

Eden Hills
Community Development District

Meeting Agenda

April 8, 2024

AGENDA

Eden Hills

Community Development District

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

April 1, 2024

Board of Supervisors
Eden Hills
Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Eden Hills Community Development District** will be held on **Monday, April 8, 2024** 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/88240341487>

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

Meeting ID: 882 4034 1487

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 November 8, 2024 Landowners' Meeting and Board of Supervisors Meeting
4. Consideration of Resolution 2024-03 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: July 10, 2024) and Setting the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget
5. Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser
6. Presentation and Approval of Arbitrage Rebate Report for Series 2022 Bonds from AMTEC
7. Ratification of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser
8. Ratification of Special Warranty Deed for Eden Hills Phase 2B
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Work Order 2024-01 for Annual Consulting Engineering Services from Dewberry
 - C. Field Manager's Report
 - i. Consideration of Addendum from Prince and Sons, Inc. to Add Phase 2B to Current Landscape Services Contract
 - D. District Manager's Report
 - i. Approval of Check Registers
 - ii. Balance Sheet and Income Statements
10. Other Business
11. Supervisors Requests and Audience Comments
12. Adjournment

¹ Comments will be limited to three (3) minutes

MINUTES

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

The Landowners' meeting and Election of the Board of Supervisors of the Eden Hills Community Development District was held Wednesday, **November 8, 2023** at 9:10 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present were:

Jessica Kowalski
Jill Burns
Lauren Gentry
Corey Roberts

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Ms. Burns stated that she had been provided with two proxy forms, one from JMBI Development which owns 184 platted lots and one from Lucerne Park Investment, LLC which owns 76.591 acres in the community. Both proxies have been assigned to Jessica Kowalski and she is authorized to cast a total of 261 votes.

SECOND ORDER OF BUSINESS

Call to Order

Ms. Burns stated we will go ahead and call to order the Landowner's meeting.

THIRD ORDER OF BUSINESS

**Election of Chairman for the Purpose of
Conducting Landowners' Meeting**

Ms. Burns was designated as the Chair for purposes of running the Landowner's meeting.

FOURTH ORDER OF BUSINESS

**Nominations for the Positions of
Supervisor**

Ms. Burns asked for nominations for the three seats up for election, Ms. Kowalski nominated Jessica Petrucci to Seat 2, Bobbie Henley to Seat 3, and Emily Cassidy to Seat 4.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Ms. Kowalski casted 261 votes for Jessica Petrucci, 261 votes for Bobbie Henley, and 260 votes for Emily Cassidy.

SIXTH ORDER OF BUSINESS

Ballot Tabulation

Ms. Burns stated that Ms. Petrucci and Ms. Henley will serve four-year terms and Ms. Cassidy will serve a two-year term.

SEVENTH ORDER OF BUSINESS

Landowners Questions and Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Burns stated at this time we will adjourn the landowners' meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**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, **November 8, 2023** at 5:00 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Eric Lavoie <i>by Zoom</i>	Chairman
Jessica Kowalski	Vice Chairperson
Jessica Petrucci	Assistant Secretary
Bobbie Henley	Assistant Secretary
Emily Cassidy	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, KVV Law
Corey Roberts	District Counsel, KVV Law
Marshall Tindall	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated for the record that there were no members of the public present in person or via Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members (Seat #2, Seat #3, and Seat #4)

Ms. Burns administered the oath of office to the newly elected Board members for seats # 2, #3, and #4. She stated because all new Board members serve on several Boards, there was no need to update them on the Sunshine Law at this time.

B. Consideration of Resolution 2024-01 Canvassing and Certifying the Results of the Landowners’ Election

Ms. Burns stated for the record that Eric Lavoie joined the meeting. She stated that the results for the Landowners’ Meeting resulted in 261 votes for Supervisor Petrucci, 261 for Supervisor Henley, and 260 for Supervisor Cassidy and asked or a motion to approve the resolution as outlined.

On MOTION by Ms. Kowalski, seconded by Ms. Henley, with all in favor, Resolution 2024-01 Canvassing and Certifying the Results of the Landowners’ Election, was approved.

C. Election of Officers

Ms. Burns noted that the election of officer happens everytime there is a landowners’ meeting. The previous officers were Mr. Lavoie as the Chair, Ms. Kowalski as the Vice Chair, and the other three supervisors served as Assistant Secretaries. George Flint in the GMS office was also an Assistant Secretary while Ms. Burns served as the Secretary.

D. Consideration of Resolution 2024-02 Electing Officers

Ms. Burns asked if the Board would like to keep the officers the same as stated above and the Board agreed.

On MOTION by Ms. Kowalski, seconded by Ms. Henley, with all in favor, Resolution 2024-02 Electing Officers as slate above, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the October 11, 2023 Board of Supervisors Meeting

Ms. Burns presented the minutes from the October 11, 2023 Board of Supervisors meeting and asked for any questions, comments, or corrections the Board may have. Hearing no comments, she asked for a motion of approval.

On MOTION by Ms. Kowalski, seconded by Ms. Petrucci, with all in favor, the Minutes of the October 11, 2023 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Presentation of Fiscal Year 2022 Audit Report

Ms. Burns presented the audit report form Fiscal Year 2022 and stated that it was submitted after the deadline. It was considered a clean audit with no findings and asked for a motion to accept the report as presented.

On MOTION by Ms. Kowalski, seconded by Ms. Petrucci, with all in favor, the Fiscal Year 2022 Audit Report, was approved.

SIXTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Services Report for Series 2022 Bonds from AMTEC

Ms. Burns presented the arbitrage rebate report to the Board from AMTEC and noted that the report is required under the trust indenture that the District has to demonstrate that they do not earn more interest that they pay. Page four of the report shows a negative arbitrage amount.

On MOTION by Ms. Kowalski, seconded by Ms. Petrucci, with all in favor, the Arbitrage Rebate Services Report for Series 2022 Bonds from AMTEC, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry had nothing further for the Board and offered to answer any questions. Hearing none, the next item followed.

B. Engineer

There being no comments, the next item followed.

C. Field Manager’s Report

Mr. Tindall presented the Field manager’s report to the Board and summarized it. The report can be found in the agenda package. He presented three proposals for the Board’s consideration.

i. Consideration of Proposal for Timer for Water Feature Pump

Mr. Tindall stated the cost of the timer will likely pay for itself as the current pump is running 24/7 with a cost of \$410.53. Ms. Burns noted it would be even less due to the sales tax being listed and they could get it tax free.

On MOTION by Ms. Kowalski, seconded by Ms. Petrucci, with all in favor, the Proposal for Timer for Water Feature Pump, was approved.

ii. Consideration of Proposal from Janitorial Vendor to Add Garbage Services to Current Contract for Garbage Receptacles in Phase 2B

Mr. Tindall noted that he would like to add garbage services to the current janitorial services. The cost would be approximately \$50 per can. He wants to remove the garbage at the mailboxes to avoid the three-days-a-week service unless it is necessary. They can adjust back if needed.

On MOTION by Ms. Kowalski, seconded by Ms. Petrucci, with all in favor, the Proposal from Janitorial Vendor to Add Garbage Services to Current Contract for Garbage Receptacles in Phase 2B, was approved.

iii. Consideration of Proposal for Wildlife Caution Signs to be Installed Around Lake and Wetland Areas (to be provided under separate cover)

Mr. Tindall suggested that two signs be installed for wildlife caution at the playground and by the dock for the time being. He will present a proposal for a community wide warning but thinks getting two in in these areas will be important. Ms. Burns gave Mr. Tindall the go ahead to install the two and the Board will consider the next proposal brought back for the entire community.

D. District Manager’s Report

i. Approval of the Check Register

Ms. Burns presented the check register and stated that it is included in the agenda package. The dates are from September 28, 2023-October 25, 2023 totaling \$44,069.69.

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

ii. Balance Sheet and Income Statement

Ms. Burns noted that the financial statements are also included in the agenda package for review, and they are for the Board information, no action is required.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Ms. Kowalski, seconded by Ms. Henley, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; 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, 2024, proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing 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 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: Wednesday, July 10, 2024

HOUR: 5:00 PM to 6:00 PM

LOCATION: Lake Alfred Public Library
245 N Seminole Ave.
Lake Alfred, Florida 33850

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

4. **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 2 and to ensure that it remains on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more

provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED THIS 8TH DAY OF APRIL 2024.

ATTEST:

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Eden Hills
Community Development District

Proposed Budget
FY2025



Table of Contents

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

Eden Hills
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ 615,519	\$ 608,975	\$ 6,545	\$ 615,519	\$ 615,519
Assessments - Direct Bill	\$ 93,212	\$ 46,606	\$ 46,607	\$ 93,212	\$ 40,000
Deficit Funding	\$ -	\$ -	\$ -	\$ -	\$ 93,164
Total Revenues	\$ 708,732	\$ 655,581	\$ 53,151	\$ 708,732	\$ 748,683
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,800	\$ 7,000	\$ 8,800	\$ 12,000
Engineering	\$ 18,000	\$ 973	\$ 6,000	\$ 6,973	\$ 15,000
Attorney	\$ 30,000	\$ 5,102	\$ 12,000	\$ 17,102	\$ 25,000
Annual Audit	\$ 5,000	\$ -	\$ 2,975	\$ 2,975	\$ 5,000
Assessment Administration	\$ 6,500	\$ 6,500	\$ -	\$ 6,500	\$ 6,825
Arbitrage	\$ 1,350	\$ 450	\$ 900	\$ 1,350	\$ 1,350
Dissemination	\$ 7,000	\$ 2,917	\$ 4,083	\$ 7,000	\$ 7,350
Trustee Fees	\$ 10,650	\$ 10,841	\$ -	\$ 10,841	\$ 10,841
Management Fees	\$ 39,745	\$ 16,560	\$ 23,185	\$ 39,745	\$ 42,500
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,890
Website Technology	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,260
Postage & Delivery	\$ 893	\$ 409	\$ 521	\$ 929	\$ 893
Insurance	\$ 6,119	\$ 5,758	\$ -	\$ 5,758	\$ 6,622
Copies	\$ 1,050	\$ 1	\$ 613	\$ 613	\$ 1,050
Legal Advertising	\$ 7,500	\$ 1,367	\$ 4,000	\$ 5,367	\$ 7,500
Other Current Charges	\$ 1,200	\$ 371	\$ 294	\$ 665	\$ 1,200
Office Supplies	\$ 500	\$ 8	\$ 292	\$ 300	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 150,682	\$ 54,481	\$ 63,612	\$ 118,093	\$ 146,955
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 14,000	\$ 17,509	\$ -	\$ 17,509	\$ 22,500
Field Management	\$ 15,750	\$ 6,563	\$ 9,188	\$ 15,750	\$ 16,538
Landscape Maintenance	\$ 155,000	\$ 55,302	\$ 77,854	\$ 133,156	\$ 188,000
Landscape Replacement	\$ 25,000	\$ -	\$ 14,583	\$ 14,583	\$ 25,000
Lake Maintenance	\$ 8,500	\$ 1,200	\$ 4,958	\$ 6,158	\$ 7,500
Streetlights	\$ 70,000	\$ 31,236	\$ 43,544	\$ 74,780	\$ 75,000
Electric	\$ 6,000	\$ 1,985	\$ 2,800	\$ 4,785	\$ 6,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,458	\$ 1,458	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ 1,747	\$ 4,375	\$ 6,122	\$ 7,500
General Repairs & Maintenance	\$ 15,000	\$ 4,840	\$ 8,750	\$ 13,590	\$ 17,500
Contingency	\$ 7,500	\$ 800	\$ 4,375	\$ 5,175	\$ 7,500
Subtotal Field Expenditures	\$ 326,750	\$ 121,182	\$ 171,885	\$ 293,067	\$ 375,538

