

Eden Hills
Community Development District

Meeting Agenda

May 11, 2022

AGENDA

Eden Hills

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

May 4, 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, May 11, 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/84227826003>

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

Meeting ID: 842 2782 6003

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 March 9, 2022 Board of Supervisors Meeting
4. Consideration of Resolution 2022-06 Approving the Proposed Fiscal Year 2022/2023 Budget (Suggested Date: August 10, 2022), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022/2023 Budget and Imposition of Operations and Maintenance Assessments (Phase 2)
5. Ratification of Notice of Special Assessments for Phase 2
6. Presentation and Approval of Updated Supplemental Assessment Methodology for Phase 2
7. Consideration of Resolution 2022-07 Authorizing Additional Validation
8. Consideration of Resolution 2022-08 Ratifying Series 2022 Bonds
9. Consideration of Amended and Restated Disclosure of Public Financing
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Ratification of Stormwater Management Analysis Proposal

¹ Comments will be limited to three (3) minutes

- C. Field Manager's Report
- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Ratification of Summary of Series 2022A Requisitions #1 to #18
 - iv. Presentation of Number of Registered Voters—11
- 11. Other Business
- 12. Supervisors Requests and Audience Comments
- 13. 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, **March 9, 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 <i>via Zoom</i>	KE Law Group
Jake Whealdon	KE Law Group
Rey Malave <i>via Zoom</i>	District Engineer
Marshall Tindall <i>via Zoom</i>	GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public to provide comments.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 12, 2022 Board of Supervisors Meeting

Ms. Burns presented the January 12, 2022 Board of Supervisors Meeting 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 January 12, 2022 Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS

Presentation and Approval of the First Supplemental Engineer’s Report

Ms. Burns stated that there was a change to this report and Mr. Malave offered to address the change.

Mr. Malave reviewed the report and stated that the phasing numbering had changed. Previously there were four phases, and in the updated report there are now four phases and an A and B. He stated that there are a total of 1,068 lots now.

On MOTION by Mr. Frye, seconded by Ms. Kowalski, with all in favor, the First Supplemental Engineer’s Report, was approved.

FIFTH ORDER OF BUSINESS

Presentation and Approval of Supplemental Assessment Methodology for Phase 2

Ms. Burns stated that this report had been updated to reflect the final pricing that had been circulated. The only changes were the updates to the unit count. There are 470 units in this assessment area Phase 2A-1, Phase 2A-2 and Phase 2B.

Ms. Burns reviewed the methodology for the Board and offered to answer any questions.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, the Supplemental Assessment Methodology for Phase 2, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-03 Supplemental Assessment Resolution

Ms. Burns stated that this resolution sets forth the terms of the bonds that are going to be issued by the District. It applies the adopted methodology to the actual scope of the project that is going to be completed with the bonds.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, Resolution 2022-03 Supplemental Assessment Resolution, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Notice of Special Assessments

Ms. Burns stated that they are looking for authorization for counsel to record this so that potential property owners are put on notice for the lien of the special assessments that are on the property.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, the Notice of Special Assessments, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2022-05 Authorizing the Use of Electronic Documents and Signatures

Ms. Burns stated that this resolution will allow them to use DocuSign to sign all of the resolutions and agreements. Documents that need to be notarized will still be done with actual signatures.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, Resolution 2022-05 Authorizing the Use of Electronic Documents and Signatures, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Whealdon had nothing to report.

B. Engineer

Mr. Malave had nothing to report.

C. Field Manager’s Report

i. Consideration of Proposals for Landscape Maintenance Services

Mr. Tindall reviewed the Field Manager’s Report for the Board. This was included in the agenda package. He also reviewed the landscape proposals from Floralawn and Prince & Sons, Inc. and stated that the difference between them on the pricing was the number of visits.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, the Proposal for Landscape Maintenance Services with Floralawn, was approved.

D. 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 through February 27, 2022 and the total amount was for \$25,315.73. She offered to answer any questions the Board had.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, 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.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190, 170, AND/OR 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Eden Hills Community Development District (“**District**”) prior to June 15, 2022, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022, and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

WHEREAS, it is in the best interest of the District to fund a portion of the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 170, and/or 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 170, and/or 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. If levied pursuant to Chapter 170, Florida Statutes, the Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2022, or, if levied pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes, the Assessments shall be collected on the tax roll of Polk County, Florida, and paid as directed therein.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Wednesday, August 10, 2022
HOUR: 5:00 p.m.
LOCATION: Lake Alfred Public Library
245 N Seminole Ave.
Lake Alfred, FL 33850

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Lake Alfred and Polk County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and to ensure the Proposed Budget remains on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. MAILED NOTICE. Notice of the public hearing on the imposition of special assessments to annually fund the District's operation and maintenance costs shall also be made by First Class U.S. Mail at least 30 days prior to the date of the public hearing.

8. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

9. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11th DAY OF MAY, 2022.

ATTEST:

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Exhibit A: Proposed Budget

Eden Hills
Community Development District

Proposed Budget
FY2023



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Eden Hills
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 2/28/22	Projected Next 7 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments - Tax Roll	\$ 106,500	\$ 83,847	\$ 22,653	\$ 106,500	\$ 159,000
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ 299,999
Developer Contributions	\$ 217,767	\$ -	\$ 68,603	\$ 68,603	\$ 101,693
Boundary Amendment Contributions	\$ -	\$ 1,108	\$ -	\$ 1,108	\$ -
Total Revenues	\$ 324,267	\$ 84,955	\$ 91,256	\$ 176,211	\$ 560,693

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 600	\$ 7,000	\$ 7,600	\$ 12,000
Engineering	\$ 20,000	\$ 765	\$ 11,667	\$ 12,432	\$ 20,000
Attorney	\$ 30,000	\$ 4,804	\$ 25,196	\$ 30,000	\$ 30,000
Annual Audit	\$ 7,250	\$ -	\$ 2,875	\$ 2,875	\$ 7,250
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 900	\$ -	\$ 450	\$ 450	\$ 1,350
Dissemination	\$ 6,000	\$ 2,083	\$ 3,500	\$ 5,583	\$ 7,000
Trustee Fees	\$ 7,100	\$ 3,367	\$ 3,733	\$ 7,100	\$ 10,650
Management Fees	\$ 36,050	\$ 15,021	\$ 21,029	\$ 36,050	\$ 37,853
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,800
Website Technology	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,200
Telephone	\$ 250	\$ -	\$ 146	\$ 146	\$ 250
Postage & Delivery	\$ 850	\$ 101	\$ 496	\$ 597	\$ 850
Insurance	\$ 5,500	\$ 5,175	\$ -	\$ 5,175	\$ 6,250
Printing & Binding	\$ 1,000	\$ 11	\$ 583	\$ 594	\$ 1,000
Legal Advertising	\$ 10,000	\$ 2,988	\$ 7,012	\$ 10,000	\$ 10,000
Other Current Charges	\$ 2,800	\$ 191	\$ 1,633	\$ 1,824	\$ 2,800
Boundary Amendment Expenses	\$ -	\$ 1,108	\$ -	\$ 1,108	\$ -
Office Supplies	\$ 500	\$ 6	\$ 292	\$ 298	\$ 500
Travel Per Diem	\$ 550	\$ -	\$ 321	\$ 321	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 148,925	\$ 42,645	\$ 87,683	\$ 130,328	\$ 156,478

