, 1650.60 FEET TO THE POINT OF BEGINNING.

Exhibit D: Maturities and Coupons of Series 2022 Bonds

Feb 15, 2022 4:16 pm Prepared by DBC Finance

(Eden Hills CDD 2022:EH-2022) Page 10

BOND SUMMARY STATISTICS

Eden Hills Community Development District Special Assessment Bonds, Series 2022

Dated Date	03/11/2022
Delivery Date	03/11/2022
Last Maturity	05/01/2052
Arbitrage Yield	4.033781%
True Interest Cost (TIC)	4.198889%
Net Interest Cost (NIC)	4.158453%
All-In TIC	4.358537%
Average Coupon	4.050474%
Average Life (years)	18.522
Weighted Average Maturity (years)	18.522
Duration of Issue (years)	12.431
Par Amount	10,465,000.00
Bond Proceeds	10,465,000.00
Total Interest	7,851,174.00
Net Interest	8,060,474.00
Total Debt Service	18,316,174.00
Maximum Annual Debt Service	604,293.75
Average Annual Debt Service	607,725.59
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life
Term 1	1,030,000.00	100.000	3.250%	3.197
Term 2	1,220,000.00	100.000	3.625%	8.213
Term 3	3,285,000.00	100.000	4.000%	15.962
Term 4	4,930,000.00	100.000	4.125%	25.981
	10,465,000.00			18.522

	TIC	All-In TIC	Arbitrage Yield
Par Value	10,465,000.00	10,465,000.00	10,465,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-209,300.00	-209,300.00	
- Cost of Issuance Expense		-196,475.00	
- Other Amounts			
Target Value	10,255,700.00	10,059,225.00	10,465,000.00
Target Date	03/11/2022	03/11/2022	03/11/2022
Yield	4.198889%	4.358537%	4.033781%

Exhibit E: Sources and Uses of Funds for Series 2022 Bonds

Feb 15, 2022 4:16 pm Prepared by DBC Finance

(Eden Hills CDD 2022:EH-2022) Page 1

SOURCES AND USES OF FUNDS

Eden Hills Community Development District Special Assessment Bonds, Series 2022

Sources:

Bond Proceeds:	
Par Amount	10,465,000.00
	<u>10,465,000.00</u>

Uses:

Project Fund Deposits:	
Phase 2A Project Subaccount	7,861,059.87
Phase 2B Project Subaccount	<u>1,330,353.67</u>
	9,191,413.54
Other Fund Deposits:	
DSRF (MADS)	604,293.75
Capitalized Interest Fund (through 11/1/2022)	<u>263,517.71</u>
	867,811.46
Delivery Date Expenses:	
Cost of Issuance	196,475.00
Underwriter's Discount	<u>209,300.00</u>
	405,775.00
	<u>10,465,000.00</u>

Exhibit F: Annual Debt Service Payment Due on Series 2022 Bonds

Feb 15, 2022 4:16 pm Prepared by DBC Finance

(Eden Hills CDD 2022:EH-2022) Page 4

BOND DEBT SERVICE					
Eden Hills Community Development District Special Assessment Bonds, Series 2022					
Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2022			263,517.71	263,517.71	263,517.71
05/01/2023	195,000	3.250%	206,231.25	401,231.25	
11/01/2023			203,062.50	203,062.50	604,293.75
05/01/2024	200,000	3.250%	203,062.50	403,062.50	
11/01/2024			199,812.50	199,812.50	602,875.00
05/01/2025	205,000	3.250%	199,812.50	404,812.50	
11/01/2025			196,481.25	196,481.25	601,293.75
05/01/2026	210,000	3.250%	196,481.25	406,481.25	
11/01/2026			193,068.75	193,068.75	599,550.00
05/01/2027	220,000	3.250%	193,068.75	413,068.75	
11/01/2027			189,493.75	189,493.75	602,562.50
05/01/2028	225,000	3.625%	189,493.75	414,493.75	
11/01/2028			185,415.63	185,415.63	599,909.38
05/01/2029	235,000	3.625%	185,415.63	420,415.63	
11/01/2029			181,156.25	181,156.25	601,571.88
05/01/2030	245,000	3.625%	181,156.25	426,156.25	
11/01/2030			176,715.63	176,715.63	602,871.88
05/01/2031	255,000	3.625%	176,715.63	431,715.63	
11/01/2031			172,093.75	172,093.75	603,809.38
05/01/2032	260,000	3.625%	172,093.75	432,093.75	
11/01/2032			167,381.25	167,381.25	599,475.00
05/01/2033	275,000	4.000%	167,381.25	442,381.25	
11/01/2033			161,881.25	161,881.25	604,262.50
05/01/2034	285,000	4.000%	161,881.25	446,881.25	
11/01/2034			156,181.25	156,181.25	603,062.50
05/01/2035	295,000	4.000%	156,181.25	451,181.25	
11/01/2035			150,281.25	150,281.25	601,462.50
05/01/2036	305,000	4.000%	150,281.25	455,281.25	
11/01/2036			144,181.25	144,181.25	599,462.50
05/01/2037	320,000	4.000%	144,181.25	464,181.25	
11/01/2037			137,781.25	137,781.25	601,962.50
05/01/2038	335,000	4.000%	137,781.25	472,781.25	
11/01/2038			131,081.25	131,081.25	603,862.50
05/01/2039	345,000	4.000%	131,081.25	476,081.25	
11/01/2039			124,181.25	124,181.25	600,262.50
05/01/2040	360,000	4.000%	124,181.25	484,181.25	
11/01/2040			116,981.25	116,981.25	601,162.50
05/01/2041	375,000	4.000%	116,981.25	491,981.25	
11/01/2041			109,481.25	109,481.25	601,462.50
05/01/2042	390,000	4.000%	109,481.25	499,481.25	
11/01/2042			101,681.25	101,681.25	601,162.50
05/01/2043	405,000	4.125%	101,681.25	506,681.25	
11/01/2043			93,328.13	93,328.13	600,009.38
05/01/2044	425,000	4.125%	93,328.13	518,328.13	
11/01/2044			84,562.50	84,562.50	602,890.63
05/01/2045	440,000	4.125%	84,562.50	524,562.50	
11/01/2045			75,487.50	75,487.50	600,050.00
05/01/2046	460,000	4.125%	75,487.50	535,487.50	
11/01/2046			66,000.00	66,000.00	601,487.50
05/01/2047	480,000	4.125%	66,000.00	546,000.00	
11/01/2047			56,100.00	56,100.00	602,100.00
05/01/2048	500,000	4.125%	56,100.00	556,100.00	
11/01/2048			45,787.50	45,787.50	601,887.50
05/01/2049	520,000	4.125%	45,787.50	565,787.50	
11/01/2049			35,062.50	35,062.50	600,850.00

