

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

***Proposed Budget***  
***FY2024***



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

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments - Tax Roll	\$ 159,000	\$ 102,837	\$ 56,163	\$ 159,000	\$ 213,573
Assessments - Direct Bill	\$ 300,000	\$ -	\$ 138,000	\$ 138,000	\$ 496,237
Assessments - Lot Closing	\$ -	\$ 162,000	\$ -	\$ -	\$ -
Developer Contributions	\$ 101,192	\$ 20,000	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 560,193</b>	<b>\$ 284,837</b>	<b>\$ 194,163</b>	<b>\$ 297,000</b>	<b>\$ 709,810</b>

**Expenditures**

Administrative

Supervisor Fees	\$ 12,000	\$ 1,200	\$ 7,000	\$ 8,200	\$ 12,000
Engineering	\$ 20,000	\$ -	\$ 6,000	\$ 6,000	\$ 18,000
Attorney	\$ 30,000	\$ 4,188	\$ 12,000	\$ 16,188	\$ 30,000
Annual Audit	\$ 7,250	\$ -	\$ 2,975	\$ 2,975	\$ 5,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,500
Arbitrage	\$ 1,350	\$ -	\$ 900	\$ 900	\$ 1,350
Dissemination	\$ 7,000	\$ 2,500	\$ 3,500	\$ 6,000	\$ 7,000
Trustee Fees	\$ 10,650	\$ 4,423	\$ 4,041	\$ 8,464	\$ 10,650
Management Fees	\$ 37,853	\$ 15,772	\$ 22,081	\$ 37,853	\$ 39,745
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,800
Website Technology	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 850	\$ 108	\$ 496	\$ 603	\$ 893
Insurance	\$ 6,250	\$ 5,563	\$ -	\$ 5,563	\$ 6,397
Copies	\$ 1,000	\$ -	\$ 583	\$ 583	\$ 1,050
Legal Advertising	\$ 10,000	\$ 316	\$ 4,000	\$ 4,316	\$ 7,500
Other Current Charges	\$ 2,800	\$ 193	\$ 266	\$ 459	\$ 1,200
Office Supplies	\$ 500	\$ 1	\$ 292	\$ 293	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 155,678</b>	<b>\$ 40,689</b>	<b>\$ 65,883</b>	<b>\$ 106,572</b>	<b>\$ 150,960</b>

Operations & Maintenance

**Field Expenditures**

Property Insurance	\$ 14,400	\$ 895	\$ -	\$ 895	\$ 14,000
Field Management	\$ 15,000	\$ 3,125	\$ 4,375	\$ 7,500	\$ 15,750
Landscape Maintenance	\$ 70,000	\$ 9,560	\$ 13,384	\$ 22,944	\$ 155,000
Landscape Replacement	\$ 7,500	\$ -	\$ 4,375	\$ 4,375	\$ 25,000
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 8,500
Streetlights	\$ 84,000	\$ 6,208	\$ 9,310	\$ 15,518	\$ 70,000
Electric	\$ 6,000	\$ 1,476	\$ 2,450	\$ 3,926	\$ 6,000
Sidewalk & Asphalt Maintenance	\$ 2,000	\$ -	\$ 1,167	\$ 1,167	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 505	\$ 2,917	\$ 3,421	\$ 7,500
General Repairs & Maintenance	\$ 7,500	\$ 9,505	\$ 4,375	\$ 13,880	\$ 15,000
Contingency	\$ 7,500	\$ 5,366	\$ 4,375	\$ 9,741	\$ 7,500
<b>Subtotal Field Expenditures</b>	<b>\$ 218,900</b>	<b>\$ 36,641</b>	<b>\$ 46,727</b>	<b>\$ 83,368</b>	<b>\$ 326,750</b>

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

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Amenity Expenditures</b>					
Amenity - Electric	\$ 9,600	\$ -	\$ -	\$ -	\$ 9,600
Amenity - Water	\$ 2,333	\$ -	\$ -	\$ -	\$ 3,600
Playground & Equipment Lease	\$ 31,400	\$ 21,272	\$ 29,781	\$ 51,053	\$ 62,800
Internet	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000
Pest Control	\$ 480	\$ -	\$ -	\$ -	\$ 600
Janitorial Service	\$ 4,333	\$ -	\$ -	\$ -	\$ 14,000
Security Services	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
Amenity Access Management	\$ 3,333	\$ -	\$ -	\$ -	\$ 6,000
Pool Maintenance	\$ 12,000	\$ -	\$ -	\$ -	\$ 36,000
Amenity Repairs & Maintenance	\$ 5,000	\$ -	\$ -	\$ -	\$ 15,000
Contingency	\$ 10,000	\$ -	\$ -	\$ -	\$ 7,500
<b>Subtotal Amenity Expenditures</b>	<b>\$ 105,480</b>	<b>\$ 21,272</b>	<b>\$ 29,781</b>	<b>\$ 51,053</b>	<b>\$ 182,100</b>
<b><i>Total Operations &amp; Maintenance</i></b>	<b>\$ 324,380</b>	<b>\$ 57,913</b>	<b>\$ 76,508</b>	<b>\$ 134,421</b>	<b>\$ 508,850</b>
<b><i>Other Expenditures</i></b>					
Capital Reserves - Transfer	\$ 80,135	\$ -	\$ 56,007	\$ 56,007	\$ 50,000
<b><i>Total Other Expenditures</i></b>	<b>\$ 80,135</b>	<b>\$ -</b>	<b>\$ 56,007</b>	<b>\$ 56,007</b>	<b>\$ 50,000</b>
<b>Total Expenditures</b>	<b>\$ 560,193</b>	<b>\$ 98,602</b>	<b>\$ 198,399</b>	<b>\$ 297,000</b>	<b>\$ 709,810</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ (0)</b>	<b>\$ 186,236</b>	<b>\$ (4,236)</b>	<b>\$ 0</b>	<b>\$ -</b>

