

*Eden Hills*  
*Community Development District*

*Meeting Agenda*

*August 10, 2022*

# AGENDA

# *Eden Hills*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801  
Phone: 407-841-5524 - Fax: 407-839-1526

August 3, 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, August 10, 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/85901625077>

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

**Meeting ID:** 859 0162 5077

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Organizational Matters
  - A. Acceptance of Resignation from Justin Frye
  - B. Appointment to Fill the Vacant Board Seat
  - C. Administration of Oath to Newly Appointed Supervisor
  - D. Consideration of Resolution 2022-09 Appointing Assistant Secretary
4. Approval of Minutes of the May 11, 2022 Board of Supervisors Meeting
5. Public Hearings
  - A. Public Hearing on the Adoption of the Fiscal Year 2023 Budget
    - i. Consideration of Resolution 2022-10 Adopting the District's Fiscal Year 2023 Budget and Appropriating Funds
  - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

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<sup>1</sup> Comments will be limited to three (3) minutes

- i. Consideration of Resolution 2022-11 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Resolution 2022-12 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023
7. Presentation of Fiscal Year 2021 Audit Report
8. Staff Reports
  - A. Attorney
  - B. Engineer
    - i. Ratification of Stormwater Management Analysis Report
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Ratification of:
      - a) Summary of Series 2022A Requisitions #19 to #37
      - b) Summary of Fiscal Year 2022 Capital Projects Funding Requests #1 to #17
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment



## SECTION III

# SECTION A

All,

Please consider this notice of my, Justin Frye, resignation from all CDD Boards in which I currently hold a position.

Thanks,  
Justin K. Frye

# SECTION D

**RESOLUTION 2022-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT  
ELECTING THE OFFICERS OF THE DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing an Assistant Secretary, and such other officers as the Board may deem necessary.

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

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

Assistant Secretary \_\_\_\_\_

**SECTION 2. CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 10th day of August 2022

ATTEST:

**EDEN HILLS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

# 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, **May 11, 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
Lauren Gentry	KE Law Group
Rey Malave <i>via Zoom</i>	District Engineer
Marshall Tindall	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 March 9,  
2022 Board of Supervisors Meeting**

Ms. Burns presented the March 9, 2022 Board of Supervisors meeting minutes and asked for any comments, changes, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Frye, seconded by Ms. Kowalski, with all in favor, the Minutes of the March 9, 2022 Board of Supervisors Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**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)**

Ms. Burns reviewed the resolution for the Board and went over the phases as well as the budget line-item increases. She offered to answer any questions from the Board. Ms. Burns stated that the assessment hearing would be for Phase 2A and 2B.

Ms. Gentry reminded the Board that this sets the high watermark for the assessments that they are going to collect. When the notices are sent out, the Board can always lower that amount if needed, that amount just could not increase.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, Resolution 2022-06 Approving the Proposed Fiscal Year 2022/2023 Budget, Declaring Special Assessments, and Setting the Public Hearings for August 10, 2022 at 5:00 p.m. on the Fiscal Year 2022/2023 Budget and Imposition of Operations and Maintenance Assessments (Phase 2), was approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of Notice of Special  
Assessments for Phase 2**

Ms. Burns stated that this notice would be recorded to add the Assessment Area 2 bonds that just closed.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, the Notice of Special Assessments for Phase 2, was approved.

**SIXTH ORDER OF BUSINESS**

**Presentation and Approval of Updated  
Supplemental Assessment Methodology  
for Phase 2**

Ms. Burns stated that this was for the series that already closed, the only change to the report was the bond sizing provided had 6% gross-up instead of 7%.



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

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07  
Authorizing Additional Validation**

Ms. Burns stated that they previously authorized \$25,000,000. This resolution would direct staff to file for additional validation up to \$35,000,000 for the future phases.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, Resolution 2022-07 Authorizing Additional Validation, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-08  
Ratifying Series 2022 Bonds**

Ms. Burns stated that this resolution ratifies and confirms all of the action taken by District officers and District staff in the closing of the Series 2022 bonds.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, Resolution 2022-08 Ratifying Series 2022 Bonds, was approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Amended and Restated  
Disclosure of Public Financing**

Ms. Burns stated that this adds the most recent bond issuance to the existing disclosure.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, the Amended and Restated Disclosure of Public Financing, was approved.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry had nothing further to report.

**B. Engineer**

**i. Ratification of Stormwater Management Analysis Proposal**

Mr. Malave stated that the stormwater report is almost completed and that a draft could be expected within the next week.

On MOTION by Mr. Frye, seconded by Ms. Kowalski, with all in favor, the Stormwater Management Analysis Proposal, was ratified.

**C. Field Manager's Report**

Mr. Tindall reviewed the Field Manager's Report for the Board. The report was included in the agenda package.

**D. District Manager's Report**

**i. Approval of the Check Register**

Ms. Burns stated that the check register was included in the Board's agenda package. 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.

**iii. Ratification of Summary of Series 2022A Requisitions #1 to #18**

Ms. Burns stated that these requisitions had already been approved and just needed to be ratified by the Board.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, the Series 2022A Requisitions #1 to #18, were ratified.

**iv. Presentation of Number of Registered Voters – 11**

Ms. Burns stated that there were 11 registered voters within the District as of April 15, 2022.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Supervisors Requests and Audience  
Comments**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

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

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Chairman/Vice Chairman

## SECTION V

# SECTION A

# SECTION 1

## **RESOLUTION 2022-10**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Eden Hills Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Eden Hills Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

## SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2020	\$ _____
DEBT SERVICE FUND – SERIES 2022	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

## SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within sixty (60) days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not



increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to the budget under subparagraphs c. and d. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 10TH DAY OF AUGUST, 2022.**

ATTEST:

**EDEN HILLS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

**Exhibit A:** Fiscal Year 2022/2023 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 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed 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**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<u><b>Operations &amp; Maintenance</b></u>					
<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>
<u><b>Other Expenditures</b></u>					
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.

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#### **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**  
**Proposed Budget**  
**Series 2020 Debt Service Fund**

Description	Adopted Budget FY2022	Actual Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed 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
				\$ 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 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed 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	
				\$	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 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b><u>Revenues</u></b>					
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Expenses</u></b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Other Financing Sources</u></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>

**Exhibit A**

**[DM to insert]**

## SECTION B

# SECTION 1

## RESOLUTION 2022-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Eden Hills Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, certain infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Polk County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, for the fiscal year beginning October 1, 2022, and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), the Board of Supervisors (“**Board**”) of the District has adopted its budgets, including its operations and maintenance budget and debt service budgets (together, “**Adopted Budget**”) attached hereto as **Exhibit “A”** and now desires to set forth the method by which debt service special assessments shall be collected and enforced; and

**WHEREAS**, the District has entered into a funding agreement for the purpose of funding a portion of the operations and maintenance budget for Fiscal Year 2022/2023; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached hereto as **Exhibit “B”**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B”**; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B”**, is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B”**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments levied on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B”**.
- B. Direct Bill Assessments.** Certain operations and maintenance special assessments and previously levied debt service special assessments levied on the Direct Collect Property will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B”**. Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 25% due no later than October 1, 2022, 25% due no later than December 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of

collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 10th day of August 2022.

ATTEST:

**EDEN HILLS COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)



**Exhibit A**  
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 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b><u>Revenues</u></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>
<b><u>Expenditures</u></b>					
<b><u>Administrative</u></b>					
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**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<u><b>Operations &amp; Maintenance</b></u>					
<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>
<u><b>Other Expenditures</b></u>					
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.

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#### **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**  
**Proposed Budget**  
**Series 2020 Debt Service Fund**

Description	Adopted Budget FY2022	Actual Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed 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
				\$ 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 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed 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	
				\$	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 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b><u>Revenues</u></b>					
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Expenses</u></b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Other Financing Sources</u></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>

**Exhibit B**

Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

Eden Hills CDD FY 23 Aseessment Roll
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PARCEL ID	PROP DSCR1	Units	O&M	2020 Debt	2022 Debt	Total
262730496752000010	EDEN HILLS PB 185 PG 1-6 LOT 1	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000020	EDEN HILLS PB 185 PG 1-6 LOT 2	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000030	EDEN HILLS PB 185 PG 1-6 LOT 3	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000040	EDEN HILLS PB 185 PG 1-6 LOT 4	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000050	EDEN HILLS PB 185 PG 1-6 LOT 5	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000060	EDEN HILLS PB 185 PG 1-6 LOT 6	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000070	EDEN HILLS PB 185 PG 1-6 LOT 7	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000080	EDEN HILLS PB 185 PG 1-6 LOT 8	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000090	EDEN HILLS PB 185 PG 1-6 LOT 9	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000100	EDEN HILLS PB 185 PG 1-6 LOT 10	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000110	EDEN HILLS PB 185 PG 1-6 LOT 11	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000120	EDEN HILLS PB 185 PG 1-6 LOT 12	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000130	EDEN HILLS PB 185 PG 1-6 LOT 13	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000140	EDEN HILLS PB 185 PG 1-6 LOT 14	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000150	EDEN HILLS PB 185 PG 1-6 LOT 15	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000160	EDEN HILLS PB 185 PG 1-6 LOT 16	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000170	EDEN HILLS PB 185 PG 1-6 LOT 17	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000180	EDEN HILLS PB 185 PG 1-6 LOT 18	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000190	EDEN HILLS PB 185 PG 1-6 LOT 19	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000200	EDEN HILLS PB 185 PG 1-6 LOT 20	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000210	EDEN HILLS PB 185 PG 1-6 LOT 21	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000220	EDEN HILLS PB 185 PG 1-6 LOT 22	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000230	EDEN HILLS PB 185 PG 1-6 LOT 23	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000240	EDEN HILLS PB 185 PG 1-6 LOT 24	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000250	EDEN HILLS PB 185 PG 1-6 LOT 25	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000260	EDEN HILLS PB 185 PG 1-6 LOT 26	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000270	EDEN HILLS PB 185 PG 1-6 LOT 27	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000280	EDEN HILLS PB 185 PG 1-6 LOT 28	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000290	EDEN HILLS PB 185 PG 1-6 LOT 29	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000300	EDEN HILLS PB 185 PG 1-6 LOT 30	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000310	EDEN HILLS PB 185 PG 1-6 LOT 31	1	\$806.45	\$1,303.76		\$2,110.21