BOND DEBT SERVICE

Eden Hills Community Development District
Special Assessment Bonds, Series 2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2050	545,000	4.125%	35,062.50	580,062.50	
11/01/2050			23,821.88	23,821.88	603,884.38
05/01/2051	565,000	4.125%	23,821.88	588,821.88	
11/01/2051			12,168.75	12,168.75	600,990.63
05/01/2052	590,000	4.125%	12,168.75	602,168.75	
11/01/2052					602,168.75
	10,465,000		7,851,174.00	18,316,174.00	18,316,174.00

SECTION VII

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

Roy Van Wyk, Esq.
KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

**EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF LIEN OF SPECIAL ASSESSMENTS FOR
SPECIAL ASSESSMENT BONDS, SERIES 2022**

PLEASE TAKE NOTICE that the Board of Supervisors of the Eden Hills Community Development District (the “District”) in accordance with Chapters 170, 190, and 197, *Florida Statutes*, adopted Resolutions Nos. 2021-07, 2021-08, 2021-16 and 2022-03 (the “Assessment Resolutions”), confirming and certifying the lien of non ad-valorem special assessments on certain real property located within the boundaries of the District that will be specially benefitted by the Series 2022 Project described in such Assessment Resolutions. Said assessments are pledged to secure the Eden Hills Community Development District Special Assessment Bonds, Series 2022 (“Series 2022 Bonds”). The legal description of the lands on which said special assessments are imposed is attached to this Notice (“Notice”), as **Exhibit A**. The special assessments are imposed on benefitted property within the District as described in the *Amended and Restated Master Assessment Methodology*, dated August 11, 2021 (the “Master Report”), as supplemented by that *Supplemental Assessment Methodology for Eden Hills Community Development District for Phase 2*, dated January 12, 2022 (the “Supplemental Report” and together with Master Report, the “Assessment Report”), approved by the District. A copy of the Assessment Report and the Assessment Resolutions may be obtained by contacting the District at: Eden Hills Community Development District, c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801; Ph: (407) 841-5524.

The non ad-valorem special assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and these non-ad valorem special assessments constitute and will at all relevant times in the future constitute, legal, valid, and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims. The District may collect assessments on any of the lands described in the attached **Exhibit A** by any method authorized by law, which method may change from year to year.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that: **THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

THE LIEN FOR THE SPECIAL ASSESSMENTS IS STATUTORY AND NO FILING IS NECESSARY IN ORDER TO PERFECT OR PROVIDE RECORD NOTICE THEREOF. THIS NOTICE IS FOR INFORMATION PURPOSES. IN ADDITION TO THE MINUTES, RECORDS AND OTHER MATERIAL OF THE DISTRICT AVAILABLE FROM THE DISTRICT, THIS ALSO CONSTITUTES A LIEN OF

**RECORD FOR PURPOSES OF SECTION 197.573 OF THE FLORIDA STATUTES AND
ALL OTHER APPLICABLE PROVISIONS OF THE FLORIDA STATUTES AND ANY
OTHER APPLICABLE LAW.**

IN WITNESS WHEREOF, this Notice has been executed and effective as of the ____
day of _____, 2022, and recorded in the Official Records of Polk County, Florida.

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Warren K. (Rennie) Heath II
Chairperson, Board of Supervisors

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐
online notarization, this ____ day of _____, 2022, by Warren K. (Rennie) Heath II as
Chairperson of the Board of Supervisors for the Eden Hills Community Development District.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

EXHIBIT A - LEGAL DESCRIPTION OF SERIES 2022 ASSESSMENT AREA

EDEN HILLS CDD PHASE 2A

THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ AND THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA. **LESS** THAT PORTION OF CASS ROAD MAINTAINED RIGHT-OF-WAY AS SHOWN IN MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTION 19, 20, AND 30, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND

THAT PART OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LYING SOUTH OF OLD LAKE ALFRED ROAD AND EAST OF CASS ROAD, BEING DESCRIBED AS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 20, AND RUN THENCE ALONG A NON-RADIAL LINE N-05°14'33"-E, 55.09 FEET TO A POINT ON THE EAST MAINTAINED RIGHT-OF-WAY OF CASS ROAD AS SHOWN IN MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTION 19, 20, AND 30, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, SAID POINT IS ALSO ON A CURVE CONCAVE NORTHWESTERLY; THENCE ALONG SAID EAST MAINTAINED RIGHT-OF-WAY THE FOLLOWING TEN (10) COURSES: 1) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 315.08 FEET, A CENTRAL ANGLE/DELTA OF 15°39'31", A CHORD BEARING OF N-17°59'31"-E, A CHORD DISTANCE OF 85.84 FEET, FOR AN ARC LENGTH OF 86.11 FEET; THENCE 2) ALONG A NON-TANGENT LINE, N-05°24'19"-E, 48.20 FEET; THENCE 3) N-00°34'59"-E, 261.88 FEET; THENCE 4) N-00°05'56"-E, 200.20 FEET; THENCE 5) N-00°07'04"-W, 200.11 FEET; THENCE 6) N-00°14'03"-W, 300.00 FEET; THENCE 7) N-00°02'58"-E, 83.11 FEET; THENCE 8) ALONG A NON-RADIAL LINE, S-89°58'04"-W, 0.42 FEET TO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 9) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 186.00 FEET, A CENTRAL ANGLE/DELTA OF 04°15'37", A CHORD BEARING OF N-19°32'48"-E, A CHORD DISTANCE OF 13.83 FEET, FOR AN ARC LENGTH 13.83 FEET TO A PONT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 10)

NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE/DELTA OF $49^{\circ}02'54''$, A CHORD BEARING OF $N-46^{\circ}12'03''-E$, A CHORD DISTANCE OF 96.30 FEET, FOR AN ARC LENGTH OF 99.30 FEET TO A POINT ON THE SOUTH MAINTAINED RIGHT-OF-WAY OF OLD LAKE ALFRED ROAD AS RECORDED IN MAP BOOK 2, PAGES 323 THROUGH 327 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE) PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING TWELVE (12) COURSES: 1) ALONG A NON-TANGENT LINE, $N-82^{\circ}42'13''-E$, 27.59 FEET; THENCE 2) $N-87^{\circ}08'13''-E$, 60.11 FEET; THENCE 3) $N-89^{\circ}59'43''-E$, 67.10 FEET; THENCE 4) $S-66^{\circ}15'13''-E$, 9.93 FEET; THENCE 5) $S-88^{\circ}48'06''-E$, 100.02 FEET; THENCE 6) $N-89^{\circ}56'17''-E$, 100.00 FEET; THENCE 7) $S-89^{\circ}36'13''-E$, 100.00 FEET; THENCE 8) $N-89^{\circ}28'47''-E$, 100.00 FEET; THENCE 9) $N-87^{\circ}28'33''-E$, 100.10 FEET; THENCE 10) $N-89^{\circ}52'51''-E$, 100.00 FEET; THENCE 11) $N-89^{\circ}28'47''-E$, 100.00 FEET; THENCE 12) $S-89^{\circ}08'43''-E$, 20.94 FEET; THENCE DEPARTING SAID SOUTH MAINTAINED RIGHT-OF-WAY, $S-00^{\circ}03'05''-E$, 192.45 FEET TO A POINT OF CURVE CONCAVE EASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE/DELTA OF $33^{\circ}35'30''$, A CHORD BEARING OF $S-16^{\circ}50'57''-E$, A CHORD DISTANCE OF 138.70 FEET, FOR AN ARC LENGTH OF 140.71 FEET TO A POINT OF REVERSE CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE/DELTA OF $33^{\circ}35'30''$, A CHORD BEARING OF $S-16^{\circ}50'57''-E$, A CHORD DISTANCE OF 43.34 FEET, FOR AN ARC LENGTH OF 43.97 FEET; THENCE $S-00^{\circ}03'12''-E$, 326.25 FEET; THENCE $S-89^{\circ}56'48''-W$, 715.00 FEET; THENCE $S-00^{\circ}03'12''-E$, 540.00 FEET; THENCE $N-89^{\circ}56'48''-E$, 720.00 FEET; THENCE $S-00^{\circ}04'40''-W$, 83.81 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 20; THENCE ALONG THE SOUTH LINE OF SAID SECTION 20, $N-89^{\circ}55'39''-W$, 1054.40 FEET TO THE **POINT OF BEGINNING**.

EDEN HILLS CDD PHASE 2B

COMMENCING AT THE SECTION POST AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST, RUNNING THENCE SOUTH 990 FEET; THENCE EAST 1650 FEET; THENCE NORTH TO THE NORTH LINE OF SAID SECTION AND THENCE WEST ALONG SECTION LINE TO THE PLACE OF BEGINNING, LESS AND EXCEPT THE FOLLOWING: COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH $00^{\circ}07'20''$ WEST ALONG THE WEST BOUNDARY OF SAID SECTION 29, 700.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $00^{\circ}07'20''$ WEST ALONG SAID WEST BOUNDARY OF SAID SECTION 27, 290.00 FEET; THENCE SOUTH $89^{\circ}46'50''$ EAST, 1650.00 FEET; THENCE NORTH $00^{\circ}07'20''$ EAST, 337.45 FEET; THENCE SOUTH $88^{\circ}34'20''$ WEST, 1650.60 FEET TO THE POINT OF BEGINNING.

SECTION VIII

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR AND AUTHORIZING THE USE OF ELECTRONIC DOCUMENTS AND SIGNATURES; ADOPTING AND IMPLEMENTING ELECTRONIC DOCUMENT CONTROL PROCESSES AND PROCEDURES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Eden Hills Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within the City of Lake Alfred, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, Chapter 190, *Florida Statutes* authorizes the District Board of Supervisors, to enter into various contracts for the purposes set forth therein; and

WHEREAS, the District Board of Supervisors finds that it is the interest of the District and its residents to reduce waste, costs, and to enhance services; and

WHEREAS, the District Board of Supervisors recognizes that the Florida Legislature, through the passage of The Electronic Signature Act of 1996, intended to, among other goals, facilitate economic development and efficient delivery of government services by means of reliable electronic messages and foster the development of electronic commerce through the use of electronic signatures to lend authenticity and integrity to writings in any electronic medium; and

WHEREAS, the District Board of Supervisors wishes to further these goals through the use of electronic documents and signatures.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT:

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

SECTION 2. FORCE AND EFFECT OF ELECTRONIC DOCUMENTS AND SIGNATURES. Unless otherwise provided by law, electronic documents and signatures submitted to and on behalf of the District may be used for all purposes and shall have the same force and effect as printed documents and manual signatures.

SECTION 3. AUTHORIZING UTILIZATION OF ELECTRONIC SIGNATURES AND DOCUMENTS. All contractors and personnel associated with the District are hereby authorized and encouraged to utilize electronic documents and signatures when reasonably practicable and as permitted by law. The District Manager is authorized and directed to obtain the provision of electronic document services or platforms offered by nationally recognized third party vendors that increase the efficiency of the District's operations.

SECTION 4. CONTROLS PROCESSES AND PROCEDURES. The District Board of Supervisors hereby authorizes and directs the District Manager to create control processes and procedures consistent with Florida Law to ensure adequate integrity, security, confidentiality, and auditability of all transactions conducted using electronic commerce.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 9th day of March, 2022.

ATTEST:

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION IX

SECTION C

Eden Hills CDD

Field Management Report



3/09/2022

Clayton Smith

Field Services Manager

GMS

Complete

Landscaping and General Maintenance



Monitor and review
1x mows with
landscaper.



Bike Rack installed
by main entrance.



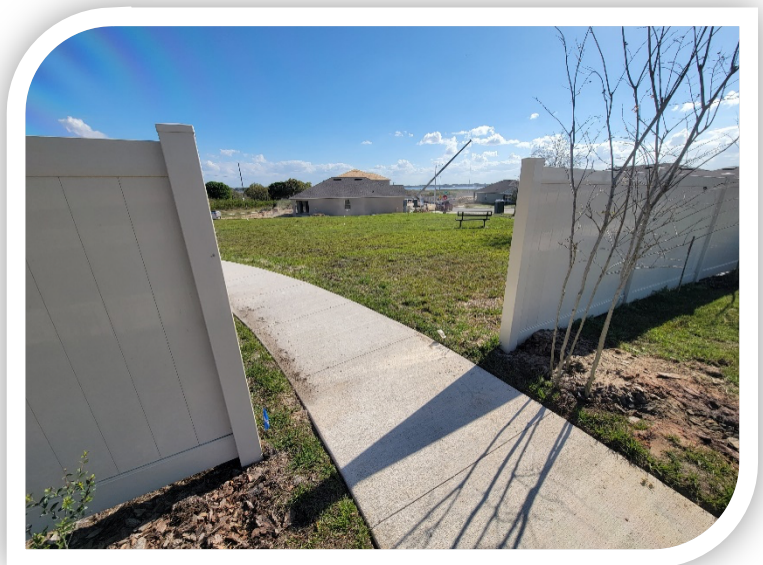
Benches Installed
along trail.



Damaged Fence
was repaired by trail
entrance.



Downed pickets
along the perimeter



In Progress

Proposals



Gathering
proposals for landscape



Site Items

Monitor



Sod gaps:
Northwest entrance,
south east corner by
trail, and areas
between streets and
sidewalks.



