

Eden Hills
Community Development District

Meeting Agenda

April 12, 2023

AGENDA

Eden Hills

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

April 5, 2023

**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 on **Wednesday, April 12, 2023** from **5:00 PM to 6:00 PM** at the **Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, FL 33850.**

Zoom Video Join Link: <https://us06web.zoom.us/j/87166982103>

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

Meeting ID: 871 6698 2103

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the February 15, 2023 Board of Supervisors Meeting
4. Public Hearing
 - A. Public Hearing on the Adoption of Amenity Policies and Rates for the District
 - i. Consideration of Resolution 2023-03 Adopting Amenity Policies and Rates for the District
5. Consideration of Resolution 2023-04 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date: July 12, 2023), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2023/2024 Budget and the Imposition of Operations and Maintenance Assessments (*budget will be provided under separate cover*)
6. Consideration of Resolution 2023-05 Authorizing Bank Account Signatories

¹ Comments will be limited to three (3) minutes

7. Staff Reports

A. Attorney

B. Engineer

C. Field Manager's Report

i. Consideration of Amenity Services Proposals

a) Consideration of Proposals from Current Demands

1. Amenity Keycard Access Set-Up

2. Amenity Security Cameras Set-Up

b) Consideration of Pond Maintenance Services Proposal from Aquatic Weed Management

c) Consideration of Pool Maintenance Services Proposal from Resort Pool Services

d) Consideration of Janitorial Maintenance Services Proposal from CSS

e) Consideration of Pest Control Services Proposal from Massey Services (*to be provided under separate cover*)

f) Consideration of Landscape Maintenance Services Contract Addendum for New Phase 2 Areas from Floralawn (*to be provided under separate cover*)

D. District Manager's Report

i. Approval of Check Register

ii. Balance Sheet and Income Statements

iii. Ratification of Series 2022A Requisition #54

8. Other Business

9. Supervisors Requests and Audience Comments

10. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Eden Hills Community Development District was held Wednesday, **February 15, 2023** at 4:01 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Rennie Heath
Eric Lavoie
Jessica Kowalski

Chairman (*Resigned during meeting*)
Appointed as Chairman (previously Assistant Secretary)
Appointed as Vice Chairperson (previously Assistant Secretary)

Also present were:

Jill Burns
Lauren Gentry
Lisa Kelley
Marshall Tindall
Emily Cassidy
Jessica Petrucci
Bobbie Henley

District Manager, GMS
District Counsel, KVV Law Group
Dewberry, District Engineer
Field Manager, GMS
Appointed as Supervisor
Appointed as Supervisor
Appointed as Supervisor

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

Ms. Burns opened the public comment period for anything that was on the agenda today. Hearing none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignations from Matthew Cassidy and Lauren Schwenk

Ms. Burns asked the Board to accept the letters of resignation from Matthew Cassidy and Lauren Schwenk.

On MOTION by Mr. Heath, seconded by Ms. Kowalski, with all in favor, Accepting the Letters of Resignation from Matthew Cassidy and Lauren Schwenk, was approved.

B. Appointment to Fill the Vacant Board Seat

Ms. Burns asked for a nomination to fill seat #4. There was a nomination from Eric Lavoie for Emily Cassidy to fill that seat.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, Appointing Emily Cassidy to the Board of Supervisors, was approved.

Ms. Burns asked for a nomination to fill seat #2. There was a nomination from Eric Lavoie for Jessica Petrucci to fill seat #2.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, Appointing Jessica Petrucci to the Board of Supervisors, was approved.

C. Administration of Oaths to Newly Appointed Supervisors

Ms. Burns swore in Emily Cassidy and Jessica Petrucci. Ms. Gentry reviewed the Sunshine law, the Public Records law, and the Ethics law with the newly appointed Supervisors. She explained that the Sunshine law states that they could only talk to their fellow Supervisors about District business when they were in a noticed public meeting; otherwise, there is no discussions about CDD business allowed. She explained that the Public Records law states that with only limited exceptions, every document generated in connection with the District is going to be public record and subject to disclosure upon request, so they recommended that they use a separate email address and keep their District files in a separate folder so that it is easy to get if they ever get a public records request. She explained the Ethics law stating that similar rules apply to CDD Supervisors as County Commissioners.

Rennie Heath stated that he would like to resign. Ms. Burns stated that Mr. Heath occupied seat #3.

On MOTION by Ms. Kowalski, seconded by Mr. Lavoie, with all in favor, Accepting the Letter of Resignation from Rennie Heath, was approved.

**Rennie Heath left the meeting at this time.*

Ms. Burns asked for a nomination to fill seat #3. Mr. Lavoie nominated Bobbie Henley to fill seat #3.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, Appointing Bobbie Henley to the Board of Supervisors, was approved.

Ms. Burns swore Bobbie Henley in.

D. Consideration of Resolution 2023-01 Electing Officers

Ms. Burns presented the resolution to the Board. The Board decided to appointed Eric Lavoie as Chairman, Jessica Kowalski to serve as Vice Chairman, Bobbie Henley, Jessica Petrucci, and Emily Cassidy would serve as Assistant Secretaries. Jill Burns would serve as Secretary and George Flint would serve as an Assistant Secretary.

On MOTION by Ms. Kowalski, seconded by Ms. Henley, with all in favor, Resolution 2023-01 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the August 10, 2022 Board of Supervisors Meeting

Ms. Burns presented the August 10, 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. Lavoie, seconded by Ms. Kowalski, with all in favor, the Minutes of the August 10, 2022 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS**Presentation and Consideration of
Amended & Restated Supplemental
Assessment Methodology for Phase 2**

Ms. Burns stated that this was the bond issuance that was completed last year after there was a contract the developer had with one of the builders that was at a lower amount than what was previously known. She further explained that was corrected and the only change to this report was that the developer contribution was increased to lower the assessment on that amount. She noted that the developer was basically making a little bit of a larger contribution to make up the difference. She stated that other than that change, there were no other changes, and these have already been issued. She also stated that they would repost this as a disclosure.

On MOTION by Ms. Kowalski, seconded by Ms. Petrucci, with all in favor, the Amended & Restated Supplemental Assessment Methodology for Phase 2, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2023-02
Setting a Public Hearing on the Adoption
of Amenity Policies and Rates for the
District**

Ms. Burns presented Resolution 2023-02 to the Board stating that the amenity facility should be opening in the upcoming months. She explained that they needed to set a public hearing to adopt rules and rates for the District. She noted that the only rates included that they would see would be a non-resident user fee. She further explained that as a unit of government, the CDD needed to offer a non-resident user fee that would allow for people outside of the community to pay to utilize the amenities. She stated that the proposed rate was \$2,500 annually. She explained for the residents in attendance, that was not something that gets taken advantage of, but was something that they needed to do. She noted that the only other fee that was listed was a replacement keycard fee. She explained that these rules contemplated that each household would be given two cards and if they lose those, there is a \$30 replacement fee.

Ms. Burns reviewed the rules and policies stating that they were standard in nature. She noted that they were not adopting these today. They were only setting a public hearing at which time the residents would have a chance to come back and make any comments they may have. She stated that the Board would then adopt those policies at that time. She reviewed that the date in the

resolution that was proposed, April 12, 2023. She noted that they did have to publish notice for these and that requires at least 30 days.

On MOTION by Ms. Henley, seconded by Ms. Kowalski, with all in favor, Resolution 2023-02 Setting a Public Hearing on the Adoption of Amenity Policies and Rates for the District, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Fiscal Year 2023 Budget
Deficit Funding Agreement**

Ms. Burns stated that this was something that was inadvertently left off the August meeting when they adopted the budget. She noted that in order to limit the number of O&M assessments on the platted lots, the developer would provide a contribution in the event that there is a deficit to the budget. This Deficit Funding Agreement is stating that they will fund the excess up to the budgeted amount.

On MOTION by Ms. Henley, seconded by Ms. Kowalski, with all in favor, the Fiscal Year 2023 Budget Deficit Funding Agreement, was approved.

EIGHTH ORDER OF BUSINESS**Ratification of Quote for Pool Furniture at
Amenity**

Ms. Burns stated that this had already been signed off on by Mr. Heath previously. She noted that the pool furniture had already been ordered and they were just looking for a motion to ratify.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, the Quote for Pool Furniture at Amenity, was ratified.

NINTH ORDER OF BUSINESS**Ratification of Equipment Lease/Purchase
Agreement for Playground Equipment
and Pool Furniture**

Ms. Burns stated that this was discussed at a prior meeting when the Board approved the playground equipment quotes that an entity was going to be found to enter into the Lease/Purchase

Agreement that the Board saw. She explained that entity name was finalized, and it was signed by the Chair.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, the Equipment Lease/Purchase Agreement for Playground Equipment and Pool Furniture, was ratified.

TENTH ORDER OF BUSINESS**Ratification of Engagement Letter for
Fiscal Year 2022 Audit Services with
Berger, Toombs, Elam, Gaines & Frank**

Ms. Burns stated that this was part of a renewal. She explained that the Board, as required by Florida Statute, did an RFP process for three years of the audit. She further explained that this was the second-year renewal and was for the contracted price of \$2,975.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, the Engagement Letter for Fiscal Year 2022 Audit Services with Berger, Toombs, Elam, Gaines & Frank, was ratified.