Eden Hills
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Amenity Expenditures					
Amenity - Electric	\$ 13,000	\$ 9,459	\$ 13,300	\$ 22,759	\$ 23,000
Amenity - Water	\$ 3,600	\$ 6,291	\$ 3,850	\$ 10,141	\$ 11,000
Playground & Equipment Lease	\$ 62,800	\$ 21,272	\$ 29,781	\$ 51,053	\$ 62,800
Internet	\$ 2,000	\$ 365	\$ 511	\$ 876	\$ 2,000
Pest Control	\$ 600	\$ -	\$ -	\$ -	\$ 890
Janitorial Service	\$ 14,000	\$ 5,230	\$ 7,770	\$ 13,000	\$ 15,400
Security Services	\$ 33,000	\$ -	\$ 19,250	\$ 19,250	\$ 33,000
Amenity Management	\$ 6,000	\$ 2,500	\$ 3,500	\$ 6,000	\$ 15,000
Pool Maintenance	\$ 36,000	\$ 14,500	\$ 21,000	\$ 35,500	\$ 40,600
Amenity Repairs & Maintenance	\$ 15,000	\$ 2,252	\$ 12,748	\$ 15,000	\$ 15,000
Contingency	\$ 7,500	\$ -	\$ -	\$ -	\$ 7,500
Subtotal Amenity Expenditures	\$ 193,500	\$ 61,869	\$ 111,710	\$ 173,578	\$ 226,190
<i>Total Operations & Maintenance</i>	\$ 520,250	\$ 183,051	\$ 283,595	\$ 466,646	\$ 601,728
<i>Other Expenditures</i>					
Capital Reserves - Transfer	\$ 37,800	\$ -	\$ 37,800	\$ 37,800	\$ -
<i>Total Other Expenditures</i>	\$ 37,800	\$ -	\$ 37,800	\$ 37,800	\$ -
Total Expenditures	\$ 708,732	\$ 237,532	\$ 385,007	\$ 622,539	\$ 748,683
Excess Revenues/(Expenditures)	\$ -	\$ 418,048	\$ (331,856)	\$ 86,193	\$ -

Net Assessments	\$615,519
Add: Discounts & Collections 7%	\$46,329
Gross Assessments	\$661,849

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted Future Phases	611.00	611	1.00	\$615,519.33	\$1,007.40	\$1,083.22
Unplatted Future Phases				\$40,000.00		
	611.00	611		\$655,519.33		

Product	FY2025	FY2024	Increase/(Decrease)
Platted	\$1,083.22	\$1,083.22	\$0.00

Eden Hills

Community Development District

General Fund Budget

Revenues:

Assessments

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

Developer Contributions

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage

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

Eden Hills

Community Development District

General Fund Budget

Dissemination

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

Copies agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

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

Other Current Charges

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

Eden Hills

Community Development District

General Fund Budget

Office Supplies

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

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

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Lake Maintenance

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

Streetlights

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

Electric

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

Eden Hills

Community Development District

General Fund Budget

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity - Water

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

Playground Equipment Lease

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

Internet

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

Pest Control

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

Janitorial Services

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

Security Services

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

Eden Hills

Community Development District

General Fund Budget

Amenity Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Pool Maintenance

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

Amenity Repairs & Maintenance

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

Contingency

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

Other Expenditures:

Capital Reserves - Transfer

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

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

Description	Adopted Budget FY2024	Actual Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ 172,075	\$ 170,344	\$ 1,731	\$ 172,075	\$ 172,075
Interest Income	\$ -	\$ 2,699	\$ 3,778	\$ 6,477	\$ 5,000
Carry Forward Surplus	\$ 75,049	\$ 76,905	\$ -	\$ 76,905	\$ 83,957
Total Revenues	\$ 247,124	\$ 249,948	\$ 5,509	\$ 255,457	\$ 261,032
Expenses					
Interest - 11/1	\$ 55,750	\$ 55,750	\$ -	\$ 55,750	\$ 54,925
Principal - 5/1	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000
Interest - 5/1	\$ 55,750	\$ -	\$ 55,750	\$ 55,750	\$ 54,925
Total Expenditures	\$ 171,500	\$ 55,750	\$ 115,750	\$ 171,500	\$ 169,850
Excess Revenues/(Expenditures)	\$ 75,624	\$ 194,198	\$ (110,241)	\$ 83,957	\$ 91,182

Interest Expense 11/1/25	\$ 54,100
Total	\$ 54,100

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

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

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

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/45	\$ 1,030,000.00	\$ 130,000.00	\$ 21,243.75	\$ -
11/01/45	\$ 900,000.00	\$ -	\$ 18,562.50	\$ 169,806.25
05/01/46	\$ 900,000.00	\$ 135,000.00	\$ 18,562.50	\$ -
11/01/46	\$ 765,000.00	\$ -	\$ 15,778.13	\$ 169,340.63
05/01/47	\$ 765,000.00	\$ 140,000.00	\$ 15,778.13	\$ -
11/01/47	\$ 625,000.00	\$ -	\$ 12,890.63	\$ 168,668.75
05/01/48	\$ 625,000.00	\$ 145,000.00	\$ 12,890.63	\$ -
11/01/48	\$ 480,000.00	\$ -	\$ 9,900.00	\$ 167,790.63
05/01/49	\$ 480,000.00	\$ 155,000.00	\$ 9,900.00	\$ -
11/01/49	\$ 325,000.00	\$ -	\$ 6,703.13	\$ 171,603.13
05/01/50	\$ 325,000.00	\$ 160,000.00	\$ 6,703.13	\$ -
11/01/50	\$ 165,000.00	\$ -	\$ 3,403.13	\$ 170,106.25
05/01/51	\$ 165,000.00	\$ 165,000.00	\$ 3,403.13	\$ 168,403.13
		\$ 2,840,000.00	\$ 2,077,287.50	\$ 5,084,550.00

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

Description	Adopted Budget FY2024	Actual Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ 604,294	\$ 596,873	\$ 7,421	\$ 604,294	\$ 604,294
Interest Income	\$ -	\$ 14,920	\$ 20,888	\$ 35,808	\$ 17,000
Carry Forward Surplus	\$ 242,587	\$ 245,881	\$ -	\$ 245,881	\$ 280,646
Total Revenues	\$ 846,881	\$ 857,675	\$ 28,309	\$ 885,983	\$ 901,940
Expenses					
Interest - 11/1	\$ 203,063	\$ 202,669	\$ -	\$ 202,669	\$ 199,419
Principal - 5/1	\$ 200,000	\$ -	\$ 200,000	\$ 200,000	\$ 205,000
Interest - 5/1	\$ 203,063	\$ -	\$ 202,669	\$ 202,669	\$ 199,419
Total Expenditures	\$ 606,125	\$ 202,669	\$ 402,669	\$ 605,338	\$ 603,838
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ 240,756	\$ 655,006	\$ (374,360)	\$ 280,646	\$ 298,102

Interest Expense 11/1/25	<u>\$ 196,088</u>
Total	<u><u>\$ 196,088</u></u>

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - Phase 2A-1	233	\$ 315,712	\$ 1,355	\$ 1,457
Single Family - Phase 2A-2	167	\$ 201,506	\$ 1,207	\$ 1,297
Single Family - Phase 2B	69	\$ 87,076	\$ 1,262	\$ 1,357
	469	\$ 604,294		

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/24	\$ 10,050,000.00	\$ -	\$ 199,418.75	\$ 602,087.50
05/01/25	\$ 10,050,000.00	\$ 205,000.00	\$ 199,418.75	\$ -
11/01/25	\$ 9,415,000.00	\$ -	\$ 196,087.50	\$ 600,506.25
05/01/26	\$ 9,415,000.00	\$ 210,000.00	\$ 196,087.50	\$ -
11/01/26	\$ 9,415,000.00	\$ -	\$ 192,675.00	\$ 598,762.50
05/01/27	\$ 9,415,000.00	\$ 220,000.00	\$ 192,675.00	\$ -
11/01/27	\$ 9,415,000.00	\$ -	\$ 189,100.00	\$ 601,775.00
05/01/28	\$ 9,415,000.00	\$ 225,000.00	\$ 189,100.00	\$ -
11/01/28	\$ 9,190,000.00	\$ -	\$ 185,021.88	\$ 599,121.88
05/01/29	\$ 9,190,000.00	\$ 235,000.00	\$ 185,021.88	\$ -
11/01/29	\$ 8,955,000.00	\$ -	\$ 180,762.50	\$ 600,784.38
05/01/30	\$ 8,955,000.00	\$ 245,000.00	\$ 180,762.50	\$ -
11/01/30	\$ 8,200,000.00	\$ -	\$ 176,321.88	\$ 602,084.38
05/01/31	\$ 8,200,000.00	\$ 250,000.00	\$ 176,321.88	\$ -
11/01/31	\$ 8,200,000.00	\$ -	\$ 171,790.63	\$ 598,112.50
05/01/32	\$ 8,200,000.00	\$ 260,000.00	\$ 171,790.63	\$ -
11/01/32	\$ 8,200,000.00	\$ -	\$ 167,078.13	\$ 598,868.75
05/01/33	\$ 8,200,000.00	\$ 270,000.00	\$ 167,078.13	\$ -
11/01/33	\$ 7,930,000.00	\$ -	\$ 161,678.13	\$ 598,756.25
05/01/34	\$ 7,930,000.00	\$ 285,000.00	\$ 161,678.13	\$ -
11/01/34	\$ 7,645,000.00	\$ -	\$ 155,978.13	\$ 602,656.25
05/01/35	\$ 7,645,000.00	\$ 295,000.00	\$ 155,978.13	\$ -
11/01/35	\$ 7,350,000.00	\$ -	\$ 150,078.13	\$ 601,056.25
05/01/36	\$ 7,350,000.00	\$ 305,000.00	\$ 150,078.13	\$ -
11/01/36	\$ 7,045,000.00	\$ -	\$ 143,978.13	\$ 599,056.25
05/01/37	\$ 7,045,000.00	\$ 320,000.00	\$ 143,978.13	\$ -
11/01/37	\$ 6,725,000.00	\$ -	\$ 137,578.13	\$ 601,556.25
05/01/38	\$ 6,725,000.00	\$ 330,000.00	\$ 137,578.13	\$ -
11/01/38	\$ 6,395,000.00	\$ -	\$ 130,978.13	\$ 598,556.25
05/01/39	\$ 6,395,000.00	\$ 345,000.00	\$ 130,978.13	\$ -
11/01/39	\$ 6,050,000.00	\$ -	\$ 124,078.13	\$ 600,056.25
05/01/40	\$ 6,050,000.00	\$ 360,000.00	\$ 124,078.13	\$ -
11/01/40	\$ 4,925,000.00	\$ -	\$ 116,878.13	\$ 600,956.25
05/01/41	\$ 4,925,000.00	\$ 375,000.00	\$ 116,878.13	\$ -
11/01/41	\$ 4,925,000.00	\$ -	\$ 109,378.13	\$ 601,256.25
05/01/42	\$ 4,925,000.00	\$ 390,000.00	\$ 109,378.13	\$ -
11/01/42	\$ 4,925,000.00	\$ -	\$ 101,578.13	\$ 600,956.25
05/01/43	\$ 4,925,000.00	\$ 405,000.00	\$ 101,578.13	\$ -
11/01/43	\$ 4,520,000.00	\$ -	\$ 93,225.00	\$ 599,803.13
05/01/44	\$ 4,520,000.00	\$ 425,000.00	\$ 93,225.00	\$ -
11/01/44	\$ 4,095,000.00	\$ -	\$ 84,459.38	\$ 602,684.38