Old silt fence



Site Items

Monitor



Entrance signs are progressing.



New phase



Site Items

Monitor



Trail area may need a guard rail on either side by weir



Missing Mitered end section.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at csmith@gmscfl.com. Thank you.

Respectfully,
Clayton Smith

SECTION 1



200 S F. Street, Haines City, FL 33844 Phone: (863) 422-5207

Lawn Maintenance Service Contract Agreement

This Lawn Service Contract (this "Contract") is made effective as of **October 1, 2021**, by and between **Eden Hills** and Prince and Sons Inc., of 200 S F Street, Haines City, Florida 33844.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual promises and agreements contained herein, **Eden Hills** hires Prince and Sons Inc., and Prince and Sons Inc. agrees to provide Lawn Service to the **Eden Hills** at the following location **Lake Alfred** under the terms and conditions hereby agreed upon by the parties:

1. DESCRIPTION OF SERVICES. Beginning on **October 1, 2021**, Prince and Sons Inc., will provide the following services (collectively, the "Services"):

A.MOWING OF TURF AREAS:

Mowing of all turf areas with a total of **41** visit per year. Weed-eating (line trimming) & edging on all hard edges shall be performed during each mowing event. Bed edges will be done once a month, so it does not expand the beds from the original size. St. Augustine grass is to be cut no less than 4", Bahia no less than 3" to foster photosynthesis and strong root development. Blades shall remain sharp always, visible clippings are to be removed to prevent thatch build-up, mower operator will change patterns per service to prevent ruts in turf. Blowing off all hard surfaces shall be performed immediately following each mowing event, clippings are to be kept out of beds and waterways. Trash and small debris on grounds shall be discarded during service.

B. BUSHOGGING & POND MOWING:

All retention ponds shall be maintained at a set price; **19** times annually or by request as needed. Ponds containing drains or obstacles shall be maintained by herbicide and/or weed-eater.

C. PRUNING & TRIMMING:

Palm Tree trimming **\$38.00 Per Palm**. (Billable)

Selective pruning of all ornamental shrubbery shall be performed at the best time for flower and bud development, foliage growth and as necessary for the health of the plants. Removal & disposal of all generated debris from the property shall be completed following each pruning event.

D. PLANT BED WEED CONTROL:

Weed control shall be performed by using both pre-emergence and post-emergence herbicides as needed on all planter beds. Removal & disposal of all generated debris from the property shall be completed following each weeding event.



200 S F. Street, Haines City, FL 33844 Phone: (863) 422-5207

E. HORTICULTURAL:

Shrubs- Shall be fertilized 4 times per year with professional products using 100% Poly-Coat. This process ensures year-round feeding of nutrients. All fungus emerging on plants shall be treated and controlled as needed during growing season.

Turf- St Augustine Grass shall be fertilized and as prescribed by technician 2 times per year. Management of turf damaging insects and pests such as Chinch Bugs using Arena and will be performed in the month of June. All Fungus in turf grass areas shall be controlled annually and treated as needed during growing season. Prince and Sons Inc. rotates active ingredients in our Fungicides to ensure chemical resistance control.

F. ANNUALS: SERVICE AVAILABLE UPON REQUEST

A selection of TBD annuals shall be rotated on the months of January-April-July-October, flowers will be selected to appropriate season and climate. This service requires management approval at a suggested cost of \$2.00 per 4" pot. (Billable)

G. MULCHING:

TBD cubic yards of "Small Pine-bark" mulch is to be spread at a rate of \$48.00 per cubic yard. This service is variable and requires management approval. (Billable)

H. IRRIGATION SYSTEM INSPECTIONS:

Irrigation inspections are to be performed monthly 12 times per year.. A service report from Prince technician is to be completed after each inspection. Any damages sustained to the irrigation system as a direct result of the work by Prince and Sons Inc. shall be repaired at no cost to the customer. Any repairs required due to normal wear, vandalism or "Acts of God" can be completed upon request and shall be billed at actual time and materials.

2. INDEPENDENT CONTRACTOR STATUS. It is understood by the parties that Prince and Sons Inc. is an independent contractor with respect to Eden Hills, and not an employee of Eden Hills will not provide fringe benefits, including health insurance benefits, paid vacation, or any other employee benefit, for the benefit of Prince and Sons Inc.

3. INJURIES. Prince and Sons Inc. acknowledges Prince and Sons Inc.'s obligation to obtain appropriate insurance coverage for the benefit of Prince and Sons Inc. (and Prince and Sons Inc.'s employees, if any). Prince and Sons Inc. waives any rights to recovery from Eden Hills for any injuries that Prince and Sons Inc. (and/or Prince and Sons Inc.'s employees) may sustain while performing services under this Contract and that are a result of the negligence of Prince and Sons Inc. or Prince and Sons Inc.'s employees.

4. INDEMNIFICATION. Prince and Sons Inc. agrees to indemnify and hold harmless Eden Hills expenses, fees including attorney fees, costs, and judgments that may be asserted against Eden Hills that result from the acts or omissions of Prince and Sons Inc., Prince and Sons Inc.'s employees, if any, and Prince and Sons Inc.'s agents.



200 S F. Street, Haines City, FL 33844 Phone: (863) 422-5207

5. PERSONNEL DRESS CODE: Employees shall wear uniforms or professional attire always. Clothing that expresses obscene language or graphics, degrading or demeaning connotations, is strictly prohibited. Prince and Sons Inc. employees shall wear shirts at all times and shall wear footwear that conforms to safe work practices.

6. ACCOUNT MANAGEMENT: A Prince and Sons Inc. account manager will be assigned to this property. The account manager shall be a direct point of contact between Eden Hills and Prince and Sons Inc. We ensure he/she adheres to Best Maintenance Practices and returns all emails and phone calls within a timely professional manner. Each Prince manager has been certified by the Landscape Maintenance Association of Florida through The Department of Agriculture. Each manager continues viable education each year to provide industry leading knowledge and valuable solutions to the customer.

7. WARRANTY: Prince and Sons Inc. offers a full 30 days warranty on all new plant's material installed by Prince under our care and maintenance agreement.

8. INSURANCE. Prince and Sons Inc. will maintain at all times throughout the term of this agreement the following insurance:

- A. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- B. Commercial General Liability Insurance covering Prince and Sons Inc., legal liability for bodily injuries, with limits of \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - 1. Independent Contractors Coverage for the bodily injury and property damage in connection with any subcontractor's operation.
- C. Employer's Liability Coverage with limits of \$1,000,000 per accident or disease.
- D. Automobile Liability Insurance for bodily injuries in limits of \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of resulting from the operation, maintenance, or use by Prince and Sons Inc. of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

9. ENTIRE AGREEMENT. This Contract contains the entire agreement of the parties, and there are no other promises or conditions in any other contract whether oral or written.