ELEVENTH ORDER OF BUSINESS**Ratification of Contract Agreement with
Polk County Property Appraiser**

Ms. Burns stated that Polk County required an annual renewal for the Agreement, and this would allow them to send all the parcels within Eden Hills so that they could use that information to be able to certify their assessments and collect them on the tax bill each year. She noted that this was for the fiscal year that will be collected this upcoming November. She explained that it had already been signed.

TWELFTH ORDER OF BUSINESS**Ratification of 2023 Data Sharing & Usage
Agreement**

Ms. Burns stated that this was another agreement that the Polk County property appraiser required. She explained that this was more administrative for their office. She noted that there were certain professions who may have their information excluded from a public records request and it was for them to not disclose those.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, the Contract Agreement and the 2023 Data Sharing & Usage Agreement with Polk County Property Appraiser, were ratified.

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

Ms. Gentry stated that she had nothing to report.

B. Engineer

Ms. Kelley stated that she had nothing to report.

C. Field Manager's Report

Mr. Tindall reviewed the field manager's report with the Board stating that the site did fairly well during the hurricanes. He noted that the primary damage was to the perimeter fence and those repairs were completed by a vendor. He noted that the new amenity was in progress, and they were monitoring that as it comes along. He noted that they were working to get some proposals from vendors to do maintenance and take over as soon as the amenity is ready to be turned over to the CDD, which includes the pool, janitorial, pest control, etc. He noted that there was damage to the well in Phase 1 and the landscaper was working to get that repaired and back up and running this week. He noted that the landscaping in Phase 2 should be about ready for some areas to be turned over. He stated that they had reached out to the landscaper and got a proposal, which is on page 180 of the agenda package.

Mr. Tindall presented the pond contracts stating that the pond in the area that they were discussing did need a contract. He noted that he reached out to some vendors to provide proposals for next month. The board decided to hold off on the pond maintenance for now.

i. Consideration of Proposal for Mulch Refresh from Floralawn

Mr. Tindall stated that Floralawn provided a proposal for the mulch refresh along the exterior Phase 1 and at the entrances. He stated that it was their recommendation to proceed with that, which totaled \$2,403.99. He noted that it would be coming out of the landscape replacement budget, which was \$7,500.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, the Proposal for Mulch Refresh from Floralawn, was approved.

ii. Consideration of Proposal for Solar Lighting at Mailboxes

Mr. Tindall stated that there was a quote from GMS to do a solar light at the mailbox for \$702.50. He recommended to proceed with the solar light for security reasons and overall resident comfort. After Board discussion, it was decided to look into the motion light NTE \$850.

On MOTION by Ms. Henley, seconded by Ms. Kowalski, with all in favor, the Proposal for Motion Lighting at Mailboxes amended NTE \$850, was approved.

iii. Consideration of Proposals for Hog Trapping

a) Commando Pest Control & Trappers

b) Swine Solutions

Mr. Tindall presented the proposals for the hog trapping. He explained that the hogs were in the back of Phase 1. The first proposal he presented was from Commando Pest Control & Trapping for \$3,200 per month. He explained that they could do month to month on these and see how they do. He also explained that Commando monitors the traps and once the hog was trapped, they execute the hog and remove the hog from the site. He stated that Swine Solutions proposal totaled \$1,650 per month and there was a \$385 set up charge. He stated that if they set a NTE number, he would be happy to continue looking into some other options. Ms. Burns stated that they did have a general repairs and maintenance of \$7,500 that they only used \$1,200 of. She also stated that they had a field contingency of \$7,500 that they haven't tapped as well, so it was within the budget. After Board discussion, it was decided to go with Swine Solutions proposal for one month NTE \$2,500.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, the Proposal from Swine Solutions for One Month Hog Trapping NTE \$2,500, was approved.

iv. Consideration of Proposal for Landscape Maintenance Addendum from Floralawn for Selected Areas of Phase 2

Mr. Tindall stated that Floralawn was proposed to do selective sections of Phase 2 that were ready to go for \$3,730 per month and \$44,760 annually in addition to the existing contract. He explained that the budget should allow for that. He stated that their recommendation would be to proceed with a proposal for landscape maintenance as proposed by Floralawn. He noted that they were already taking care of Phase 1 and were doing a good job. Ms. Burns stated that they were just adding Phase 2 to the contract. Mr. Lavoie asked when they were planning on starting, if they accept it. Mr. Tindall responded that once it gets approved, they could probably start in March. He explained that the walls were still being worked on. He stated that there was a one-time service fee noted for \$450, which was some clean up on the street and he didn't think that was necessary at this stage unless the Board wanted to step in and do clean-up work before the fence was ready. Ms. Burns stated that this would be overbudget for a whole year, but they were bringing it on part way through the year. It would need to be increased next year, but it was within budget for the current year. Mr. Tindall noted that the current budget right now was \$70,000. If they start in March through September with this proposal, they should be at about \$50,000 for this area that was included. This would leave about \$20,000 to cover the landscape, the amenity, or some other areas as they come online.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, the Proposal for Landscape Maintenance Addendum from Floralawn for Selected Areas of Phase 2, was approved.

D. District Manager's Report

i. Approval of the Check Register

Ms. Burns stated that the check register from October 1st through December 31st was included in the Board's agenda package and totaled \$143,506.32. She offered to answer any questions the Board had.

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

ii. Balance Sheet and Income Statement

- a) September 2022**
- b) November 2022**
- c) December 2022**

Ms. Burns presented the balance sheet and income statements to the Board for September 2022, November 2022, and December 2022. She explained that there was no action necessary.

iii. Ratification of:

a) Summary of Series 2022A Requisitions #38 to #53

b) Series 2022B Requisitions #1 to #5

Ms. Burns presented this item stating that the summary of Series 2022A Requisitions #38 to #53 had already been approved and funded. She also noted that the Series 2022B Requisitions #1 to #5 was approved and paid as well.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, the Series 2022A Requisitions #38 to #53 and the Series 2022B Requisitions #1 to #5, were ratified.

FOURTEENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FIFTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

An audience member asked when the Board thought the pool would be open. Mr. Lavoie responded that it would probably be the end of March. She also asked how access to the pool going to be taken care of. Ms. Burns explained that it was a key card system and once they got the internet services, they would put up a sign at the amenity and the entrance that has information for all residents. This audience member also noted concern about the dry ponds in Phase 1, the one near the mailbox. She stated that it runs greats and drains, but then it goes behind all the homes along the lake side, and it gets more narrower and doesn't go anywhere from there. She further explained that it was swamped. She felt like it contributed to their mosquito issue. Mr. Tindall responded that was one of the ponds that he noted needed a pond contract. He noted that it holds water throughout the year. Mr. Lavoie is going to look into this concern. The audience member also stated that for the mosquitos, they had called Polk County about coming out to spray, but they responded that there wasn't enough to come and spray. Ms. Burns stated that the mosquito control was not generally a CDD function. The last concern this audience member noted was about the fence. She explained that Phase 1 had the PVC fence and when the hurricane came through and a

lot of it was blew over, they noticed that there was no concrete holding any post in and there were no posts under the vinyl sleeve. She explained that the vinyl sleeves were what was in the ground and every time they have a strong windstorm, that fence is a constant issue of maintenance until it's installed correctly. Ms. Burns responded that most of the fence's posts were not concreted in. Mr. Lavoie responded that he would have to research it. The audience member also stated that residents in Phase 1 were not happy with the fact that it was a PVC fence, which is not like the other Phases. She further explained that they didn't look like a cohesive development, and it devalued their property. Mr. Lavoie stated that he would look into if her fence was installed correctly. He noted that for the Phase 2 fence, it was a requirement from the city. He explained that whether it was horizontal or vertical it was still PVC, and the only change would be the column.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

Ms. Burns adjourned the meeting.

On MOTION by Ms. Henley, seconded by Ms. Kowalski, with all in favor, the meeting was adjourned at 4:52 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY POLICIES AND RATES INCLUDING SUSPENSION AND TERMINATION POLICIES; 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 created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the Amenity Policies and Rates (together, “Amenity Rules”), attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board further finds that the imposition of fees for utilization of the recreation facilities and related services is necessary in order to provide for the expenses associated with the operation and maintenance of the recreation facilities and is in the best interests of the District; and

WHEREAS, the Board finds that the fee structure outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption, including holding the requisite public hearing.

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

SECTION 1. The attached Amenity Rules are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amenity Rules shall stay in full force and effect until such time as they are otherwise amended by the Board.

SECTION 2. The fees in **Exhibit A** are just and equitable and have been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished.

SECTION 3. Fees for use of the District's recreation facilities and services are adopted in accordance with **Exhibit A** for the purpose of providing revenues to maintain the operation and maintenance of the facilities, and are hereby ratified, approved and confirmed.

SECTION 4. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 12th day of April 2023.

ATTEST:

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amenity Policies and Rates

EXHIBIT A

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

AMENITY POLICIES AND RATES

ADOPTED – APRIL 12, 2023 ¹

¹LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2021); In accordance with Chapter 190 of the Florida Statutes, and on April 12, 2023 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Eden Hills Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services.

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DEFINITIONS

“Amenities” or “Amenity Facilities”– shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to swimming pool, pool deck, dog park, walking trails, parks, tot lot, and playground, together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – shall mean these Amenity Policies and Rates of the Eden Hills Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – shall mean those rates and fees established by the Board of Supervisors of the Eden Hills Community Development District as provided in **Exhibit A** attached hereto.

“Access Card” – shall mean an electronic Access Card issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – shall mean the Board of Supervisors of the Eden Hills Community Development District.

“District” – shall mean the Eden Hills Community Development District.