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/45	\$ 4,095,000.00	\$ 440,000.00	\$ 84,459.38	\$ -
11/01/45	\$ 3,655,000.00	\$ -	\$ 75,384.38	\$ 599,843.75
05/01/46	\$ 3,655,000.00	\$ 460,000.00	\$ 75,384.38	\$ -
11/01/46	\$ 3,195,000.00	\$ -	\$ 65,896.88	\$ 601,281.25
05/01/47	\$ 3,195,000.00	\$ 480,000.00	\$ 65,896.88	\$ -
11/01/47	\$ 2,715,000.00	\$ -	\$ 55,996.88	\$ 601,893.75
05/01/48	\$ 2,715,000.00	\$ 500,000.00	\$ 55,996.88	\$ -
11/01/48	\$ 2,215,000.00	\$ -	\$ 45,684.38	\$ 601,681.25
05/01/49	\$ 2,215,000.00	\$ 520,000.00	\$ 45,684.38	\$ -
11/01/49	\$ 1,695,000.00	\$ -	\$ 34,959.38	\$ 600,643.75
05/01/50	\$ 1,695,000.00	\$ 540,000.00	\$ 34,959.38	\$ -
11/01/50	\$ 1,155,000.00	\$ -	\$ 23,821.88	\$ 598,781.25
05/01/51	\$ 1,155,000.00	\$ 565,000.00	\$ 23,821.88	\$ -
11/01/51	\$ 590,000.00	\$ -	\$ 12,168.75	\$ 600,990.63
05/01/52	\$ 590,000.00	\$ 590,000.00	\$ 12,168.75	\$ 602,168.75
		\$ 10,250,000.00	\$ 7,369,406.25	\$ 17,619,406.25

Eden Hills
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2024	Actual Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Carry Forward Surplus	\$ 80,135	\$ -	\$ -	\$ -	\$ 37,800
Total Revenues	\$ 80,135	\$ -	\$ -	\$ -	\$ 37,800
Expenses					
Capital Outlay	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
Total Expenditures	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
Other Financing Sources					
Transfer In/(Out)	\$ 37,800	\$ -	\$ 37,800	\$ 37,800	\$ -
Total Other Financing Sources (Uses)	\$ 37,800	\$ -	\$ 37,800	\$ 37,800	\$ -
Excess Revenues/(Expenditures)	\$ 92,935	\$ -	\$ 37,800	\$ 37,800	\$ 12,800

SECTION V

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 31, 2024 by and between the Eden Hills Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2024 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Eden Hills Community Development District.
3. The term of this Agreement shall commence on January 1, 2024 or the date signed below, whichever is later, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2024 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 12, 2024**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 13, 2024**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2024 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2024 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 13, 2024** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

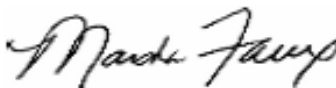
Special District Representative

Print name

Title

Date

Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
By:



Marsha M. Faux, Property Appraiser

SECTION VI

REBATE REPORT

\$10,465,000

Eden Hills Community Development District

(City of Lake Alfred, Florida)

Special Assessment Bonds, Series 2022

Dated: March 11, 2022

Delivered: March 11, 2022

Rebate Report to the Computation Date

March 11, 2025

Reflecting Activity To

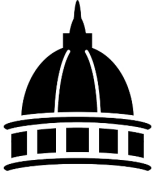
February 29, 2024



AMTEC

TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Acquisition & Construction Fund – Phase 2A	13
Arbitrage Rebate Calculation Detail Report – Acquisition & Construction Fund – Phase 2B	15
Arbitrage Rebate Calculation Detail Report – Debt Service Reserve Fund	16
Arbitrage Rebate Calculation Detail Report – Capitalized Interest Fund	17
Arbitrage Rebate Calculation Detail Report – Costs of Issuance Account	18
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credit	19



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

March 20, 2024

Eden Hills Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$10,465,000 Eden Hills Community Development District (City of Lake Alfred, Florida),
Special Assessment Bonds, Series 2022

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Eden Hills Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of March 11, 2025. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the March 11, 2025 Computation Date
Reflecting Activity from March 11, 2022 through February 29, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund - Phase 2A	0.353075%	5,737.19	(66,309.36)
Acquisition & Construction Fund - Phase 2B	0.977191%	6,508.52	(22,486.04)
Debt Service Reserve Fund	3.434366%	40,873.44	(7,657.66)
Capitalized Interest Fund	1.175318%	1,977.55	(5,299.90)
Costs of Issuance Account	0.610768%	23.91	(148.05)
Totals	1.501361%	\$55,120.61	\$(101,901.01)
Bond Yield	4.033781%		
Rebate Computation Credit			(2,122.97)
Net Rebatable Arbitrage			\$(104,023.98)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from March 11, 2022, the date of the closing, to February 29, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of March 11, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between March 11, 2022 and February 29, 2024, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is March 11, 2025.

DEFINITIONS

7. Computation Date

March 11, 2025.

8. Computation Period

The period beginning on March 11, 2022, the date of the closing, and ending on February 29, 2024.

9. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

10. Bond Yield

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

11. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

12. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

13. Rebtable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

14. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Funds / Accounts	Account Number
Revenue Account	242784000
Interest Account	242784001
Sinking Fund Account	242784002
Debt Service Reserve Fund	242784003
Prepayment Account	242784004
Acquisition & Construction Fund - Phase 2A	242784005
Acquisition & Construction Fund - Phase 2B	242784006
Costs of Issuance Account	242784007

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of February 29, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to March 11, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on March 11, 2025, is the Rebateable Arbitrage.

\$10,465,000
Eden Hills Community Development District
(City of Lake Alfred, Florida)
Special Assessment Bonds, Series 2022
Delivered: March 11, 2022

Sources of Funds

Par Amount	\$10,465,000.00
Total	\$10,465,000.00

Uses of Funds

Acquisition & Construction Fund - Phase 2A	\$7,861,059.87
Acquisition & Construction Fund - Phase 2B	1,330,353.67
Debt Service Reserve Fund	604,293.75
Capitalized Interest Fund	263,517.71
Costs of Issuance Account	196,475.00
Underwriter's Discount	209,300.00
Total	\$10,465,000.00

PROOF OF ARBITRAGE YIELD

\$10,465,000

Eden Hills Community Development District
 (City of Lake Alfred, Florida)
 Special Assessment Bonds, Series 2022

Date	Debt Service	Present Value to 03/11/2022 @ 4.0337812876%
11/01/2022	263,517.71	256,879.13
05/01/2023	401,231.25	383,390.79
11/01/2023	203,062.50	190,197.40
05/01/2024	403,062.50	370,062.56
11/01/2024	199,812.50	179,826.35
05/01/2025	404,812.50	357,118.63
11/01/2025	196,481.25	169,905.57
05/01/2026	406,481.25	344,552.13
11/01/2026	193,068.75	160,418.46
05/01/2027	413,068.75	336,428.36
11/01/2027	189,493.75	151,284.02
05/01/2028	414,493.75	324,372.54
11/01/2028	185,415.63	142,233.00
05/01/2029	420,415.63	316,126.41
11/01/2029	181,156.25	133,525.18
05/01/2030	426,156.25	307,897.83
11/01/2030	176,715.63	125,152.82
05/01/2031	431,715.63	299,703.20
11/01/2031	172,093.75	117,108.01
05/01/2032	432,093.75	288,222.19
11/01/2032	167,381.25	109,442.04
05/01/2033	442,381.25	283,531.94
11/01/2033	161,881.25	101,702.06
05/01/2034	446,881.25	275,203.05
11/01/2034	156,181.25	94,279.64
05/01/2035	451,181.25	266,973.39
11/01/2035	150,281.25	87,166.51
05/01/2036	455,281.25	258,852.61
11/01/2036	144,181.25	80,354.37
05/01/2037	464,181.25	253,580.70
11/01/2037	137,781.25	73,781.36
05/01/2038	472,781.25	248,167.38
11/01/2038	131,081.25	67,445.49
05/01/2039	476,081.25	240,116.14
11/01/2039	124,181.25	61,393.76
05/01/2040	484,181.25	234,641.10
11/01/2040	116,981.25	55,569.99
05/01/2041	491,981.25	229,087.03
11/01/2041	109,481.25	49,971.18
05/01/2042	499,481.25	223,473.99
11/01/2042	101,681.25	44,594.02
05/01/2043	506,681.25	217,820.35
11/01/2043	93,328.13	39,328.20
05/01/2044	518,328.13	214,103.73
11/01/2044	84,562.50	34,239.32
05/01/2045	524,562.50	208,196.07
11/01/2045	75,487.50	29,368.26
05/01/2046	535,487.50	204,211.62
11/01/2046	66,000.00	24,671.92
05/01/2047	546,000.00	200,068.91
11/01/2047	56,100.00	20,150.12
05/01/2048	556,100.00	195,792.34
11/01/2048	45,787.50	15,802.20
05/01/2049	565,787.50	191,404.43
11/01/2049	35,062.50	11,627.05
05/01/2050	580,062.50	188,551.18

PROOF OF ARBITRAGE YIELD

\$10,465,000
 Eden Hills Community Development District
 (City of Lake Alfred, Florida)
 Special Assessment Bonds, Series 2022

Date	Debt Service	Present Value to 03/11/2022 @ 4.0337812876%
11/01/2050	23,821.88	7,590.29
05/01/2051	588,821.88	183,905.30
11/01/2051	12,168.75	3,725.50
05/01/2052	602,168.75	180,710.90
	18,316,174.00	10,465,000.00

Proceeds Summary

Delivery date	03/11/2022
Par Value	10,465,000.00
Target for yield calculation	10,465,000.00

BOND DEBT SERVICE

\$10,465,000

Eden Hills Community Development District
 (City of Lake Alfred, Florida)
 Special Assessment Bonds, Series 2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
03/11/2022					
11/01/2022			263,517.71	263,517.71	
05/01/2023	195,000	3.250%	206,231.25	401,231.25	664,748.96
11/01/2023			203,062.50	203,062.50	
05/01/2024	200,000	3.250%	203,062.50	403,062.50	606,125.00
11/01/2024			199,812.50	199,812.50	
05/01/2025	205,000	3.250%	199,812.50	404,812.50	604,625.00
11/01/2025			196,481.25	196,481.25	
05/01/2026	210,000	3.250%	196,481.25	406,481.25	602,962.50
11/01/2026			193,068.75	193,068.75	
05/01/2027	220,000	3.250%	193,068.75	413,068.75	606,137.50
11/01/2027			189,493.75	189,493.75	
05/01/2028	225,000	3.625%	189,493.75	414,493.75	603,987.50
11/01/2028			185,415.63	185,415.63	
05/01/2029	235,000	3.625%	185,415.63	420,415.63	605,831.26
11/01/2029			181,156.25	181,156.25	
05/01/2030	245,000	3.625%	181,156.25	426,156.25	607,312.50
11/01/2030			176,715.63	176,715.63	
05/01/2031	255,000	3.625%	176,715.63	431,715.63	608,431.26
11/01/2031			172,093.75	172,093.75	
05/01/2032	260,000	3.625%	172,093.75	432,093.75	604,187.50
11/01/2032			167,381.25	167,381.25	
05/01/2033	275,000	4.000%	167,381.25	442,381.25	609,762.50
11/01/2033			161,881.25	161,881.25	
05/01/2034	285,000	4.000%	161,881.25	446,881.25	608,762.50
11/01/2034			156,181.25	156,181.25	
05/01/2035	295,000	4.000%	156,181.25	451,181.25	607,362.50
11/01/2035			150,281.25	150,281.25	
05/01/2036	305,000	4.000%	150,281.25	455,281.25	605,562.50
11/01/2036			144,181.25	144,181.25	
05/01/2037	320,000	4.000%	144,181.25	464,181.25	608,362.50
11/01/2037			137,781.25	137,781.25	
05/01/2038	335,000	4.000%	137,781.25	472,781.25	610,562.50
11/01/2038			131,081.25	131,081.25	
05/01/2039	345,000	4.000%	131,081.25	476,081.25	607,162.50
11/01/2039			124,181.25	124,181.25	
05/01/2040	360,000	4.000%	124,181.25	484,181.25	608,362.50
11/01/2040			116,981.25	116,981.25	
05/01/2041	375,000	4.000%	116,981.25	491,981.25	608,962.50
11/01/2041			109,481.25	109,481.25	
05/01/2042	390,000	4.000%	109,481.25	499,481.25	608,962.50
11/01/2042			101,681.25	101,681.25	
05/01/2043	405,000	4.125%	101,681.25	506,681.25	608,362.50
11/01/2043			93,328.13	93,328.13	
05/01/2044	425,000	4.125%	93,328.13	518,328.13	611,656.26
11/01/2044			84,562.50	84,562.50	
05/01/2045	440,000	4.125%	84,562.50	524,562.50	609,125.00
11/01/2045			75,487.50	75,487.50	
05/01/2046	460,000	4.125%	75,487.50	535,487.50	610,975.00
11/01/2046			66,000.00	66,000.00	
05/01/2047	480,000	4.125%	66,000.00	546,000.00	612,000.00
11/01/2047			56,100.00	56,100.00	
05/01/2048	500,000	4.125%	56,100.00	556,100.00	612,200.00
11/01/2048			45,787.50	45,787.50	
05/01/2049	520,000	4.125%	45,787.50	565,787.50	611,575.00
11/01/2049			35,062.50	35,062.50	
05/01/2050	545,000	4.125%	35,062.50	580,062.50	615,125.00

