

***Eden Hills***  
***Community Development District***

***Adopted Budget***  
***FY2023***



# Table of Contents

<b>1-2</b>	<u>General Fund</u>
<b>3-7</b>	<u>General Fund Narrative</u>
<b>8</b>	<u>Series 2020 Debt Service Fund</u>
<b>9-10</b>	<u>Series 2020 Amortization Schedule</u>
<b>11</b>	<u>Series 2022 Debt Service Fund</u>
<b>12-13</b>	<u>Series 2022 Amortization Schedule</u>
<b>14</b>	<u>Capital Reserve Fund</u>

**Eden Hills**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Adopted Budget FY2023
<b>Revenues</b>					
Assessments - Tax Roll	\$ 106,500	\$ 84,621	\$ 21,879	\$ 106,500	\$ 159,000
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Developer Contributions	\$ 217,767	\$ -	\$ 57,545	\$ 57,545	\$ 101,192
Boundary Amendment Contributions	\$ -	\$ 1,108	\$ -	\$ 1,108	\$ -
<b>Total Revenues</b>	<b>\$ 324,267</b>	<b>\$ 85,730</b>	<b>\$ 79,424</b>	<b>\$ 165,153</b>	<b>\$ 560,193</b>

**Expenditures**

Administrative

Supervisor Fees	\$ 12,000	\$ 1,800	\$ 3,000	\$ 4,800	\$ 12,000
Engineering	\$ 20,000	\$ 1,810	\$ 5,000	\$ 6,810	\$ 20,000
Attorney	\$ 30,000	\$ 10,496	\$ 19,504	\$ 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	\$ 4,000	\$ 1,500	\$ 5,500	\$ 7,000
Trustee Fees	\$ 7,100	\$ 3,367	\$ 3,733	\$ 7,100	\$ 10,650
Management Fees	\$ 36,050	\$ 27,038	\$ 9,013	\$ 36,050	\$ 37,853
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,800
Website Technology	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,200
Telephone	\$ 250	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 850	\$ 146	\$ 213	\$ 358	\$ 850
Insurance	\$ 5,500	\$ 5,175	\$ -	\$ 5,175	\$ 6,250
Copies	\$ 1,000	\$ 13	\$ 250	\$ 263	\$ 1,000
Legal Advertising	\$ 10,000	\$ 2,988	\$ 7,012	\$ 10,000	\$ 10,000
Other Current Charges	\$ 2,800	\$ 337	\$ 700	\$ 1,037	\$ 2,800
Boundary Amendment Expenses	\$ -	\$ 1,108	\$ -	\$ 1,108	\$ -
Office Supplies	\$ 500	\$ 12	\$ 125	\$ 137	\$ 500
Travel Per Diem	\$ 550	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 148,925</b>	<b>\$ 68,590</b>	<b>\$ 51,249</b>	<b>\$ 119,839</b>	<b>\$ 155,678</b>

**Eden Hills**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Adopted Budget FY2023
<b><u>Operations &amp; Maintenance</u></b>					
<b>Field Expenditures</b>					
Property Insurance	\$ 12,000	\$ 521	\$ -	\$ 521	\$ 14,400
Field Management	\$ 15,000	\$ -	\$ 4,375	\$ 4,375	\$ 15,000
Landscape Maintenance	\$ 40,500	\$ 8,924	\$ 7,648	\$ 16,572	\$ 70,000
Landscape Replacement	\$ 7,500	\$ -	\$ 1,875	\$ 1,875	\$ 7,500
Streetlights	\$ 8,000	\$ 9,066	\$ 3,750	\$ 12,816	\$ 84,000
Electric	\$ 20,000	\$ 1,731	\$ 4,800	\$ 6,531	\$ 6,000
Water & Sewer	\$ 12,000	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ 500	\$ -	\$ 125	\$ 125	\$ 2,000
Irrigation Repairs	\$ 2,500	\$ -	\$ 625	\$ 625	\$ 5,000
General Repairs & Maintenance	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ 7,500
Contingency	\$ 2,500	\$ -	\$ 625	\$ 625	\$ 7,500
<b>Subtotal Field Expenditures</b>	<b>\$ 125,500</b>	<b>\$ 20,241</b>	<b>\$ 25,073</b>	<b>\$ 45,314</b>	<b>\$ 218,900</b>
<b>Amenity Expenditures</b>					
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
<b>Subtotal Amenity Expenditures</b>	<b>\$ 39,842</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 105,480</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 165,342</b>	<b>\$ 20,241</b>	<b>\$ 25,073</b>	<b>\$ 45,314</b>	<b>\$ 324,380</b>
<b><u>Other Expenditures</u></b>					
Capital Reserves - Transfer	\$ 10,000	\$ -	\$ -	\$ -	\$ 80,135
<b>Total Other Expenditures</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 80,135</b>
<b>Total Expenditures</b>	<b>\$ 324,267</b>	<b>\$ 88,831</b>	<b>\$ 76,322</b>	<b>\$ 165,153</b>	<b>\$ 560,193</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ (3,101)</b>	<b>\$ 3,101</b>	<b>\$ -</b>	<b>\$ -</b>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1 - Tax Roll	142.00	142	1.00	\$106,500.10	\$750.00	\$806.45
Phase 2A - Direct	400.00	400	1.00	\$300,000.27	\$750.00	\$806.45
Phase 2B - Tax Roll	70.00	70	1.00	\$52,500.05	\$750.00	\$806.45
Developer Contribution	134.92	553	0.24	\$101,192.08		
<b>Total ERU's</b>	<b>746.92</b>	<b>1165</b>		<b>\$560,192.50</b>		