“District Staff” – shall mean the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, and District Counsel.

“Guest” – shall mean any person or persons, other than a Resident or Non-Resident Patron, who are expressly authorized by the District to use the Amenities, or invited for a specific visit by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – shall mean an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – shall mean a residential unit or a group of individuals residing within a Resident’s home. ***This does not include visiting friends, guests, relatives or extended family not permanently residing in the home.*** Upon District’s request, proof of residency for individuals over the age of eighteen (18) years may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Lakes” or “Ponds” – shall mean those water management and control facilities and waterways within the District, including but not limited stormwater management facilities, lakes and ponds.

“Non-Resident” – shall mean any person who does not own property within the District.

“Non-Resident Patron” – shall mean any person or Household not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” or “Annual User Fee” – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Patron” – shall mean Residents, Guests, Non-Resident Patrons and Renters.

“Renter” – shall mean a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required.

“Resident” – shall mean any person or Household owning property within the District, or any Renter who has been approved for issuance of an Access Card.

The words "hereof," "herein," "hereto," "hereby," "hereinafter" and "hereunder" and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, if any.
- (2) **Use at your Own Risk.** *All persons using the Amenities do so at their own risk and agree to abide by the Amenity Policies. The District shall assume no responsibility and shall not be liable in any incidents, accidents, personal injury or death, or damage to or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities.*
- (3) **Resident Access and Usage.** Residents are permitted to access and use the Amenities in accordance with the policies and rules set forth herein, and are not responsible for paying the Annual Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies maintenance special assessments payable by property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year, and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any maintenance special assessments or debt service special assessments due to closure of the Amenities or suspension of that Resident's access privileges. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and receive an Access Card.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Annual Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Patron Household is entitled to bring four (4) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must always accompany its Guests during its Guests' use of the Amenities and are responsible for all actions, omissions and negligence of such Guests, including Guests' adherence to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's access and usage privileges. *Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Patron Household's access and usage privileges.*
- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Upon notice, Resident shall be required to pay any applicable fee before his or her Renter receives an Access Card. Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all

Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** Access Cards will be issued to each Household at the time they are closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities. A maximum of two (2) Access Cards will be issued per Household.

All Patrons must use their Access Cards for entrance to the Amenity Facilities. Each Household will be authorized two (2) initial Access Cards free of charge after which a fee shall be charged for each additional Access Card in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards.

GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable Amenity facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website or at the applicable Amenity facility, all outdoor Amenities are open only from dawn until dusk. The specific, current hours of operation for several of the Amenities, which may be amended from time to time and which may be subject to closure for holidays and other special circumstances, are as published on the District's website and/or as posted at the applicable Amenity facility. No Patron is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
 - (a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued. In the case of Guests, Guests must be accompanied by a Patron possessing a valid Access Card at all times.
 - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons must be properly attired with shirts and shoes to use the Amenities for each facility's intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
 - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs) and motorized scooters are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.
 - (e) **Fireworks/Flames.** Fireworks and open flames of any kind are not permitted anywhere on District-owned property or adjacent areas.
 - (f) **Skateboards, Etc.** Bicycles, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, open fields, dog park, trails, playground area and sidewalks surrounding these areas.
 - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District-owned property.
 - (h) **Firearms.** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
 - (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
 - (j) **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.

- (k) **Bounce Houses and Other Structures.** The installation and use of bounce houses and similar apparatus is prohibited on District property. No exceptions will be made.
- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension or termination of the Patron's privileges to use or access the Amenities.
- (p) **Courtesy.** Patrons and all users shall treat all staff members and other Patrons and Guests with courtesy and respect. Disrespectful or abusive treatment of District Staff or District contractors may result in suspension or termination of Amenity access and usage privileges. If District Staff requests that a Patron leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity access and usage privileges.
- (q) **Profanity/Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.
- (r) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (s) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.
- (t) **Outside Vendors/Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.
- (u) **Organized Activities.** Any organized activities taking place at the Amenity Center must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of “Service Animals” as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, Amenity buildings (offices, social halls and fitness center), pools, various sport courts and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health.
- (2) **Swim at Your Own Risk.** No Lifeguards will be on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Minors fourteen (14) years of age or under must be accompanied by, and supervised by, an adult at least eighteen (18) years of age at all times for usage of the pool. All children five (5) years of age or younger, as well as all children who are unable to swim by themselves, must be supervised by a responsible individual eighteen (18) years of age or older, always within arm's length when on the pool deck or in the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device MUST be supervised one-on-one by an adult who is in the water and within arm's length of the child.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times. No thongs or Brazilian bikinis are allowed. Wearing prohibited attire will result in immediate expulsion from the pool area.
- (7) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (8) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (9) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
- (10) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.
- (11) **Entrances.** Pool entrances must be kept clear at all times.
- (12) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (13) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.
- (14) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.
- (15) **Pool Closure.** In addition to Polk County and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool may be closed for the following reasons:

- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
 - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - Operational and mechanical treatments or difficulties affecting pool water quality.
 - For a reasonable period following any mishap that resulted in contamination of pool water.
 - Any other reason deemed to be in the best interests of the District as determined by District staff.
- (16) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (17) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (18) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District.

DOG PARK POLICIES

The Dog Park is restricted to use only by Patrons of the District and their Guests. ALL OTHER PERSONS ARE CONSIDERED TRESPASSERS AND MAY BE PROSECUTED AS SUCH UNDER FLORIDA LAW.

- (1) Dogs must be on leashes at all times, except within the Dog Park area.
- (2) Dogs inside the Dog park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
- (3) Dog handler must have the leash with them at all times.
- (4) Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
- (5) Dogs must be vaccinated and wear a visible rabies and license tag at all times.
- (6) Limit of 3 dogs per ADULT dog handler.
- (7) Puppies under four months of age should not enter the Dog Park.
- (8) Children under the age of twelve (12) are not permitted within the Dog Park area.
- (9) Dog handlers are responsible for the behavior of their animals.
- (10) Aggressive dogs are not allowed in the Dog Park. Any dogs showing signs of aggression should be removed from the Dog Park immediately.
- (11) Female dogs in heat are not permitted in the Dog Park.
- (12) Human or dog food inside the Dog Park is prohibited.
- (13) Dog handlers must clean up any dog droppings made by their pets.
- (14) Dog handlers must fill in any holes made by their pets.
- (15) Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
- (16) Only licensed and insured dog trainers will be permitted to do training at the Dog Park. Owner must register trainer with the District prior to working with the dog.
- (17) The Dog Park is a designated “No Smoking” area.

USE OF THE DOG PARK IS AT PATRON’S OWN RISK

Use of the Dog Park is voluntary and evidences your waiver of any claims against the District resulting from activities occurring at the Dog Park. The District is not responsible for any injury or harm caused by use of the Dog Park.

PLAYGROUND POLICIES

- (1) **Use at Own Risk.** Patrons may use the playgrounds and parks at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all playground and park hours are from dawn to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for children fourteen (14) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Shoes.** Proper footwear is required and no loose clothing, especially with strings, should be worn.
- (5) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (6) **Food & Drink.** No food, drinks or gum are permitted on the playground, other than such water in non-breakable containers as may be necessary for reasonable hydration, but are permitted at the parks. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the parks.
- (7) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the playground or parks.

LAKES AND PONDS POLICIES

Lakes and Ponds (used interchangeably and reference to one shall implicate the other) within the District primarily function as retention ponds to facilitate the District's system for treatment and attenuation of stormwater run-off and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure the continued operations of the Ponds while allowing limited recreational use of the same.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulation of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.
- (3) Patrons may fish from District Lakes. However, the District has a "catch and release" policy for all fish caught in these waters.
- (4) Pets are not allowed in the District Lakes.
- (5) Owners of property lying contiguous to the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty, setting and safety of the property.
- (6) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities.
- (7) No pipes, pumps or other devices used for irrigation or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (8) No foreign materials may be disposed of in the District Lakes, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (9) Easements through residential backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (10) Beware of wildlife - water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission ("FWC"). Anyone concerned about an alligator is encouraged to call FWC's toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- (11) Any hazardous condition concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

SUSPENSION AND TERMINATION OF PRIVILEGES

- (1) **General Policy.** All persons using the Amenities and entering District property shall comply with the Amenity Policies established for the safe operations and maintenance of the District's Amenities. In order to protect the rights and privileges of rule-abiding Patrons, inappropriate behavior by Patrons will not be tolerated.
- (2) **Suspension of Access and Use Privileges.** The District, through its Board, District Manager, Amenity Manager and District Counsel shall have the right to restrict, suspend or terminate the Amenity privileges of any person to use the Amenities for any of the following behavior:
 - Submits false information on any application for use of the Amenities;
 - Permits the unauthorized use of an Access Card;
 - Exhibits unsatisfactory behavior, deportment or appearance;
 - Fails to pay amounts owed to the District in a proper and timely manner;
 - Fails to abide by any District rules or policies (e.g., Amenity Policies);
 - Treats the District's supervisors, staff, general/amenity management, contractors or other representatives, or other Patrons, in an unreasonable or abusive manner;
 - Damages or destroys District property; or
 - Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors or other representatives, or other residents or guests.
- (3) **Authority of District Staff.** District Staff or their designee, may immediately remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. District Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors.
- (4) **Process for Suspension or Termination of Access and Use Privileges.** Subject to the rights of District Staff set forth in Paragraph (3) above, the following process shall govern suspension and termination of privileges:
 - (a) Offenses:
 - i First Offense: Verbal warning by District Staff and suspension from the Amenities for up to one (1) week from the commencement of the suspension. Violation is recorded by District Staff, signed by the individual offender(s), and held on file by the District.
 - ii Second Offense: Automatic suspension of all Amenity privileges for up to thirty (30) days from the commencement of the suspension, with the preparation by District Staff of a written report to be signed by the offender(s) and filed with the District.
 - iii Third Offense: Suspension of all Amenity privileges for up to one (1) year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.
 - (b) Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire and the second

offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses

- (c) Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender's privileges, which suspension or termination may include members of the offender's Household and may, upon the first offense, equal or exceed one year. In situations that pose a long-term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be warranted and considered.
- (d) Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final and binding.