Eden Hills
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 2/28/22	Projected Next 7 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<u>Operations & Maintenance</u>					
Field Expenditures					
Property Insurance	\$ 12,000	\$ 521	\$ -	\$ 521	\$ 14,400
Field Management	\$ 15,000	\$ -	\$ 4,375	\$ 4,375	\$ 15,000
Landscape Maintenance	\$ 40,500	\$ 3,400	\$ 13,384	\$ 16,784	\$ 70,000
Landscape Replacement	\$ 7,500	\$ -	\$ 4,375	\$ 4,375	\$ 7,500
Streetlights	\$ 8,000	\$ 4,199	\$ 8,750	\$ 12,949	\$ 84,000
Electric	\$ 20,000	\$ 475	\$ 280	\$ 755	\$ 6,000
Water & Sewer	\$ 12,000	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ 500	\$ -	\$ 292	\$ 292	\$ 2,000
Irrigation Repairs	\$ 2,500	\$ -	\$ 1,458	\$ 1,458	\$ 5,000
General Repairs & Maintenance	\$ 5,000	\$ -	\$ 2,917	\$ 2,917	\$ 7,500
Contingency	\$ 2,500	\$ -	\$ 1,458	\$ 1,458	\$ 7,500
Subtotal Field Expenditures	\$ 125,500	\$ 8,595	\$ 37,289	\$ 45,884	\$ 218,900
Amenity Expenditures					
Amenity - Electric	\$ 6,000	\$ -	\$ -	\$ -	\$ 9,600
Amenity - Water	\$ 1,458	\$ -	\$ -	\$ -	\$ 2,333
Playground & Equipment Lease	\$ 16,750	\$ -	\$ -	\$ -	\$ 31,400
Internet	\$ 1,250	\$ -	\$ -	\$ -	\$ 2,000
Pest Control	\$ 300	\$ -	\$ -	\$ -	\$ 480
Janitorial Service	\$ 2,000	\$ -	\$ -	\$ -	\$ 4,333
Security Services	\$ 3,125	\$ -	\$ -	\$ -	\$ 25,000
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ 3,333
Pool Maintenance	\$ 4,792	\$ -	\$ -	\$ -	\$ 12,000
Amenity Repairs & Maintenance	\$ 2,083	\$ -	\$ -	\$ -	\$ 5,000
Contingency	\$ 2,083	\$ -	\$ -	\$ -	\$ 10,000
Subtotal Amenity Expenditures	\$ 39,842	\$ -	\$ -	\$ -	\$ 105,480
Total Operations & Maintenance	\$ 165,342	\$ 8,595	\$ 37,289	\$ 45,884	\$ 324,380
<u>Other Expenditures</u>					
Capital Reserves - Transfer	\$ 10,000	\$ -	\$ -	\$ -	\$ 79,835
Total Other Expenditures	\$ 10,000	\$ -	\$ -	\$ -	\$ 79,835
Total Expenditures	\$ 324,267	\$ 51,239	\$ 124,972	\$ 176,211	\$ 560,693
Excess Revenues/(Expenditures)	\$ -	\$ 33,716	\$ (33,716)	\$ -	\$ -

Net Assessments	\$560,693
Add: Discounts & Collections 7%	\$42,203
Gross Assessments	<u>\$602,895</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1 - Tax Roll	142.00	142	1.00	\$106,499.81	\$750.00	\$806.45
Phase 2A - Direct	400.00	400	1.00	\$299,999.46	\$750.00	\$806.45
Phase 2B - Tax Roll	70.00	70	1.00	\$52,499.90	\$750.00	\$806.45
Developer Contribution	135.59	553	0.25	\$101,693.33		
Total ERU's	747.59	1165		\$560,692.50		

Eden Hills

Community Development District

General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund General Fund expenditures not covered by Assessments during the fiscal year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer, Dewberry Engineer's Inc., provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, KE Law Group, PLLC., provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The district is currently contracted with Berger, Toombs, Elam, Gaines & Frank for this service.

Assessment Administration

The District is contracted with Governmental Management Services – Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020 and 2022 bonds. This line item also includes costs for another anticipated bond series.

Eden Hills

Community Development District

General Fund Budget

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2020 and 2022 bonds, as well as another anticipated bond series. Governmental Management Services – Central Florida, LLC completes these reporting requirements.

Trustee Fees

The District incurs trustee related costs payable to USBank for its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services - Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Eden Hills

Community Development District

General Fund Budget

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenses

Property Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Field Management

Governmental Management Services – Central Florida, LLC provides onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District has contracted with Floralawn for these services.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Eden Hills

Community Development District

General Fund Budget

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenses

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity - Water

Represents estimated water charges for the District's amenity facilities.

Playground Lease

The District will enter into a leasing agreement for playgrounds installed in the community.

Internet

Internet service will be added for use at the Amenity Center.

Eden Hills

Community Development District

General Fund Budget

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities as well as maintaining security systems in place.

Amenity Access Management

Represents the cost of managing access to the District's amenity facilities.

Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the District's pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Expenses:

Capital Reserves - Transfer

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Eden Hills
Community Development District
Proposed Budget
Series 2020 Debt Service Fund

Description	Adopted Budget FY2022	Actual Thru 2/28/22	Projected Next 7 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments - Tax Roll	\$ 172,075	\$ 135,565	\$ 36,510	\$ 172,075	\$ 172,075
Interest Income	\$ -	\$ 3	\$ -	\$ 3	\$ -
Carry Forward Surplus	\$ 58,169	\$ 58,172	\$ -	\$ 58,172	\$ 60,725
Total Revenues	\$ 230,244	\$ 193,740	\$ 36,510	\$ 230,250	\$ 232,800
Expenses					
Interest - 11/1	\$ 57,263	\$ 57,263	\$ -	\$ 57,263	\$ 56,506
Principal - 5/1	\$ 55,000	\$ -	\$ 55,000	\$ 55,000	\$ 55,000
Interest - 5/1	\$ 57,263	\$ -	\$ 57,263	\$ 57,263	\$ 56,506
Total Expenditures	\$ 169,525	\$ 57,263	\$ 112,263	\$ 169,525	\$ 168,013
Excess Revenues/(Expenditures)	\$ 60,719	\$ 136,477	\$ (75,753)	\$ 60,725	\$ 64,787

Interest Expense 11/1/23	\$ 55,750
Total	\$ 55,750

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family	142	\$ 172,075	\$ 1,212	\$ 1,303
	142	\$ 172,075		