10. SEVERABILITY. If any provision of this Contract shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and



200 S F. Street, Haines City, FL 33844 Phone: (863) 422-5207

enforceable. If a court finds that any provision of this Contract is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

11. APPLICABLE LAW. This Contract shall be governed by the laws of the State of Florida.

12. TERMS: The term of this agreement shall be for twelve (12) months, commencing on: **October 1, 2021**, and terminating on: **September 30, 2022**. The Customer shall notify Prince and Sons Inc. in writing of any unsatisfactory work performance or problems and shall allow Prince and Sons Inc. the opportunity to rectify any said problems in a timely manner, agreed to by both parties. This contract includes a thirty (30) day clause, in which it may be cancelled by either party, with just cause and after providing the other party with a thirty (30) day written notice.

13. PAYMENT FOR SERVICES. During the term of this agreement, the customer shall pay Prince and Sons Inc. the sum of: **(\$1,958.17) One Thousand Nine Hundred Fifty Eight Dollars and Seventeen Cents** per month. As set forth herein on **Exhibit A**. Payments are due the 1st day of each month for that month's service. Payments not received within (30) thirty days may be subject to account being placed on hold until account is up to date.

Annual Total Cost: **(\$23,498.00) Twenty Three Thousand Four Hundred Ninety Eight Dollars and Zero Cents.**



The monthly installment price for this contract is intended to reflect an equal monthly payment for the service provided for the full term of one year. Upon early cancellation or termination of this contract by either party, Prince and Sons Inc. shall receive the remainder of payment due for services provided. Payment of this amount shall be made by the Customer immediately upon termination. If legal action becomes necessary to collect any portion of this debt, the customer shall be responsible for all court and attorney fees incurred by Prince and Sons Inc. This contract constitutes the complete agreement by both parties hereto regarding the matters set forth herein and supersedes all prior discussions, agreements, arrangements, representations and understandings.



734 South Combee Road
Lakeland, FL 33801

863-668-0494 – Phone
863-668-0495 – Fax

www.floralawn.com

Eden Hills Phase 1

% Marshall Tindall
Government Management Services-CFL
219 E Livingston Street
Orlando, FL 32801

February, 8 2022

Proposal valid for 60 days

We sincerely appreciate the opportunity to propose how Floralawn can help enhance the quality of your landscape. Our proposal includes integrating a custom maintenance plan to meet the needs and demands of your property while considering service expectations and community budget.

We hereby propose the following for your review:

Landscape Management

Service	Monthly	Yearly
Landscape Maintenance	\$1,600	\$19,200
Shrub Fertilization Program	\$72	\$864
Monthly Irrigation Inspection	\$240	\$2,880
Total	\$1,912	\$22,944

Additional Services

Enhancements and additional services are available on an a la carte basis. These include mulching options, seasonal plant selections, turf upgrades, and special treatments.

Service	Qty	Price	Total
Mulch	40 Yards	\$55	\$2,200

Scope of Services

Turf Care

Mowing

Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance **40 times** per calendar year (Floritam) and **40 times** per calendar year (Bahia) depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season **April through October** and every other week during the non-growing season or as needed **November through March**.

Trimming

Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.

Edging

All turf edges of walks, curbs, and driveways shall be performed every mowing (**40 times** per year). A soft edge of all bed areas will be performed every other mowing (**20 times** per year). A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.

Fertilization

Bahia turf areas may be fertilized and treated with insect/disease control at an additional cost that is outside of the scope of work for this contract.

Tree, Shrub, and Groundcover Care

Pruning

All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of **10 times** per year to ensure the following:

1. Maintain all sidewalks to eliminate any overhanging branches or foliage which obstructs and/or hinders pedestrian or motor traffic.
2. Retain the individual plant's natural form and prune to eliminate branches which are rubbing against walls and roofs.
3. The removal of dead, diseased, or injured branches and palms will be performed as needed
4. Ground covers and vines can maintain a neat and uniform appearance.

Weeding

Weeds will be removed from all plant, tree, and flower beds **18 times** per year. This incorporates **2 times** per month during the growing season and **1 time** per month during the non-growing season on an as-needed basis. Manual hand pulling and chemical herbicides will be used as control methods.

Fertilization

Palms and hardwood trees will be fertilized **2 times** per year. Shrubs and groundcovers will be fertilized **4 times** per year. All fertilizations of tree, shrub, and groundcovers will be designed to address site specific nutritional needs. Timing of applications will be adjusted to meet horticultural conditions.

Insect, & Disease Control

All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the contract period. Plants will be monitored and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit. FloraLawn does not guarantee the complete absence of any insect or disease. We will, however, notify the customer and provide professional options at an additional cost outside the scope of this contract.

Irrigation

Overview

At the commencement of the contract, we will perform a complete irrigation evaluation and furnish the customer with a summary of each clock and zone operation. FloraLawn will submit recommendations for all necessary repairs and improvements to the system with an itemized cost for completing the proposed work. FloraLawn is not responsible for turf or plant loss due to water restrictions set by city, county, and/or water management district ordinances.

Inspections

All irrigation zones shall be inspected **1 time** per month to insure proper operation. All zones will be turned on to check for proper coverage and any broken irrigation components. Management shall receive a monitoring report after each monthly irrigation inspection.

Repairs

Any repairs that have been caused by FloraLawn will be repaired at no cost. All repairs to the irrigation system other than those caused by FloraLawn will be performed on a time and materials basis with the hourly labor rate being **\$60.00 per hour**. Faults and failures of the irrigation system communicated to FloraLawn will be addressed in a fair and responsible time period, but FloraLawn cannot guarantee a specific time response.

Miscellaneous

Clean-Up

All non-turf areas will be cleaned with a backpack or street blower to remove debris created by the landscaping process. All trash shall be picked up throughout the common areas before each mowing 42 times per year. Construction debris or similar trash is not included. Trash shall be disposed of offsite.