- (5) **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Paragraph 2 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

USE AT OWN RISK; INDEMNIFICATION

Any Patron or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron or other person and any of his or her Guests and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, “Indemnitees”), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys’ fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron or other person shall be liable to the District for all attorneys’ fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term “Activities” shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District’s sovereign immunity, or limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

The above Amenity Policies and Rates were adopted on April 12, 2023, by the Board of Supervisors for the Eden Hills Community Development District, at a duly noticed public hearing and meeting.

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amenity Rates

Exhibit B: Amenity Access Registration Form

EXHIBIT A
AMENITY RATES

TYPE	RATE
Annual Non-Resident User Fee	\$2,500.00
Replacement Access Card	\$30.00

EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM



Eden Hills Community Development District

Amenities Access Registration Form

Name: _____

(Resident listed on proof of residency)

Residential Address: _____

(Within Cypress Park Estates CDD) Street Address City State ZIP Code

Mailing Address: _____

(If different from Residential) Street Address City State ZIP Code

Phone: _____

Email: _____

Additional Resident(s): _____

(Using the amenities)

ACCEPTANCE:

I acknowledge that the Access Card(s) will be received by the above listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damages caused by me, my family members or my guests and the damages resulting from the loss or theft of my Facility Access Card. It is understood that Facility Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its agents, officers and employees from any and all liability for any injuries that might occur in conjunction with the use of any of the District's amenity facilities (including but not limited to: swimming pools, playground equipment, other facilities), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature: _____

Date: _____

(Parent or Guardian if a minor)

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms and all policies, including the **Guest Policy**, in the **Amenity Policies and Rates** of the Eden Hills Community Development District.

Signature: _____

Date: _____

(Parent or Guardian if a minor)

PLEASE EMAIL THIS FORM WITH YOUR PROOF OF RESIDENCY TO:

amenityaccess@gmscfl.com

OR MAIL TO:

Eden Hills CDD
Attn: Amenity Access
219 E Livingston St
Orlando, FL 32801

FOR OFFICE USE ONLY:

Date Received: _____

Date Issued: _____

Card(s): _____

Lease Term End: _____

(For Renter(s) only)

ADDITIONAL INFORMATION REGARDING THE CDD: <https://edenhillscdd.com/>

CONTACT OUR OFFICE: Phone: (689) 500-4540 / Email: amenityaccess@gmscfl.com

TO REPORT AMENITY POLICY VIOLATIONS: Phone: (321) 248-2141

SECTION V

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Eden Hills Community Development District (“**District**”) prior to June 15, 2023, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

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

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

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

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The

preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2023, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

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

DATE: Wednesday, July 12, 2023
HOUR: ____:00 p.m.
LOCATION: Lake Alfred Public Library
245 North Seminole Avenue
Lake Alfred, FL 33850

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

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

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

7. 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.

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

PASSED AND ADOPTED THIS 12TH DAY OF APRIL 2023.

ATTEST:

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

*Budget will be
provided under
separate cover.*

SECTION VI

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT'S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT'S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District's Board of Supervisors desires to appoint the District's appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District's local bank account.

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

SECTION 1. The District's appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District's local bank account.

SECTION 2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 12th day of April 2023.

ATTEST:

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VII

SECTION C

Eden Hills CDD

Field Management Report



04/12/2023

Marshall Tindall

Field Services Manager

GMS

Complete

Landscaping

Landscaping work is ok. Mowing has slowed during the dry season as grass is not growing and mower traffic where not needed will damage stressed grasses and damage pond banks.

Weekly maintenance started 1st week of April.

Planters are neat.

Mulch is forecast for mid April.



In Progress

Amenity Planning

- Reviewing amenity for turnover.
- Gathering proposals for facility maintenance.
- ISP service was setup in the first week of April.



In Progress

Phase 2 Landscaping

- Phase 2 reviewed by landscaper and pond vendors.
- New dock installed.
- Some sod gaps remain for seeded areas.
- New fences and adjacent landscaping is being installed.



Site Items

Hogs

- Trap was setup and baited.
- Once hogs were confirmed to have found, snare was set.
- 5 hogs were caught.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-346-2453 or by email at mtindall@gmscfl.com. Thank you.

Respectfully,
Marshall Tindall

SECTION 1

SECTION (a)

SECTION 1

Current Demands Electrical & Security Services, Inc.

2315 Commerce Point Drive, Suite 100
Lakeland, FL 33801
(863) 583-4443
service@currentdemands.com



Estimate

ADDRESS

Eden Hills CDD
219 East Livingston St.
Orlando, FL 32801

SHIP TO

Eden Hills CDD
2011 Airedale Wy
Lake Alfred, FL

ESTIMATE

JMBI0303
DATE 03/03/2023
EXPIRATION DATE 03/31/2023

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
INCKIT1-US	INCEPTION CONTROLLER FOR 4 DOORS W/ ENCLOSURE US ONLY	1	927.61	927.61T
IR-994725	SIFER KEYPAD SMART CARD READER WITH KEYPAD	3	287.20	861.60T
IR-994616	SIFER-P FOB PRE-PROG DESFIRE EV2 4K FOBS STD S-CODE (25 PACK)	1	166.60	166.60T
600S MAGLOCK	ALARM CONTROL MAGNETIC LOCK, 12/24 VDC, 600LB	2	146.03	292.06T
TS 2 PUSH TO EXIT BUTTON	ALARM CONTROLS PUSH TO EXIT BUTTON	2	42.00	84.00T
9600 630 SURFACE MOUNT ELECTRIC STRIKE	HES SURFACE MOUNT ELECTRIC STRIKE, RIM, 12/24VDC, FIELD SELECTABLE	1	370.99	370.99T
ACCESSPLENJKT1SHLD	ACCESS COMPOSITE WIRE 18-4C + 22-2C +22-4C +22-3P STR BCFOIL SHLD (22-3P ONLY) ZLSPVC JKT YEL CMP	1	494.05	494.05T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: PARTS,ZIPTIES,SCREWS, CONNECTORS, STRAPS, PIPE, ETC	1	250.00	250.00T
SERVICE CALL STANDARD	SERVICE CALL STANDARD	2	75.00	150.00
ACCESS/CAMERA LABOR	ACCESS/CAMERA LABOR	20	115.00	2,300.00
LOCKSMITH LABOR	LOCKSMITH LABOR	4	95.00	380.00
NOTE	ESTIMATE TO INSTALL ACCESS CONTROL AT EDEN HILLS CDD. INCLUDES PRICING FOR MAGLOCKS ON THE BATHROOMS AND A SURFACE MOUNT STRIKE ON THE GATE.	1	0.00	0.00T

SUBTOTAL 6,276.91

TAX 241.28

TOTAL **\$6,518.19**

Accepted By

Accepted Date

SECTION 2

Current Demands Electrical & Security Services, Inc.

2315 Commerce Point Drive, Suite 100
Lakeland, FL 33801
(863) 583-4443
service@currentdemands.com



Estimate

ADDRESS	SHIP TO	ESTIMATE	GMS0404
EDEN HILLS CDD	EDEN HILLS CDD	DATE	04/04/2023
6200 LEE VISTA BLVD, SUITE 300	2011 AIREDALE WAY	EXPIRATION	04/28/2023
ORLANDO, FL 32822	LAKE ALFRED, FL	DATE	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
N2NVR8POE2T 8 CHANNEL NVR	NORTHERN N2 SERIES, 8CH, H.265 NVR W/POE BUILT IT, 2TB	1	453.99	453.99T
NORTHERN 4MP IP TURRET CAMERA - N2IP4TSD	NORTHERN N2 SERIES 4MP IP TURRET CAMERA, 2.8MM TRUE WDR, 100' IR, 256 GB IP67 - N2IP4AFDSD	4	165.59	662.36T
NORTHERN IP DOME N2IP4AFDSD	NORTHERN IP DOME VARIFOCAL - N2IP4AFDSD - N2 SERIES IP DOME 4MP, TRUE WDR, 256GB SD SLOT, 2.7-13.5, IP67, 100FT IR	1	279.99	279.99T
MS9390 HV OUTDOOR VANDAL PANORAMIC CAMERA	VIVOTEK OUTDOOR, VANDAL PROOF8MP 180 PANORAMIC VIEW	1	1,326.47	1,326.47T
TPE TG50G POE SWITCH	TRENDNET 5 PORT GIGABIT POE + SWITCH	1	96.15	96.15T
CAT 5 WIRE	CAT 5 WIRE	1	150.00	150.00T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: PARTS,ZIPTIES,SCREWS, RJ-45, CABLES, SHELF ETC.	1	125.00	125.00T
SERVICE CALL STANDARD	SERVICE CALL STANDARD	1	60.00	60.00
ACCESS/CAMERA LABOR	ACCESS/CAMERA LABOR	1	1,250.00	1,250.00

SUBTOTAL	4,403.96
TAX	0.00
TOTAL	\$4,403.96

Accepted By

Accepted Date

SECTION (b)

ESTIMATE

**Aquatic Weed Management,
Inc.**
PO Box 1259
Haines City, FL 33845

WATERWEED1@AOL.COM
(863) 412-1919

Eden Hills CDD

Bill to
Eden Hills CDD
219 E Livingston St
Orlando, FL 32801

Estimate details
Estimate no.: 1243
Estimate date: 2/7/23

Product or service		Amount
1. Scope of Work		\$350.00
Monthly pond herbicide maintenance on 3 ponds. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Pond 1 is in Phase 1. Ponds 2 and 3 are in Phase 2. Priced as \$/treatment.		
Total		\$350.00

Note to customer
Thank you for your business!