Eden Hills
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/22	\$ 2,895,000.00	\$ -	\$ 56,506.25	\$ 168,768.75
05/01/23	\$ 2,895,000.00	\$ 55,000.00	\$ 56,506.25	\$ -
11/01/23	\$ 2,840,000.00	\$ -	\$ 55,750.00	\$ 167,256.25
05/01/24	\$ 2,840,000.00	\$ 60,000.00	\$ 55,750.00	\$ -
11/01/24	\$ 2,780,000.00	\$ -	\$ 54,925.00	\$ 170,675.00
05/01/25	\$ 2,780,000.00	\$ 60,000.00	\$ 54,925.00	\$ -
11/01/25	\$ 2,720,000.00	\$ -	\$ 54,100.00	\$ 169,025.00
05/01/26	\$ 2,720,000.00	\$ 60,000.00	\$ 54,100.00	\$ -
11/01/26	\$ 2,660,000.00	\$ -	\$ 53,125.00	\$ 167,225.00
05/01/27	\$ 2,660,000.00	\$ 65,000.00	\$ 53,125.00	\$ -
11/01/27	\$ 2,595,000.00	\$ -	\$ 52,068.75	\$ 170,193.75
05/01/28	\$ 2,595,000.00	\$ 65,000.00	\$ 52,068.75	\$ -
11/01/28	\$ 2,530,000.00	\$ -	\$ 51,012.50	\$ 168,081.25
05/01/29	\$ 2,530,000.00	\$ 70,000.00	\$ 51,012.50	\$ -
11/01/29	\$ 2,460,000.00	\$ -	\$ 49,875.00	\$ 170,887.50
05/01/30	\$ 2,460,000.00	\$ 70,000.00	\$ 49,875.00	\$ -
11/01/30	\$ 2,390,000.00	\$ -	\$ 48,737.50	\$ 168,612.50
05/01/31	\$ 2,390,000.00	\$ 75,000.00	\$ 48,737.50	\$ -
11/01/31	\$ 2,315,000.00	\$ -	\$ 47,237.50	\$ 170,975.00
05/01/32	\$ 2,315,000.00	\$ 75,000.00	\$ 47,237.50	\$ -
11/01/32	\$ 2,240,000.00	\$ -	\$ 45,737.50	\$ 167,975.00
05/01/33	\$ 2,240,000.00	\$ 80,000.00	\$ 45,737.50	\$ -
11/01/33	\$ 2,160,000.00	\$ -	\$ 44,137.50	\$ 169,875.00
05/01/34	\$ 2,160,000.00	\$ 85,000.00	\$ 44,137.50	\$ -
11/01/34	\$ 2,075,000.00	\$ -	\$ 42,437.50	\$ 171,575.00
05/01/35	\$ 2,075,000.00	\$ 85,000.00	\$ 42,437.50	\$ -
11/01/35	\$ 1,990,000.00	\$ -	\$ 40,737.50	\$ 168,175.00
05/01/36	\$ 1,990,000.00	\$ 90,000.00	\$ 40,737.50	\$ -
11/01/36	\$ 1,900,000.00	\$ -	\$ 38,937.50	\$ 169,675.00
05/01/37	\$ 1,900,000.00	\$ 95,000.00	\$ 38,937.50	\$ -
11/01/37	\$ 1,805,000.00	\$ -	\$ 37,037.50	\$ 170,975.00
05/01/38	\$ 1,805,000.00	\$ 100,000.00	\$ 37,037.50	\$ -
11/01/38	\$ 1,705,000.00	\$ -	\$ 35,037.50	\$ 172,075.00
05/01/39	\$ 1,705,000.00	\$ 100,000.00	\$ 35,037.50	\$ -
11/01/39	\$ 1,605,000.00	\$ -	\$ 33,037.50	\$ 168,075.00
05/01/40	\$ 1,605,000.00	\$ 105,000.00	\$ 33,037.50	\$ -
11/01/40	\$ 1,500,000.00	\$ -	\$ 30,937.50	\$ 168,975.00
05/01/41	\$ 1,500,000.00	\$ 110,000.00	\$ 30,937.50	\$ -
11/01/41	\$ 1,390,000.00	\$ -	\$ 28,668.75	\$ 169,606.25
05/01/42	\$ 1,390,000.00	\$ 115,000.00	\$ 28,668.75	\$ -
11/01/42	\$ 1,275,000.00	\$ -	\$ 26,296.88	\$ 169,965.63
05/01/43	\$ 1,275,000.00	\$ 120,000.00	\$ 26,296.88	\$ -
11/01/43	\$ 1,155,000.00	\$ -	\$ 23,821.88	\$ 170,118.75
05/01/44	\$ 1,155,000.00	\$ 125,000.00	\$ 23,821.88	\$ -
11/01/44	\$ 1,030,000.00	\$ -	\$ 21,243.75	\$ 170,065.63

Eden Hills
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/45	\$ 1,030,000.00	\$ 130,000.00	\$ 21,243.75	\$ -
11/01/45	\$ 900,000.00	\$ -	\$ 18,562.50	\$ 169,806.25
05/01/46	\$ 900,000.00	\$ 135,000.00	\$ 18,562.50	\$ -
11/01/46	\$ 765,000.00	\$ -	\$ 15,778.13	\$ 169,340.63
05/01/47	\$ 765,000.00	\$ 140,000.00	\$ 15,778.13	\$ -
11/01/47	\$ 625,000.00	\$ -	\$ 12,890.63	\$ 168,668.75
05/01/48	\$ 625,000.00	\$ 145,000.00	\$ 12,890.63	\$ -
11/01/48	\$ 480,000.00	\$ -	\$ 9,900.00	\$ 167,790.63
05/01/49	\$ 480,000.00	\$ 155,000.00	\$ 9,900.00	\$ -
11/01/49	\$ 325,000.00	\$ -	\$ 6,703.13	\$ 171,603.13
05/01/50	\$ 325,000.00	\$ 160,000.00	\$ 6,703.13	\$ -
11/01/50	\$ 165,000.00	\$ -	\$ 3,403.13	\$ 170,106.25
05/01/51	\$ 165,000.00	\$ 165,000.00	\$ 3,403.13	\$ 168,403.13
		\$ 2,895,000.00	\$ 2,077,287.50	\$ 5,084,550.00

Eden Hills
Community Development District
Proposed Budget
Series 2022 Debt Service Fund

Description	Adopted Budget FY2022	Actual Thru 2/28/22	Projected Next 7 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 604,294
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 263,518
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 867,812
Expenses					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 263,518
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 195,000
Interest - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 206,231
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 664,749
Other Financing Sources					
Bond Proceeds	\$ -	\$ -	\$ 867,811	\$ 867,811	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 867,811	\$ 867,811	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ -	\$ 867,811	\$ 867,811	\$ 203,063

Interest Expense 11/1/23	\$ 203,063
Total	\$ 203,063

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - Phase 2A-1	233	\$ 315,712	\$ 1,355	\$ 1,457
Single Family - Phase 2A-2	167	\$ 201,506	\$ 1,207	\$ 1,297
Single Family - Phase 2B	70	\$ 87,076	\$ 1,244	\$ 1,338
	470	\$ 604,294		

Eden Hills
Community Development District
Series 2022 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/22	\$ 10,465,000.00	\$ -	\$ 263,517.71	\$ 263,517.71
05/01/23	\$ 10,465,000.00	\$ 195,000.00	\$ 206,231.25	\$ -
11/01/23	\$ 10,270,000.00	\$ -	\$ 203,062.50	\$ 604,293.75
05/01/24	\$ 10,270,000.00	\$ 200,000.00	\$ 203,062.50	\$ -
11/01/24	\$ 10,070,000.00	\$ -	\$ 199,812.50	\$ 602,875.00
05/01/25	\$ 10,070,000.00	\$ 205,000.00	\$ 199,812.50	\$ -
11/01/25	\$ 9,435,000.00	\$ -	\$ 196,481.25	\$ 601,293.75
05/01/26	\$ 9,435,000.00	\$ 210,000.00	\$ 196,481.25	\$ -
11/01/26	\$ 9,435,000.00	\$ -	\$ 193,068.75	\$ 599,550.00
05/01/27	\$ 9,435,000.00	\$ 220,000.00	\$ 193,068.75	\$ -
11/01/27	\$ 9,435,000.00	\$ -	\$ 189,493.75	\$ 602,562.50
05/01/28	\$ 9,435,000.00	\$ 225,000.00	\$ 189,493.75	\$ -
11/01/28	\$ 9,210,000.00	\$ -	\$ 185,415.63	\$ 599,909.38
05/01/29	\$ 9,210,000.00	\$ 235,000.00	\$ 185,415.63	\$ -
11/01/29	\$ 8,975,000.00	\$ -	\$ 181,156.25	\$ 601,571.88
05/01/30	\$ 8,975,000.00	\$ 245,000.00	\$ 181,156.25	\$ -
11/01/30	\$ 8,215,000.00	\$ -	\$ 176,715.63	\$ 602,871.88
05/01/31	\$ 8,215,000.00	\$ 255,000.00	\$ 176,715.63	\$ -
11/01/31	\$ 8,215,000.00	\$ -	\$ 172,093.75	\$ 603,809.38
05/01/32	\$ 8,215,000.00	\$ 260,000.00	\$ 172,093.75	\$ -
11/01/32	\$ 8,215,000.00	\$ -	\$ 167,381.25	\$ 599,475.00
05/01/33	\$ 8,215,000.00	\$ 275,000.00	\$ 167,381.25	\$ -
11/01/33	\$ 7,940,000.00	\$ -	\$ 161,881.25	\$ 604,262.50
05/01/34	\$ 7,940,000.00	\$ 285,000.00	\$ 161,881.25	\$ -
11/01/34	\$ 7,655,000.00	\$ -	\$ 156,181.25	\$ 603,062.50
05/01/35	\$ 7,655,000.00	\$ 295,000.00	\$ 156,181.25	\$ -
11/01/35	\$ 7,360,000.00	\$ -	\$ 150,281.25	\$ 601,462.50
05/01/36	\$ 7,360,000.00	\$ 305,000.00	\$ 150,281.25	\$ -
11/01/36	\$ 7,055,000.00	\$ -	\$ 144,181.25	\$ 599,462.50
05/01/37	\$ 7,055,000.00	\$ 320,000.00	\$ 144,181.25	\$ -
11/01/37	\$ 6,735,000.00	\$ -	\$ 137,781.25	\$ 601,962.50
05/01/38	\$ 6,735,000.00	\$ 335,000.00	\$ 137,781.25	\$ -
11/01/38	\$ 6,400,000.00	\$ -	\$ 131,081.25	\$ 603,862.50
05/01/39	\$ 6,400,000.00	\$ 345,000.00	\$ 131,081.25	\$ -
11/01/39	\$ 6,055,000.00	\$ -	\$ 124,181.25	\$ 600,262.50
05/01/40	\$ 6,055,000.00	\$ 360,000.00	\$ 124,181.25	\$ -
11/01/40	\$ 4,930,000.00	\$ -	\$ 116,981.25	\$ 601,162.50
05/01/41	\$ 4,930,000.00	\$ 375,000.00	\$ 116,981.25	\$ -
11/01/41	\$ 4,930,000.00	\$ -	\$ 109,481.25	\$ 601,462.50
05/01/42	\$ 4,930,000.00	\$ 390,000.00	\$ 109,481.25	\$ -
11/01/42	\$ 4,930,000.00	\$ -	\$ 101,681.25	\$ 601,162.50
05/01/43	\$ 4,930,000.00	\$ 405,000.00	\$ 101,681.25	\$ -
11/01/43	\$ 4,525,000.00	\$ -	\$ 93,328.13	\$ 600,009.38
05/01/44	\$ 4,525,000.00	\$ 425,000.00	\$ 93,328.13	\$ -
11/01/44	\$ 4,100,000.00	\$ -	\$ 84,562.50	\$ 602,890.63