Optional Items & Additional Services

1. Landscape design & installation
2. Sodding and/or Seeding
3. Annual flower bed design & installation
4. Mulching
5. Thin & prune trees over 10' in height
6. Prune Palms over 15' of clear trunk
7. New plant installation
8. Leaf clean-up
9. Pump Maintenance
10. Pump repair & installation

Mad Mower Lawn Care Services, LLC

279 Eleuthera Dr, Lake Alfred, FL 33850

(863) 326-8284

madmower.florida@gmail.com | <https://www.madmowerlawncare.com/>



RECIPIENT:

EDEN HILLS

Sofia Lane

Lake Alfred, Florida 33850

Phone: 4078415524

Quote #116

Sent on

Feb 07, 2022

Total

\$2,906.00

PRODUCT / SERVICE	DESCRIPTION	UNIT PRICE	TOTAL
Lawn Maintenance Package Common Areas	<ul style="list-style-type: none">-Mowing<ul style="list-style-type: none">• All turf areas mowed at least once each week during the growing season. During the dormant season, the turf areas will be mowed every other week.• Mowing height, typically 4" to 4.5" will be dependent on the season and type of turf.• Areas too wet for proper mowing will be maintained once the ground is firm and dry enough to allow safe service.-Edging / String Trimming<ul style="list-style-type: none">• Edging/ string trimming of all defined areas will be performed during each scheduled visit.• All turf areas adjacent to structured surfaces will be maintained to provide clean, crisp, consistent edge lines.• Bed edges will be kept well defined to prevent encroachment of sod and other plant material.-Weeding<ul style="list-style-type: none">• Weeding of all beds, walk, deck, curb, and drive joints will be performed weekly or as necessary to maintain a neat appearance.• Weeds will be chemically treated when and where appropriate.-Clean Up / Blowing<ul style="list-style-type: none">• All turf areas will be cleared of litter prior to mowing.• All beds will be cleared of litter.• All debris generated during the contracted grounds maintenance operation will be blown from the sidewalks, curbs, and street.	\$916.00	\$916.00

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(863) 326-8284

madmower.florida@gmail.com | <https://www.madmowerlawncare.com/>



PRODUCT / SERVICE	DESCRIPTION	UNIT PRICE	TOTAL
Bushes/Shrubs Maintenance	<p>Pruning / Trimming</p> <ul style="list-style-type: none">• Plants, shrubs and hedges will be pruned on a 4 week rotational cycle or as needed. Pruning will be done according to plant characteristics and spacing requirements.• All planters will be weeded every mowing cycle by chemicals means. If weeds are in excess or weather is not optimal for chemical application then weeding will be done manually.• All trimmings will be collected and removed from the maintained area.• During the fall and winter any excess accumulation of leaves will be removed <p>- Hardwood Trees in pedestrian walkways will maintained to a clearance of 8 ft. in height. Hardwood Trees along right of ways, driveways, etc. will be maintained to a clearance of 10 ft. in height. Crape Myrtle trees will be trimmed one time per year during the month of February.</p>	\$600.00	\$600.00
Retention Pond and Surrounding areas	Retention areas will be mowed in full during each mowing cycle unless saturated, in which case saturated portions will be skipped until dry.	\$300.00	\$300.00

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PRODUCT / SERVICE	DESCRIPTION	UNIT PRICE	TOTAL
Irrigation System Maintenance Checks and Repairs	<p>FREE MONTHLY INSPECTION</p> <ul style="list-style-type: none">• Irrigation will be monitored and inspected on a monthly basis. A system check will include the following:• Activate each zone of the system to verify automatic operation. Check remote control valve for proper operation.• Check setting on pressure regulator to verify proper setting, if present.• Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.• Check for leaks — mainline, lateral lines, etc.• Visually check for and repair any damaged or malfunctioning heads All heads will be checked as follows:• Proper set height (top of sprinkler is 1" below mow height).• Verify heads pop up height 6" turf, 12" ground cover, and pop up riser in shrub beds.• Check wiper seal for leaks- if leaking, clean head and re-inspect. If still leaking, replace head with appropriate head.• All nozzles checked for proper pattern, clogging, leaks, correct make and model, etc.• Replace as needed to ensure proper coverage and efficient watering.• Check for proper alignment- perfectly vertical; coverage area is correct; minimize over spray onto hardscapes.• Riser height raised/lowered to accommodate plant growth patterns and ensure property coverage.• Verify the pop up riser retracts after operation. If not repair/replace as needed. o Report any valve or valve box that may be malfunctioning or damaged in any way.• Adjust clocks to the watering needs as dictated by any water restrictions or weather conditions (if applicable).• Provide a monthly written report detailing inspection results by clock and zone for common	\$0.00	\$0.00
Mulch / Pine Bark] Pine Straw (Extra Work)	<ul style="list-style-type: none">• All Common Areas including tree, shrub and plant beds, should receive mulch/ pine bark/ cypress mulch/designer mulch (red cypress)/pine straw (customer's choice) one time per contract year. This service is provided as per customer request and is considered "Extra Work." Per yard pricing is \$80 installed	\$0.00	\$0.00
Annuals (Extra Work)	Annuals rotated and replaced four (4) times per year.	\$0.00	\$0.00
Lawn Care/Fertilization	Bi annual fertilization of green areas	\$545.00	\$1,090.00

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Total	\$2,906.00
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SECTION D

SECTION 1

Eden Hills

Community Development District

Summary of Checks

January 5, 2022 to February 27, 2022

Bank	Date	Check No.'s	Amount	
General Fund	2/14/22	141-146	\$	6,354.44
	2/24/22	147-152	\$	18,961.29
			\$	25,315.73
			\$	25,315.73

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	2/28/22	PAGE	1
*** CHECK DATES 01/05/2022 - 02/27/2022 ***														
GENERAL FUND														
BANK A GENERAL FUND														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/14/22	00016	1/12/22 JF011220	202201 310-51300-11000	SUPERVISOR FEES-01/12/22	*	200.00	
				JUSTIN FRYE			200.00 000141
2/14/22	00023	1/11/22 1102	202112 310-51300-31500	RVW/PREP/ORG/GONFER/RSRCH	*	465.00	
				KE LAW GROUP, PLLC			465.00 000142
2/14/22	00022	3/31/21 1045947	202201 310-51300-48000	NOT OF BOARD MTG MARCH 21	*	439.84	
		3/31/21 1045947	202201 310-51300-48000	NOT OF BOARD MTG MARCH 21	*	758.33	
		5/31/21 1047308	202201 310-51300-48000	NOT OF BOARD MTG MAY 21	*	457.81	
				CA FLORIDA HOLDINGS, LLC			1,655.98 000143
2/14/22	00005	1/12/22 MC011220	202201 310-51300-11000	SUPERVISOR FEES-01/12/22	*	200.00	
				MATTHEW CASSIDY			200.00 000144
2/14/22	00026	10/11/21 4651871	202201 300-20700-10000	1% ADMIN FEE	*	1,838.30	
		10/11/21 4651872	202201 300-32500-10000	1% ADMIN FEE	*	1,145.16	
				POLK COUNTY PROPERTY APPRAISER			2,983.46 000145
2/14/22	00024	12/10/21 5029	202112 320-53800-46200	CLEANUP COMM.AREA RET.PDS	*	850.00	
				PRINCE & SONS, INC.			850.00 000146
2/24/22	00006	2/14/22 15275	202202 320-53800-45000	FY22 PROPERTY INSURANCE	*	521.00	
				EGIS INSURANCE ADVISORS, LLC			521.00 000147
2/24/22	99999	2/24/22 VOID	202202 000-00000-00000	VOID CHECK	C	.00	
				*****INVALID VENDOR NUMBER*****			.00 000148
2/24/22	00008	12/01/21 33	202112 310-51300-34000	MANAGEMENT FEES - DEC 21	*	3,004.17	
		12/01/21 33	202112 310-51300-35200	WEBSITE MANAGEMENT-DEC 21	*	100.00	
		12/01/21 33	202112 310-51300-35100	INFORMATION TECH - DEC 21	*	150.00	
		12/01/21 33	202112 310-51300-31300	DISSEMINATION SVCS-DEC 21	*	416.67	