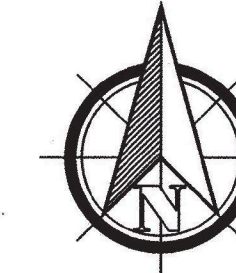
- NOTES AND LEGEND**
- FCM - FOUND 4" X 4" CONCRETE MONUMENT AND CAP
 - FR - FOUND IRON ROD AS NOTED
 - FPD - FOUND PLY NAIL & DISK "POP LB-8128"
 - POP - PERMANENT CONTROL POINT - SET PLY NAIL & DISK "POP LB-8128" UNLESS OTHERWISE NOTED
 - PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8128"
 - AND
 - CENTERLINE
 - MOORE OR LESS / PLUS OR MINUS
 - NON-RADIAL
 - RADIAL
 - NON-TANGENT
 - CENTRAL ANGLE (DELTA)
 - NUMBER
 - C1 - CURVE - SEE CURVE DATA
 - C2 - CHORD BEARING
 - C3 - CHORD DISTANCE
 - FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
 - LI - LINE - SEE LINE DATA
 - LB - LICENSED BUSINESS
 - ID - IDENTIFICATION
 - MS - MAP BOOK
 - O/R - OFFICIAL RECORDS
 - P/L - PARTIAL ALON NAIL
 - PL - PLAT BOOK
 - POS - PAGES
 - R - RADIAL
 - R/W - RIGHT-OF-WAY
 - T - TANGENT LENGTH
 - FND - FOUND
 - PRO - PROFESSIONAL LAND SURVEYOR

EDEN HILLS PHASE 2

SECTIONS 19 AND 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST,
CITY OF LAKE ALFRED, POLK COUNTY, FLORIDA

PONDS

PLAT BOOK 104 PAGE 26
SHEET 3 OF 18



Scale: 1" = 200'

U:\Accounts\EDEN\EDEN\EDEN21020 - Eden Hills Phase 2\Platting\SECURE\PRODUCTION\W\LAWS\EDEN21020-02-W-PLAT-CL-SHT-3-MYARS-sec-Scott-Salvey\Plot Date:9/4/2022

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS RECORDED HEREIN AND WILL, IN NO CIRCUMSTANCES, BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

FLOOD HAZARD WARNING:
THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT THE CITY OF LAKE ALFRED AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY. EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

WETLANDS AREA NOTE
WETLANDS AREA SHALL REMAIN IN ITS NATURAL STATE, BUT WILL RECEIVE DESIGN STORM WATER DRAINAGE. WETLANDS AREA SHALL NOT BE MOVED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR ITS SUCCESSOR AGENCY.

TRACT USAGE TABLE

TRACTS A, L, M, N, O, P, Q, R, S, T, U ARE BUFFER AREAS TO BE OWNED AND MAINTAINED BY THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT.	TRACT U IS A LIFT STATION SITE TO BE DEDICATED TO THE CITY OF LAKE ALFRED.
TRACTS B, F, G, I, K, R, S, A, Y ARE OPEN SPACE, DRAINAGE AND DRAINAGE RETENTION AREAS TO BE OWNED AND MAINTAINED BY THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT.	TRACTS E, V ARE PERPETUAL CONSERVATION EASEMENTS - WHICH PROHIBITS ANY ENDOCHROMITIS EXCAVATION, CONSTRUCTION AND/OR ANY MATERIAL ALTERATION OR CHANGE IN THE USE AND/OR PHYSICAL APPEARANCE. THE OWNER CONSERVATION EASEMENT MUST REMAIN IN ITS NATURAL CONDITION AND PROHIBITS ACTIVITIES THAT WOULD BE DETRIMENTAL TO THE NATIVE VEGETATION, DRAINAGE OR FLOOD CONTROL, WATER QUALITY, AND/OR IMPACT THE FISH AND WILDLIFE HABITAT.
TRACTS C, D, K, I, W, X, Z ARE OPEN SPACE, AREAS TO BE OWNED AND MAINTAINED BY THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT.	
TRACTS H, J, I ARE RECREATION PARK AREAS TO BE OWNED AND MAINTAINED BY THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT.	

TOTAL SITE ACREAGE	177.49 ACRES ±
RIGHT-OF-WAY DEDICATION	0.28 ACRE ±
LAKE AREA	65.36 ACRES ±
WETLAND AREA	0.55 ACRES ±
NET AREA	111.30 ACRES ±
REQUIRED OPEN SPACE (30%)	33.39 ACRES ±
REQUIRED RECREATION AREA	0.50 ACRE ±
PROVIDED RECREATION AREA	7.40 ACRES ±
PROVIDED TOTAL OPEN SPACE	38.99 ACRES ±
ROADWAY (RIGHT-OF-WAY) AREA	17.19 ACRES ±
LOT AREA (NET MINUS OPEN SPACE, R/W)	55.12 ACRES ±
TOTAL LENGTH OF ROADWAYS	14,320 LINEAR FEET ±, 2.71 MILES ±
TOTAL NUMBER OF LOTS	400 LOTS

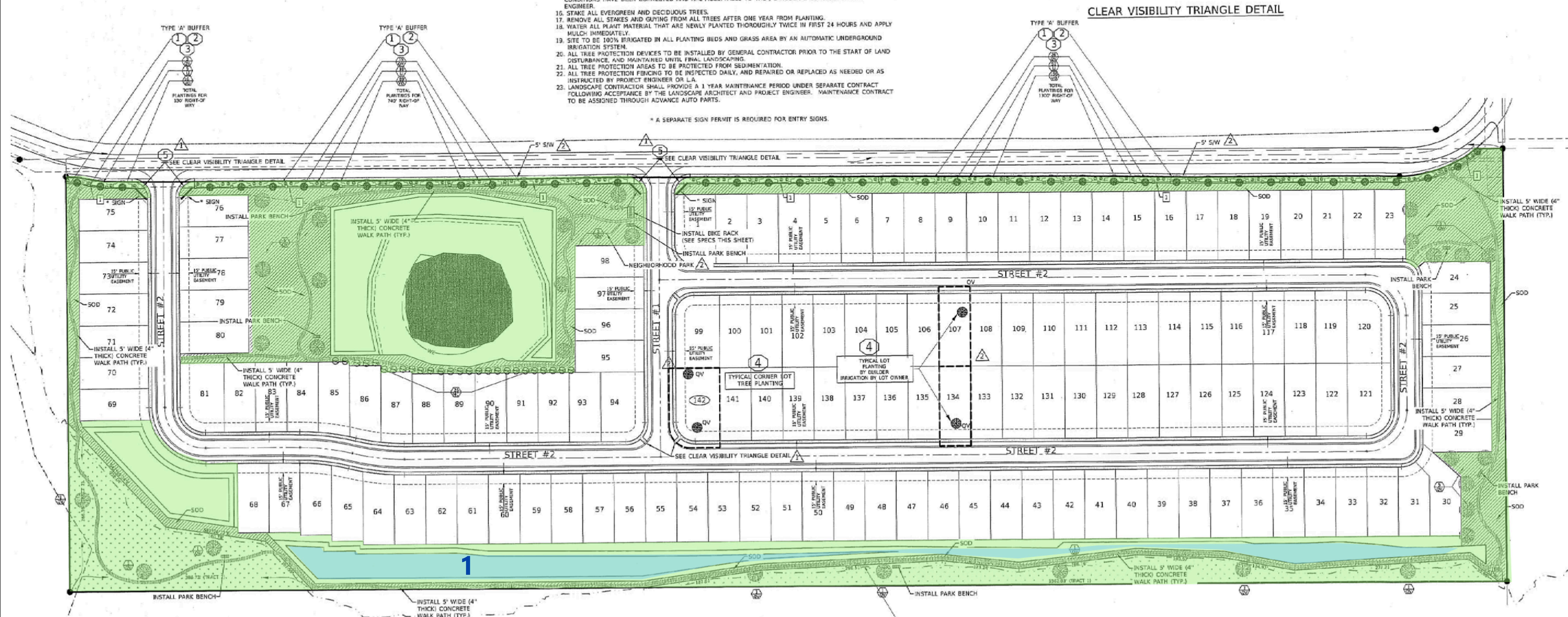
CURRENT ZONING OF LANDS BEING PLATTED
VRN AND CN



Pennoni
PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185
COA #00007819 LB #8126

EDEN HILLS PHASE 1

CLEAR VISIBILITY TRIANGLE DETAIL



SECTION (c)

RESORT POOL SERVICES



14525 JOHNS LAKE POINT
CLERMONT, FL 34711
321-689-6210

Wednesday, April 5, 2023

POOL SERVICE QUOTE FOR EDEN HILLS CDD

Thank you for the opportunity to bid for pool service at Eden Hills CDD

Pool service 3 x per week

\$3000

Please take into consideration when reviewing other quotes: Included in this price will be the supply and installation of a computer on your pool to add chemicals. The advantage of this is that the pool is being constantly monitored and any change in the chlorine level is corrected instantly by the computer giving you and your residents safer water. Currently you just have a continuous feed of chlorine to the main pool and if lots of people are in the pool the chlorine pumps cannot maintain a steady level of chemicals, only once everybody is out of the pool will the chemicals slowly return to the level they have set the pumps at. The computer removes the guess work from what level to set the chemical pumps at, as you will not know how busy the pool will be from one day to the next by having the computer installed this problem isn't an issue any longer.