PARCEL ID	PROP DSCR1	Units	O&M	2020 Debt	2022 Debt	Total
262730496752000320	EDEN HILLS PB 185 PG 1-6 LOT 32	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000330	EDEN HILLS PB 185 PG 1-6 LOT 33	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000340	EDEN HILLS PB 185 PG 1-6 LOT 34	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000350	EDEN HILLS PB 185 PG 1-6 LOT 35	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000360	EDEN HILLS PB 185 PG 1-6 LOT 36	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000370	EDEN HILLS PB 185 PG 1-6 LOT 37	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000380	EDEN HILLS PB 185 PG 1-6 LOT 38	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000390	EDEN HILLS PB 185 PG 1-6 LOT 39	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000400	EDEN HILLS PB 185 PG 1-6 LOT 40	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000410	EDEN HILLS PB 185 PG 1-6 LOT 41	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000420	EDEN HILLS PB 185 PG 1-6 LOT 42	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000430	EDEN HILLS PB 185 PG 1-6 LOT 43	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000440	EDEN HILLS PB 185 PG 1-6 LOT 44	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000450	EDEN HILLS PB 185 PG 1-6 LOT 45	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000460	EDEN HILLS PB 185 PG 1-6 LOT 46	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000470	EDEN HILLS PB 185 PG 1-6 LOT 47	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000480	EDEN HILLS PB 185 PG 1-6 LOT 48	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000490	EDEN HILLS PB 185 PG 1-6 LOT 49	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000500	EDEN HILLS PB 185 PG 1-6 LOT 50	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000510	EDEN HILLS PB 185 PG 1-6 LOT 51	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000520	EDEN HILLS PB 185 PG 1-6 LOT 52	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000530	EDEN HILLS PB 185 PG 1-6 LOT 53	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000540	EDEN HILLS PB 185 PG 1-6 LOT 54	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000550	EDEN HILLS PB 185 PG 1-6 LOT 55	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000560	EDEN HILLS PB 185 PG 1-6 LOT 56	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000570	EDEN HILLS PB 185 PG 1-6 LOT 57	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000580	EDEN HILLS PB 185 PG 1-6 LOT 58	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000590	EDEN HILLS PB 185 PG 1-6 LOT 59	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000600	EDEN HILLS PB 185 PG 1-6 LOT 60	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000610	EDEN HILLS PB 185 PG 1-6 LOT 61	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000620	EDEN HILLS PB 185 PG 1-6 LOT 62	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000630	EDEN HILLS PB 185 PG 1-6 LOT 63	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000640	EDEN HILLS PB 185 PG 1-6 LOT 64	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000650	EDEN HILLS PB 185 PG 1-6 LOT 65	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000660	EDEN HILLS PB 185 PG 1-6 LOT 66	1	\$806.45	\$1,303.76		\$2,110.21

PARCEL ID	PROP DSCR1	Units	O&M	2020 Debt	2022 Debt	Total
262730496752000670	EDEN HILLS PB 185 PG 1-6 LOT 67	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000680	EDEN HILLS PB 185 PG 1-6 LOT 68	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000690	EDEN HILLS PB 185 PG 1-6 LOT 69	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000700	EDEN HILLS PB 185 PG 1-6 LOT 70	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000710	EDEN HILLS PB 185 PG 1-6 LOT 71	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000720	EDEN HILLS PB 185 PG 1-6 LOT 72	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000730	EDEN HILLS PB 185 PG 1-6 LOT 73	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000740	EDEN HILLS PB 185 PG 1-6 LOT 74	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000750	EDEN HILLS PB 185 PG 1-6 LOT 75	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000760	EDEN HILLS PB 185 PG 1-6 LOT 76	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000770	EDEN HILLS PB 185 PG 1-6 LOT 77	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000780	EDEN HILLS PB 185 PG 1-6 LOT 78	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000790	EDEN HILLS PB 185 PG 1-6 LOT 79	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000800	EDEN HILLS PB 185 PG 1-6 LOT 80	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000810	EDEN HILLS PB 185 PG 1-6 LOT 81	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000820	EDEN HILLS PB 185 PG 1-6 LOT 82	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000830	EDEN HILLS PB 185 PG 1-6 LOT 83	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000840	EDEN HILLS PB 185 PG 1-6 LOT 84	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000850	EDEN HILLS PB 185 PG 1-6 LOT 85	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000860	EDEN HILLS PB 185 PG 1-6 LOT 86	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000870	EDEN HILLS PB 185 PG 1-6 LOT 87	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000880	EDEN HILLS PB 185 PG 1-6 LOT 88	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000890	EDEN HILLS PB 185 PG 1-6 LOT 89	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000900	EDEN HILLS PB 185 PG 1-6 LOT 90	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000910	EDEN HILLS PB 185 PG 1-6 LOT 91	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000920	EDEN HILLS PB 185 PG 1-6 LOT 92	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000930	EDEN HILLS PB 185 PG 1-6 LOT 93	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000940	EDEN HILLS PB 185 PG 1-6 LOT 94	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000950	EDEN HILLS PB 185 PG 1-6 LOT 95	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000960	EDEN HILLS PB 185 PG 1-6 LOT 96	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000970	EDEN HILLS PB 185 PG 1-6 LOT 97	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000980	EDEN HILLS PB 185 PG 1-6 LOT 98	1	\$806.45	\$1,303.76		\$2,110.21
262730496752000990	EDEN HILLS PB 185 PG 1-6 LOT 99	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001000	EDEN HILLS PB 185 PG 1-6 LOT 100	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001010	EDEN HILLS PB 185 PG 1-6 LOT 101	1	\$806.45	\$1,303.76		\$2,110.21

PARCEL ID	PROP DSCR1	Units	O&M	2020 Debt	2022 Debt	Total
262730496752001020	EDEN HILLS PB 185 PG 1-6 LOT 102	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001030	EDEN HILLS PB 185 PG 1-6 LOT 103	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001040	EDEN HILLS PB 185 PG 1-6 LOT 104	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001050	EDEN HILLS PB 185 PG 1-6 LOT 105	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001060	EDEN HILLS PB 185 PG 1-6 LOT 106	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001070	EDEN HILLS PB 185 PG 1-6 LOT 107	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001080	EDEN HILLS PB 185 PG 1-6 LOT 108	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001090	EDEN HILLS PB 185 PG 1-6 LOT 109	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001100	EDEN HILLS PB 185 PG 1-6 LOT 110	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001110	EDEN HILLS PB 185 PG 1-6 LOT 111	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001120	EDEN HILLS PB 185 PG 1-6 LOT 112	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001130	EDEN HILLS PB 185 PG 1-6 LOT 113	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001140	EDEN HILLS PB 185 PG 1-6 LOT 114	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001150	EDEN HILLS PB 185 PG 1-6 LOT 115	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001160	EDEN HILLS PB 185 PG 1-6 LOT 116	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001170	EDEN HILLS PB 185 PG 1-6 LOT 117	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001180	EDEN HILLS PB 185 PG 1-6 LOT 118	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001190	EDEN HILLS PB 185 PG 1-6 LOT 119	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001200	EDEN HILLS PB 185 PG 1-6 LOT 120	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001210	EDEN HILLS PB 185 PG 1-6 LOT 121	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001220	EDEN HILLS PB 185 PG 1-6 LOT 122	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001230	EDEN HILLS PB 185 PG 1-6 LOT 123	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001240	EDEN HILLS PB 185 PG 1-6 LOT 124	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001250	EDEN HILLS PB 185 PG 1-6 LOT 125	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001260	EDEN HILLS PB 185 PG 1-6 LOT 126	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001270	EDEN HILLS PB 185 PG 1-6 LOT 127	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001280	EDEN HILLS PB 185 PG 1-6 LOT 128	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001290	EDEN HILLS PB 185 PG 1-6 LOT 129	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001300	EDEN HILLS PB 185 PG 1-6 LOT 130	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001310	EDEN HILLS PB 185 PG 1-6 LOT 131	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001320	EDEN HILLS PB 185 PG 1-6 LOT 132	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001330	EDEN HILLS PB 185 PG 1-6 LOT 133	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001340	EDEN HILLS PB 185 PG 1-6 LOT 134	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001350	EDEN HILLS PB 185 PG 1-6 LOT 135	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001360	EDEN HILLS PB 185 PG 1-6 LOT 136	1	\$806.45	\$1,303.76		\$2,110.21

PARCEL ID	PROP DSCR1	Units	O&M	2020 Debt	2022 Debt	Total
262730496752001370	EDEN HILLS PB 185 PG 1-6 LOT 137	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001380	EDEN HILLS PB 185 PG 1-6 LOT 138	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001390	EDEN HILLS PB 185 PG 1-6 LOT 139	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001400	EDEN HILLS PB 185 PG 1-6 LOT 140	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001410	EDEN HILLS PB 185 PG 1-6 LOT 141	1	\$806.45	\$1,303.76		\$2,110.21
262730496752001420	EDEN HILLS PB 185 PG 1-6 LOT 142	1	\$806.45	\$1,303.76		\$2,110.21
Total Gross On-Roll Assessments		142	\$114,515.90	\$185,133.92	\$0.00	\$299,649.82
Total Net On-Roll Assessments		142	\$106,499.79	\$172,174.55	\$0.00	\$278,674.33
<b><i>Direct Billing</i></b>						
262729000000033010	NW1/4 OF NW1/4 LESS S 330 FT AND W1/4 OF NE1/4 OF	70	56,451.50		\$93,660.00	\$150,111.50
262720000000044020	BEG SW COR OF SEC RUN S89-55-39E ALONG S LN OF	70	\$56,451.50		\$97,314.00	\$153,765.50
262719000000022010	S1/2 OF SE1/4 LYING NLY OF CASS RD & E1/2 OF SW1/4	330	\$266,128.50		\$458,766.00	\$724,894.50
Total Gross Direct Billing		470	\$379,031.50	\$0.00	\$649,740.00	\$1,028,771.50
Total Net Direct Billing		470	\$352,499.30	\$0.00	\$604,258.20	\$956,757.50
Total Gross Assessments		612	\$493,547.40	\$185,133.92	\$649,740.00	\$1,328,421.32
Total Net Assessments		612	\$458,999.08	\$172,174.55	\$604,258.20	\$1,235,431.83

## SECTION VI



**RESOLUTION 2022-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022/2023; AND PROVIDING FOR 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*, being situated within the City of Lake Alfred, Polk County, Florida; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, the Board desires to adopt the Fiscal Year 2022/2023 annual meeting schedule attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2022/2023 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

**PASSED AND ADOPTED** this 10th day of August 2022.

ATTEST:

**EDEN HILLS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2022/2023 Annual Meeting Schedule

**Exhibit A: Fiscal Year 2022/2023 Annual Meeting Schedule**

**BOARD OF SUPERVISORS MEETING DATES  
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022/2023**

The Board of Supervisors of the Eden Hills Community Development District will hold their regular meetings for Fiscal Year 2022/2023 at 5:00 PM on the 2<sup>nd</sup> Wednesday of every month at the Lake Alfred Public Library, 245 N Seminole Ave, Lake Alfred, FL 33850, unless otherwise indicated, as follows:

**October 12, 2022  
November 9, 2022  
December 14, 2022  
January 11, 2023  
February 8, 2023  
March 8, 2023  
April 12, 2023  
May 10, 2023  
June 14, 2023  
July 12, 2023  
August 9, 2023  
September 13, 2023**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

## SECTION VII

**Eden Hills Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2021**

**Eden Hills Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2021**

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# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
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Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
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## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Eden Hills Community Development District  
Lake Alfred, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of Eden Hills Community Development District as of and for the fiscal year ended September 30, 2021, and related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

- 1 -



To the Board of Supervisors  
Eden Hills Community Development District

## Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of Eden Hills Community Development District as of September 30, 2021, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

## Other Matters

### *Management's Discussion and Analysis*

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economical or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted principally of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with the sufficient evidence to express an opinion or provide any assurance.

## Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 27, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Eden Hills Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 27, 2022

**Eden Hills Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2021**

Management's discussion and analysis of Eden Hills Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.



**Eden Hills Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the fiscal year ended September 30, 2021.

- ◆ The District's assets exceeded liabilities by \$2,290,384 (net position). Net investment in capital assets was \$2,292,581. Restricted net position was \$10,453 and unrestricted net position was \$(12,650).
- ◆ Governmental activities revenues totaled \$2,747,843, while governmental activities expenses totaled \$467,899.

**Eden Hills Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2021</b>	<b>2020</b>
Current assets	\$ 126,598	\$ 12,000
Restricted assets	144,465	-
Capital assets	5,251,449	783,122
Total Assets	<u>5,522,512</u>	<u>795,122</u>
Current liabilities	328,260	784,682
Non-current liabilities	2,903,868	-
Total Liabilities	<u>3,232,128</u>	<u>784,682</u>
Net Position		
Net investment in capital assets	2,292,581	783,122
Restricted net position	10,453	-
Unrestricted	<u>(12,650)</u>	<u>(772,682)</u>
Total Net Position	<u>\$ 2,290,384</u>	<u>\$ 10,440</u>

The increase in current assets is related to the increase in due from developer in the current year.

The increase in capital assets is related to the capital projects activity in the current year.

The increase in restricted assets and non-current liabilities is related to the issuance of long-term debt in the current year.

The decrease in current liabilities is mainly related to the decrease in contracts/retainage payable in the current year.

**Eden Hills Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change In Net Position**

	<b>Governmental Activities</b>	
	<b>2021</b>	<b>2020</b>
Program Revenues		
Charges for services	\$ 103,913	\$ -
Operating contributions	79,953	100,000
Capital contributions	2,563,947	-
Investment income	30	-
Total Revenues	<u>2,747,843</u>	<u>100,000</u>
Expenses		
General government	106,261	89,560
Physical environment	1,950	-
Interest and other charges	359,688	-
Total Expenses	<u>467,899</u>	<u>89,560</u>
Change in Net Position	2,279,944	10,440
Net Position - Beginning of Period	<u>10,440</u>	<u>-</u>
Net Position - End of Period	<u><u>\$ 2,290,384</u></u>	<u><u>\$ 10,440</u></u>

The increase in capital contributions is related to the capital project started in the current year.

The increase in charges for services is related to special assessments were initiated in the current year.

The increase in interest and other charges is mainly related to the cost of issuance of long-term debt in the current year.

**Eden Hills Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2021 and 2020.

	<b>Governmental Activities</b>	
	<b>2021</b>	<b>2020</b>
Land	\$ 1,450,000	\$ -
Construction in progress	3,801,449	-
Total	<u>\$ 5,251,449</u>	<u>\$ -</u>

Current year activity consisted of additions of \$1,450,000 of land and \$3,801,449 of construction in progress.

**General Fund Budgetary Highlights**

Actual expenditures were less than the budgeted expenditures because engineering fees and maintenance costs were lower than anticipated.

There were no amendments to the September 30, 2021 budget.

**Debt Management**

Governmental Activities debt includes the following:

- In November 2020, the District issued \$2,950,000 Series 2020 Special Assessment Bonds. These bonds were issued to finance a portion or all of the costs of the planning, financing, acquisition, construction, equipping and installation of the Series 2020 Project. As of September 30, 2021, the balance outstanding was \$2,950,000.

**Economic Factors and Next Year's Budget**

Eden Hills Community Development District issued Special Assessment Bonds, Series 2022, in February 2022 to provide funds to pay all or a portion of the costs of the planning, financing, acquisition, construction, equipping and installation of the Series 2022 Project. The District cannot determine the affect the bond issuance will have on operations for the year ended September 30, 2022.

**Eden Hills Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Request for Information**

The financial report is designed to provide a general overview of Eden Hills Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Eden Hills Community Development District 219 East Livingston Street, Orlando, Florida, 32801.

**Eden Hills Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2021**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 23,548
Due from developer	92,875
Prepaid expenses	10,175
Total Current Assets	<u>126,598</u>
Non-Current Assets:	
Restricted assets:	
Investments	144,465
Capital Assets, not being depreciated	
Land	1,450,000
Construction in progress	3,801,449
Total Non-Current Assets	<u>5,395,914</u>
Total Assets	<u>5,522,512</u>
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	11,663
Contracts/retainage payable	213,878
Accrued interest	47,719
Bonds payable	55,000
Total Current Liabilities	<u>328,260</u>
Non-Current Liabilities:	
Bonds payable, net	2,903,868
Total Liabilities	<u>3,232,128</u>
<b>NET POSITION</b>	
Net investment in capital assets	2,292,581
Restricted debt service	10,453
Unrestricted	(12,650)
Total Net Position	<u><u>\$ 2,290,384</u></u>

See accompanying notes to financial statements.

**Eden Hills Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Fiscal Year Ended September 30, 2021**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Charges for Services</b>	<b>Program Revenues</b>		<b>Net (Expenses) Revenues and Changes in Net Position Governmental Activities</b>
			<b>Operating Grants and Contributions</b>	<b>Capital Grants and Contributions</b>	
Governmental Activities					
General government	\$ (106,261)	\$ 45,809	\$ 79,953	\$ -	\$ 19,501
Physical environment	(1,950)	841	-	2,563,947	2,562,838
Interest and other charges	(359,688)	57,263	-	-	(302,425)
Total Governmental Activities	<u>\$ (467,899)</u>	<u>\$ 103,913</u>	<u>\$ 79,953</u>	<u>\$ 2,563,947</u>	<u>2,279,914</u>
<b>General Revenues</b>					
Investment income					<u>30</u>
Change in Net Position					2,279,944
Net Position - October 1, 2020					<u>10,440</u>
Net Position - September 30, 2021					<u>\$ 2,290,384</u>

See accompanying notes to financial statements.

**Eden Hills Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2021**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 22,586	\$ -	\$ 962	\$ 23,548
Due from developer	7,772	-	85,103	92,875
Prepaid expenses	10,175	-	-	10,175
Restricted assets				
Investments, at fair value	-	144,210	255	144,465
Total Assets	<u>\$ 40,533</u>	<u>\$ 144,210</u>	<u>\$ 86,320</u>	<u>\$ 271,063</u>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable and accrued expenses	\$ 11,663	\$ -	\$ -	\$ 11,663
Contracts/retainage payable	-	-	213,878	213,878
Total Liabilities	<u>11,663</u>	<u>-</u>	<u>213,878</u>	<u>225,541</u>
<b>FUND BALANCES</b>				
Nonspendable - prepaid expenses	10,175	-	-	10,175
Restricted for debt service	-	144,210	-	144,210
Unassigned	18,695	-	(127,558)	(108,863)
Total Fund Balances	<u>28,870</u>	<u>144,210</u>	<u>(127,558)</u>	<u>45,522</u>
Total Fund Balances and Fund Balances	<u>\$ 40,533</u>	<u>\$ 144,210</u>	<u>\$ 86,320</u>	<u>\$ 271,063</u>

See accompanying notes to financial statements.



**Eden Hills Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2021**

Total Governmental Fund Balances	\$ 45,522
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, land, \$1,450,000, and construction in progress, \$3,801,449, used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	5,251,449
Long-term liabilities, including bonds payable, \$(2,950,000), and bond premium, net, \$(8,868), are not due and payable in the current period and therefore, are not reported at the fund level.	(2,958,868)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported in the funds.	<u>(47,719)</u>
Net Position of Governmental Activities	<u><u>\$ 2,290,384</u></u>

See accompanying notes to financial statements.

**Eden Hills Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Fiscal Year Ended September 30, 2021**

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Developer contributions	\$ 79,953	\$ -	\$ 2,563,947	\$ 2,643,900
Special assessments	46,650	57,263	-	103,913
Investment earnings	-	10	20	30
Total Revenues	<u>126,603</u>	<u>57,273</u>	<u>2,563,967</u>	<u>2,747,843</u>
Expenditures				
Current				
General government	106,223	-	38	106,261
Physical environment	1,950	-	-	1,950
Capital outlay	-	-	4,468,327	4,468,327
Debt service:				
Interest	-	49,946	-	49,946
Other	-	-	262,276	262,276
Total Expenditures	<u>108,173</u>	<u>49,946</u>	<u>4,730,641</u>	<u>4,888,760</u>
Excess of revenues over/(under) expenditures	<u>18,430</u>	<u>7,327</u>	<u>(2,166,674)</u>	<u>(2,140,917)</u>
Other Financing Sources/(Uses)				
Transfers in	-	-	85,138	85,138
Transfers out	-	(85,138)	-	(85,138)
Bond proceeds	-	222,021	2,727,979	2,950,000
Bond premium	-	-	9,121	9,121
Total Other Financing Sources/(Uses)	<u>-</u>	<u>136,883</u>	<u>2,822,238</u>	<u>2,959,121</u>
Net change in fund balances	18,430	144,210	655,564	818,204
Fund Balances - October 1, 2020	<u>10,440</u>	<u>-</u>	<u>(783,122)</u>	<u>(772,682)</u>
Fund Balances - September 30, 2021	<u>\$ 28,870</u>	<u>\$ 144,210</u>	<u>\$ (127,558)</u>	<u>\$ 45,522</u>

See accompanying notes to financial statements.

**Eden Hills Community Development District  
RECONCILIATION OF THE STATEMENT  
OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
For the Fiscal Year Ended September 30, 2021**

Net Change in Fund Balances - Total Governmental Funds	\$ 818,204
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of capital outlay in the current year.	4,468,327
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The issuance of long-term debt and bond premium are recorded as an other financing source at the fund level, however, the proceeds increase liabilities at the government-wide level.	(2,959,121)
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Bond premium is recognized as an other financing source in the year the bonds are issued at the fund level, however, the premium is combined with bonds payable at the government-wide level and amortized over the life of the bonds.	253
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the change in accrued interest during the current period.	(47,719)
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Change in Net Position of Governmental Activities	<u>\$ 2,279,944</u>
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See accompanying notes to financial statements.

**Eden Hills Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND**  
**For the Fiscal Year Ended September 30, 2021**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Developer contributions	\$ 184,965	\$ 184,965	\$ 79,953	\$ (105,012)
Special assessments	-	-	46,650	46,650
Total Revenues	<u>184,965</u>	<u>184,965</u>	<u>126,603</u>	<u>(58,362)</u>
Expenditures				
Current				
General government	130,875	130,875	106,223	24,652
Physical environment	<u>54,090</u>	<u>54,090</u>	<u>1,950</u>	<u>52,140</u>
Total Expenditures	<u>184,965</u>	<u>184,965</u>	<u>108,173</u>	<u>76,792</u>
Net Change in Fund Balances	-	-	18,430	18,430
Fund Balances - October 1, 2020	<u>-</u>	<u>-</u>	<u>10,440</u>	<u>10,440</u>
Fund Balances - September 30, 2021	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 28,870</u></u>	<u><u>\$ 28,870</u></u>

See accompanying notes to financial statements.