BOND DEBT SERVICE

\$10,465,000

Eden Hills Community Development District
 (City of Lake Alfred, Florida)
 Special Assessment Bonds, Series 2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2050			23,821.88	23,821.88	
05/01/2051	565,000	4.125%	23,821.88	588,821.88	612,643.76
11/01/2051			12,168.75	12,168.75	
05/01/2052	590,000	4.125%	12,168.75	602,168.75	614,337.50
	10,465,000		7,851,174.00	18,316,174.00	18,316,174.00

\$10,465,000
Eden Hills Community Development District
(City of Lake Alfred, Florida)
Special Assessment Bonds, Series 2022
Acquisition & Construction Fund - Phase 2A

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033781%)
03/11/22	Beg Bal	-7,861,059.87	-8,861,629.73
03/15/22		1,663,884.07	1,874,834.11
03/15/22		7,500.00	8,450.86
03/22/22		42,018.40	47,308.81
03/22/22		47,883.00	53,911.81
03/22/22		395,305.62	445,077.38
04/13/22		7,500.00	8,424.65
04/13/22		17.00	19.10
04/13/22		4,500.00	5,054.79
04/13/22		5,662.50	6,360.61
04/14/22		894,273.00	1,004,413.94
04/27/22		1,021.00	1,145.10
04/27/22		3,750.00	4,205.79
05/03/22		142,637.40	159,867.67
05/03/22		16,805.50	18,835.57
05/03/22		3,750.00	4,202.99
05/03/22		189,617.69	212,523.07
05/03/22		140.00	156.91
05/03/22		4,046.25	4,535.03
05/18/22		6,696.89	7,493.38
05/18/22		450.00	503.52
05/18/22		3,750.00	4,196.00
05/18/22		1,205.00	1,348.32
05/18/22		166,684.00	186,508.43
06/01/22		626,297.09	699,775.33
06/01/22		5.85	6.54
06/08/22		3,750.00	4,186.70
06/08/22		57.00	63.64
06/08/22		7,570.00	8,451.56
06/13/22		-17.00	-18.97
06/22/22		3,750.00	4,180.21
06/22/22		1,236,121.71	1,377,931.82
06/22/22		1,942.00	2,164.79
06/28/22		513,491.06	572,018.81
07/14/22		3,750.00	4,170.02
07/14/22		4,729.66	5,259.40
07/14/22		534,942.62	594,858.64
07/14/22		13,145.00	14,617.30
07/27/22		7,500.00	8,328.02
07/27/22		-4,500.00	-4,996.81
08/04/22		66.30	73.56
08/04/22		53,675.00	59,554.57
08/18/22		1,141,642.76	1,264,732.68
08/18/22		3,750.00	4,154.32
09/23/22		38,894.00	42,920.51
09/23/22		379.45	418.73
09/23/22		3,750.00	4,138.22
10/11/22		21,030.82	23,161.74

\$10,465,000
Eden Hills Community Development District
(City of Lake Alfred, Florida)
Special Assessment Bonds, Series 2022
Acquisition & Construction Fund - Phase 2A

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033781%)
10/11/22		3,750.00	4,129.96
10/25/22		8,500.00	9,346.73
10/25/22		3,750.00	4,123.56
11/15/22		11,000.00	12,068.96
11/15/22		1.65	1.81
11/15/22		6,122.44	6,717.41
02/06/23		39.00	42.41
09/08/23		5,000.00	5,310.44
09/08/23		3,750.00	3,982.83
09/30/23	de minimis	63.33	67.10

03/11/25	TOTALS:	5,737.19	-66,309.36

ISSUE DATE:	03/11/22	REBATABLE ARBITRAGE:	-66,309.36
COMP DATE:	03/11/25	NET INCOME:	5,737.19
BOND YIELD:	4.033781%	TAX INV YIELD:	0.353075%

\$10,465,000
 Eden Hills Community Development District
 (City of Lake Alfred, Florida)
 Special Assessment Bonds, Series 2022
 Acquisition & Construction Fund - Phase 2B

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033781%)
03/11/22	Beg Bal	-1,330,353.67	-1,499,683.48
07/27/22		1,000.73	1,111.21
08/10/22		764,638.31	847,832.37
10/13/22		194,161.50	213,787.26
10/26/22		165,600.00	182,076.01
10/27/22		202,000.00	222,072.91
01/10/23		9,452.35	10,307.82
09/30/23	de minimis	9.30	9.85

03/11/25	TOTALS:	6,508.52	-22,486.04

ISSUE DATE:	03/11/22	REBATABLE ARBITRAGE:	-22,486.04
COMP DATE:	03/11/25	NET INCOME:	6,508.52
BOND YIELD:	4.033781%	TAX INV YIELD:	0.977191%

\$10,465,000
Eden Hills Community Development District
(City of Lake Alfred, Florida)
Special Assessment Bonds, Series 2022
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033781%)
03/11/22	Beg Bal	-604,293.75	-681,209.35
04/04/22		2.11	2.37
05/03/22		2.97	3.33
06/02/22		152.33	170.18
07/05/22		347.85	387.20
08/02/22		607.31	673.98
09/02/22		914.84	1,011.90
10/04/22		1,045.07	1,151.85
11/02/22		1,368.80	1,503.98
12/02/22		1,668.12	1,826.78
01/04/23		1,884.62	2,056.55
02/02/23		2,006.65	2,182.93
03/02/23		1,923.35	2,085.36
04/04/23		2,174.14	2,348.92
05/02/23		2,195.49	2,364.63
06/02/23		2,388.45	2,563.91
07/05/23		2,337.76	2,500.32
08/01/23		1,578.12	1,683.00
08/02/23		2,442.52	2,604.55
09/05/23		2,529.44	2,687.38
10/03/23		2,449.45	2,594.33
11/02/23		2,536.07	2,677.44
11/02/23		31.25	32.99
12/04/23		2,459.88	2,587.80
12/21/23		0.60	0.63
01/03/24		2,541.07	2,664.63
02/02/24		2,528.84	2,643.29
02/29/24	Bal	602,684.40	628,076.08
02/29/24	Acc	2,365.69	2,465.36

03/11/25	TOTALS:	40,873.44	-7,657.66

ISSUE DATE:	03/11/22	REBATABLE ARBITRAGE:	-7,657.66
COMP DATE:	03/11/25	NET INCOME:	40,873.44
BOND YIELD:	4.033781%	TAX INV YIELD:	3.434366%

\$10,465,000
Eden Hills Community Development District
(City of Lake Alfred, Florida)
Special Assessment Bonds, Series 2022
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033781%)
03/11/22	Beg Bal	-263,517.71	-297,058.72
04/04/22		0.92	1.03
05/03/22		1.30	1.46
06/02/22		66.43	74.22
07/05/22		151.69	168.85
08/02/22		264.83	293.90
09/02/22		398.94	441.27
10/04/22		460.63	507.70
11/01/22		263,517.71	289,575.16
11/02/22		613.08	673.63
12/02/22		19.73	21.61

03/11/25	TOTALS:	1,977.55	-5,299.90

ISSUE DATE:	03/11/22	REBATABL ARBITRAGE:	-5,299.90
COMP DATE:	03/11/25	NET INCOME:	1,977.55
BOND YIELD:	4.033781%	TAX INV YIELD:	1.175318%

\$10,465,000
Eden Hills Community Development District
(City of Lake Alfred, Florida)
Special Assessment Bonds, Series 2022
Costs of Issuance Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033781%)
03/11/22	Beg Bal	-196,475.00	-221,482.69
03/11/22		63,000.00	71,018.75
03/11/22		45,000.00	50,727.68
03/11/22		6,000.00	6,763.69
03/11/22		1,750.00	1,972.74
03/11/22		30,000.00	33,818.45
03/11/22		37,885.00	42,707.07
03/21/22		5,725.00	6,446.53
09/21/22		7,138.91	7,879.72

03/11/25	TOTALS:	23.91	-148.05

ISSUE DATE:	03/11/22	REBATABLE ARBITRAGE:	-148.05
COMP DATE:	03/11/25	NET INCOME:	23.91
BOND YIELD:	4.033781%	TAX INV YIELD:	0.610768%

\$10,465,000
 Eden Hills Community Development District
 (City of Lake Alfred, Florida)
 Special Assessment Bonds, Series 2022
 Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033781%)
03/11/23		-1,960.00	-2,122.97

03/11/25	TOTALS:	-1,960.00	-2,122.97

ISSUE DATE: 03/11/22 REBATABLE ARBITRAGE: -2,122.97
 COMP DATE: 03/11/25
 BOND YIELD: 4.033781%

SECTION VII



Marsha M. Faux, CFA, ASA
POLK COUNTY PROPERTY APPRAISER

Revised 12/2023
ADA Compliant

2024 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the Eden Hills Community Development District hereinafter referred to as "agency," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "confidential data," will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as "local government" by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2024**, and shall run until **December 31, 2024**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Marsha Faux

Print: Marsha M. Faux CFA, ASA

Title: Polk County Property Appraiser

Date: December 1, 2023

Agency: DocuSigned by: Eden Hills CDD

Signature: Eric Lavoie

Print: CCF31A7A5A2B47A... Eric Lavoie

Title: Chairman

Date: 1/8/2024

Please email the signed agreement to pataxroll@polk-county.net.

SECTION VIII

Return to and prepared by:
Tula Michele Haff, Attorney at Law
135 N. 6th Street, Second Floor
Haines City, Florida 33844
Telephone: 863-421-2626

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** is made as of October 16, 2023 between **EDEN HILLS ADDITION 2, LLC**, a Florida limited liability company ("**Grantor**"), whose address is 4900 Dundee Road, Winter Haven, FL 33884, in favor of **EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, ("**Grantee**"), whose address is 219 East Livingston Street, Orlando, Florida 32801.

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten U.S. Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain and convey to Grantee and its successors and assigns forever, the parcel of land in Polk County, Florida, described on the attached **Exhibit "A"** (the "**Property**").

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; and hereby specially warrants the title to said Property and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor, but against none other.

Grantor represents that Grantor has complied with the requirements of Section 196.295, Florida Statutes.

[Remainder of Page Intentionally Left Blank]

SPECIAL WARRANTY DEED
EDEN HILLS ADDITION 2, LLC, to
EDEN HILLS CDD /

IN WITNESS WHEREOF, the Parties have caused this Special Warranty Deed to be executed as of the date written.

GRANTOR:

Witnesses:

[Signature]

Print Name: Brent Elliott

[Signature]

Print Name: HAREN E RITCHIE

EDEN HILLS ADDITION 2, LLC,
a Florida limited liability company

By: CENTER STATE DEVELOPMENT 2, LLC,
a Florida limited liability company, its Manager

By: HRB LAND INVESTMENTS, LLC,
a Florida Limited liability company,
its Manager

By: [Signature]
Harold R. Baxter, Manager

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence on October 16, 2023, by Harold R. Baxter, as Manager of HRB LAND INVESTMENTS, LLC, a Florida limited liability company, the Manager of CENTER STATE DEVELOPMENT 2, LLC, a Florida limited liability company, the Manager of **EDEN HILLS ADDITION 2, LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me.