POOL CLEANING DUTIES

- ✓ Test pool water on each visit and adjust Chlorine and PH levels if required
- ✓ Vacuum or net pool on each visit. Brush walls and floor as required
- ✓ Backwash filters to maintain flow required by the Florida Health Department
- ✓ Report any faults in pool equipment to the Engineering and once approved carry out repairs.
- ✓ Clean tile as required.
- ✓ Maintain computers
- ✓ Blow off pool deck
- ✓ Straighten pool furniture
- ✓ Pick up trash within pool area

All staff that work for [Resort Pool Services](#) are covered by workman's compensation and are all CPO certified. We can perform all repair & replacement needs relating to the pool. We look forward to working with you to provide a clean and safe swimming experience for your residents.

Thank you,

Simon McDonnell
[Resort Pool Services](#)
Director of Operations -

SECTION (d)



March 30, 2023

Eden Hills HOA
Governmental Management Services
Marshall Tindall
Assistant Field Manager
Davenport, Florida 33837

Thank you for giving CSS Clean Star Services of Central Florida, Inc. the opportunity to present a proposal for the cleaning services. After careful consideration of your cleaning service requirements we are pleased to submit our recommendations and pricing.

CSS is a locally owned full Service Janitorial Maintenance Company. We are in our 26th year of operation and we are servicing many accounts throughout Central Florida every day. We specialize in "Class A" cleaning for commercial office buildings, hotels, club houses, stores, restaurants, medical facilities, warehouse spaces, construction sites, and much more.

We use the finest chemicals, and high technology equipment to service janitorial accounts. Our staff is well trained and experienced in their particular line of work. We have at our disposal floor techs 24/7 to accomplish quality services for our customers as needed. We also have our own technician that maintains and repair all our equipment to assure that work is done when required to be done.

Our company's purpose is to create a clean and healthy environment for the people that work in or visit our buildings. Our policy of scheduled quality control inspections by our supervisory staff, combined with immediate response to our customer's needs, provides our clients worry-free service.



OUR MISSION

At CSS, we are committed to exceed our customer's expectations delivering a consistent high-quality service, striving to improve our procedures thru continued feedback with our customers and well-trained staff.

We are convinced that excellence and professionalism is what our customers want from the janitorial vendors, and at CSS we attempt to provide this level of service. By doing so, we will obtain and maintain a high recognition in the Janitorial Industry.

GOAL

100 % Satisfaction

We have attempted to make this proposal as complete as possible; however, if you have any comments or questions, please do not hesitate to contact us.

Thank you again and we look forward to continue to develop a relationship with your company.

Sincerely yours,

Tracy Chacon
President CSS
tchacon@starcss.com
407-456-9174

Sandro Di Lollo
Vice-President CSS
sdilollo@starcss.com
407-668-1338



SPECIFICATIONS

1. RESTROOMS

- Remove all collected trash to designated area.
- Clean and sanitize all restroom fixtures, wipe all counters, partitions and doors, empty trash and damp mop floors with germicidal detergent.
- Clean and disinfect all washbasins, toilet bowls, urinals, etc.
- Polish all metal and clean mirrors.
- Restock toilet tissue and soap provided by CSS Clean Star Services.
- Dust and clean all return air vents, and window edges, on an as needed basis.
- Report any malfunctions to the building manager.

2. CABANA/LENAI/COVERD PATIO AREA

- Remove all cobwebs in cabana area.
- Wipe tables and organize chairs and furniture.
- Spot sweep.
- Spot mop for any spills.
- Clean and polish all drinking fountains.
- Report any malfunctions to the building manager.

PRICING FOR SERVICES:

- Janitorial services three (3) times a week → \$ 500.00/mo
- Remove and dispose Trash and Dog Stations
twice a week → \$ 50.00/mo per station
- Mail trash removal three 3 times a week → \$ 100.00/mo per station
- Dispenser bags, as needed,
200 bags per box → \$ 10.00/box

Supplies, chemicals and equipment will be provided by CSS Clean Star Services. Products used to Disinfect for the Covid19, are CDC certified and approved.



CLEANING CONTRACT AGREEMENT:

The undersigned hereby accepts the proposal of **CSS Clean Star Services of Central Florida, Inc.** upon the following terms:

1. CSS Clean Star Services of Central Florida, Inc. service charge will be the amount mentioned on the pricing page plus tax per month. Payment should be payable to "CSS Clean Star Services of Central Florida, Inc." and mailed to 11121 Camden Park Drive, Windermere, Florida 34786
2. A finance fee of 1.5% will apply if payments are received after the due date shown on the monthly invoice
3. CSS Clean Star Services of Central Florida, Inc. will provide all services and supplies specified in the attached work schedule.
4. In the event that the Customer needs to be in contact with CSS Clean Star Services of Central Florida, Inc. These are the different ways of contact phones: 877-CSS-2350 Email: sdilollo@starcss.com mail: 11121 Camden Park Dr. Windermere, Florida 34786
5. If the customer wants to cancel or amend the contract the costumer shall give 30 day notification, in writing to CSS Clean Star Services of Central Florida, Inc. to change or terminate services. (Failure to this clause will have a charge for the full month price even if the service it's not performed).
6. Other services performed upon request:
7. **Start Date:**

IN WITNESS WHEREOF, the parts have duly executed and sealed this agreement as of the day and year first above written

Printed Name
REPRESENTATIVE OF OWNER
 Eden Hills HOA

Printed Name
CONTRACTOR
 CSS Clean Star Services of
 Central Florida Inc.

By: _____

By: _____

Date: _____

Date: _____

SECTION (e)

*Item will be
provided under
separate cover.*

SECTION (f)

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Eden Hills Community Development District

Summary of Check Register

January 1, 2023 through February 28, 2023

Fund	Date	Check No.'s		Amount
General Fund	1/20/23	220	\$	4,534.22
	1/27/23	221-222	\$	146,943.57
	2/3/23	223-227	\$	11,684.63
	2/13/23	228	\$	8,279.00
	2/24/23	229-232	\$	10,925.91
Total Amount			\$	182,367.33

AP300R
*** CHECK NOS. 000220-000232

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
GENERAL FUND
BANK A GENERAL FUND

RUN 4/05/23

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/20/23	00008	1/01/23 55	202301 310-51300-34000		*	3,154.42	
			MANAGEMENT FEES - JAN 23				
		1/01/23 55	202301 310-51300-35200		*	100.00	
			WEBSITE MANAGEMENT-JAN 23				
		1/01/23 55	202301 310-51300-35100		*	150.00	
			INFORMATION TECH - JAN 23				
		1/01/23 55	202301 310-51300-31300		*	500.00	
			DISSEMINATION SVCS-JAN 23				
		1/01/23 55	202301 310-51300-51000		*	.24	
			OFFICE SUPPLIES				
		1/01/23 55	202301 310-51300-42000		*	4.56	
			POSTAGE				
		1/01/23 56	202301 320-53800-12000		*	625.00	
			FIELD MANAGEMENT - JAN 23				
				GOVERNMENTAL MANAGEMENT SERVICES			4,534.22 000220
1/27/23	00030	1/26/23 01262023	202301 300-20700-10000		*	146,577.18	
			FY23 ASSESSMENT TRF SER20				
				EDEN HILLS CDD C/O USBANK			146,577.18 000221
1/27/23	00030	1/26/23 012623	202301 300-20700-10000		*	366.39	
			FY22 ASSESSMENT TRF SER20				
				EDEN HILLS CDD C/O USBANK			366.39 000222
2/03/23	00031	12/14/22 16359	202210 320-53800-47300		*	114.30	
			IRRIGATION REPAIRS-OCT 22				
		12/14/22 16360	202211 320-53800-47300		*	92.65	
			IRRIGATION REPAIRS-NOV 22				
		1/01/23 16440	202301 320-53800-46200		*	1,912.00	
			LANDSCAPE MAINT - JAN 23				
				FLORALAWN			2,118.95 000223
2/03/23	00008	10/31/22 52	202210 320-53800-47800		*	1,226.25	
			GENERAL REPAIRS - OCT 22				
				GOVERNMENTAL MANAGEMENT SERVICES			1,226.25 000224
2/03/23	00037	1/02/23 01022023	202301 310-51300-42000		*	44.40	
			MAILING 2022 TAX NOTICES				
				JOE G. TEDDER, TAX COLLECTOR			44.40 000225
2/03/23	00036	1/26/23 01262023	202301 300-15500-10000		*	4,254.40	
			PLAYGRND/FUR LEASE-FEB 23				
				PARK LAKE PROPERTY MANAGEMENT, INC			4,254.40 000226
2/03/23	00027	12/23/22 6773238	202301 310-51300-32300		*	3,750.00	
			TRUSTEE FEES FY22 SER20				
				EDEN EDEN HILLS ZYAN			