**Eden Hills Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on October 21, 2019, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance No 1422-19 of the City Commission of the City of Lake Alfred, Florida, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Eden Hills Community Development District. The District is governed by a five member Board of Supervisors. All the Supervisors are employed by the Developer. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Eden Hills Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, The Financial Reporting Entity, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Eden Hills Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by developer contributions and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Eden Hills Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Eden Hills Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.



**Eden Hills Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – Accounts for debt service requirements to retire certain capital improvement revenue bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

Capital Projects Fund – The Capital Projects Fund accounts for the construction of infrastructure improvements within the District.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**Eden Hills Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**a. Cash and Investments (Continued)**

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

**b. Capital Assets**

Capital assets, which include land and construction in progress, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

**c. Deferred Inflows of Resources**

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one time that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

**d. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. A formal budget is adopted for the general fund. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**Eden Hills Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

“Total fund balances” of the District’s governmental funds, \$45,522, differs from “net position” of governmental activities, \$2,290,384, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

**Capital related items**

When capital assets (construction in progress, that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$ 3,801,449
Land	<u>1,450,000</u>
Total	<u>\$ 5,251,449</u>

**Long-term debt transactions**

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2021 were:

Bonds payable	\$ (2,950,000)
Bond premium, net	<u>(8,868)</u>
Total	<u>\$ (2,958,868)</u>

**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	<u>\$ (47,719)</u>
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**Eden Hills Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net change in fund balances” for government funds, \$818,204, differs from the “change in net position” for governmental activities, \$2,279,944, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below:

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Capital outlay	\$ <u>4,468,327</u>
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**Long-term debt transactions**

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	\$ <u>(47,719)</u>
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Proceeds from the issuance of long-term debt and bond premiums are recognized as an other financing source at the fund level. These proceeds increase liabilities at the government-wide level.

Issuance of long-term debt	\$ (2,950,000)
Bond premium	<u>(9,121)</u>
Total	\$ <u>(2,959,121)</u>

Amortization of the bond discount does not require the use of current resources and therefore is not reported in the governmental funds.

Amortization of bond premium	\$ <u>253</u>
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**Eden Hills Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

**Custodial Credit Risk – Deposits**

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2021, the District's bank balance was \$148,460 and the carrying value was \$23,548. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2021, the District had the following investments and maturities:

<u><b>Investment</b></u>	<u><b>Maturities</b></u>	<u><b>Fair Value</b></u>
First American Treasury Obligations Fund	*13 days	<u><u>\$ 144,465</u></u>

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

**Interest Rate Risk**

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

**Eden Hills Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Credit Risk

The District's investments in treasury funds, are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2021, the District's investments in First American Treasury Obligations Fund was rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in First American Treasury Obligations Fund represent 100% of District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2021 were typical. The District considers any decline in fair value for certain investments to be temporary.

**NOTE D – CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Balance October 1, 2020	Additions	Deletions	Balance September 30, 2021
<b><u>Governmental Activities:</u></b>				
Capital assets, not being depreciated:				
Land	\$ -	\$ 1,450,000	\$ -	\$ 1,450,000
Construction in progress	783,122	3,018,327	-	3,801,449
Total Capital Assets, not depreciated	<u>\$ 783,122</u>	<u>\$ 4,468,327</u>	<u>\$ -</u>	<u>\$ 5,251,449</u>

**Eden Hills Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE E – LONG-TERM DEBT**

The following is a summary of debt activity for the District for the year ended September 30, 2021:

	Balance October 1, 2020	Additions	Reductions	Balance September 30, 2021
<u>Governmental Activities:</u>				
Series 2020	\$ -	\$ 2,950,000	\$ -	\$ 2,950,000
Series 2020 Bond Premium	-	9,121	(253)	8,868
	<u>\$ -</u>	<u>\$ 2,959,121</u>	<u>\$ (253)</u>	<u>\$ 2,958,868</u>
Bonds Payable, Net	<u>\$ -</u>	<u>\$ 2,959,121</u>	<u>\$ (253)</u>	<u>\$ 2,958,868</u>

District debt is comprised of the following at September 30, 2021:

**Special Assessment Revenue Bonds**

\$2,950,000 Series 2020 Special Assessment Bonds maturing through 2051, at various interest rates between 2.750% and 4.125%, payable May 1 and November 1.

\$ 2,950,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2021 are as follows:

Year Ending September 30,	Principal	Interest	Total
2022	\$ 55,000	\$ 114,525	\$ 169,525
2023	55,000	113,013	168,013
2024	60,000	111,500	171,500
2025	60,000	109,850	169,850
2026	60,000	108,200	168,200
2027-2031	345,000	509,638	854,638
2032-2036	415,000	440,575	855,575
2037-2041	510,000	349,975	859,975
2042-2046	625,000	237,188	862,188
2047-2051	765,000	97,350	862,350
Totals	<u>\$ 2,950,000</u>	<u>\$ 2,191,814</u>	<u>\$ 5,141,814</u>

**Eden Hills Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

Summary of Significant Bonds Resolution Terms and Covenants

**Special Assessment Bonds, Series 2020**

Significant Bond Provisions

The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time on or after May 1, 2030, at a price equal to the par amount of the respective Bonds thereof, together with accrued interest to the date of redemption. The Series 2020 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2020 Reserve Account was funded from the proceeds of the Series 2020 Bonds in an amount equal to the maximum annual debt service required for Series 2020 Bonds at the date of issue until the Reserve Account Release Conditions have been satisfied as established in the Trust Indenture. Once the Release Conditions have been satisfied as established in the Trust Indenture the Reserve Account shall be reduced to an amount equal to 50% of the maximum annual debt service with respect to the then outstanding principal amount. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2021:

	Reserve Balance	Reserve Requirement
Series 2020 Special Assessment Bonds	\$ 86,038	\$ 86,038



**Eden Hills Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE F – RELATED PARTY TRANSACTIONS**

All voting members of the Board of Supervisors are affiliated with the Developer. The District received \$2,643,900 in contributions from the Developer for the fiscal year ended September 30, 2021. Additionally, the District has a balance due from the Developer, \$92,875.

**NOTE G – ECONOMIC DEPENDENCY**

The Developer owns a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

**NOTE H – RISK MANAGEMENT**

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims under this commercial coverage.

**NOTE I – SUBSEQUENT EVENT**

Subsequent to year end, in February 2022, the District issued Series 2022, Special Assessment bonds for \$10,465,000 to provide funds to pay all or a portion of the costs of the planning, financing, acquisition, construction, equipping and installation of the Series 2022 Project.



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Eden Hills Community Development District  
Lake Alfred, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Eden Hills Community Development District, as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated June 27, 2022.

### **Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Eden Hills Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Eden Hills Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Eden Hills Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants PL

Board of Supervisors  
Eden Hills Community Development District

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Eden Hills Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 27, 2022



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
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## MANAGEMENT LETTER

To the Board of Supervisors  
Eden Hills Community Development District  
Lake Alfred, Florida

### Report on the Financial Statements

We have audited the financial statements of the Eden Hills Community Development District as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 27, 2022.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 27, 2022, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding audit.

### Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Eden Hills Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Eden Hills Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2021 for the Eden Hills Community Development District. It is management's responsibility to monitor the Eden Hills Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Fort Pierce / Stuart

- 31 -



To the Board of Supervisors  
Eden Hills Community Development District

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Eden Hills Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 12
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: N/A
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$3,471,095
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures for such project: The Series 2020 Project \$213,965.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Eden Hills Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District: The Debt Service Fund, \$403.26.
- 8) The amount of special assessments collected by or on behalf of the District: Total Special Assessments collected was \$57,263.
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds: Governmental Activities Series 2020 Bonds, \$2,950,000, maturing May 2051.



### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we noted no such findings.

### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 27, 2022



**Berger, Toombs, Elam,  
Gaines & Frank**

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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE  
WITH SECTION 218.415 FLORIDA STATUTES**

To the Board of Supervisors  
Eden Hills Community Development District  
Lake Alfred, Florida

We have examined Eden Hills Community Development District's compliance with Section 218.415, Florida Statutes during the fiscal year ended September 30, 2021. Management is responsible for Eden Hills Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Eden Hills Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Eden Hills Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Eden Hills Community Development District's compliance with the specified requirements.

In our opinion, Eden Hills Community Development District's complied, in all material respects, with the aforementioned requirements during the fiscal year ended September 30, 2021.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 27, 2022

## SECTION VIII



## SECTION B

# SECTION 1

# EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

Stormwater Management Projection Report (Section  
403.9302 F.S.)

JUNE 1, 2022



ORIGINAL

**SUBMITTED BY**

Dewberry Engineers Inc.  
800 North Magnolia Avenue  
Suite 1000  
Orlando, Florida 32803  
407.843.5120

**SUBMITTED TO**

Eden Hills CDD  
GMS – Jill Burns - District Manager  
219 East Livingston Street  
Orlando, FL 32801

Polk County BOCC  
E-Mail: [tabithabiehl@polk-county.net](mailto:tabithabiehl@polk-county.net)

# Stormwater Management Projection Report

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<b>4. Stormwater Service Area</b>	<b>3</b>
<b>5. Current and Projected Costs of Providing Service</b>	<b>3</b>
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## 1. Introduction

This report has been prepared to meet the requirements of Section 403.9302 Florida Statutes – Stormwater management projections. The Eden Hills Community Development District (the “District” or “CDD”) does not provide wastewater services and thus is not required to submit a wastewater service projections report under 403.9301 F.S.

The CDD is located entirely within the City of Lake Alfred in Polk County, Florida. 403.9301(1) specifies independent special districts, including Eden Hills CDD, must provide a report to the County by June 30, 2022. The rule was enacted in 2021 and requires a report submittal every 5 years. This report has been prepared and submitted to satisfy the reporting requirements for 2022.

The District is located west of CR 557 on north and south side of Cass Road and Old Lake Alfred Road within the City of Lake Alfred, Florida (see also Exhibit 1). The CDD consists of a total of 396.65 acres and 1,165 residential units along with the associated stormwater infrastructure. The CDD is a planned residential community. The District is expected to consist of 1,65 single family lots, recreation/amenity areas, parks, and associated infrastructure. The land use for the development is Residential and Conservation and the zoning is Planned Unit Development Residential (PUD-R). The development will be developed in four (4) phases. Phase 1 has been completed and the stormwater system is in operation. The remaining stormwater systems for the undeveloped phases have not commenced; however, they will be constructed within the next 5 years.

## 2. Detailed Description of the Stormwater System

The master stormwater management system provides for the water runoff treatment and attenuation of stormwater runoff that is carried out for Phase 1 and will be carried out for the remaining phases through man-made dry retention ponds as its collected in pipes, curbs, and surfaces to convey this runoff. These systems discharge to the dry retention ponds within the development. There are no known natural surface waters within the Development. The design criteria for the District’s stormwater treatment systems are regulated by the City, County, and the South West Florida Water Management District (SWFWMD).