Eden Hills
Community Development District
Series 2022 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/45	\$ 4,100,000.00	\$ 440,000.00	\$ 84,562.50	\$ -
11/01/45	\$ 3,660,000.00	\$ -	\$ 75,487.50	\$ 600,050.00
05/01/46	\$ 3,660,000.00	\$ 460,000.00	\$ 75,487.50	\$ -
11/01/46	\$ 3,200,000.00	\$ -	\$ 66,000.00	\$ 601,487.50
05/01/47	\$ 3,200,000.00	\$ 480,000.00	\$ 66,000.00	\$ -
11/01/47	\$ 2,720,000.00	\$ -	\$ 56,100.00	\$ 602,100.00
05/01/48	\$ 2,720,000.00	\$ 500,000.00	\$ 56,100.00	\$ -
11/01/48	\$ 2,220,000.00	\$ -	\$ 45,787.50	\$ 601,887.50
05/01/49	\$ 2,220,000.00	\$ 520,000.00	\$ 45,787.50	\$ -
11/01/49	\$ 1,700,000.00	\$ -	\$ 35,062.50	\$ 600,850.00
05/01/50	\$ 1,700,000.00	\$ 545,000.00	\$ 35,062.50	\$ -
11/01/50	\$ 1,155,000.00	\$ -	\$ 23,821.88	\$ 603,884.38
05/01/51	\$ 1,155,000.00	\$ 565,000.00	\$ 23,821.88	\$ -
11/01/51	\$ 590,000.00	\$ -	\$ 12,168.75	\$ 600,990.63
05/01/52	\$ 590,000.00	\$ 590,000.00	\$ 12,168.75	\$ 602,168.75
		\$ 10,465,000.00	\$ 7,851,173.96	\$ 18,316,173.96

Eden Hills
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Proposed Budget FY2022	Actual Thru 2/28/22	Projected Next 7 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources					
Transfer In/(Out)	\$ 10,000	\$ -	\$ -	\$ -	\$ 79,835
Total Other Financing Sources (Uses)	\$ 10,000	\$ -	\$ -	\$ -	\$ 79,835
Excess Revenues/(Expenditures)	\$ 10,000	\$ -	\$ -	\$ -	\$ 79,835

SECTION V

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

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.**

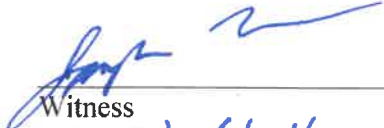
THE LIEN FOR THE SPECIAL ASSESSMENTS IS STATUTORY AND NO FILING IS NECESSARY IN ORDER TO PERFECT OR PROVIDE RECORD NOTICE THEREOF. THIS NOTICE IS FOR INFORMATION PURPOSES. IN ADDITION TO THE MINUTES, RECORDS AND OTHER MATERIAL OF THE DISTRICT AVAILABLE FROM THE DISTRICT, THIS ALSO CONSTITUTES A LIEN 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 16th day of March, 2022, and recorded in the Official Records of Polk County, Florida.

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

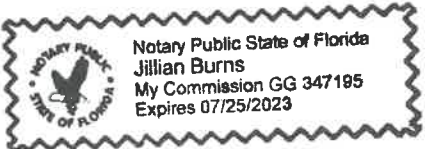

Warren K. (Rennie) Heath II
Chairperson, Board of Supervisors


Witness
Joseph Wheldon
Print Name


Witness
Marshall Tindall
Print Name

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of March, 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: Jill Burns
Personally Known X
OR Produced Identification _____
Type of Identification _____

EXHIBIT A - 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 POINT 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.

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 VI

**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**

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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	ERUs		
Single Family - Phase 2A - 1	233	233	1.00	233
Single Family - Phase 2A - 2	167	167	1.00	167
Single Family - Phase 2B	70	70	1.00	70
Total Units	470	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

Prepared by: Governmental Management Services - Central Florida, LLC

**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.

Prepared by: Governmental Management Services - Central Florida, LLC

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 ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
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	\$ 1,457
Single Family - Phase 2A - 2	167	\$ 3,489,628	\$ 20,896	\$ 201,506	\$ 1,207	\$ 1,297
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 VII

RESOLUTION NO. 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AMENDING RESOLUTION NO. 2020-24 OF THE DISTRICT ADOPTED ON NOVEMBER 1, 2019, WITH RESPECT TO THE PRINCIPAL DENOMINATIONS OF THE BONDS UPON ISSUANCE PROVIDED THEREIN AND INCREASING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF SPECIAL ASSESSMENT BONDS AUTHORIZED TO BE ISSUED BY THE DISTRICT, IN ONE OR MORE SERIES, FROM \$25,000,000 TO \$35,000,000; RATIFYING AND REAFFIRMING RESOLUTION NO. 2020-24 EXCEPT AS MODIFIED HEREIN; PROVIDING FOR JUDICIAL VALIDATION OF SUCH ADDITIONAL AUTHORIZED BONDS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, Eden Hills Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act") and Ordinance No. 1422-19 enacted by the City Commission of the City of Lake Alfred, Florida on October 21, 2019, as further amended by Ordinance No. 1456-21, enacted by the City Commission of the City of Lake Alfred, Florida on June 7, 2021, which added additional property to the District (the "Annexed Property"); and

WHEREAS, the District was created for the purpose of delivering certain community development services and facilities within its jurisdiction, and the District decided to undertake the planning, financing, design, acquisition and construction of a stormwater management system, water and wastewater (on and off site) facilities, roadways (on and off site), and recreational facilities pursuant to the Act (the "Project"), as more particularly described in the Engineer's Report for Capital Improvements dated November 1, 2019, as supplemented and amended, (the "Original Engineer's Report") prepared by Wood & Associates Engineering, LLC, as consulting engineer to the District (the "Consulting Engineer"), and set forth in Schedule "I" to Resolution No. 2020-24 (the "Original Bond Resolution"), adopted by the Board of Supervisors of the District (the "Board") on November 1, 2019; and

WHEREAS, pursuant to the Original Bond Resolution, the District authorized the issuance of not to exceed \$25,000,000 aggregate principal amount of its Eden Hills Community Development District Special Assessment Bonds in one or more series (collectively, the "Bonds"), in order to pay all or a portion of the design, acquisition and construction costs of the Project; and