My Commission Expires:



[Signature]
NOTARY PUBLIC

Brent Elliott
Printed Name of Notary

EXHIBIT A

Tracts A, B, C, D & E, the wall easements and the drainage easements, as shown on the Plat of EDEN HILLS PHASE 2B, according to the Plat thereof, as recorded in Plat Book 198, Pages 50 and 51, Public Records of Polk County, Florida.

SPECIAL WARRANTY DEED
EDEN HILLS ADDITION 2, LLC to
EDEN HILLS CDD _____ /

ACCEPTANCE BY GRANTEE

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this _____ day of _____, 2023.

Signed, sealed and delivered
in our presence:

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special-purpose government established under
Chapter 190 of the Florida Statutes

Print: _____

Print: _____

By: _____

Printed Name: _____

Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____ 2023, by _____, as _____ of the Board of Supervisors of EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT. He/She [] is personally known to me or [] has provided _____ as identification.

My Commission Expires:

NOTARY PUBLIC

Printed Name of Notary

SECTION IX

SECTION B

SECTION 1



Sent Via Email: jburns@gmscfl.com

April 2, 2024

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

**Subject: Work Authorization Number 2024-2
 Eden Hills Community Development District
 Annual Engineer’s Report 2024**

Dear Ms. Burns:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide professional consulting engineering services for the Eden Hills Community Development District (CDD). We will provide these services pursuant to our current agreement (“District Engineering Agreement”) as follows:

I. Scope of Work

We will provide the Annual Engineer’s Report for the CDD as required by the Trust Indenture for this fiscal year. The report will address the requirements as detailed in Section 9.21 of the Trust.

II. Fees

The CDD will compensate the Engineer pursuant to the hourly rate schedule contained in the District Engineering Agreement. We estimate a budget in the amount of \$4,000, plus other direct costs. The CDD will reimburse the Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

Thank you for considering Dewberry. We look forward to helping you create a quality project.

Sincerely,



Rey Malavé, P.E.
 Dewberry Engineers Inc.
 Associate Vice President

April 2, 2024
 Date

APPROVED AND ACCEPTED

By: _____
 Authorized Representative of
 Eden Hills
 Community Development District

 Date

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$115.00, \$135.00, \$155.00
Engineer IV, V, VI	\$170.00, \$195.00, \$225.00
Engineer VII, VIII, IX	\$250.00, \$275.00, \$305.00
Environmental Specialist I, II, III	\$105.00, \$125.00, \$150.00
Senior Environmental Scientist IV, V, VI	\$170.00, \$190.00, \$210.00
Planner I, II, III	\$105.00, \$125.00, \$150.00
Senior Planner IV, V, VI	\$170.00, \$190.00, \$210.00
Landscape Designer I, II, III	\$105.00, \$125.00, \$150.00
Senior Landscape Architect IV, V, VI	\$170.00, \$190.00, \$210.00
Principal	\$350.00
Technical	
CADD Technician I, II, III, IV, V	\$80.00, \$100.00, \$120.00, \$140.00, \$175.00
Designer I, II, III	\$110.00, \$135.00, \$160.00
Designer IV, V, VI	\$180.00, \$200.00, \$220.00
Construction	
Construction Professional I, II, III	\$125.00, \$155.00, \$185.00
Construction Professional IV, V, VI	\$215.00, \$240.00, \$285.00
Survey	
Surveyor I, II, III	\$68.00, \$83.00, \$98.00
Surveyor IV, V, VI	\$115.00, \$125.00, \$145.00
Surveyor VII, VIII, IX	\$160.00, \$190.00, \$235.00
Senior Surveyor IX	\$290.00
Fully Equipped 1, 2, 3 Person Field Crew	\$145.00, \$175.00, \$230.00
Administration	
Administrative Professional I, II, III, IV	\$70.00, \$95.00, \$115.00, \$145.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

SECTION C

Eden Hills CDD

Field Management Report



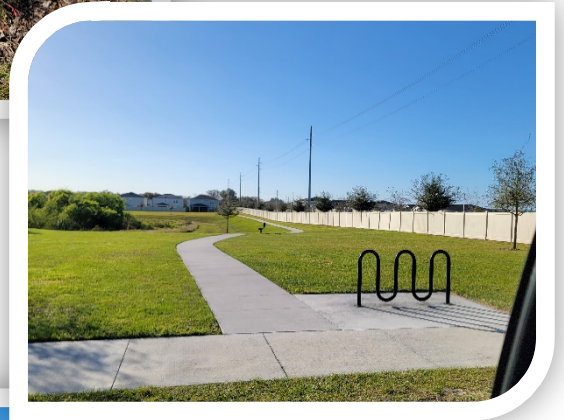
4/08/2024

Marshall Tindall
Field Services Manager
GMS

Complete

Landscaping Review

- ✚ Landscape maintenance is satisfactory.
- ✚ Grass mowing looks good overall. Plant beds are detailed.
- ✚ 2B addendum proposal prepared by landscaper.
- ✚ Some sod gaps filled.
- ✚ Extra trees near dock were used to replace trees that didn't take as intended.



Complete

Pond Review

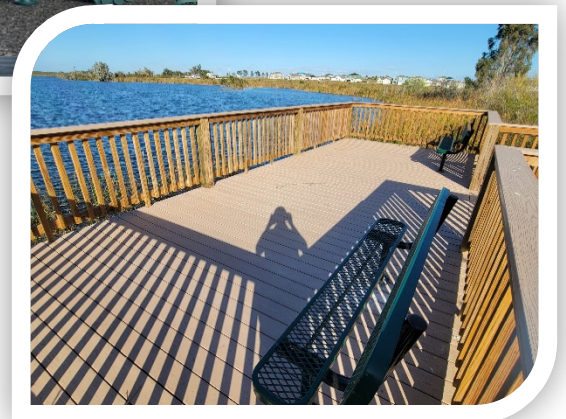
- ✚ Treatments are on cattails continue.
- ✚ Ponds are doing well overall.
- ✚ Phase 1 pond appearance has improved.
- ✚ Minor cleanup of rip rap in phase 1 pond.



Complete

Amenity Review

- Pool and facilities are neat and clean.
- Playgrounds were inspected. Basic rules signs were added to phase 2.
- Wildlife caution sign added to 2 dock and 2b playground. Reviewing additional recommendations with insurance.
- Mushroom timer installed end of November.



Complete

Site Items

- ✚ New entrance signs were completed.
- ✚ Minor irrigation repairs were done after bus stop installations broke or covered some lines.
- ✚ Alley gravel road washout was cleaned up.
- ✚ Confirm garbage can maintenance of bus stops.



In Progress

Fence Repair

- ✚ Fence was repaired where vehicle hit it along Cass Rd.
- ✚ Landscaper is working to replace the tree now that the fence repairs were completed.



Traffic Signs

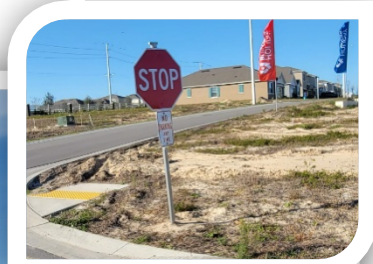
- ✚ Reviewing and scheduling for repairs on traffic signs that area leaning and/or bent.



In Progress

Phase 2B

- Phase 2B punch items are being monitored as they are finished.
- Unfinished tract was sodded.
- Missing street signs replaced.
- Touch up sod installed in places.



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.

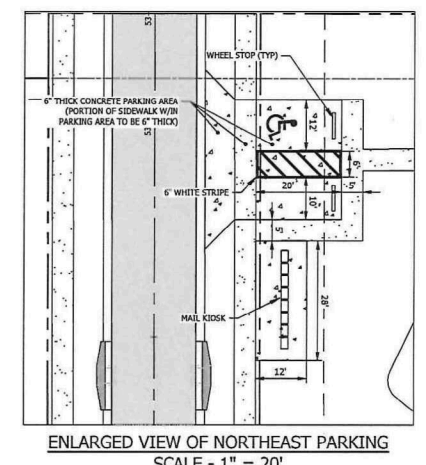
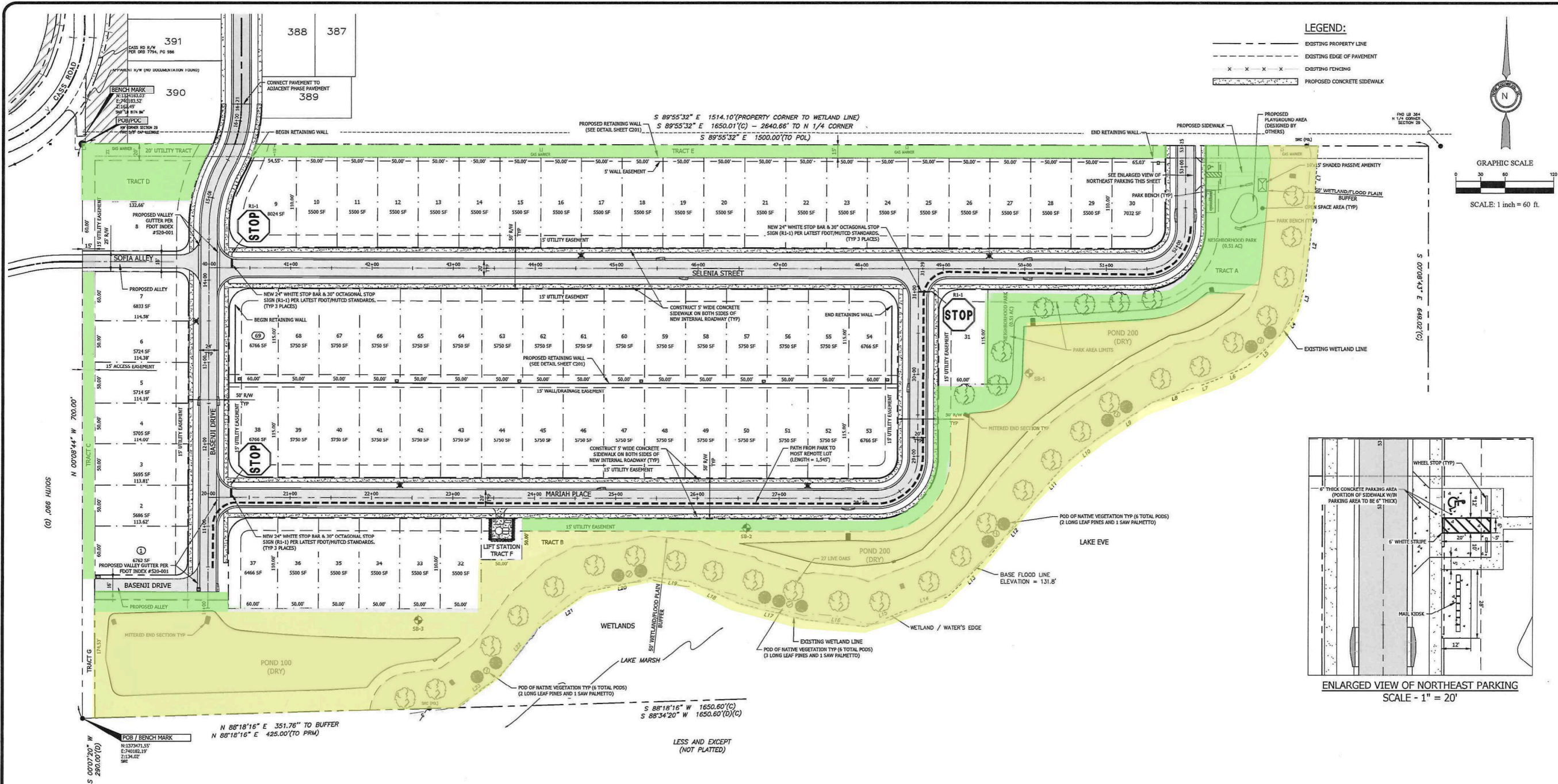
Respectfully,