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries (see Exhibit 2). Stormwater is discharged via roadway curb and gutter and storm inlets. Storm culverts convey the runoff into the proposed dry retention ponds for water quality treatment and attenuation. The stormwater systems will utilize dry retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District’s stormwater treatment systems are regulated by the county and the South West Florida water management district.

The system is designed to provide drainage and flood abatement such as flooding events associated with rainfall and hurricanes, for water quality improvements, and to reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events. The system falls within the Federal Emergency Management Agency Flood Insurance Rate Map (FEMA) FIRM Panel No. 12105C0355G, dated December 22, 2016, and is located within Flood Zones A, AE, and X. The 100-year flood volumes are compensated as it is required by the County, SWFWMD, and FEMA.

Specifically, the system includes numerous dry retention ponds and interconnected throughout the development (see Exhibit 3).

The stormwater operation and maintenance program includes, but is not limited to:

- routing mowing of turf associated with stormwater ponds, swales, canal/lake banks;
- debris and trash removal from pond skimmers, inlet grates, ditches, etc.;
- routine ditch cleaning;
- sediment removal from the stormwater system (i.e. by use of vacuum trucks);
- public outreach and education. and
- other best management practices.

### 3. Number of Current and Projected Residents

The number of current and projected residents are required to be calculated in 5-year increments for a 20-year period. Unlike a city or county service area, the jurisdiction of the CDD is very limited and cannot be expanded or contracted without a public hearing and approvals from the local municipality.

Additionally, the supplemental rule instructions provided by the Office of Economic and Demographic Research (“EDR”) states when an independent special district completely falls within a county or a municipality, EDR will calculate the appropriate population estimates. Eden Hills CDD falls within the City of Lake Alfred, Polk County, Florida.

Table 3.1 Population Projections

POPULATION PROJECTIONS IN 5-YEAR INCREMENTS				
6/2022	6/2027	6/2032	6/2037	6/2042
To be calculated by EDR	To be calculated by EDR	• To be calculated by EDR	• To be calculated by EDR	• To be calculated by EDR

### 4. Stormwater Service Area

The Eden Hills CDD service area consists of the District lands as shown in Exhibit 2 and included in the service area map (Exhibit 3) and legal description (Exhibit 4). The project is currently being developed with eleven (11) wet detention ponds completed for various phases. Additional ponds for the future phases will be constructed within the upcoming years as per the master development plan.

### 5. Current and Projected Costs of Providing Service

Table 5.1 provides for a 20-year period, calculated in 5-year increments, with an estimated increase of 10% every 5 years.

.Table 5.1 Cost Projections

CURRENT AND PROJECTS COSTS OF PROVIDING SERVICE BASED ON FISCAL YEAR				
2022	2027	2032	2037	2042
\$125,500	\$138,050	\$151,855	\$167,041	\$187,745

### 6. Estimated Remaining Useful Life

The estimated remaining useful life of the stormwater system and facilities is 25-years including the irrigation system connected to the stormwater system. The system is monitored on an annual basis and replacement as well as repairs are provided as needed to the components of the system. The replacement of the inlets, control outfall structures but should not be a major expense to the District within the next 20-years. No major replacements, which include culverts and pipe networks, control structures, etc., are expected within the next 20 years. All open stormwater storage and conveyance systems are maintained and have an unlimited service life. Stormwater systems for the future phases of the development will be constructed over the next five (5) to ten (10) years and shall be maintained the same as the current system.

.Table 6.1 Major Replacement Schedule

MAJOR REPLACEMENT SCHEDULE WITH FUNDING					
PROJECT	CURRENT (2022)	2023-2027	2028-2032	2033-2037	2038-2042
Project name	N/A	N/A	N/A	N/A	N/A

## 7. Recent 5-Year Funding Status

The District has continually provided for all expenditures within the District over the last 5-year history of annual contributions. All funding is obtained through the property tax authority of the District through annual assessments to each unit within the District. The District's current reserve fund is approximately \$2,500, which is sufficient for future capital needs for maintenance or expansion of facilities or major components.

Table 7.1 Funding Sources

5-YEAR FUNDING SOURCES				
YEAR	ANTICIPATED EXPENDITURES*	BUDGET FUNDS AVAILABLE	RESERVES FUND BALANCE	OTHER
2022	\$125,500	CDD Property Assessments	\$2,500	N/A
2023	\$128,010	CDD Property Assessments	TBD Annually	N/A
2024	\$130,570	CDD Property Assessments	TBD Annually	N/A
2025	\$133,181	CDD Property Assessments	TBD Annually	N/A
2026	\$135,845	CDD Property Assessments	TBD Annually	N/A
*Increase of 2% per year				

## 8. Plan to Fund Maintenance or Expansion

Due to the CDD's funding mechanisms, there are no anticipated funding gaps or unfunded projects. The proposed construction of the future phases will be through additional bond proceeds of developer funding agreements to the District. The future infrastructure stormwater system to be constructed will be owned by the CDD.

## 9. Report Submittal and Documentation

As required by rule, this report is being submitted to Polk County. The County is required to compile all reports for their county and submit a consolidated report to the State by July 31, 2022. The attached exhibits include supporting data and illustrations. When used, calculation methodologies have been described in the above narratives.

## 10. Engineer's Certification

I hereby certify that the foregoing is a true and correct copy of the report for Eden Hills Community Development District.



Reinardo Malavè, P.E.  
Florida License No. 31588  
Dewberry Engineers Inc.