**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.

#### 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.

#### Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

#### Legal Advertising

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

**Eden Hills**  
**Community Development District**  
**General Fund Budget**

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.

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.

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.

# Eden Hills

## Community Development District

### General Fund Budget

#### 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 & Equipment 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.

#### 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.



**Eden Hills**  
**Community Development District**  
**General Fund Budget**

*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**  
**Adopted Budget**  
**Series 2020 Debt Service Fund**

Description	Adopted Budget FY2022	Actual Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Adopted Budget FY2023
<b>Revenues</b>					
Assessments - Tax Roll	\$ 172,075	\$ 136,817	\$ 35,258	\$ 172,075	\$ 172,075
Interest Income	\$ -	\$ 5	\$ -	\$ 5	\$ -
Carry Forward Surplus	\$ 58,169	\$ 58,172	\$ -	\$ 58,172	\$ 60,727
<b>Total Revenues</b>	<b>\$ 230,244</b>	<b>\$ 194,994</b>	<b>\$ 35,258</b>	<b>\$ 230,252</b>	<b>\$ 232,802</b>
<b>Expenses</b>					
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
<b>Total Expenditures</b>	<b>\$ 169,525</b>	<b>\$ 169,525</b>	<b>\$ -</b>	<b>\$ 169,525</b>	<b>\$ 168,013</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 60,719</b>	<b>\$ 25,469</b>	<b>\$ 35,258</b>	<b>\$ 60,727</b>	<b>\$ 64,789</b>

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

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
		<b>\$ 2,895,000.00</b>	<b>\$ 2,077,287.50</b>	<b>\$ 5,084,550.00</b>

**Eden Hills**  
**Community Development District**  
**Adopted Budget**  
**Series 2022 Debt Service Fund**

Description	Adopted Budget FY2022	Actual Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Adopted Budget FY2023
<b>Revenues</b>					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 604,294
Interest Income	\$ -	\$ 7	\$ -	\$ 7	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 263,525
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 7</b>	<b>\$ -</b>	<b>\$ 7</b>	<b>\$ 867,819</b>
<b>Expenses</b>					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 263,518
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 195,000
Interest - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 206,231
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 664,749</b>
<b>Other Financing Sources</b>					
Bond Proceeds	\$ -	\$ 867,811	\$ -	\$ 867,811	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ 867,811</b>	<b>\$ -</b>	<b>\$ 867,811</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 867,819</b>	<b>\$ -</b>	<b>\$ 867,819</b>	<b>\$ 203,070</b>

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

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
		<b>\$ 10,465,000.00</b>	<b>\$ 7,851,173.96</b>	<b>\$ 18,316,173.96</b>

**Eden Hills**  
**Community Development District**  
**Adopted Budget**  
**Capital Reserve Fund**

Description	Proposed Budget FY2022	Actual Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Adopted Budget FY2023
<b>Revenues</b>					
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenses</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources</b>					
Transfer In/(Out)	\$ 10,000	\$ -	\$ -	\$ -	\$ 80,135
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 80,135</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 80,135</b>