Marshall Tindall

SECTION 1

EDEN HILLS PHASE 2B

BEE
TE



COMMON AREAS PONDS/DRAINAGE AREAS

SITE SUMMARY

OWNER:	EDEN HILLS PHASE 2B
PARCEL ID:	262729-000000-03010
SECTION - 29, TOWNSHIP - 27 S, RANGE - 26 E	
TOTAL ACRES OWNED:	25.55
TOTAL WETLAND ACRES:	6.74
TOTAL UPLAND ACRES:	18.81
PROPOSED LOT COUNT:	69
PROPOSED LOT DENSITY:	3.67 UNITS/AC
ALLOWABLE LOT DENSITY:	4.00 UNITS/AC
ZONING:	VR8
FUTURE LAND USE DESIGNATION:	RESIDENTIAL
PROPOSED SITE IMPERVIOUS AREA:	7.49 AC
PROPOSED SITE IMPERVIOUS AREA RATIO:	40%
ALLOWABLE SITE IMPERVIOUS AREA RATIO:	40%
MAXIMUM BUILDING HEIGHT:	36'
MINIMUM BUILDING SIZE:	960 S.F.
PROPOSED BLOCK PERIMETER:	2,057 LF

OPEN SPACE CALCULATION

NET SITE AREA (AC)	18.81
PASSIVE RECREATION, UPLAND BUFFERS & COMMON AREAS EXCLUSIVE OF PONDS (AC)	2.77
100% OF DRY RETENTION PONDS (AC)	1.27
SETBACKS ASSOCIATED WITH WETLANDS (AC) 1.81	
TOTAL OPEN SPACE (AC)	5.85
OPEN SPACE REQUIREMENT (30%) (AC)	5.64

TREE CANOPY CALCULATION

NET SITE AREA (AC)	18.81
REQUIRED TREE CANOPY COVER (%)	30
REQUIRED TREE CANOPY COVER (SF)	245,809
LIVE OAK COUNT ON LOTS (1 TREE PER LOT)	70
LIVE OAK CANOPY COVERAGE ON LOTS (2,000 SF EACH)	140,000
SOUTHERN MAGNOLIA COUNT ON LOTS (1 TREE PER LOT)	70
SOUTHERN MAGNOLIA CANOPY COVERAGE ON LOTS (951 SF EACH)	26,370
LONG LEAF PINE COUNT IN VEGETATION PODS	13
LONG LEAF PINE CANOPY COVERAGE IN VEGETATION PODS (500 SF EACH)	6,500
LIVE OAK COUNT IN BUFFERS	34
LIVE OAK CANOPY COVERAGE IN OPEN SPACE & BUFFERS (2,000 SF EACH)	68,000
TOTAL CANOPY COVERAGE PROVIDED (SF)	248,870 SF

PROPOSED LOT PARAMETERS

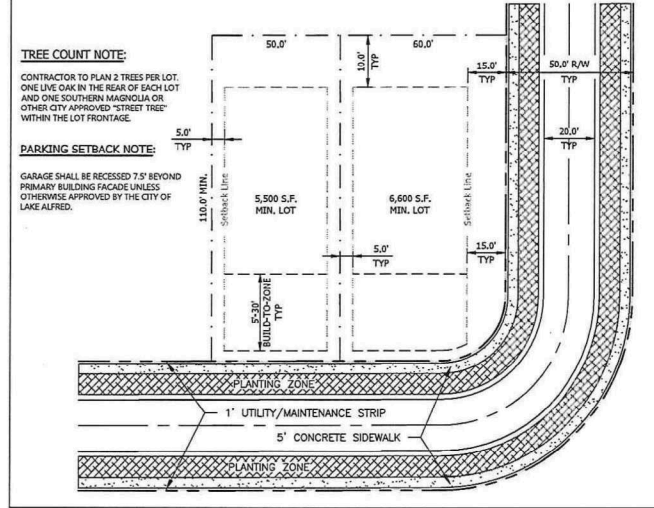
	ALLOWABLE PER TABLE 2.1.6	ALLOWABLE W/ CLUSTER PROVISION	PROPOSED
ALLOWABLE DENSITY (UNITS/AC)	4	4	3.67
MIN LOT AREA (SF)	10,000	4,000	5,500
MIN LOT WIDTH (FT)	70	28	50
SETBACKS:			
PRIMARY STREET	5'-30' BUILT TO ZONE	5 TO 30	5 TO 30
SIDE STREET	15	7.5	15
SIDE LOT LINE	10	5	5
REAR LOT LINE	15'	7.5	10

TREE COUNT NOTE:

CONTRACTOR TO PLANT 2 TREES PER LOT. ONE LIVE OAK IN THE REAR OF EACH LOT AND ONE SOUTHERN MAGNOLIA OR OTHER CITY APPROVED "STREET TREE" WITHIN THE LOT FRONTAGE.

PARKING SETBACK NOTE:

GARAGE SHALL BE RECESSED 7.5' BEYOND PRIMARY BUILDING FACADE UNLESS OTHERWISE APPROVED BY THE CITY OF LAKE ALFRED.



PROPOSED TYPICAL LOT
N.T.S.

SITE LAYOUT PLAN

HUNTER
ENGINEERING

4900 Dunedee Road
Winter Haven, FL 33884
Telephone: 863-676-7770
Facsimile: 863-965-0181
C.A. #8394

Prepared For

EDEN HILLS ADDITION 2, LLC

4900 Dunedee Rd.
Winter Haven, FL 33884
Telephone: 863-280-6921

Construction Plans
For

Eden Hills Phase 2B
Lake Alfred, Florida.

Date: April 20, 2022
Project No.: 20-013

Not Valid Without Engineer's Seal

Bryan A. Hunter, P.E.
200 So. 1st St.
C.A. #8394

X:\Draws\2020\20-013 - Eden Hills Addition\Drawings\20-013 - Eden Hills Addition-Base13.dwg
11/10/2020 10:30:00 AM

[Eden Hills CDD] Landscape Fee Summary

Contractor: Prince and Sons, Inc

Address: 200 S. F Street

Haines City, FL 33844

Phone: (863) 422-5207

Fax:

Contact: Lucas Martin

Email: Lmartin@princeandsonsinc.com

Property: Eden Hills CDD

Address: 219 E. Livingston St.
Orlando,
Florida,
32801

Phone: (407) 346 - 2453

Contact: Marshall Tindall

Email: mtindall@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-D (Component A) - Mowing/Detailing	1,392	1,392	1,392	1,392	1,392	1,392	1,392	1,392	1,392	1,392	1,392	1,392	\$16,704
TURF CARE (Component B) Bahia/St Augustine/Zoysia													\$0
TREE/SHRUB CARE (Component C) Tree/Shrub Fert													\$0
IRRIGATION MAINT. (Component D)													\$0
ANNUAL CHANGES - None at this time (Component E.1) <i>Per Annual Pricing: Count:</i>				<i>Count:</i>			<i>Count:</i>			<i>Count:</i>			\$0
BED DRESSING - Estimate mulch yds (Component E.2) <i>Per Yard Pricing:</i>					<i>Mulch Yds</i>						<i>Mulch Yds</i>		\$0
PALM TRIMMING (Component E.3) <i>Per Palm Price:</i> <i>Palm counts:</i>													\$0
TOTAL FEE PER MONTH:	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$16,704
Flat Fee Schedule	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$16,704

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$16,704
---	----------

Extra Services Annual Changes, Palm Pruning, Mulch	\$0
---	-----

TOTAL	\$16,704.00
--------------	--------------------

[Eden Hills CDD]

LANDSCAPE SCOPE OF WORK

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into “elements” to define the elements involved and required in the maintenance of the property.

General Services- Component “A”

Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

Mowing

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

St. Augustine, Bahia turf shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas. Unirrigated pond areas and banks will be mowed 32 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5” and 4.5”. St Augustine will be cut between 4.5” and 5.5”. Mowing heights will be set at 2”–3” for Zoysia turf. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50” mower or larger discharging clippings away from the water. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum or as needed to maintain an intended look as per the discretion of CDD management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day.

Contractor will take special care to prevent damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

Edging

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

String Trimming

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

Blowing

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

Damage Prevention/Repair

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, the contractor will completely detail the entire property once every three weeks at least. The exception will be the entrances, clubhouse areas and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 42-52 times per year as needed to accomplish the full amount of detail rotations.

Pruning

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

Pruning of trees up to a height of 12 feet is included in the scope of the work. If pruning is required above the height of 12 feet, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:

Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8ft of clearance is required along all walkways and parking areas. Maintain clearance from shrubs in bed areas. Improve visibility in parking lots and around entries.

Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.

Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.

Structural pruning will be required for several varieties of plants bi-annually, annually or semi- annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

Weed Control

Bed areas are to be left in a weed free condition after each detail service. While pre and post- emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

Trash Removal

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

Policing

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with supplemental proposal.

As needed contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

Communication

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. Contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management contractor will provide a Monthly Service Calendar for the upcoming period. **A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly.** A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. *Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them.* Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meeting as needed or requested by CDD management.

Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

Component "B" – Turf Care Program

ST. AUGUSTINE

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule – St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control
- October: Heavy fall granular fertilization and broadleaf weed/disease control

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

BAHIA – Where Applicable (Irrigated areas only)

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

Zoysia

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Zoysia

- January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.
- March: Fertilization. Spot treat weeds and treat fungal and insect activity as necessary.
- April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- May: Fertilization
- June: Insect/weed/disease control as necessary. July: Insect/weed/disease control as necessary.
- August: spot treat weeds as necessary, inspect/treat fungal activity.
- September: Liquid Fertilization with emergent weed control, insect/disease control as necessary. October: Fertilization - Weed/insect/disease control as necessary.
- November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket potash - weeds as necessary, inspect/treat fungal activity.

Application Requirements: Fertilization

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

Insect/Disease Control

The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

Supplemental insecticide applications will be provided in addition to the normal preventive programs needed to provide control.

Weed Control

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining. The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Component "C" – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed December. Insect/disease control/fertilization as needed.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to “clump” fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors’ recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Insect/Disease Control

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35’. All native trees or transplanted trees over 35’ in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

Specialty Palms

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by contractor if it is reasonably decided to be from negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre- existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

Component “D” – Irrigation Maintenance

Frequency of Service

Contractor will perform the following itemized services under “Specifications” on a monthly basis completing 25% of the inspection each week. The irrigation inspection will should be performed during the same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

Specifications

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controller to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone. Qualifying Statements
- Repairs
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management’s discretion to allow contractor to proceed with repairs at an agreed threshold without prior approval.

Service Calls

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor’s crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect irrigation system weekly while performing routine maintenance.

Contractor will provide a 24 hour "Emergency" number for irrigation repairs.

Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

Component "E" – Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractor should and is expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

E. 1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

Schedule

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

Installation

Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

All beds should be covered with 1" layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

Maintenance

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly. Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty. Exclusions to this warranty would be freeze, theft, or vandalism.

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

Mulching will be carried out twice per year. Once in the spring, once in the fall. The most desirable months are May and Early November. Mulch will be priced “per yard”. Application will be completed within a two-week time period.

Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1” to 2” deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2” thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2-inch depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 12’ will be trimmed up to two times per year in June and/or December as needed. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary.

All palms less than 15’ will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

Washingtonia palms in excess of 15’ will be trimmed up to two times per year in the months of February and August as needed.

All palms other than Washingtonia, in excess 15’ will be trimmed up to once per year in the month of August.

Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o’clock profile or nine and three o’clock at the discretion of management. “Hurricane” cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving “stubs”.

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.