Net Assessments	\$709,810
Add: Discounts & Collections 7%	\$53,427
Gross Assessments	<u>\$763,237</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1 - Tax Roll	142.00	142	1.00	\$143,053.52	\$1,007.42	\$1,083.25
Phase 2A - Direct	400.00	400	1.00	\$402,967.66	\$1,007.42	\$1,083.25
Phase 2B - Tax Roll	70.00	70	1.00	\$70,519.34	\$1,007.42	\$1,083.25
Unplatted Future Phases	92.58	498	0.19	\$93,269.56	\$187.29	\$201.39
	<b>704.58</b>	<b>1110</b>		<b>\$709,810.08</b>		

Product	FY2024	FY2023	Increase/ (Decrease)
Phase 1 - Tax Roll	\$1,083.25	\$806.45	\$276.80
Phase 2A - Direct	\$1,083.25	\$806.45	\$276.80
Phase 2B - Tax Roll	\$1,083.25	\$806.45	\$276.80
Unplatted	\$201.39	\$0.00	\$201.39

# 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

Copies agenda packages 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.

#### Other Current Charges

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

# Eden Hills

## Community Development District

### General Fund Budget

#### 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 Expenditures**

#### 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.

#### Lake Maintenance

Represents estimated costs for the maintenance of any ponds and lakes located within 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.

**Eden Hills**  
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**General Fund Budget**

Water & Sewer

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

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

**Amenity Expenditures**

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 equipment 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.



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

Security Services

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

Amenity Access Management

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

Pool Maintenance

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

Amenity Repairs & Maintenance

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

Contingency

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

**Other Expenditures:**

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 FY2023	Actual Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments - Tax Roll	\$ 172,075	\$ 166,254	\$ 5,821	\$ 172,075	\$ 172,075
Interest Income	\$ -	\$ 1,492	\$ -	\$ 1,492	\$ -
Carry Forward Surplus	\$ 60,727	\$ 64,934	\$ -	\$ 64,934	\$ 70,488
<b>Total Revenues</b>	<b>\$ 232,802</b>	<b>\$ 232,679</b>	<b>\$ 5,821</b>	<b>\$ 238,501</b>	<b>\$ 242,563</b>
<b>Expenses</b>					
Interest - 11/1	\$ 56,506	\$ 56,506	\$ -	\$ 56,506	\$ 55,750
Principal - 5/1	\$ 55,000	\$ -	\$ 55,000	\$ 55,000	\$ 60,000
Interest - 5/1	\$ 56,506	\$ -	\$ 56,506	\$ 56,506	\$ 55,750
<b>Total Expenditures</b>	<b>\$ 168,013</b>	<b>\$ 56,506</b>	<b>\$ 111,506</b>	<b>\$ 168,013</b>	<b>\$ 171,500</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 64,789</b>	<b>\$ 176,173</b>	<b>\$ (105,685)</b>	<b>\$ 70,488</b>	<b>\$ 71,063</b>

Interest Expense 11/1/24	<u>\$ 54,925</u>
<b>Total</b>	<u><u>\$ 54,925</u></u>

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

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

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

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

Description	Adopted Budget FY2023	Actual Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments	\$ 604,294	\$ 268,913	\$ 335,382	\$ 604,294	\$ 604,294
Interest Income	\$ -	\$ 273,571	\$ -	\$ 273,571	\$ -
Carry Forward Surplus	\$ 263,525	\$ -	\$ -	\$ -	\$ 213,116
<b>Total Revenues</b>	<b>\$ 867,819</b>	<b>\$ 542,484</b>	<b>\$ 335,382</b>	<b>\$ 877,865</b>	<b>\$ 817,410</b>
<b>Expenses</b>					
Interest - 11/1	\$ 263,518	\$ 263,518	\$ -	\$ 263,518	\$ 203,063
Principal - 5/1	\$ 195,000	\$ -	\$ 195,000	\$ 195,000	\$ 200,000
Interest - 5/1	\$ 206,231	\$ -	\$ 206,231	\$ 206,231	\$ 203,063
<b>Total Expenditures</b>	<b>\$ 664,749</b>	<b>\$ 263,518</b>	<b>\$ 401,231</b>	<b>\$ 664,749</b>	<b>\$ 606,125</b>
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 203,070</b>	<b>\$ 278,966</b>	<b>\$ (65,850)</b>	<b>\$ 213,116</b>	<b>\$ 211,285</b>

Interest Expense 11/1/24	<u>\$ 199,813</u>
<b>Total</b>	<u><u>\$ 199,813</u></u>

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

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

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

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

Description	Adopted Budget FY2023	Actual Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 56,007
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 56,007</b>
<b>Expenses</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ 25,000
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,000</b>
<b>Other Financing Sources</b>					
Transfer In/(Out)	\$ 80,135	\$ -	\$ 56,007	\$ 56,007	\$ 50,000
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 80,135</b>	<b>\$ -</b>	<b>\$ 56,007</b>	<b>\$ 56,007</b>	<b>\$ 50,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 80,135</b>	<b>\$ -</b>	<b>\$ 56,007</b>	<b>\$ 56,007</b>	<b>\$ 81,007</b>