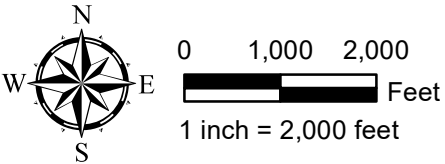




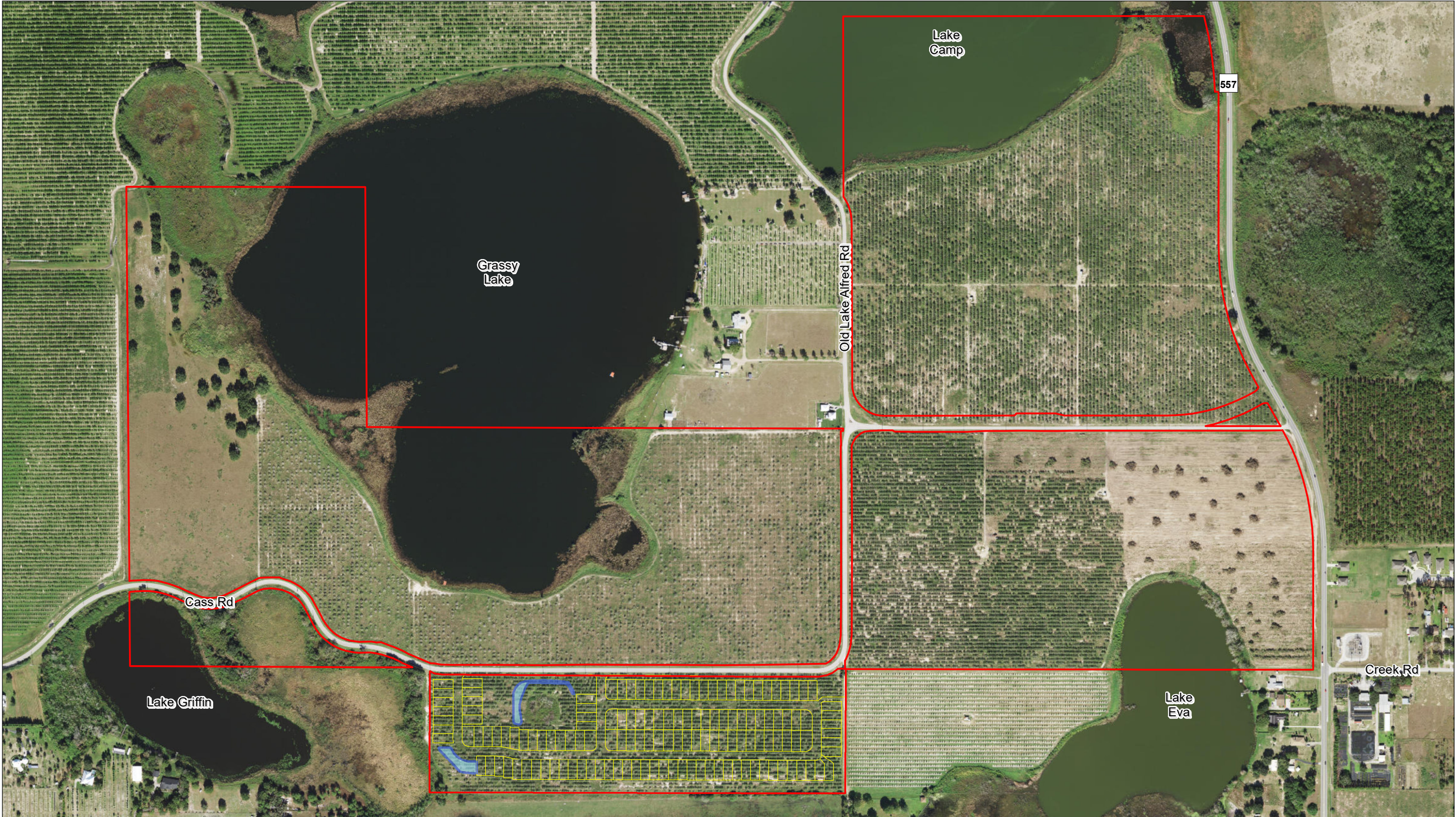
**EDEN HILLS  
AERIAL LOCATION MAP**

**Exhibit 1**

**Legend**  
[Red Outline] DISTRICT BOUNDARY



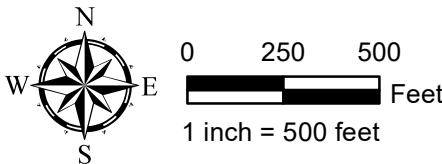




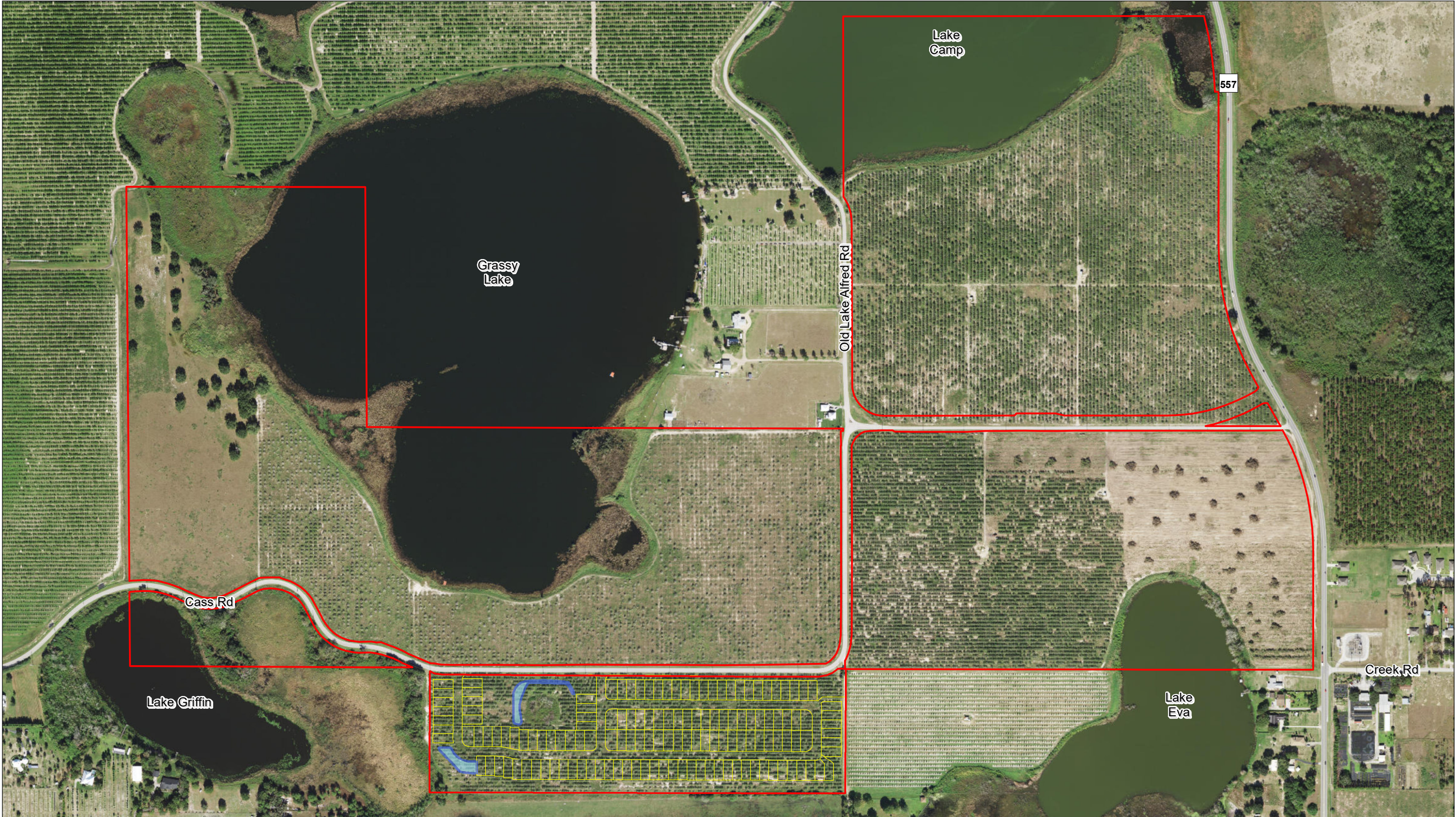
# EDEN HILLS STORMWATER MANAGEMENT FACILITIES

## Exhibit 2

- Legend**
- DISTRICT BOUNDARY
  - CDD OWNED - PONDS



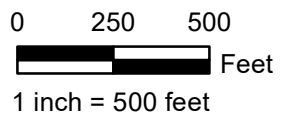




# EDEN HILLS SERVICE AREA MAP

## Exhibit 3

- Legend**
- DISTRICT BOUNDARY
  - CDD OWNED - PONDS





## EDEN HILLS CDD LEGAL DESCRIPTION

### 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 1/2 OF THE SW 1/4 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 1/4 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 1/4 AND THE N 1/4 OF THE SW 1/4 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 1/4 OF THE SW 1/4, RUN THENCE NORTH ALONG THE HALF SECTION LINE A DISTANCE OF 1929 FEET TO THE NORTH BOUNDARY OF THE ABOVE DESCRIBED PROPERTY, RUN THENCE WEST A DISTANCE OF 562.3 FEET, RUN THENCE SOUTH 16°15' EAST A DISTANCE OF 2009.3 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT THE FOLLOWING DESCRIBED PARCELS:

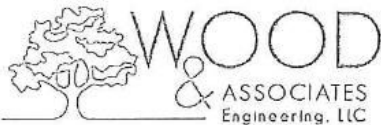
THAT PORTION OF CASS ROAD MAINTAINED RIGHT-OF-WAY AS SHOWN IN MAP BOOK 14, PAGES 78 THROUGH 86, AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTIONS 19, 20, AND 30 TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND LESS & EXCEPT

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

AND LESS & EXCEPT

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



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

## EXHIBIT 2 EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT LEGAL DESCRIPTION

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

PAGE 1 OF 12



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 1/4 OF THE SOUTHWEST 1/4 OF ABOVE SAID SECTION 19, AND RUN THENCE ALONG THE NORTH LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 N-89°59'47"-E, 1321.68 FEET TO THE NORTHEAST CORNER OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE ALONG THE EAST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 S-00°08'25"-E, 1323.96 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 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



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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 ¼ 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 ¼ 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 ¼ 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 ¼ 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.



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**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.



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**PARCEL 3**

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

**PARCEL 4**

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



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EMAIL: INFO@WOODCIVIL.COM

**EXHIBIT 2**  
**EDEN HILLS**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**LEGAL DESCRIPTION**

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

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



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COMMUNITY DEVELOPMENT DISTRICT  
LEGAL DESCRIPTION

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

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# SECTION C

# Eden Hills CDD

## Field Management Report



8/10/2022

Clayton Smith

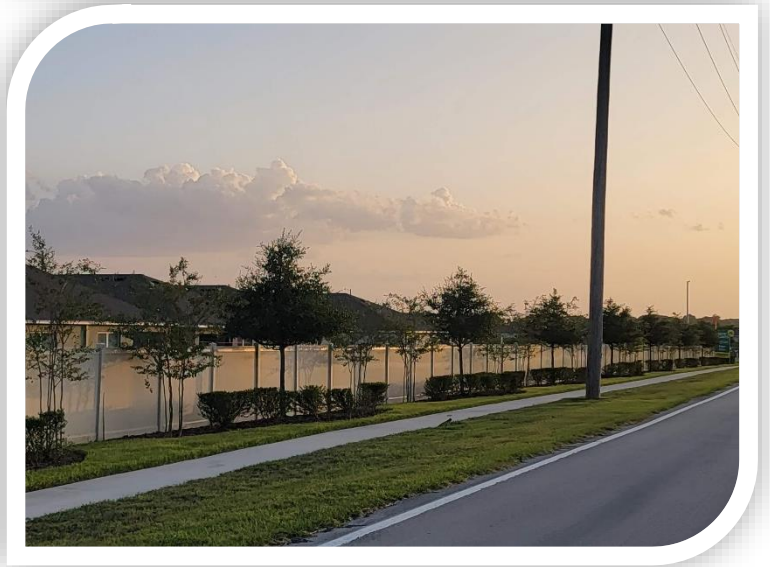
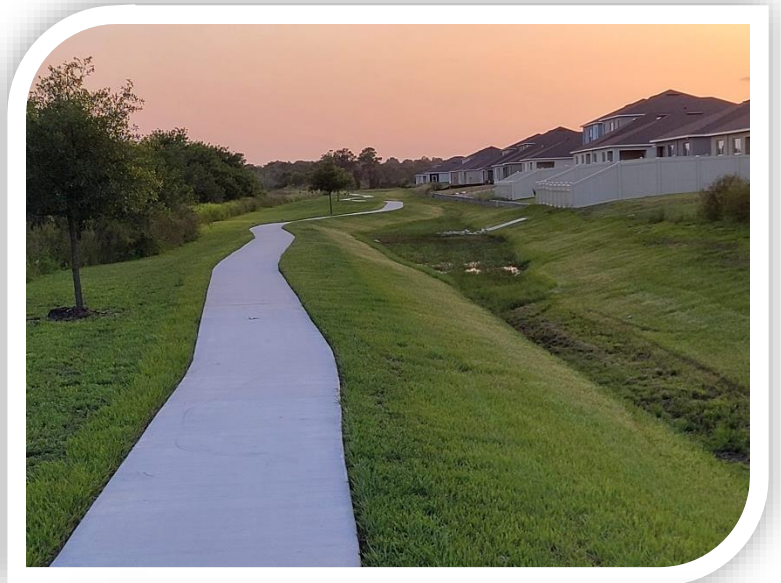
Field Services Manager

GMS

# Complete

## Landscaping and General Maintenance

- ✚ Monitoring mows and site with landscaper.
- ✚ Cleaned up unsodded area by mailboxes.





# In Progress

## Handrail

- ✚ Following up and waiting on estimates to come in for the RFP that was sent out.



## Sod Gaps

- ✚ Filling in sod gaps in phase 1



# Site Items

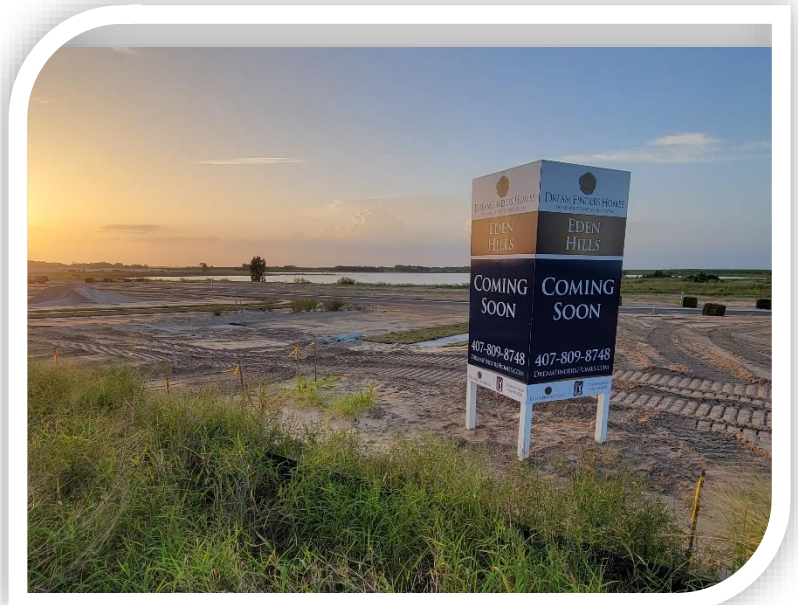
## Old Silt Fence Phase 1

- ✚ Monitoring sod gaps and old silt fence.



## Phase 2

- ✚ Monitoring site progression.
- ✚ Some tracts may be ready for temporary maintenance.
- ✚ In conversation to get a map for phase 2 tracts when they are ready to be added to maintenance contract.