EDEN EDEN HILLS KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/01/21	33	202112 310-51300-51000		OFFICE SUPPLIES	*	.24	
12/01/21	33	202112 310-51300-42000		POSTAGE	*	4.24	
12/01/21	33	202112 310-51300-42500		COPIES	*	3.15	
1/01/22	34	202201 310-51300-34000		MANAGEMENT FEES - JAN 22	*	3,004.17	
1/01/22	34	202201 310-51300-35200		WEBSITE MANAGEMENT-JAN 22	*	100.00	
1/01/22	34	202201 310-51300-35100		INFORMATION TECH - JAN 22	*	150.00	
1/01/22	34	202201 310-51300-31300		DISSEMINATION SVCS-JAN 22	*	416.67	
1/01/22	34	202201 310-51300-51000		OFFICE SUPPLIES	*	.30	
1/01/22	34	202201 310-51300-42000		POSTAGE	*	11.31	
2/01/22	35	202202 310-51300-34000		MANAGEMENT FEES - FEB 22	*	3,004.17	
2/01/22	35	202202 310-51300-35200		WEBSITE MANAGEMENT-FEB 22	*	100.00	
2/01/22	35	202202 310-51300-35100		INFORMATION TECH - FEB 22	*	150.00	
2/01/22	35	202202 310-51300-31300		DISSEMINATION SVCS-FEB 22	*	416.67	
2/01/22	35	202202 310-51300-51000		OFFICE SUPPLIES	*	2.68	
2/01/22	35	202202 310-51300-42000		POSTAGE	*	21.48	
2/01/22	35	202202 310-51300-42500		COPIES	*	6.75	
GOVERNMENTAL MANAGEMENT SERVICES							11,062.67 000149
2/24/22 00023	2/10/22 1261	202201 310-51300-31500		GENERAL COUNSEL - JAN 22	*	2,486.98	
KE LAW GROUP, PLLC							2,486.98 000150
2/24/22 00024	1/10/22 5263	202201 320-53800-46200		CLEANUP COMM.AREA RET.PDS	*	850.00	
PRINCE & SONS, INC.							850.00 000151
2/24/22 00027	12/24/21 6371245	202112 310-51300-32300		TRUSTEE FEES SER20 - FY22	*	3,367.21	
	12/24/21 6371245	202112 300-15500-10000		TRUSTEE FEES SER20 - FY23	*	673.43	
US BANK							4,040.64 000152
TOTAL FOR BANK A						25,315.73	
EDEN EDEN HILLS KCOSTA							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						25,315.73	

EDEN EDEN HILLS KCOSTA

SECTION 2

Eden Hills
Community Development District

Unaudited Financial Reporting
January 31, 2022



Table of Contents

1	<hr/> Balance Sheet
2-3	<hr/> General Fund
4	<hr/> Debt Service Fund Series 2020
5	<hr/> Capital Projects Fund Series 2020
6	<hr/> Capital Projects Fund Series 2022
7-8	<hr/> Month to Month
9	<hr/> Long Term Debt Report
10	<hr/> Assessment Receipt Schedule

Eden Hills
Community Development District
Combined Balance Sheet
January 31, 2022

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 32,878	\$ -	\$ -	\$ 32,878
Capital Projects Account	\$ -	\$ -	\$ 12,932	\$ 12,932
<u>Investments:</u>				
<u>Series 2020</u>				
Reserve	\$ -	\$ 86,038	\$ -	\$ 86,038
Revenue	\$ -	\$ 912	\$ -	\$ 912
Due from Developer	\$ -	\$ -	\$ 842	\$ 842
Due from General Fund	\$ -	\$ 16,586	\$ -	\$ 16,586
Prepaid Expenses	\$ 673	\$ -	\$ -	\$ 673
Total Assets	\$ 33,552	\$ 103,535	\$ 13,774	\$ 150,861
Liabilities:				
Accounts Payable	\$ 21,093	\$ -	\$ -	\$ 21,093
Contracts Payable	\$ -	\$ -	\$ 12,842	\$ 12,842
Due to Debt Service	\$ 16,586	\$ -	\$ -	\$ 16,586
Total Liabilities	\$ 37,679	\$ -	\$ 12,842	\$ 50,521
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 673	\$ -	\$ -	\$ 673
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 103,535	\$ -	\$ 103,535
Capital Projects - Series 2020	\$ -	\$ -	\$ 932	\$ 932
Capital Projects - Series 2022	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ (4,801)	\$ -	\$ -	\$ (4,801)
Total Fund Balances	\$ (4,127)	\$ 103,535	\$ 932	\$ 100,340
Total Liabilities & Fund Balance	\$ 33,552	\$ 103,535	\$ 13,774	\$ 150,861

Eden Hills
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 106,500	\$ 10,251	\$ 10,251	\$ -
Developer Contributions	\$ 217,767	\$ -	\$ -	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 1,108	\$ 1,108
Total Revenues	\$ 324,267	\$ 10,251	\$ 11,360	\$ 1,108
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 400	\$ 3,600
Engineering	\$ 20,000	\$ 6,667	\$ -	\$ 6,667
Attorney	\$ 30,000	\$ 10,000	\$ 4,403	\$ 5,597
Annual Audit	\$ 7,250	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 6,000	\$ 2,000	\$ 1,667	\$ 333
Trustee Fees	\$ 7,100	\$ 3,367	\$ 3,367	\$ -
Management Fees	\$ 36,050	\$ 12,017	\$ 12,017	\$ (0)
Information Technology	\$ 1,800	\$ 600	\$ 600	\$ -
Website Technology	\$ 1,200	\$ 400	\$ 400	\$ -
Telephone	\$ 250	\$ 83	\$ -	\$ 83
Postage & Delivery	\$ 850	\$ 283	\$ 79	\$ 204
Insurance	\$ 5,500	\$ 5,500	\$ 5,175	\$ 325
Printing & Binding	\$ 1,000	\$ 333	\$ 4	\$ 329
Legal Advertising	\$ 10,000	\$ 3,333	\$ 2,988	\$ 346
Other Current Charges	\$ 2,800	\$ 933	\$ 148	\$ 786
Boundary Amendment Expenses	\$ -	\$ -	\$ 1,108	\$ (1,108)
Office Supplies	\$ 500	\$ 167	\$ 3	\$ 163
Travel Per Diem	\$ 550	\$ 183	\$ -	\$ 183
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 148,925	\$ 55,042	\$ 37,534	\$ 17,508