WHEREAS, the Bonds to be issued by the District were validated by final judgment, entered on January 29, 2020, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in Case No. 53-2019CA-004550000000, *Eden Hills Community Development District, as Plaintiff, v. The State of Florida, and the Taxpayers, Property Owners of Eden Hills Community Development District, Including Non-Residents Owning Property or Subject to Taxation Therein, and Others Having or Claiming Any Rights, Title or Interest in Property to be Affected by the Issuance of the Bonds Herein Described, or to be Affected in Any Way Thereby, as Defendants*;

WHEREAS, the District issued (i) \$2,950,000 aggregate principal amount of Eden Hills Community Development District (City of Lake Alfred, Florida) Special Assessment Bonds, Series 2020, (the "Series 2020 Bonds") and (ii) \$10,465,000 aggregate amount of Eden Hills Community Development District (City of Lake Alfred, Florida) Special Assessment Bonds, Series 2022 (the "Series 2022 Bonds",

and together with the Series 2020 Bonds, the “Prior Bonds”), the proceeds of which Prior Bonds were used to provide a portion of the funds for the payment of the costs of the Project; and

WHEREAS, on March 4, 2020, June 8, 2021, and January 25, 2022 the Board adopted a number of amendments and supplements to the Original Engineer’s Report each prepared by the Consulting Engineer (the Original Engineer's Report, and together with the amendments and supplements, the "Engineer’s Report"), which Engineer’s Report, *inter alia*, describes the infrastructure improvements comprising the Project which has been or will be authorized, constructed or acquired by the District pursuant to the Act; and

WHEREAS, as described in the Master Assessment Methodology adopted by the Board on November 1, 2019 (as supplemented and amended, the "Assessment Methodology"), and the Engineer’s Report, the cost of the Project cost more than initially projected or represent additional improvements necessary to serve the Annexed Property; and

WHEREAS, the District now desires to amend the Original Bond Resolution to increase the not to exceed aggregate principal amount of Bonds (as defined in the Original Bond Resolution), from \$25,000,000 to \$35,000,000 authorized to be issued by the District in one or more series to pay costs of the design, acquisition and construction costs of the Project, effectively authorizing the issuance of an additional \$10,000,000 of Bonds by the District to pay costs of the Project as set forth in the Engineer’s Report.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Eden Hills Community Development District, as follows:

Section 1. Definitions. Capitalized terms used, but not defined, in this resolution including, without limitation, the foregoing preambles, shall have the meanings assigned to such terms in the Original Bond Resolution.

Section 2. Incorporation. All findings and statements in the foregoing preambles are hereby incorporated in this resolution by reference, as if fully repeated herein.

Section 3. Amendment of Original Bond Resolution. Resolution No. 2020-24 is hereby amended by changing, in each place it appears in the Original Bond Resolution, the not to exceed aggregate principal amount of Bonds authorized to be issued pursuant to the Original Bond Resolution from \$25,000,000 to \$35,000,000. Without limiting the foregoing, it is the intention of this resolution to amend the Original Bond Resolution so that the term "\$25,000,000" is changed to "\$35,000,000" in each place it appears in the Original Bond Resolution.

Section 4. Bond Validation. District Counsel and Bond Counsel to the District are hereby authorized and directed to take appropriate proceedings in the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, for validation and the proceedings incident thereto for the Bonds to the extent required by and in accordance with Section 190.016(12), Florida Statutes. The Chairman or Vice-Chairman or any Designated Member is authorized to sign any pleadings and to offer testimony in any such proceedings for and on behalf of the District. The other members of the Board, the officers of the District and the agents and employees of the District, including, without limitation, the District Manager, the engineer or engineering firm serving as engineer to the District, and the District’s financial advisor are hereby also authorized to offer testimony for and on behalf of the District in connection with any such validation proceedings.

Section 5. Authorization and Ratification of Prior and Subsequent Acts. The members of the Board, the officers of the District, and the agents and employees of the District, are hereby authorized and directed to do all such acts, proceedings and things and to execute all such documents as may be necessary to carry out and comply with the provisions of this resolution, the Indenture, and all of the acts and doings of such members of the Board, the officers of the District, and the agents and employees of the District, which are in conformity with the intent and purposes of this resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

Section 6. Ratification of Original Bond Resolution. Except as modified by this Resolution, Resolution No. 2020-24 shall remain in full force and effect and is hereby ratified and reaffirmed.

Section 7. Severability. If any section, paragraph, clause or provision of this resolution shall be held to be invalid or ineffective for any reason, the remainder of this resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 8. Effective Date. This resolution shall take effect immediately upon its adoption.

Section 9. Open Meetings. It is hereby found and determined that all formal actions of the Board concerning and relating to the adoption of this resolution and the consummation of the transactions contemplated by this resolution were adopted in open meetings of the Board, and that all deliberations of the Board that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements.

PASSED in Public Session of the Board of Supervisors of Eden Hills Community Development District, this 11th day of May, 2022.

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary,
Board of Supervisors

Chairman,
Board of Supervisors

SECTION VIII

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRPERSON, VICE CHAIRPERSON, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF \$10,465,000 EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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*, located in the City of Lake Alfred, Florida; and

WHEREAS, the District previously adopted Resolution Nos. 2020-24 and 2021-18 on November 1, 2019 and August 11, 2021, respectively (collectively, the “**Bond Resolution**”), authorizing the issuance of \$10,465,000 Eden Hills Community Development District Special Assessment Bonds, Series 2022 (the “**Series 2022 Bonds**”), for the purpose of financing a portion of the acquisition and/or construction of the District’s “Series 2022 Project”; and

WHEREAS, the District closed on the issuance of the Series 2022 Bonds on March 11, 2022; and

WHEREAS, as prerequisites to the issuance of the Series 2022 Bonds, the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District staff including the District Manager, District Financial Advisor, District Counsel and Bond Counsel (the “**District Staff**”) were required to execute and deliver various documents (the “**Closing Documents**”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District Staff in closing on the issuance of the Series 2022 Bonds.

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

SECTION 1. The issuance of the Series 2022 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

SECTION 2. The actions of the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2022 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2022 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 11th day of May 2022.

ATTEST:

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

SECTION IX

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Eden Hills Community Development District
c/o Governmental Management Services
Central Florida, LLC
219 E. Livingston St.
Orlando, Florida 32801

**AMENDED AND RESTATED DISCLOSURE OF
PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT¹**

Board of Supervisors²

Eden Hills Community Development District

Warren K. (Rennie) Heath, II
Chairperson

Justin Frye
Assistant Secretary

Lauren O. Schwenk
Vice Chairperson

Jessica Kowalski
Assistant Secretary

Matthew Cassidy
Assistant Secretary

Governmental Management Services – Central Florida, LLC
District Manager
219 E. Livingston St.
Orlando, Florida 32801
(407) 841-5524

District records are on file at the offices of Governmental Management Services – Central Florida, LLC, located at 219 E. Livingston St., Orlando, Florida 32801, and at the District’s local records office at 346 East Central Avenue, Winter Haven, Florida 33880, and are available for public inspection upon request during normal business hours.

¹ This amends, supplements and restates the Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Eden Hills Community Development District, recorded in the Official Records Book 11549, Pages 0832-0848, inclusive, of the Public Records of Polk County, Florida.

² This list reflects the composition of the Board of Supervisors as of May 11, 2022. For a current list of Board Members, please contact the District Manager’s office.

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**EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT**

INTRODUCTION

The Eden Hills Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well maintenance of roadways, utilities, earthwork, stormwater management, landscape, irrigation, entry features, street lighting, underground electric, conservation and mitigation, an amenity facility, and other related public infrastructure.

**AMENDED AND RESTATED DISCLOSURE OF
PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Eden Hills Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (the “Act”), and established by Ordinance No. 1422-19, enacted by the Board of City Commissioners of the City of Lake Alfred, Florida, which was adopted on October 21, 2019, and became effective thereafter, as amended by Ordinance No. 1456-21, enacted by the Board of City Commissioners of the City of Lake Alfred, Florida on June 7, 2021. The District encompasses approximately 396.65 acres of land, more or less, located within the City of Lake Alfred, Florida (“City”). As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Polk County (“County”). Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally

subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The District is comprised of approximately 396.65 acres of land located entirely within the City. The legal description of the lands encompassed within the District is attached hereto as Exhibit "A." The public infrastructure necessary to support the District's development program includes, but is not limited to roadways, stormwater management system facilities, off-site improvements; water and wastewater facilities, recreational facilities, entry feature, landscaping, hardscaping and irrigation, and street lighting. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted 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"), which details all of the improvements contemplated for the completion of the infrastructure of the District (the "Capital Improvement Plan"). Copies of the Engineer's Report are available for review in the District's public records.