# 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](mailto:csmith@gmscfl.com). Thank you.

Respectfully,  
Clayton Smith

# SECTION D

# SECTION 1



# Eden Hills

## Community Development District

### Summary of Checks

April 7, 2022 to June 30, 2022

Bank	Date	Check No.'s	Amount	
General Fund	4/13/22	164-165	\$	5,676.78
	4/20/22	166	\$	1,252.13
	4/26/22	167-168	\$	3,475.35
	5/3/22	169	\$	1,912.00
	5/12/22	170	\$	3,759.15
	5/24/22	171-174	\$	1,615.50
	6/1/22	175	\$	255.00
	6/16/22	176-177	\$	5,230.00
	6/24/22	178	\$	255.00
			\$	23,430.91
			\$	<b>23,430.91</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/13/22	00031	4/01/22 12029	202204 320-53800-46200	LANDSCAPE MAINT - APR 22	*	1,912.00	
				FLORALAWN			1,912.00 000164
4/13/22	00008	4/01/22 38	202204 310-51300-34000	MANAGEMENT FEES - APR 22	*	3,004.17	
		4/01/22 38	202204 310-51300-35200	WEBSITE MANAGEMENT-APR 22	*	100.00	
		4/01/22 38	202204 310-51300-35100	INFORMATION TECH - APR 22	*	150.00	
		4/01/22 38	202204 310-51300-31300	DISSEMINATION SVCS-APR 22	*	500.00	
		4/01/22 38	202204 310-51300-51000	OFFICE SUPPLIES	*	.48	
		4/01/22 38	202204 310-51300-42000	POSTAGE	*	8.48	
		4/01/22 38	202204 310-51300-42500	COPIES	*	1.65	
				GOVERNMENTAL MANAGEMENT SERVICES			3,764.78 000165
4/20/22	00030	4/20/22 04202022	202204 300-20700-10000	FY22 DS ASSESSMENT TSFR	*	1,252.13	
				EDEN HILLS CDD C/O USBANK			1,252.13 000166
4/26/22	00029	4/15/22 2105274	202203 310-51300-31100	ENGINEER SERVICES MAR 22	*	535.38	
				DEWBERRY ENGINEERS INC.			535.38 000167
4/26/22	00023	4/12/22 1938	202203 310-51300-31500	GENERAL COUNSEL - MAR 22	*	2,939.97	
				KE LAW GROUP, PLLC			2,939.97 000168
5/03/22	00031	5/01/22 12769	202205 320-53800-46200	LANDSCAPE MAINT - MAY 22	*	1,912.00	
				FLORALAWN			1,912.00 000169
5/12/22	00008	5/01/22 39	202205 310-51300-34000	MANAGEMENT FEES - MAY 22	*	3,004.17	
		5/01/22 39	202205 310-51300-35200	WEBSITE MANAGEMENT-MAY 22	*	100.00	
		5/01/22 39	202205 310-51300-35100	INFORMATION TECH - MAY 22	*	150.00	
		5/01/22 39	202205 310-51300-31300	DISSEMINATION SVCS-MAY 22	*	500.00	
		5/01/22 39	202205 310-51300-51000	OFFICE SUPPLIES	*	2.65	

EDEN EDEN HILLS ZYAN

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	8/01/22	PAGE	2
*** CHECK DATES	04/07/2022 - 06/30/2022 ***		GENERAL FUND											
	BANK A GENERAL FUND													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		5/01/22 39	202205 310-51300-42000		*	2.33	
		POSTAGE					
				GOVERNMENTAL MANAGEMENT SERVICES			3,759.15 000170
5/24/22 00028		5/11/22 JK051120	202205 310-51300-11000		*	200.00	
		SUPERVISOR FEE 05/11/22					
				JESSICA KOWALSKI			200.00 000171
5/24/22 00016		5/11/22 JF051120	202205 310-51300-11000		*	200.00	
		SUPERVISOR FEE 05/11/22					
				JUSTIN FRYE			200.00 000172
5/24/22 00023		5/17/22 2347	202204 310-51300-31500		*	1,015.50	
		GENERAL COUNSEL - APR 22					
				KE LAW GROUP, PLLC			1,015.50 000173
5/24/22 00005		5/11/22 MC051120	202205 310-51300-11000		*	200.00	
		SUPERVISOR FEE 05/11/22					
				MATTHEW CASSIDY			200.00 000174
6/01/22 00029		5/23/22 2119654	202204 310-51300-31100		*	255.00	
		ENGINEER SERVICES APR 22					
				DEWBERRY ENGINEERS INC.			255.00 000175
6/16/22 00008		6/01/22 40	202206 310-51300-34000		*	3,004.17	
		MANAGEMENT FEES - JUN 22					
		6/01/22 40	202206 310-51300-35200		*	100.00	
		WEBSITE MANAGEMENT-JUN 22					
		6/01/22 40	202206 310-51300-35100		*	150.00	
		INFORMATION TECH - JUN 22					
		6/01/22 40	202206 310-51300-31300		*	500.00	
		DISSEMINATION SVCS-JUN 22					
		6/01/22 40	202206 310-51300-51000		*	2.83	
		OFFICE SUPPLIES					
		6/01/22 40	202206 310-51300-42000		*	6.04	
		POSTAGE					
				GOVERNMENTAL MANAGEMENT SERVICES			3,763.04 000176
6/16/22 00023		6/08/22 2723	202205 310-51300-31500		*	1,466.96	
		GEN.COUNSEL/MTHLY MEETING					
				KE LAW GROUP, PLLC			1,466.96 000177
6/24/22 00029		6/15/22 2133645	202205 310-51300-31100		*	255.00	
		ENGINEER SERVICES-MAY 22					
				DEWBERRY ENGINEERS INC.			255.00 000178
				TOTAL FOR BANK A		23,430.91	
				EDEN EDEN HILLS			
				ZYAN			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						23,430.91	

## SECTION 2

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

***Unaudited Financial Reporting***  
***June 30, 2022***



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

**Eden Hills**  
**Community Development District**  
**Combined Balance Sheet**  
**June 30, 2022**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 28,240	\$ -	\$ -	\$ 28,240
Capital Projects Account	\$ -	\$ -	\$ 861	\$ 861
<b>Investments:</b>				
<b>Series 2020</b>				
Reserve	\$ -	\$ 86,038	\$ -	\$ 86,038
Revenue	\$ -	\$ 25,469	\$ -	\$ 25,469
<b>Series 2022</b>				
Reserve	\$ -	\$ 604,294	\$ -	\$ 604,294
Revenue	\$ -	\$ 7	\$ -	\$ 7
Interest	\$ -	\$ 263,518	\$ -	\$ 263,518
Construction	\$ -	\$ -	\$ 4,252,010	\$ 4,252,010
Escrow 2B	\$ -	\$ -	\$ 1,330,365	\$ 1,330,365
Cost of Issuance	\$ -	\$ -	\$ 7,115	\$ 7,115
Prepaid Expenses	\$ 673	\$ -	\$ -	\$ 673
<b>Total Assets</b>	<b>\$ 28,913</b>	<b>\$ 979,325</b>	<b>\$ 5,590,351</b>	<b>\$ 6,598,590</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 3,145	\$ -	\$ -	\$ 3,145
Contracts Payable	\$ -	\$ -	\$ 160	\$ 160
<b>Total Liabilities</b>	<b>\$ 3,145</b>	<b>\$ -</b>	<b>\$ 160</b>	<b>\$ 3,305</b>
<b>Fund Balance:</b>				
<b>Nonspendable:</b>				
Prepaid Items	\$ 673	\$ -	\$ -	\$ 673
<b>Restricted for:</b>				
Debt Service - Series 2020	\$ -	\$ 111,507	\$ -	\$ 111,507
Debt Service - Series 2022	\$ -	\$ 867,819	\$ -	\$ 867,819
Capital Projects - Series 2020	\$ -	\$ -	\$ 701	\$ 701
Capital Projects - Series 2022	\$ -	\$ -	\$ 5,589,490	\$ 5,589,490
Unassigned	\$ 25,095	\$ -	\$ -	\$ 25,095
<b>Total Fund Balances</b>	<b>\$ 25,769</b>	<b>\$ 979,325</b>	<b>\$ 5,590,191</b>	<b>\$ 6,595,285</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 28,913</b>	<b>\$ 979,325</b>	<b>\$ 5,590,351</b>	<b>\$ 6,598,590</b>



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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
<b><u>Revenues:</u></b>				
Assessments - Tax Roll	\$ 106,500	\$ 106,500	\$ 84,621	\$ (21,879)
Developer Contributions	\$ 217,767	\$ -	\$ -	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 1,108	\$ 1,108
<b>Total Revenues</b>	<b>\$ 324,267</b>	<b>\$ 106,500</b>	<b>\$ 85,730</b>	<b>\$ (20,770)</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 1,800	\$ 7,200
Engineering	\$ 20,000	\$ 15,000	\$ 1,810	\$ 13,190
Attorney	\$ 30,000	\$ 22,500	\$ 10,496	\$ 12,004
Annual Audit	\$ 7,250	\$ 7,250	\$ 2,875	\$ 4,375
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 6,000	\$ 4,500	\$ 4,000	\$ 500
Trustee Fees	\$ 7,100	\$ 3,367	\$ 3,367	\$ -
Management Fees	\$ 36,050	\$ 27,038	\$ 27,038	\$ (0)
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Technology	\$ 1,200	\$ 900	\$ 900	\$ -
Telephone	\$ 250	\$ 188	\$ -	\$ 188
Postage & Delivery	\$ 850	\$ 638	\$ 146	\$ 492
Insurance	\$ 5,500	\$ 5,175	\$ 5,175	\$ -
Printing & Binding	\$ 1,000	\$ 750	\$ 13	\$ 737
Legal Advertising	\$ 10,000	\$ 7,500	\$ 2,988	\$ 4,512
Other Current Charges	\$ 2,800	\$ 2,100	\$ 337	\$ 1,763
Boundary Amendment Expenses	\$ -	\$ -	\$ 1,108	\$ (1,108)
Office Supplies	\$ 500	\$ 375	\$ 12	\$ 363
Travel Per Diem	\$ 550	\$ 413	\$ -	\$ 413
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 148,925</b>	<b>\$ 113,217</b>	<b>\$ 68,590</b>	<b>\$ 44,627</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 12,000	\$ 12,000	\$ 521	\$ 11,479
Field Management	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Landscape Maintenance	\$ 40,500	\$ 30,375	\$ 8,924	\$ 21,451
Landscape Replacement	\$ 7,500	\$ 5,625	\$ -	\$ 5,625
Streetlights	\$ 8,000	\$ 6,000	\$ 9,066	\$ (3,066)
Electric	\$ 20,000	\$ 15,000	\$ 1,731	\$ 13,269
Water & Sewer	\$ 12,000	\$ 9,000	\$ -	\$ 9,000
Sidewalk & Asphalt Maintenance	\$ 500	\$ 375	\$ -	\$ 375
Irrigation Repairs	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
General Repairs & Maintenance	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Contingency	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
<b>Subtotal Field Expenditures</b>	<b>\$ 125,500</b>	<b>\$ 97,125</b>	<b>\$ 20,241</b>	<b>\$ 76,884</b>
<b>Amenity Expenditures</b>				
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	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ 39,842</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 165,342</b>	<b>\$ 97,125</b>	<b>\$ 20,241</b>	<b>\$ 76,884</b>
<b>Total Expenditures</b>	<b>\$ 314,267</b>	<b>\$ 210,342</b>	<b>\$ 88,831</b>	<b>\$ 121,511</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 10,000</b>		<b>\$ (3,101)</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ (10,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (10,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (3,101)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 28,870</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 25,769</b>	