Eden Hills
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 12,000	\$ 12,000	\$ -	\$ 12,000
Field Management	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Landscape Maintenance	\$ 40,500	\$ 13,500	\$ 3,400	\$ 10,100
Landscape Replacement	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
Streetlights	\$ 8,000	\$ 2,667	\$ 2,985	\$ (318)
Electric	\$ 20,000	\$ 6,667	\$ 439	\$ 6,228
Water & Sewer	\$ 12,000	\$ 4,000	\$ -	\$ 4,000
Sidewalk & Asphalt Maintenance	\$ 500	\$ 167	\$ -	\$ 167
Irrigation Repairs	\$ 2,500	\$ 833	\$ -	\$ 833
General Repairs & Maintenance	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Contingency	\$ 2,500	\$ 833	\$ -	\$ 833
Subtotal Field Expenditures	\$ 125,500	\$ 49,833	\$ 6,823	\$ 43,010
Amenity Expenditures				
Amenity - Electric	\$ 6,000	\$ -	\$ -	\$ -
Amenity - Water	\$ 1,458	\$ -	\$ -	\$ -
Playground Lease	\$ 16,750	\$ -	\$ -	\$ -
Internet	\$ 1,250	\$ -	\$ -	\$ -
Pest Control	\$ 300	\$ -	\$ -	\$ -
Janitorial Service	\$ 2,000	\$ -	\$ -	\$ -
Security Services	\$ 3,125	\$ -	\$ -	\$ -
Pool Maintenance	\$ 4,792	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ 2,083	\$ -	\$ -	\$ -
Contingency	\$ 2,083	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 39,842	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 165,342	\$ 49,833	\$ 6,823	\$ 43,010
Total Expenditures	\$ 314,267	\$ 104,876	\$ 44,357	\$ 60,518
Excess (Deficiency) of Revenues over Expenditures	\$ 10,000		\$ (32,997)	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (10,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (10,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ (32,997)	
Fund Balance - Beginning	\$ -		\$ 28,870	
Fund Balance - Ending	\$ -		\$ (4,127)	

Eden Hills
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 172,075	\$ -	\$ 16,586	\$ 16,586
Interest	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ 172,075	\$ -	\$ 16,588	\$ 16,588
Expenditures:				
Interest - 11/1	\$ 57,263	\$ 57,263	\$ 57,263	\$ -
Principal - 5/1	\$ 55,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 57,263	\$ -	\$ -	\$ -
Total Expenditures	\$ 169,525	\$ 57,263	\$ 57,263	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,550		\$ (40,674)	
Fund Balance - Beginning	\$ 58,169		\$ 144,209	
Fund Balance - Ending	\$ 60,719		\$ 103,535	

Eden Hills
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 314,117	\$ 314,117
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 314,117	\$ 314,117
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 185,597	\$ (185,597)
Miscellaneous Expense	\$ -	\$ -	\$ 30	\$ (30)
Total Expenditures	\$ -	\$ -	\$ 185,627	\$ (185,627)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 128,490	
Fund Balance - Beginning	\$ -		\$ (127,558)	
Fund Balance - Ending	\$ -		\$ 932	

Eden Hills
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
Revenues				
Developer Advances	\$ -	\$ -	\$ 712,411	\$ 712,411
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ 712,411	\$ 712,411
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 712,411	\$ (712,411)
Total Expenditures	\$ -	\$ -	\$ 712,411	\$ (712,411)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ -	

Eden Hills
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ 10,251	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,251
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ 1,108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,108
Total Revenues	\$ -	\$ -	\$ -	\$ 11,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,360
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	400
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 529	\$ 923	\$ 465	\$ 2,487	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,403
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,667
Trustee Fees	\$ -	\$ -	\$ 3,367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,367
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,017
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Website Technology	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	400
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 64	\$ -	\$ 4	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	79
Insurance	\$ 5,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,175
Printing & Binding	\$ 1	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4
Legal Advertising	\$ 1,332	\$ -	\$ -	\$ 1,656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,988
Other Current Charges	\$ 30	\$ 35	\$ 43	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	148
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ 1,108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,108
Office Supplies	\$ 3	\$ -	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 15,979	\$ 4,629	\$ 7,554	\$ 9,372	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	37,534

Eden Hills
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ 850	\$ 850	\$ 850	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,400
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ 943	\$ -	\$ 2,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,985
Electric	\$ 364	\$ 23	\$ -	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	439
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 1,214	\$ 1,816	\$ 850	\$ 2,943	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,823
Amenity Expenditures													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations & Maintenance	\$ 1,214	\$ 1,816	\$ 850	\$ 2,943	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,823
Total Expenditures	\$ 17,193	\$ 6,445	\$ 8,404	\$ 12,315	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	44,357
Excess (Deficiency) of Revenues over Expenditures	\$ (17,193)	\$ (6,445)	\$ (8,404)	\$ (955)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(32,997)
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (17,193)	\$ (6,445)	\$ (8,404)	\$ (955)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(32,997)

Eden Hills

Community Development District

Long Term Debt Report

Series 2020, Special Assessment Revenue Bonds		
Interest Rate:	2.750%, 3.300%, 3.850%, 4.125%	
Maturity Date:	5/1/2051	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$86,038	
Reserve Fund Balance	\$86,038	
Bonds Outstanding - 11/24/20		\$2,950,000
Current Bonds Outstanding		\$2,950,000

Eden Hills
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2022

Gross Assessments	\$	114,515.90	\$	185,133.92	\$	299,649.82
Net Assessments	\$	106,499.79	\$	172,174.55	\$	278,674.33

ON ROLL ASSESSMENTS

38.22%	61.78%	100.00%
--------	--------	---------

Date	Distribution	Gross Amount	(Discount)/Penalty	Commission	Interest	Net Receipts	Series 2020 Debt		
							O&M Portion	Service	Total
1/18/22	ACH	\$31,653.15	(\$1,223.67)	(\$608.59)	\$0.00	\$29,820.89	\$11,396.52	\$18,424.37	\$29,820.89
1/31/22	1% Fee	(\$2,983.46)	\$0.00	\$0.00	\$0.00	(\$2,983.46)	(\$1,145.16)	(\$1,838.30)	(\$2,983.46)
TOTAL		\$ 28,669.69	\$ (1,223.67)	\$ (608.59)	\$ -	\$ 26,837.43	\$ 10,251.36	\$ 16,586.07	\$ 26,837.43

10%	Net Percent Collected
\$251,836.90	Balance Remaining to Collect