AP300R
*** CHECK NOS. 000220-000232

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
GENERAL FUND
BANK A GENERAL FUND

RUN 4/05/23

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		12/23/22	6773238 202301 300-15500-10000		*	290.63	
			TRUSTEE FEES FY23 SER20				
				US BANK			4,040.63 000227
2/13/23	00038	1/09/23	INV-0008 202301 320-53800-47800		*	8,279.00	
			FENCE REPAIR - JAN 23				
				HILLCREST FENCE LLC			8,279.00 000228
2/24/23	00031	2/01/23	16894 202302 320-53800-46200		*	1,912.00	
			LANDSCAPE MAINT - FEB 23				
				FLORALAWN			1,912.00 000229
2/24/23	00008	2/01/23	57 202302 310-51300-34000		*	3,154.42	
			MANAGEMENT FEES - FEB 23				
		2/01/23	57 202302 310-51300-35200		*	100.00	
			WEBSITE MANAGEMENT-FEB 23				
		2/01/23	57 202302 310-51300-35100		*	150.00	
			INFORMATION TECH - FEB 23				
		2/01/23	57 202302 310-51300-31300		*	500.00	
			DISSEMINATION SVCS-FEB 23				
		2/01/23	57 202302 310-51300-51000		*	.48	
			OFFICE SUPPLIES				
		2/01/23	57 202302 310-51300-42000		*	30.01	
			POSTAGE				
		2/01/23	58 202302 320-53800-12000		*	625.00	
			FIELD MANAGEMENT - FEB 23				
				GOVERNMENTAL MANAGEMENT SERVICES			4,559.91 000230
2/24/23	00005	7/08/21	MC070820 202302 310-51300-11000		*	200.00	
			SUPERVISOR FEES 07/08/21				
				MATTHEW CASSIDY			200.00 000231
2/24/23	00036	2/20/23	02202023 202302 300-15500-10000		*	4,254.00	
			PLAYGRND/FUR LEASE-MAR 23				
				PARK LAKE PROPERTY MANAGEMENT, INC			4,254.00 000232
				TOTAL FOR BANK A		182,367.33	
				TOTAL FOR REGISTER		182,367.33	

EDEN EDEN HILLS ZYAN

SECTION 2

Eden Hills
Community Development District

Unaudited Financial Reporting
February 28, 2023



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Eden Hills
Community Development District
Combined Balance Sheet
February 28, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 311,892	\$ -	\$ -	\$ 311,892
Capital Projects Account	\$ -	\$ -	\$ 861	\$ 861
<u>Investments:</u>				
<u>Series 2020</u>				
Reserve	\$ -	\$ 86,038	\$ -	\$ 86,038
Revenue	\$ -	\$ 156,498	\$ -	\$ 156,498
<u>Series 2022</u>				
Reserve	\$ -	\$ 604,294	\$ -	\$ 604,294
Revenue	\$ -	\$ 281,517	\$ -	\$ 281,517
Interest	\$ -	\$ 7,146	\$ -	\$ 7,146
Construction	\$ -	\$ -	\$ 71	\$ 71
Due from General Fund	\$ -	\$ 19,676	\$ -	\$ 19,676
Prepaid Expenses	\$ 4,545	\$ -	\$ -	\$ 4,545
Total Assets	\$ 316,436	\$ 1,155,169	\$ 932	\$ 1,472,537
Liabilities:				
Accounts Payable	\$ 89,762	\$ -	\$ -	\$ 89,762
Due to Debt Service	\$ 19,676	\$ -	\$ -	\$ 19,676
Due to Other	\$ 11,421	\$ -	\$ -	\$ 11,421
Retainage Payable	\$ -	\$ -	\$ 143,134	\$ 143,134
Total Liabilities	\$ 120,860	\$ -	\$ 143,134	\$ 263,994
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 4,545	\$ -	\$ -	\$ 4,545
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 262,211	\$ -	\$ 262,211
Debt Service - Series 2022	\$ -	\$ 892,957	\$ -	\$ 892,957
Capital Projects - Series 2020	\$ -	\$ -	\$ (9,891)	\$ (9,891)
Capital Projects - Series 2022	\$ -	\$ -	\$ (132,311)	\$ (132,311)
Unassigned	\$ 191,032	\$ -	\$ -	\$ 191,032
Total Fund Balances	\$ 195,576	\$ 1,155,169	\$ (142,202)	\$ 1,208,543
Total Liabilities & Fund Balance	\$ 316,436	\$ 1,155,169	\$ 932	\$ 1,472,537

Eden Hills
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance

Revenues:

Assessments - Tax Roll	\$ 159,000	\$ 102,837	\$ 102,837	\$ -
Assessments - Direct Bill	\$ 300,000	\$ -	\$ -	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 162,000	\$ 162,000
Developer Contributions	\$ 101,192	\$ 20,000	\$ 20,000	\$ -
Total Revenues	\$ 560,193	\$ 122,837	\$ 284,837	\$ 162,000

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,200	\$ 3,800
Engineering	\$ 20,000	\$ 8,333	\$ -	\$ 8,333
Attorney	\$ 30,000	\$ 12,500	\$ 4,188	\$ 8,312
Annual Audit	\$ 7,250	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,350	\$ -	\$ -	\$ -
Dissemination	\$ 7,000	\$ 2,917	\$ 2,500	\$ 417
Trustee Fees	\$ 10,650	\$ 4,423	\$ 4,423	\$ -
Management Fees	\$ 37,853	\$ 15,772	\$ 15,772	\$ (0)
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Technology	\$ 1,200	\$ 500	\$ 500	\$ -
Postage & Delivery	\$ 850	\$ 354	\$ 108	\$ 247
Insurance	\$ 6,250	\$ 6,250	\$ 5,563	\$ 687
Copies	\$ 1,000	\$ 417	\$ -	\$ 417
Legal Advertising	\$ 10,000	\$ 4,167	\$ 316	\$ 3,851
Other Current Charges	\$ 2,800	\$ 1,167	\$ 193	\$ 974
Office Supplies	\$ 500	\$ 208	\$ 1	\$ 207
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 155,678	\$ 67,933	\$ 40,689	\$ 27,244

Eden Hills
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 14,400	\$ 14,400	\$ 895	\$ 13,505
Field Management	\$ 15,000	\$ 6,250	\$ 3,125	\$ 3,125
Landscape Maintenance	\$ 70,000	\$ 29,167	\$ 9,560	\$ 19,607
Landscape Replacement	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Streetlights	\$ 84,000	\$ 35,000	\$ 6,208	\$ 28,792
Electric	\$ 6,000	\$ 2,500	\$ 1,476	\$ 1,024
Sidewalk & Asphalt Maintenance	\$ 2,000	\$ 833	\$ -	\$ 833
Irrigation Repairs	\$ 5,000	\$ 2,083	\$ 505	\$ 1,579
General Repairs & Maintenance	\$ 7,500	\$ 3,125	\$ 9,505	\$ (6,380)
Contingency	\$ 7,500	\$ 3,125	\$ 5,366	\$ (2,241)
Subtotal Field Expenditures	\$ 218,900	\$ 99,608	\$ 36,641	\$ 62,968
Amenity Expenditures				
Amenity - Electric	\$ 9,600	\$ -	\$ -	\$ -
Amenity - Water	\$ 2,333	\$ -	\$ -	\$ -
Playground Lease	\$ 31,400	\$ 13,083	\$ 21,272	\$ (8,189)
Internet	\$ 2,000	\$ -	\$ -	\$ -
Pest Control	\$ 480	\$ -	\$ -	\$ -
Janitorial Service	\$ 4,333	\$ -	\$ -	\$ -
Security Services	\$ 25,000	\$ -	\$ -	\$ -
Amenity Access Management	\$ 3,333	\$ -	\$ -	\$ -
Pool Maintenance	\$ 12,000	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ 5,000	\$ -	\$ -	\$ -
Contingency	\$ 10,000	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 105,480	\$ 13,083	\$ 21,272	\$ (8,189)
Total Operations & Maintenance	\$ 324,380	\$ 112,692	\$ 57,913	\$ 54,779
Total Expenditures	\$ 480,058	\$ 180,624	\$ 98,602	\$ 82,023
Excess (Deficiency) of Revenues over Expenditures	\$ 80,135		\$ 186,236	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (80,135)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (80,135)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 186,236	
Fund Balance - Beginning	\$ -		\$ 9,341	
Fund Balance - Ending	\$ -		\$ 195,576	

Eden Hills
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 172,075	\$ 166,254	\$ 166,254	\$ -
Interest	\$ -	\$ -	\$ 1,492	\$ 1,492
Total Revenues	\$ 172,075	\$ 166,254	\$ 167,745	\$ 1,492
Expenditures:				
Interest - 11/1	\$ 56,506	\$ 56,506	\$ 56,506	\$ -
Principal - 5/1	\$ 55,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 56,506	\$ -	\$ -	\$ -
Total Expenditures	\$ 168,013	\$ 56,506	\$ 56,506	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,063		\$ 111,239	
Fund Balance - Beginning	\$ 60,727		\$ 150,972	
Fund Balance - Ending	\$ 64,789		\$ 262,211	