**Eden Hills**  
**Community Development District**  
**Debt Service Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 172,075	\$ 172,075	\$ 136,817	\$ (35,258)
Interest	\$ -	\$ -	\$ 5	\$ 5
<b>Total Revenues</b>	<b>\$ 172,075</b>	<b>\$ 172,075</b>	<b>\$ 136,822</b>	<b>\$ (35,253)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 57,263	\$ 57,263	\$ 57,263	\$ -
Principal - 5/1	\$ 55,000	\$ 55,000	\$ 55,000	\$ -
Interest - 5/1	\$ 57,263	\$ 57,263	\$ 57,263	\$ -
<b>Total Expenditures</b>	<b>\$ 169,525</b>	<b>\$ 169,525</b>	<b>\$ 169,525</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 2,550</b>		<b>\$ (32,703)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 58,169</b>		<b>\$ 144,209</b>	
<b>Fund Balance - Ending</b>	<b>\$ 60,719</b>		<b>\$ 111,507</b>	

**Eden Hills**  
**Community Development District**  
**Debt Service Fund Series 2022**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 7	\$ 7
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7</b>	<b>\$ 7</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 7</b>	
<b>Other Financing Sources/(Uses):</b>				
Bond Proceeds	\$ -	\$ -	\$ 867,811	\$ 867,811
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 867,811</b>	<b>\$ 867,811</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 867,819</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 867,819</b>	

**Eden Hills**  
**Community Development District**  
**Capital Projects Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ 16,383	\$ 16,383
Interest	\$ -	\$ -	\$ 0	\$ 0
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,383</b>	<b>\$ 16,383</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ (684,637)	\$ 684,637
Miscellaneous Expense	\$ -	\$ -	\$ 101	\$ (101)
Developer Reimbursement	\$ -	\$ -	\$ 572,660	\$ (572,660)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (111,876)</b>	<b>\$ 111,876</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 128,259</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (127,558)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 701</b>	

**Eden Hills**  
**Community Development District**  
**Capital Projects Fund Series 2022**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
<b><u>Revenues</u></b>				
Interest	\$ -	\$ -	\$ 59	\$ 59
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 59</b>	<b>\$ 59</b>
<b><u>Expenditures:</u></b>				
Capital Outlay	\$ -	\$ -	\$ 3,609,097	\$ (3,609,097)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 398,660	\$ (398,660)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,007,757</b>	<b>\$ (3,609,097)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (4,007,699)</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Bond Proceeds	\$ -	\$ -	\$ 9,597,189	\$ 9,597,189
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,597,189</b>	<b>\$ 9,597,189</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 5,589,490</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 5,589,490</b>	

**Eden Hills**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ 10,251	\$ 73,595	\$ 775	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,621
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ 1,108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,108
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,360</b>	<b>\$ 73,595</b>	<b>\$ 775</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 85,730</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Engineering	\$ -	\$ -	\$ -	\$ 765	\$ -	\$ 535	\$ 255	\$ 255	\$ -	\$ -	\$ -	\$ -	\$ 1,810
Attorney	\$ 529	\$ 923	\$ 465	\$ 2,487	\$ 401	\$ 2,940	\$ 1,016	\$ 1,467	\$ 270	\$ -	\$ -	\$ -	\$ 10,496
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,875	\$ -	\$ -	\$ -	\$ 2,875
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ 4,000
Trustee Fees	\$ -	\$ -	\$ 3,367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,367
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ 27,038
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website Technology	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 64	\$ -	\$ 4	\$ 11	\$ 21	\$ 28	\$ 8	\$ 2	\$ 6	\$ -	\$ -	\$ -	\$ 146
Insurance	\$ 5,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,175
Printing & Binding	\$ 1	\$ -	\$ 3	\$ -	\$ 7	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13
Legal Advertising	\$ 1,332	\$ -	\$ -	\$ 1,656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,988
Other Current Charges	\$ 30	\$ 35	\$ 43	\$ 38	\$ 43	\$ 30	\$ 39	\$ 38	\$ 38	\$ -	\$ -	\$ -	\$ 337
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ 1,108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,108
Office Supplies	\$ 3	\$ -	\$ 0	\$ 0	\$ 3	\$ 1	\$ 0	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ 12
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 15,979</b>	<b>\$ 4,629</b>	<b>\$ 7,554</b>	<b>\$ 10,337</b>	<b>\$ 4,146</b>	<b>\$ 7,805</b>	<b>\$ 5,074</b>	<b>\$ 6,120</b>	<b>\$ 6,946</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 68,590</b>

**Eden Hills**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Field Expenditures</b>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 521	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 521
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 850	\$ 850	\$ 850	\$ 850	\$ -	\$ 1,700	\$ 1,912	\$ 1,912	\$ -	\$ -	\$ -	\$ -	\$ 8,924
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ 943	\$ -	\$ 2,041	\$ 1,214	\$ 1,214	\$ 1,214	\$ 1,219	\$ 1,219	\$ -	\$ -	\$ -	\$ 9,066
Electric	\$ 364	\$ 23	\$ -	\$ 52	\$ 36	\$ 654	\$ 41	\$ 242	\$ 319	\$ -	\$ -	\$ -	\$ 1,731
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Field Expenditures</b>	<b>\$ 1,214</b>	<b>\$ 1,816</b>	<b>\$ 850</b>	<b>\$ 2,943</b>	<b>\$ 1,771</b>	<b>\$ 3,568</b>	<b>\$ 3,167</b>	<b>\$ 3,374</b>	<b>\$ 1,538</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,241</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,214</b>	<b>\$ 1,816</b>	<b>\$ 850</b>	<b>\$ 2,943</b>	<b>\$ 1,771</b>	<b>\$ 3,568</b>	<b>\$ 3,167</b>	<b>\$ 3,374</b>	<b>\$ 1,538</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,241</b>
<b>Total Expenditures</b>	<b>\$ 17,193</b>	<b>\$ 6,445</b>	<b>\$ 8,404</b>	<b>\$ 13,280</b>	<b>\$ 5,917</b>	<b>\$ 11,373</b>	<b>\$ 8,241</b>	<b>\$ 9,493</b>	<b>\$ 8,484</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 88,831</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (17,193)</b>	<b>\$ (6,445)</b>	<b>\$ (8,404)</b>	<b>\$ (1,920)</b>	<b>\$ 67,678</b>	<b>\$ (10,599)</b>	<b>\$ (8,241)</b>	<b>\$ (9,493)</b>	<b>\$ (8,484)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (3,101)</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (17,193)</b>	<b>\$ (6,445)</b>	<b>\$ (8,404)</b>	<b>\$ (1,920)</b>	<b>\$ 67,678</b>	<b>\$ (10,599)</b>	<b>\$ (8,241)</b>	<b>\$ (9,493)</b>	<b>\$ (8,484)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (3,101)</b>



# 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
Less: Principal Payment - 5/1		(\$55,000)
<b>Current Bonds Outstanding</b>		<b>\$2,895,000</b>

Series 2022, Special Assessment Revenue Bonds		
Interest Rate:	3.250%, 3.625%, 4.000%, 4.125%	
Maturity Date:	5/1/2052	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$604,294	
Reserve Fund Balance	\$604,294	
Bonds Outstanding - 03/11/22		\$10,465,000
<b>Current Bonds Outstanding</b>		<b>\$10,465,000</b>

**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**

Date	Distribution	Gross Amount	(Discount)/Penalty	Commission	Interest	Net Receipts	Series 2020 Debt		
							O&M Portion	Service	Total
1/18/22	ACH	\$31,653.15	(\$1,223.67)	(\$608.59)	\$0.00	\$29,820.89	\$11,396.52	\$18,424.37	\$29,820.89
1/31/22	1% Fee	(\$2,983.46)	\$0.00	\$0.00	\$0.00	(\$2,983.46)	(\$1,145.16)	(\$1,838.30)	(\$2,983.46)
2/18/22	ACH	\$204,690.37	(\$8,185.83)	(\$3,930.09)	\$0.00	\$192,574.45	\$73,595.36	\$118,979.09	\$192,574.45
3/16/22	ACH	\$2,110.21	(\$42.21)	(\$41.36)	\$0.00	\$2,026.64	\$774.51	\$1,252.13	\$2,026.64
<b>TOTAL</b>		<b>\$ 235,470.27</b>	<b>\$ (9,451.71)</b>	<b>\$ (4,580.04)</b>	<b>\$ -</b>	<b>\$ 221,438.52</b>	<b>\$ 84,621.23</b>	<b>\$ 136,817.29</b>	<b>\$ 221,438.52</b>

<b>79%</b>	<b>Net Percent Collected</b>
<b>\$57,235.81</b>	<b>Balance Remaining to Collect</b>

## SECTION 3

## SECTION (a)

Requisition	Payee/Vendor	Amount
19	Horner Environmental Professionals	\$ 450.00
20	City of Lake Alfred	\$ 6,696.89
21	KE Law Group	\$ 1,205.00
22	JMBI Development, LLC	\$ 3,750.00
23	Mack Industries	\$ 166,684.00
24	Stacy's Printing	\$ 5.85
25	Tucker Paving, Inc.	\$ 626,297.09
26	KE Law Group	\$ 57.00
27	JMBI Development, LLC	\$ 3,750.00
28	Wood & Associates Engineering, LLC	\$ 7,570.00
29	JMBI Development, LLC	\$ 3,750.00
30	Tucker Paving, Inc.	\$ 1,236,121.71
31	Horner Environmental Professionals	\$ 1,942.00
32	Tampa Electric Company	\$ 513,491.06
33	JMBI Development, LLC	\$ 3,750.00
34	Tucker Paving, Inc.	\$ 534,942.62
35	Mack Concrete	\$ 13,145.00
36	City of Lake Alfred	\$ 4,729.66
37	JMBI Development, LLC	\$ 7,500.00
TOTAL		\$ 3,135,837.88

SECTION (b)

Requisition	Payee/Vendor	Amount
1	Wood & Associates Eng, City of Lake Alfred, Tucker Paving, and KE Law Group	\$ 83,102.67
2	Stacy's Printing	\$ 16.50
3	Stewart & Associates Property Services, Inc.	\$ 82,260.00
4	City of Lake Alfred & Faulkner Engineering Services	\$ 12,349.14
5	Stewart & Associates Property Services, Inc.	\$ 14,985.00
6	Tucker Paving, Inc. & Charles Utilities, inc.	\$ 169,357.42
7	Wood & Associates Eng, City of Lake Alfred, Hub International, KE Law Group	\$ 3,000.00
8	Wood & Associates Engineering	\$ 8,896.00
9	Cypress Signs & City of Lake Alfred	\$ 8,544.70
10	HUB International Midwest West	\$ 1,870.00
11	Leading Edge Land Services	\$ 842.25
12	Danielle Fence Mfg. Co	\$ 1,450.00
13	Stewart & Associates Property Services, Inc.	\$ 745.00
14	Henkelman Construction	\$ 5,301.00
15	City of Lake Alfred & Stewart & Associates Property Services	\$ 10,099.73
16	Cypress Signs & Stacy's Printing	\$ 6,283.24
17	City of Lake Alfred	\$ 160.00
	TOTAL	\$ 409,262.65