SECTION D

SECTION 1

Eden Hills Community Development District

Summary of Check Register

October 26, 2023 through January 31, 2024

Fund	Date	Check No.'s	Amount
General Fund	11/1/23	329-331	\$ 10,650.67
	11/8/23	332-333	\$ 3,960.00
	11/15/23	334-340	\$ 8,357.86
	11/22/23	341-346	\$ 45,202.07
	12/13/23	347-348	\$ 12,323.69
	12/20/23	349	\$ 18,870.20
	12/27/23	350-352	\$ 14,091.61
	1/4/24	353-359	\$ 27,428.61
	1/19/24	1-5	\$ 12,282.50
	1/24/24	6-8	\$ 14,406.37
	1/31/24	9-10	\$ 696,065.25
Total Amount			\$ 863,638.83

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/23	00019	10/18/23	364338	202309	310-51300-32200		AUDIT FEES-9/30/22 BERGER, TOOMBS, ELAM, GAINES & FRANK	*	2,975.00	2,975.00	000329
11/01/23	00008	9/30/23	96	202309	320-53800-47800		GENERAL MAINTENANCE-SEP23	*	1,986.27		
		9/30/23	96	202309	330-57200-47800		AMENITY MAINTENACE-SEP23 GOVERNMENTAL MANAGEMENT SERVICES	*	1,435.00	3,421.27	000330
11/01/23	00036	11/01/23	11012023	202311	300-15500-10000		PLAYGRND/FUR LEASE-DEC23 PARK LAKE PROPERTY MANAGEMENT, INC	*	4,254.40	4,254.40	000331
11/08/23	00047	10/30/23	10940	202310	330-57200-48201		JANITORIAL SVCS-OCT23 CSS CLEAN STAR SERVICES CENTRAL FL	*	960.00	960.00	000332
11/08/23	00044	11/01/23	20906	202311	330-57200-48500		POOL MAINTENANCE-NOV23 MCDONNELL CORPORATION DBA RESORT	*	3,000.00	3,000.00	000333
11/15/23	00041	11/08/23	BH110820	202311	310-51300-11000		SUPERVISOR FEE-11/08/23 BOBBIE HENLEY	*	200.00	200.00	000334
11/15/23	00033	11/08/23	EL110820	202311	310-51300-11000		SUPERVISOR FEE-11/08/23 ERIC LAVOIE	*	200.00	200.00	000335
11/15/23	00042	11/08/23	EC110820	202311	310-51300-11000		SUPERVISOR FEE-11/08/23 EMILY J CASSIDY	*	200.00	200.00	000336
11/15/23	00053	10/31/23	00059875	202310	310-51300-48000		NOT BOS MEETING	*	445.47		
		10/31/23	00059875	202310	310-51300-48000		NOT OF LANDOWNERS MEETING GANNETT MEDIA CORP DBA	*	921.44	1,366.91	000337
11/15/23	00008	11/01/23	97	202311	310-51300-34000		MANAGEMENT FEES-NOV23	*	3,312.08		
		11/01/23	97	202311	310-51300-35200		WEBSITE MANAGEMENT-NOV23	*	100.00		
		11/01/23	97	202311	310-51300-35100		INFORMATION TECH-NOV23	*	150.00		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/23	97		202311 310-51300-31300				DISSEMINATION SVCS-NOV23	*	583.33		
11/01/23	97		202311 330-57200-48300				AMENITY ACCESS MGMT-NOV23	*	500.00		
11/01/23	97		202311 310-51300-51000				OFFICE SUPPLIES	*	3.34		
11/01/23	97		202311 310-51300-42000				POSTAGE	*	29.70		
11/01/23	98		202311 320-53800-12000				FIELD MANAGEMENT-NOV23	*	1,312.50		
GOVERNMENTAL MANAGEMENT SERVICES										5,990.95	000338
11/15/23	00028	11/08/23	JK110820	202311	310-51300-11000		SUPERVISOR FEE-11/08/23	*	200.00		
JESSICA KOWALSKI										200.00	000339
11/15/23	00040	11/08/23	JP110820	202311	310-51300-11000		SUPERVISOR FEE-11/08/23	*	200.00		
JESSICA PETRUCCI										200.00	000340
11/22/23	00029	11/09/23	2361556	202310	310-51300-31100		ENGINEERING SVCS-OCT23	*	57.50		
DEWBERRY ENGINEERS INC.										57.50	000341
11/22/23	00039	11/12/23	7878	202310	310-51300-31500		ATTORNEY SVCS-OCT23	*	1,735.89		
KILINSKI / VAN WYK, PLLC										1,735.89	000342
11/22/23	00052	8/01/23	16374	202308	320-53800-49000		POND MAINTENANCE-AUG23	*	400.00		
		8/30/23	16512	202308	320-53800-49000		POND MAINTENANCE-2ND AUG	*	400.00		
		9/29/23	16663	202309	320-53800-49000		POND MAINTENANCE-SEP23	*	400.00		
AQUATIC WEED MANAGEMENT, LLC										1,200.00	000343
11/22/23	00047	11/17/23	11149	202311	330-57200-48201		JANITORIAL SVCS-NOV23	*	960.00		
CSS CLEAN STAR SERVICES CENTRAL FL										960.00	000344
11/22/23	00008	10/31/23	100	202310	320-53800-47800		GENERAL REPAIRS & MAINT	*	2,452.94		
GOVERNMENTAL MANAGEMENT SERVICES										2,452.94	000345
11/22/23	00024	9/01/23	9931	202309	320-53800-46200		LANDSCAPE MAINT-SEP23	*	11,122.00		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/17/23		10130	202308	320-53800-46200						*	1,250.00		
				ONE TIME MOW 8/4/23									
9/17/23		10132	202309	320-53800-46200						*	1,250.00		
				ONE TIME MOW 9/1/23									
9/17/23		10133	202309	320-53800-46200						*	1,250.00		
				ONE TIME MOW 9/15/23									
9/22/23		10206	202309	320-53800-46200						*	1,565.00		
				MOW VACANT LOTS/UTILITIES									
10/01/23		10266	202310	320-53800-46200						*	11,122.00		
				LANDSCAPE MAINT-OCT23									
10/02/23		10363	202309	320-53800-47300						*	114.74		
				RPLCD HEADS/NOZZELS									
11/01/23		10646	202311	320-53800-46200						*	11,122.00		
				LANDSCAPE MAINT-NOV23									
PRINCE & SONS, INC.												38,795.74	000346
12/13/23	00008	6/30/23	82	202306	330-57200-47800					*	1,357.12		
				AMENITY REPAIRS & MAINT									
		6/30/23	83	202306	320-53800-49000					*	702.35		
				INSTALL SOLAR LIGHTS									
12/01/23		101	202312	310-51300-34000						*	3,312.08		
				MANAGEMENT FEES-DEC23									
12/01/23		101	202312	310-51300-35200						*	100.00		
				WEBSITE MANAGEMENT-DEC23									
12/01/23		101	202312	310-51300-35100						*	150.00		
				INFORMATION TECH-DEC23									
12/01/23		101	202312	310-51300-31300						*	583.33		
				DISSEMINATION SVCS-DEC23									
12/01/23		101	202312	330-57200-48300						*	500.00		
				AMENITY ACCESS MGMT-DEC23									
12/01/23		101	202312	310-51300-51000						*	3.04		
				OFFICE SUPPLIES									
12/01/23		101	202312	310-51300-42000						*	48.12		
				POSTAGE									
12/01/23		101	202312	310-51300-42500						*	.75		
				COPIES									
12/01/23		102	202312	320-53800-12000						*	1,312.50		
				FIELD MANAGEMENT-DEC23									
GOVERNMENTAL MANAGEMENT SERVICES												8,069.29	000347
12/13/23	00036	12/13/23	JAN24	202312	300-15500-10000					*	4,254.40		
				PLAYGRND/FURLEASE-JAN24									
PARK LAKE PROPERTY MANAGEMENT, INC												4,254.40	000348
12/20/23	00024	7/21/23	9541	202307	320-53800-46200					*	2,365.00		
				EXTRA CLEAN UPDATE									

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/31/23		9577	202307	320-53800-46200				*	4,133.20		
				LANDSCAPE MAINT-JUL23							
8/01/23		9578	202308	320-53800-46200				*	11,122.00		
				LANDSCAPE MAINT-AUG23							
8/01/23		9606	202308	320-53800-46200				*	1,250.00		
				BUSHHOGGING CLEAN UP							
							PRINCE & SONS, INC.			18,870.20	000349
12/27/23	00052	11/30/23	16928	202311	320-53800-49000			*	400.00		
				POND MAINTENANCE-NOV23							
							AQUATIC WEED MANAGEMENT, LLC			400.00	000350
12/27/23	00029	12/10/23	2373997	202311	310-51300-31100			*	915.00		
				ENGINEERING SVCS-NOV23							
							DEWBERRY ENGINEERS INC.			915.00	000351
12/27/23	00024	9/17/23	10131	202308	320-53800-46200			*	1,250.00		
				LANDSCAPE MAINT-1 MOW							
		11/27/23	10914	202311	320-53800-47300			*	404.61		
				RPLCD HEADS/NOZZELS							
		12/01/23	10988	202312	320-53800-46200			*	11,122.00		
				LANDSCAPE MAINT-DEC23							
							PRINCE & SONS, INC.			12,776.61	000352
1/04/24	00052	12/20/23	17055	202312	320-53800-49000			*	400.00		
				POND MAINTENANCE-DEC23							
							AQUATIC WEED MANAGEMENT, LLC			400.00	000353
1/04/24	00047	12/20/23	11355	202312	330-57200-48201			*	1,100.00		
				JANITORIAL SVCS-DEC23							
							CSS CLEAN STAR SERVICES CENTRAL FL			1,100.00	000354
1/04/24	00008	11/30/23	105	202311	320-53800-47800			*	425.00		
				GENERAL REPAIRS & MAINT							
		11/30/23	105	202311	330-57200-47800			*	784.69		
				AMENITY REPAIRS & MAINT							
							GOVERNMENTAL MANAGEMENT SERVICES			1,209.69	000355
1/04/24	00026	10/19/23	4652061	202310	300-15500-10000			*	8,338.29		
				1% ADMIN FEE-DEBT							
		10/19/23	4652062	202310	300-15500-10000			*	6,618.47		
				1% ADMIN FEE-MAINT							
							POLK COUNTY PROPERTY APPRAISER			14,956.76	000356
1/04/24	00024	11/16/23	10830	202311	320-53800-47300			*	468.75		
				RPLCD/REPAIR SPRAY HEADS							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/14/23 11084	202312 320-53800-47300	RPLCD HEADS/NOZZLES	*	97.78	
				PRINCE & SONS, INC.			566.53 000357
1/04/24 00044		12/01/23 21201	202312 330-57200-48500	POOL MAINTENANCE-DEC23	*	3,000.00	
				MCDONNELL CORPORATION DBA RESORT			3,000.00 000358
1/04/24 00027		12/22/23 7167064	202312 310-51300-32300	TRUSTEE FEES FY23 SER20	*	5,163.03	
		12/22/23 7167064	202312 300-15500-10000	TRUSTEE FEES FY24 SER20	*	1,032.60	
				US BANK			6,195.63 000359
TOTAL FOR BANK A						140,884.71	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/19/24	00013	1/10/24	15716-DE	202312	330	57200-43200	2376 SELENIA ST-DEC23	*	135.65		
		1/10/24	15716-DE	202312	330	57200-43200	2376 SELENIA ST-DEC23	V	135.65-		
CITY OF LAKE ALFRED										.00	000001
1/19/24	00008	1/01/24	106	202401	310	51300-34000	MANAGEMENT FEES-JAN24	*	3,312.08		
		1/01/24	106	202401	310	51300-35200	WEBSITE MANAGEMENT-JAN24	*	100.00		
		1/01/24	106	202401	310	51300-35100	INFORMATION TECH-JAN24	*	150.00		
		1/01/24	106	202401	310	51300-31300	DISSEMINATION SVCS-JAN24	*	583.33		
		1/01/24	106	202401	330	57200-48300	AMENITY ACCESS MGMT-JAN24	*	500.00		
		1/01/24	106	202401	310	51300-51000	OFFICE SUPPLIES	*	.45		
		1/01/24	106	202401	310	51300-42000	POSTAGE	*	9.50		
		1/01/24	107	202401	320	53800-12000	FIELD MANAGEMENT-JAN24	*	1,312.50		
GOVERNMENTAL MANAGEMENT SERVICES										5,967.86	000002
1/19/24	00037	1/03/24	01032024	202401	310	51300-42000	MAILING 2023 TAX NOTICES	*	245.65		
JOE G. TEDDER, TAX COLLECTOR										245.65	000003
1/19/24	00039	12/15/23	8160	202311	310	51300-31500	ATTORNEY SVCS-NOV23	*	1,814.59		
KILINSKI / VAN WYK, PLLC										1,814.59	000004
1/19/24	00036	1/18/24	01182024	202401	300	15500-10000	PLAYGRND/FURLEASE-FEB24	*	4,254.40		
PARK LAKE PROPERTY MANAGEMENT, INC										4,254.40	000005
1/24/24	00039	1/18/24	8540	202312	310	51300-31500	ATTORNEY SVCS-DEC23	*	296.50		
KILINSKI / VAN WYK, PLLC										296.50	000006
1/24/24	00024	1/01/24	11160	202401	320	53800-46200	LANDSCAPE MAINT-JAN24	*	10,968.00		
		1/05/24	11312	202401	320	53800-47300	RPLCD SPRAY HEADS/NOZZLE	*	141.87		
PRINCE & SONS, INC.										11,109.87	000007
EDEN EDEN HILLS ZYAN											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/24/24	00044	1/01/24 21477	202401 330-57200-48500	POOL MAINTENANCE-JAN24	*	3,000.00		
							MCDONNELL CORPORATION DBA RESORT	3,000.00 000008
1/31/24	00030	1/24/24 01242024	202401 300-20700-10000	FY23 S2020 ASSES TRANSFER	*	427.23		
		1/24/24 01242024	202401 300-20700-10000	FY24 S2020 ASSES TRANSFER	*	153,554.39		
		1/24/24 01242024	202401 300-20700-10000	FY24 S2022 ASSES TRANSFER	*	538,043.00		
							EDEN HILLS CDD C/O USBANK	692,024.62 000009
1/31/24	00027	12/22/23 7168599	202401 310-51300-32300	TRUSTEE FEES S2020 FY24	*	3,367.19		
		12/22/23 7168599	202401 300-15500-10000	TRUSTEE FEES S2020 FY25	*	673.44		
							US BANK	4,040.63 000010
						TOTAL FOR BANK B	722,754.12	
						TOTAL FOR REGISTER	863,638.83	