These public infrastructure improvements have been and will be funded by the District's sale of bonds. On January 29, 2020, the Circuit Court for the Tenth Judicial Circuit, in and for Polk County, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$25,000,000 in Special Assessment Bonds for infrastructure needs of the District.

On November 24, 2020, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the improvements to the District associated with the development of Phase 1 (the "Series 2020 Project") of the District. On that date, the District issued its Eden Hills Community Development District Special Assessment Bonds, Series 2020, in the principal amount of \$2,950,000 (the "Series 2020 Bonds"). Proceeds of the Series 2020 Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Series 2020 Project.

On March 11, 2022, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the improvements to the District associated with the development of Phase 2A and Phase 2B (the "Series 2022 Project" and together with the "Series 2020" Project, the "Project") of the District. On that date, the District issued its Eden Hills Community Development District Special Assessment Bonds, Series 2022, in the principal amount of \$10,465,000 (the "Series 2022 Bonds" and together with the Series 2020 Bonds, the "Bonds"). Proceeds of the Series 2022 Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Series 2022 Project.

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 District.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Pane 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 District.

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 into the District 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 2023; Phase 2A in 2024; Phase 2B in 2025; and Phase 3 in 2025. 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 a public Amenity Center to include the following: parking area, pavilion with tot lot, dog park/all-purpose play field, walking trails between the phases to provide connectivity to the public Amenity Center, and passive parks throughout the District which will include benches and walking trails.

Electric and Lighting

The electric distribution system serving the District is currently planned to be underground. The District presently intends to fund the difference between overhead and underground service to the District. 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 District. The District will enter into a lighting agreement with TECO for the street light poles and lighting service.

Entry Feature, Landscaping, and Irrigation

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the District 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 District will be constructed or acquired by the District with District funds and operated and maintained by the District. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the District. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the District.

Assessments, Fees and Charges

A portion of the master infrastructure improvements of the Project, identified in the District's Capital Improvement Plan, will be financed by the District from the proceeds of the sale of its Bonds. The amortization schedules for the Bonds are available in the District's public records. The annual debt service obligations of the District must be defrayed by annual assessments on benefited property. Copies of the District's *Amended and Restated Master Assessment Methodology* dated August 11, 2021, as supplemented by the *Supplemental Assessment Methodology for Eden Hills Community Development District for Phase 1*, dated November 13, 2020, and further supplemented by the *Supplemental Assessment Methodology – Phase Two*, dated February 16, 2022 (together, the "Assessment Report"), are available for review in the District's public records.

The Series 2020 Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District's Series 2020 Project (the "Series 2020 Special Assessments"). The Series 2020 Special Assessments will be levied initially on the approximately 33 acres of land, more or less, located within the District, which Series 2020 Assessment Area lands are planned for 142 single-family homes. The Series 2020 Special Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Series 2020 Special Assessments are levied in accordance with the District's Assessment Report and represent an allocation of the costs of the Series 2020 Project to those lands within the District benefiting from the Series 2020 Project.

The Series 2022 Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District's Series 2022 Project (the "Series 2022 Special Assessments" and together with the Series 2020 Special Assessments, the "Special Assessments"). The Series 2022 Special Assessments will be levied initially on the approximately 168.22 gross acres of land, more or less, located within Phase 2A of the District, and on approximately 25.74 gross acres of land, more or less, located with Phase 2B of the District, which Series 2022 Assessment Area lands are planned for 470 single-family homes. The Series 2022 Special Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Series 2022 Special Assessments are levied in accordance with the District's Assessment Report and represent an allocation of the costs of the Series 2022 Project to those lands within the District benefiting from the Series 2022 Project.

The Special Assessments described above exclude any operations and maintenance assessments ("O&M Assessments"), which may be determined and calculated annually by the District's Board of Supervisors and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the

construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*.

Method of Collection

The District's Special Assessments and/or O&M Assessments may appear on that portion of the annual Polk County Tax Notice entitled "non-ad valorem assessments," and will be collected by the Polk County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. **As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.**

This description of the Eden Hills Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing maintenance and infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Eden Hills Community Development District, 219 E. Livingston St., Orlando, Florida 32801 or call (407) 841-5524.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

[SIGNATURES SET FORTH ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, this Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been approved and executed as of the 11th day of May 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 of the Eden Hills Community Development District.

[notary seal]

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

EXHIBIT A

EDEN HILLS CDD

LEGAL DESCRIPTION AS AMENDED

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.

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**.

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"; 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 AN 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.

SECTION X

SECTION B

SECTION 1



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: jburns@gmscfl.com

March 10, 2022

Ms. Jillian Burns
District Manager
Eden Hills Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization 2022-1
Eden Hills Community Development District
Special Districts Stormwater 20-Year Needs Analysis
Polk County, Florida**

Dear Ms. Burns:

Dewberry Engineers Inc. is pleased to submit this work order to provide general engineering services for the Eden Hills Community Development District (District) for preparation of Special Districts Stormwater 20-Year Needs Analysis. We will provide these services pursuant to our current agreement ("District Engineer Agreement") as follows:

I. Scope of Work

We will prepare a Stormwater 20-Year Needs Analysis as required by the Florida Statutes, to be submitted to the county. Florida Statutes, Sections 403.9301 and 403.9302, (see Chapter 2021-194, Laws of Florida), "direct municipalities, counties, and independent special districts that provide a stormwater management system or program, or wastewater management services, to develop a 20-year needs analysis every five years."

"For the first cycle of reports, local governments must submit their reports to their respective counties by June 30, 2022. The counties must compile the local reports (including their own) and submit them to EDR [Office of Economic & Demographic Research] and the secretary of the Department of Environmental Protection by July 31, 2022. EDR will then publish an analysis of the stormwater and wastewater submissions in the 2023 edition of the Annual Assessments of Florida's Water Resources and Conservation Lands. The next reporting cycle will begin in 2027."

This task includes:

- Completing an inventory of the existing stormwater systems and facilities within the District;
- Providing information as to the condition and note the maintenance and operation status as provided by the District;
- Providing responses on the EDR prepared spreadsheet for reporting information regarding the stormwater systems;
- Providing GIS maps of the facilities within the District boundary and details of the system operations and maintenance expectations for the five (5) year period; and
- Submitting to the county for their reporting.

Ms. Jillian Burns
Eden Hills CDD
Special Districts Stormwater 20-Year Needs Analysis
Work Authorization 2022-1
March 10, 2022

We will assist the District in providing the report and additional information by June 30, 2022. The District will be responsible for providing costs for maintenance and proposed future expansions, if any are planned, including history. We will coordinate with the district manager and the board in providing said information.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. We estimate a budget of \$12,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this Work Authorization. We estimate a budget of \$1,000.

III. Additional Services

Any Additional Services requested that are not a part of this work authorization will be invoiced either on a time and materials basis, in accordance with the enclosed Schedule of Charges, or on a mutually agreed upon fee. Authorization under this task must be in writing.

This proposal, together with the Standards Terms and Conditions, represents the entire understanding between the Eden Hills Community Development District and Dewberry Engineers Inc. with regard to the referenced project. If you wish to accept this proposal, please sign where indicated and return one complete copy to Aimee Powell, Administrative Assistant in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for choosing Dewberry Engineers Inc. We look forward to working with you and your staff.