Eden Hills
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
Revenues:				
Assessments - Direct Bill	\$ 604,294	\$ -	\$ -	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 268,913	\$ 268,913
Interest	\$ -	\$ -	\$ 9,697	\$ 9,697
Total Revenues	\$ 604,294	\$ -	\$ 278,610	\$ 278,610
Expenditures:				
Interest - 11/1	\$ 263,518	\$ 263,518	\$ 263,518	\$ -
Principal - 5/1	\$ 195,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 206,231	\$ -	\$ -	\$ -
Total Expenditures	\$ 664,749	\$ 263,518	\$ 263,518	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (60,455)		\$ 15,092	
Fund Balance - Beginning	\$ 263,525		\$ 877,865	
Fund Balance - Ending	\$ 203,070		\$ 892,957	

Eden Hills
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 396,984	\$ 396,984
Total Revenues	\$ -	\$ -	\$ 396,984	\$ 396,984
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 396,984	\$ (396,984)
Total Expenditures	\$ -	\$ -	\$ 396,984	\$ (396,984)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ (9,891)	
Fund Balance - Ending	\$ -		\$ (9,891)	

Eden Hills
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 670,916	\$ 670,916
Interest	\$ -	\$ -	\$ 2,162	\$ 2,162
Total Revenues	\$ -	\$ -	\$ 673,078	\$ 673,078
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 572,439	\$ (572,439)
Total Expenditures	\$ -	\$ -	\$ 572,439	\$ (572,439)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 100,638	
Fund Balance - Beginning	\$ -		\$ (232,949)	
Fund Balance - Ending	\$ -		\$ (132,311)	

Eden Hills
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 80,135	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 80,135	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 80,135		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 80,135		\$ -	

Eden Hills
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 5,311	\$ 85,355	\$ 10,622	\$ 1,549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	102,837
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessments - Lot Closings	\$ -	\$ 38,250	\$ 123,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	162,000
Developer Contributions	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,000
Total Revenues	\$ 20,000	\$ 43,561	\$ 209,105	\$ 10,622	\$ 1,549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	284,837
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,200
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 1,496	\$ 110	\$ -	\$ 112	\$ 2,471	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,188
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,500
Trustee Fees	\$ 673	\$ -	\$ -	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,423
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,772
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	750
Website Technology	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	500
Postage & Delivery	\$ 2	\$ 1	\$ 26	\$ 49	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	108
Insurance	\$ 5,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,563
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ 316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	316
Other Current Charges	\$ 39	\$ 38	\$ 39	\$ 38	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	193
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 16,852	\$ 4,053	\$ 3,969	\$ 7,854	\$ 7,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40,689

Eden Hills
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Property Insurance	\$ 895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	895
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,125
Landscape Maintenance	\$ 1,912	\$ 1,912	\$ 1,912	\$ 1,912	\$ 1,912	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,560
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 1,220	\$ 1,220	\$ 1,220	\$ 1,220	\$ 1,330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,208
Electric	\$ 302	\$ 233	\$ 283	\$ 358	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,476
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 114	\$ 93	\$ -	\$ 298	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	505
General Repairs & Maintenance	\$ 1,226	\$ -	\$ -	\$ 8,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,505
Contingency	\$ -	\$ -	\$ -	\$ 5,366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,366
Subtotal Field Expenditures	\$ 6,294	\$ 4,083	\$ 4,039	\$ 18,058	\$ 4,167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	36,641
Amenity Expenditures													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Lease	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,272
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,272
Total Operations & Maintenance	\$ 10,549	\$ 8,337	\$ 8,294	\$ 22,312	\$ 8,421	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	57,913
Total Expenditures	\$ 27,401	\$ 12,390	\$ 12,263	\$ 30,166	\$ 16,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	98,602
Net Change in Fund Balance	\$ (7,401)	\$ 31,171	\$ 196,843	\$ (19,544)	\$ (14,832)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	186,236

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 - 5/1/22		(\$55,000)
Current Bonds Outstanding		\$2,895,000

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
Current Bonds Outstanding		\$10,465,000

Eden Hills
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

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	38.22% 61.78% 100.00%		
							O&M Portion	Series 2020 Debt Service	Total
11/16/22	10/1/22-10/31/22	\$2,110.21	(\$84.41)	(\$40.52)	\$0.00	\$1,985.28	\$758.71	\$1,226.57	\$1,985.28
11/21/22	11/1/22-11/6/22	\$10,551.05	(\$422.05)	(\$202.58)	\$0.00	\$9,926.42	\$3,793.54	\$6,132.88	\$9,926.42
11/25/22	11/7/22-11/13/22	\$2,110.21	(\$84.41)	(\$40.52)	\$0.00	\$1,985.28	\$758.71	\$1,226.57	\$1,985.28
12/12/22	11/14/22-11/23/22	\$29,542.94	(\$1,181.74)	(\$567.22)	\$0.00	\$27,793.98	\$10,621.91	\$17,172.07	\$27,793.98
12/21/22	11/24/22-11/30/22	\$189,918.90	(\$7,596.90)	(\$3,646.44)	\$0.00	\$178,675.56	\$68,283.68	\$110,391.88	\$178,675.56
12/23/22	12/01/22-12/15/22	\$21,102.10	(\$822.99)	(\$405.58)	\$0.00	\$19,873.53	\$7,594.98	\$12,278.55	\$19,873.53
12/31/22	1% Fee Adj	(\$2,996.50)	\$0.00	\$0.00	\$0.00	(\$2,996.50)	(\$1,145.16)	(\$1,851.34)	(\$2,996.50)
1/13/23	11/14-11/23/23	\$29,542.94	(\$1,181.74)	(\$567.22)	\$0.00	\$27,793.98	\$10,621.91	\$17,172.07	\$27,793.98
2/16/23	01/01-01/31	\$4,220.42	(\$84.42)	(\$82.72)	\$0.00	\$4,053.28	\$1,549.02	\$2,504.26	\$4,053.28
TOTAL		\$ 286,102.27	\$ (11,458.66)	\$ (5,552.80)	\$ -	\$ 269,090.81	\$ 102,837.30	\$ 166,253.51	\$ 269,090.81

97%	Net Percent Collected
\$9,583.52	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Eden Hills Addition 2 LLC						
			\$139,999.90		\$52,499.90	\$87,500.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2022 Debt Service
	10/1/22		\$35,000.00		\$0.00	\$0.00
	12/1/22		\$35,000.00		\$0.00	\$0.00
	2/1/23		\$35,000.00		\$0.00	\$0.00
	5/1/23		\$35,000.00		\$0.00	\$0.00
			\$ 140,000.00	\$ -	\$ -	\$ -

JMBI Development LLC						
			\$817,037.50		\$300,000.00	\$517,037.50
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2022 Debt Service
	10/1/22		\$204,259.38		\$0.00	\$0.00
	12/1/22		\$204,259.38		\$0.00	\$0.00
	2/1/23		\$204,259.38		\$0.00	\$0.00
	5/1/23		\$204,259.38		\$0.00	\$0.00
			\$ 817,037.52	\$ -	\$ -	\$ -

SECTION 3

EXHIBIT C

FORMS OF REQUISITIONS

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022

(Acquisition and Construction # 242784005)

The undersigned, a Responsible Officer of the Eden Hills Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank Trust Company, National Association (successor to U.S. Bank National Association), as trustee (the "Trustee"), dated as of November 1, 2020 as supplemented by that certain Second Supplemental Trust Indenture dated as of March 1, 2022 (collectively, the "Series 2022 Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2022 Indenture):

- (A) Requisition Number: 54
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of payee pursuant to Acquisition Agreement: KE Law Group, PLLC
- (D) Amount Payable: \$39.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 5398 - Ph2 project construction for Dec 22
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Phase 2A – Series 2022 Assessment Area Acquisition and Construction Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against:

Phase 2A – Series 2022 Assessment Area Acquisition and Construction Account of the Acquisition and Construction Fund

- 3. and each disbursement set forth above was incurred in connection with:

the Costs of the Series 2022 Project.

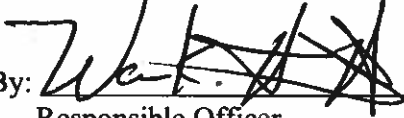
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the

moneys payable to the payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

Date: 2/16/23

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2022 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2022 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Series 2022 Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Series 2022 Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

Rey Malave
Consulting Engineer Reinardo Malave, PE
Dewberry Engineers Inc.

Date: 2-2-23

#54

KE Law Group

\$39.00

Ph2 project cost. Dec 22

RECEIVED

By beberline at 2:26:48 PM, 1/23/2023

APPROVED - EL

By eric at 10:33:51 AM, 1/27/2023

40110□

SENT TO CDD

By jannis at 9:07:13 AM, 2/1/2023

**INVOICE**

Invoice # 5398

Date: 01/12/2023

Due On: 02/11/2023

KE Law Group, PLLC

P.O. Box 6386
Tallahassee, Florida 32314
United States

Eden Hills CDD
219 E. Livingston Street
Orlando, Florida 32801

JMBI Dev - Eden Hills Ph 2

EDNCDD-106**EDEN HILLS CDD – PHASE 2 PROJECT CONSTRUCTION**

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	AH	12/20/2022	Confer with Mangen regarding status of recording of special warranty deed; confer with Tindall regarding status of conveyance of Phase 2.	0.20	\$195.00	\$39.00
Total						\$39.00

Detailed Statement of Account**Current Invoice**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5398	02/11/2023	\$39.00	\$0.00	\$39.00
Outstanding Balance				\$39.00
Total Amount Outstanding				\$39.00

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.