Sincerely,



Reinardo Malavé, P.E.
Associate Vice President

RM:ap

M:\Proposals - Public\Municipal\Eden Hills CDD\ Special Districts Stormwater 20-Year Needs Analysis -03-10-2022
Enclosures

APPROVED AND ACCEPTED

By: Rennie Heath
Authorized Representative of
Eden Hills Community Development District

Date: April 13, 2022

SECTION C

Eden Hills CDD

Field Management Report



5/11/2022

Clayton Smith

Field Services Manager

GMS

Complete

Landscaping and General Maintenance

- Review of site progress.
- Transitioning to contracted landscaper.
- Fence Repaired along Cass Rd.



Site Items

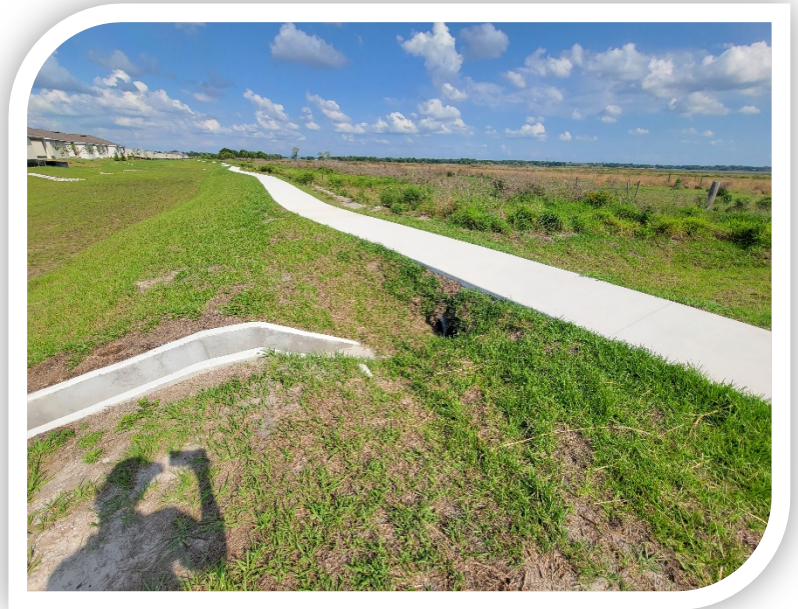
Phase 2

- Monitoring site progression.
- Some tracts may be ready for temporary maintenance.



Site Items

Monitor



- Trail area may need a guard rail on either side by weir
- Missing Mitered end section.



Site Items

Sod



Monitoring phase 1 sod gaps.



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 D

SECTION 1

Eden Hills Community Development District

Summary of Checks

February 28, 2022 to April 6, 2022

Bank	Date	Check No.'s	Amount
General Fund	3/1/22	153-154	\$ 965.00
	3/7/22	155	\$ 135,565.16
	3/14/22	156-161	\$ 5,550.48
	3/22/22	162	\$ 850.00
	4/5/22	163	\$ 255.74
			<hr/>
			\$ 143,186.38
			<hr/>
			\$ 143,186.38

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/22	00029	2/16/22	2078412	202201	310	51300	31100		ENGINEER SERVICES JAN 22 DEWBERRY ENGINEERS INC.	*	765.00	765.00	000153
3/01/22	00028	1/12/22	JK011220	202201	310	51300	11000		SUPERVISOR FEES-01/12/22 JESSICA KOWALSKI	*	200.00	200.00	000154
3/07/22	00030	3/07/22	03072022	202203	300	20700	10000		DEBT ASSESSMENT TRF SER20 EDEN HILLS CDD C/O USBANK	*	135,565.16	135,565.16	000155
3/14/22	00008	3/01/22	37	202203	310	51300	34000		MANAGEMENT FEES - MAR 22	*	3,004.17		
		3/01/22	37	202203	310	51300	35200		WEBSITE MANAGEMENT-MAR 22	*	100.00		
		3/01/22	37	202203	310	51300	35100		INFORMATION TECH - MAR 22	*	150.00		
		3/01/22	37	202203	310	51300	31300		DISSEMINATION SVCS-MAR 22	*	416.67		
		3/01/22	37	202203	310	51300	51000		OFFICE SUPPLIES	*	.51		
		3/01/22	37	202203	310	51300	42000		POSTAGE	*	28.13		
									GOVERNMENTAL MANAGEMENT SERVICES			3,699.48	000156
3/14/22	00028	3/09/22	JK030920	202203	310	51300	11000		SUPERVISOR FEE 03/09/2022 JESSICA KOWALSKI	*	200.00	200.00	000157
3/14/22	00016	3/09/22	JF030920	202203	310	51300	11000		SUPERVISOR FEE 03/09/2022 JUSTIN FRYE	*	200.00	200.00	000158
3/14/22	00023	3/11/22	1624	202202	310	51300	31500		GENERAL COUNSEL - FEB 22 KE LAW GROUP, PLLC	*	401.00	401.00	000159
3/14/22	00005	3/09/22	MC030920	202203	310	51300	11000		SUPERVISOR FEE 03/09/2022 MATTHEW CASSIDY	*	200.00	200.00	000160
3/14/22	00024	3/01/22	5543	202203	320	53800	46200		LAWN MAINTENANCE CREW PRINCE & SONS, INC.	*	850.00	850.00	000161
									EDEN EDEN HILLS KCOSTA				

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/22/22	00024	3/16/22 5606	202203 320-53800-46200	LAWN MAINTENANCE CREW PRINCE & SONS, INC.	*	850.00	850.00 000162
4/05/22	00032	3/31/22 22100845	202203 320-53800-43000	ELECTRIC BILL MAR 2022 TECO	*	255.74	255.74 000163
TOTAL FOR BANK A						143,186.38	
TOTAL FOR REGISTER						143,186.38	

EDEN EDEN HILLS KCOSTA

SECTION 2

Eden Hills
Community Development District

Unaudited Financial Reporting
February 28, 2022



Table of Contents

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

Eden Hills
Community Development District
Combined Balance Sheet
February 28, 2022

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 198,844	\$ -	\$ -	\$ 198,844
Capital Projects Account	\$ -	\$ -	\$ 325,626	\$ 325,626
Investments:				
Series 2020				
Reserve	\$ -	\$ 86,038	\$ -	\$ 86,038
Revenue	\$ -	\$ 912	\$ -	\$ 912
Due from Developer	\$ -	\$ -	\$ 1,450	\$ 1,450
Due from General Fund	\$ -	\$ 135,565	\$ -	\$ 135,565
Prepaid Expenses	\$ 673	\$ -	\$ -	\$ 673
Total Assets	\$ 199,517	\$ 222,515	\$ 327,076	\$ 749,108
Liabilities:				
Accounts Payable	\$ 1,366	\$ -	\$ -	\$ 1,366
Contracts Payable	\$ -	\$ -	\$ 326,144	\$ 326,144
Due to Debt Service	\$ 135,565	\$ -	\$ -	\$ 135,565
Total Liabilities	\$ 136,931	\$ -	\$ 326,144	\$ 463,075
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 673	\$ -	\$ -	\$ 673
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 222,515	\$ -	\$ 222,515
Capital Projects - Series 2020	\$ -	\$ -	\$ 932	\$ 932
Capital Projects - Series 2022	\$ -	\$ -	\$ -	\$ -
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ 61,913	\$ -	\$ -	\$ 61,913
Total Fund Balances	\$ 62,586	\$ 222,515	\$ 932	\$ 286,033
Total Liabilities & Fund Balance	\$ 199,517	\$ 222,515	\$ 327,076	\$ 749,108

Eden Hills
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted Budget	Prorated Budget Thru 02/28/22	Actual Thru 02/28/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 106,500	\$ 83,847	\$ 83,847	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 1,108	\$ 1,108
Total Revenues	\$ 324,267	\$ 83,847	\$ 84,955	\$ 1,108
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 600	\$ 4,400
Engineering	\$ 20,000	\$ 8,333	\$ 765	\$ 7,568
Attorney	\$ 30,000	\$ 12,500	\$ 4,804	\$ 7,696
Annual Audit	\$ 7,250	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 6,000	\$ 2,500	\$ 2,083	\$ 417
Trustee Fees	\$ 7,100	\$ 3,367	\$ 3,367	\$ -
Management Fees	\$ 36,050	\$ 15,021	\$ 15,021	\$ (0)
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Technology	\$ 1,200	\$ 500	\$ 500	\$ -
Telephone	\$ 250	\$ 104	\$ -	\$ 104
Postage & Delivery	\$ 850	\$ 354	\$ 101	\$ 253
Insurance	\$ 5,500	\$ 5,500	\$ 5,175	\$ 325
Printing & Binding	\$ 1,000	\$ 417	\$ 11	\$ 406
Legal Advertising	\$ 10,000	\$ 4,167	\$ 2,988	\$ 1,179
Other Current Charges	\$ 2,800	\$ 1,167	\$ 191	\$ 976
Boundary Amendment Expenses	\$ -	\$ -	\$ 1,108	\$ (1,108)
Office Supplies	\$ 500	\$ 208	\$ 6	\$ 202
Travel Per Diem	\$ 550	\$ 229	\$ -	\$ 229
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 148,925	\$ 65,292	\$ 42,645	\$ 22,647

Eden Hills

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 12,000	\$ 12,000	\$ 521	\$ 11,479
Field Management	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Landscape Maintenance	\$ 40,500	\$ 16,875	\$ 3,400	\$ 13,475
Landscape Replacement	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Streetlights	\$ 8,000	\$ 3,333	\$ 4,199	\$ (865)
Electric	\$ 20,000	\$ 8,333	\$ 475	\$ 7,858
Water & Sewer	\$ 12,000	\$ 5,000	\$ -	\$ 5,000
Sidewalk & Asphalt Maintenance	\$ 500	\$ 208	\$ -	\$ 208
Irrigation Repairs	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
General Repairs & Maintenance	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Contingency	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Subtotal Field Expenditures	\$ 125,500	\$ 59,292	\$ 8,595	\$ 50,697
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	\$ 59,292	\$ 8,595	\$ 50,697
Total Expenditures	\$ 314,267	\$ 124,584	\$ 51,239	\$ 73,345
Excess (Deficiency) of Revenues over Expenditures	\$ 10,000		\$ 33,716	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (10,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (10,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 33,716	
Fund Balance - Beginning	\$ -		\$ 28,870	
Fund Balance - Ending	\$ -		\$ 62,586	

Eden Hills
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted Budget	Prorated Budget Thru 02/28/22	Actual Thru 02/28/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 172,075	\$ -	\$ 135,565	\$ 135,565
Interest	\$ -	\$ -	\$ 3	\$ 3
Total Revenues	\$ 172,075	\$ -	\$ 135,568	\$ 135,568
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		\$ 78,305	
Fund Balance - Beginning	\$ 58,169		\$ 144,209	
Fund Balance - Ending	\$ 60,719		\$ 222,515	

Eden Hills
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted Budget	Prorated Budget Thru 02/28/22	Actual Thru 02/28/22	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 315,567	\$ 315,567
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 315,567	\$ 315,567
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 187,047	\$ (187,047)
Miscellaneous Expense	\$ -	\$ -	\$ 30	\$ (30)
Total Expenditures	\$ -	\$ -	\$ 187,077	\$ (187,077)
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 February 28, 2022

	Adopted Budget	Prorated Budget Thru 02/28/22	Actual Thru 02/28/22	Variance
Revenues				
Developer Advances	\$ -	\$ -	\$ 1,037,105	\$ 1,037,105
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ 1,037,105	\$ 1,037,105
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,037,105	\$ (1,037,105)
Total Expenditures	\$ -	\$ -	\$ 1,037,105	\$ (1,037,105)
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	73,595	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	83,847
Developer Contributions	\$ -	\$ -	\$ -	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Boundary Amendment Contributions	\$ -	\$ -	\$ -	1,108	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,108
Total Revenues	\$ -	\$ -	\$ -	11,360	73,595	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	84,955
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	600	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Engineering	\$ -	\$ -	\$ -	765	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	765
Attorney	\$ 529	\$ 923	\$ 465	2,487	401	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,804
Annual Audit	\$ -	\$ -	\$ -	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ -	\$ -	\$ -	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 417	\$ 417	\$ 417	417	417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,083
Trustee Fees	\$ -	\$ -	\$ 3,367	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,367
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	3,004	3,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,021
Information Technology	\$ 150	\$ 150	\$ 150	150	150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	750
Website Technology	\$ 100	\$ 100	\$ 100	100	100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	500
Telephone	\$ -	\$ -	\$ -	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 64	\$ -	\$ 4	11	21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	101
Insurance	\$ 5,175	\$ -	\$ -	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,175
Printing & Binding	\$ 1	\$ -	\$ 3	-	7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11
Legal Advertising	\$ 1,332	\$ -	\$ -	1,656	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,988
Other Current Charges	\$ 30	\$ 35	\$ 43	38	43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	191
Boundary Amendment Expenses	\$ -	\$ -	\$ -	1,108	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,108
Office Supplies	\$ 3	\$ -	\$ 0	0	3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6
Travel Per Diem	\$ -	\$ -	\$ -	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 15,979	\$ 4,629	\$ 7,554	10,337	4,146	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42,645

Eden Hills
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 521	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 521
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 850	\$ 850	\$ 850	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ 943	\$ -	\$ 2,041	\$ 1,214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,199
Electric	\$ 364	\$ 23	\$ -	\$ 52	\$ 36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 475
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 1,214	\$ 1,816	\$ 850	\$ 2,943	\$ 1,771	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,595
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	\$ 1,771	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,595
Total Expenditures	\$ 17,193	\$ 6,445	\$ 8,404	\$ 13,280	\$ 5,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,239
Excess (Deficiency) of Revenues over Expenditures	\$ (17,193)	\$ (6,445)	\$ (8,404)	\$ (1,920)	\$ 67,678	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,716
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (17,193)	\$ (6,445)	\$ (8,404)	\$ (1,920)	\$ 67,678	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,716

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	O&M Portion	Series 2020 Debt 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)
02/18/22	ACH	\$204,690.37	(\$8,185.83)	(\$3,930.09)	\$0.00	\$192,574.45	\$73,595.36	\$118,979.09	\$192,574.45
TOTAL		\$ 233,360.06	\$ (9,409.50)	\$ (4,538.68)	\$ -	\$ 219,411.88	\$ 83,846.72	\$ 135,565.16	\$ 219,411.88

79%	Net Percent Collected
\$59,262.45	Balance Remaining to Collect

SECTION 3

Requisition	Payee/Vendor	Amount
1	JMBI Development, LLC	\$ 1,663,884.07
2	JMBI Development, LLC	\$ 7,500.00
3	Core & Main	\$ 42,018.40
4	Tucker Paving, Inc.	\$ 395,305.62
5	Mack Industries	\$ 47,883.00
6	JMBI Development, LLC	\$ 7,500.00
7	KE Law Group	\$ 17.00
8	Wood & Associates Engineering, LLC	\$ 5,662.50
9	Pennoni Associates, Inc.	\$ 4,500.00
10	Eden Hills Ph. 1 Acct Transfer	\$ 894,273.00
11	JMBI Development, LLC	\$ 3,750.00
12	JMBI Development, LLC	\$ 1,021.00
13	Tucker Paving, Inc.	\$ 189,617.69
14	Wood & Associates Engineering, LLC	\$ 140.00
15	Core & Main	\$ 142,637.40
16	Horner Environmental Professionals	\$ 4,046.25
17	JMBI Development, LLC	\$ 3,750.00
18	Henkelman Construction, Inc.	\$ 16,805.50
	TOTAL	\$ 3,430,311.43

SECTION 4



April 21, 2022

Samantha Hoxie – Recording Secretary
Eden Hills CDD Office
219 E. Livingston Street
Orlando, Florida 32801-1508



RE: Eden Hills Community Development District Registered Voters

Dear Ms. Hoxie,

In response to your request, there are currently **11** voters within the Eden Hills Community Development District. This number of registered voters in said District is as of **April 15, 2022**.

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

Sincerely,

A handwritten signature in blue ink that reads "Lori Edwards". The signature is written in a cursive style.

Lori Edwards
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831
PHONE: (863) 534-5888 Fax: (863) 845-2718
PolkElections.com