Eden Hills Community Development District

Summary of Check Register

February 1, 2024 through March 23, 2024

Fund	Date	Check No.'s	Amount
General Fund	2/7/24	11-12	\$ 4,949.15
	2/14/24	13-17	\$ 21,485.65
	2/21/24	18-20	\$ 1,564.00
	3/6/24	21	\$ 4,254.40
	3/13/24	22-25	\$ 10,474.35
	3/20/24	26-29	\$ 13,028.20
Total Amount			\$ 55,755.75

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/07/24	00008	12/31/23	112	202312	320-53800-47800		GEN REPAIRS & MAINT DEC23	*	90.00		
		12/31/23	112	202312	330-57200-47800		AMENITY MAINTENANCE DEC23	*	604.75		
GOVERNMENTAL MANAGEMENT SERVICES										694.75	000011
2/07/24	00036	2/07/24	02072024	202402	300-15500-10000		PLAYGRND/FUR LEASE MAR24	*	4,254.40		
PARK LAKE PROPERTY MANAGEMENT, INC										4,254.40	000012
2/14/24	00052	1/31/24	17212	202401	320-53800-46400		POND HERBICIDE JAN24	*	400.00		
AQUATIC WEED MANAGEMENT, INC										400.00	000013
2/14/24	00047	1/31/24	11568	202401	330-57200-48201		CLEANING SVCS JAN24	*	1,110.00		
CSS CLEAN STAR SERVICES CENTRAL FL										1,110.00	000014
2/14/24	00008	2/01/24	110	202402	310-51300-34000		MANAGEMENT FEES FEB24	*	3,312.08		
		2/01/24	110	202402	310-51300-35200		WEBSITE ADMIN FEB24	*	100.00		
		2/01/24	110	202402	310-51300-35100		INFORMATION TECH FEB24	*	150.00		
		2/01/24	110	202402	310-51300-31300		DISSEMINATION SVCS FEB24	*	583.33		
		2/01/24	110	202402	330-57200-48300		AMENITY ACCESS FEB24	*	500.00		
		2/01/24	110	202402	310-51300-51000		OFFICE SUPPLIES FEB24	*	.93		
		2/01/24	110	202402	310-51300-42000		POSTAGE FEB24	*	48.81		
		2/01/24	111	202402	320-53800-12000		FIELD MANAGEMENT FEB24	*	1,312.50		
GOVERNMENTAL MANAGEMENT SERVICES										6,007.65	000015
2/14/24	00044	2/01/24	21812	202402	330-57200-48500		POOL MAINTENANCE FEB24	*	3,000.00		
MCDONNELL CORPORATION DBA RESORT										3,000.00	000016
2/14/24	00024	2/01/24	11598	202402	320-53800-46200		LANDSCAPE MAINT FEB24	*	10,968.00		
PRINCE & SONS, INC.										10,968.00	000017
2/21/24	00052	10/31/23	16787	202310	320-53800-46400		POND HERBICIDE OCT23	*	400.00		
AQUATIC WEED MANAGEMENT, INC										400.00	000018

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/21/24	00046	9/15/23	106248	202309	330	57200	47800		LOCKSMITH LABOR/WOMENS BR	*	170.00	170.00	000019
CURRENT DEMANDS ELECTRICAL &												170.00	000019
2/21/24	00039	2/20/24	8809	202401	310	51300	31500		GENERAL COUNSEL JAN24	*	994.00	994.00	000020
KILINSKI / VAN WYK, PLLC												994.00	000020
3/06/24	00036	3/06/24	03062024	202403	300	15500	10000		PLAYGRND/FUR LEASE APR24	*	4,254.40	4,254.40	000021
PARK LAKE PROPERTY MANAGEMENT, INC												4,254.40	000021
3/13/24	00052	2/28/24	17354	202402	320	53800	46400		POND HERBICIDE FEB24	*	400.00	400.00	000022
AQUATIC WEED MANAGEMENT, INC												400.00	000022
3/13/24	00047	2/29/24	11781	202402	330	57200	48201		CLEANING SVCS FEB24	*	1,100.00	1,100.00	000023
CSS CLEAN STAR SERVICES CENTRAL FL												1,100.00	000023
3/13/24	00008	3/01/24	115	202403	310	51300	34000		MANAGEMENT FEES MAR24	*	3,312.08		
		3/01/24	115	202403	310	51300	35200		WEBSITE ADMIN MAR24	*	100.00		
		3/01/24	115	202403	310	51300	35100		INFORMATION TECH MAR24	*	150.00		
		3/01/24	115	202403	310	51300	31300		DISSEMINATION SVCS MAR24	*	583.33		
		3/01/24	115	202403	330	57200	48300		AMENITY ACCESS MAR24	*	500.00		
		3/01/24	115	202403	310	51300	51000		OFFICE SUPPLIES MAR24	*	.84		
		3/01/24	115	202403	310	51300	42000		POSTAGE MAR24	*	15.60		
		3/01/24	116	202403	320	53800	12000		FIELD MANAGEMENT MAR24	*	1,312.50		
GOVERNMENTAL MANAGEMENT SERVICES												5,974.35	000024
3/13/24	00044	3/01/24	22122	202403	330	57200	48500		POOL MAINTENANCE MAR24	*	3,000.00	3,000.00	000025
MCDONNELL CORPORATION DBA RESORT												3,000.00	000025
3/20/24	00046	3/07/24	107854	202403	330	57200	47800		ACCESS CAMERA/SVC CALL	*	225.00	225.00	000026
CURRENT DEMANDS ELECTRICAL &												225.00	000026

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/20/24	00008	1/31/24	118	202401 320-53800-47800	GENERAL MAINTENANCE JAN24	*	950.00		
		1/31/24	118	202401 330-57200-47800	AMENITY REPAIRS JAN24	*	482.33		
								1,432.33	000027

3/20/24	00039	3/17/24	8868	202402 310-51300-31500	GENERAL COUNSEL FEB24	*	261.00		
								261.00	000028

3/20/24	00024	2/16/24	11793	202402 320-53800-47300	REPLACE SPRAY HEADS	*	141.87		
		3/01/24	11897	202403 320-53800-46200	LANDSCAPE MAINT MAR24	*	10,968.00		
								11,109.87	000029

							TOTAL FOR BANK B	55,755.75	
							TOTAL FOR REGISTER	55,755.75	

SECTION 2

Eden Hills
Community Development District

Unaudited Financial Reporting
February 29, 2024



Table of Contents

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

Eden Hills
Community Development District
Combined Balance Sheet
February 29, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 616,814	\$ -	\$ -	\$ 616,814
Capital Projects Account	\$ -	\$ -	\$ 554	\$ 554
Investments:				
Series 2020				
Reserve	\$ -	\$ 86,038	\$ -	\$ 86,038
Revenue	\$ -	\$ 177,409	\$ -	\$ 177,409
Series 2022				
Reserve	\$ -	\$ 602,684	\$ -	\$ 602,684
Revenue	\$ -	\$ 594,437	\$ -	\$ 594,437
Prepayment	\$ -	\$ 1,738	\$ -	\$ 1,738
Construction	\$ -	\$ -	\$ 74	\$ 74
Due from General Fund	\$ -	\$ 75,620	\$ -	\$ 75,620
Prepaid Expenses	\$ 5,960	\$ -	\$ -	\$ 5,960
Total Assets	\$ 622,775	\$ 1,537,926	\$ 628	\$ 2,161,328
Liabilities:				
Accounts Payable	\$ 4,638	\$ -	\$ -	\$ 4,638
Due to Debt Service	\$ 75,620	\$ -	\$ -	\$ 75,620
Retainage Payable	\$ -	\$ -	\$ 143,134	\$ 143,134
Total Liabilities	\$ 80,258	\$ -	\$ 143,134	\$ 223,391
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 5,960	\$ -	\$ -	\$ 5,960
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 280,236	\$ -	\$ 280,236
Debt Service - Series 2022	\$ -	\$ 1,257,690	\$ -	\$ 1,257,690
Capital Projects - Series 2020	\$ -	\$ -	\$ (10,199)	\$ (10,199)
Capital Projects - Series 2022	\$ -	\$ -	\$ (132,307)	\$ (132,307)
Unassigned	\$ 536,556	\$ -	\$ -	\$ 536,556
Total Fund Balances	\$ 542,517	\$ 1,537,926	\$ (142,506)	\$ 1,937,937
Total Liabilities & Fund Balance	\$ 622,775	\$ 1,537,926	\$ 628	\$ 2,161,328

Eden Hills

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 615,519	\$ 608,975	\$ 608,975	\$ -
Assessments - Direct Bill	\$ 93,212	\$ 69,909	\$ 46,606	\$ (23,303)
Total Revenues	\$ 708,732	\$ 678,883	\$ 655,581	\$ (23,303)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,800	\$ 3,200
Engineering	\$ 18,000	\$ 7,500	\$ 973	\$ 6,528
Attorney	\$ 30,000	\$ 12,500	\$ 5,102	\$ 7,398
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,000	\$ 2,917	\$ 2,917	\$ 0
Trustee Fees	\$ 10,650	\$ 10,841	\$ 10,841	\$ -
Management Fees	\$ 39,745	\$ 16,560	\$ 16,560	\$ 0
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Technology	\$ 1,200	\$ 500	\$ 500	\$ -
Postage & Delivery	\$ 893	\$ 372	\$ 409	\$ (37)
Insurance	\$ 6,119	\$ 6,119	\$ 5,758	\$ 361
Copies	\$ 1,050	\$ 438	\$ 1	\$ 437
Legal Advertising	\$ 7,500	\$ 3,125	\$ 1,367	\$ 1,758
Other Current Charges	\$ 1,200	\$ 500	\$ 371	\$ 129
Office Supplies	\$ 500	\$ 208	\$ 8	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 150,682	\$ 74,455	\$ 54,481	\$ 19,974

Eden Hills

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 14,000	\$ 14,000	\$ 17,509	\$ (3,509)
Field Management	\$ 15,750	\$ 6,563	\$ 6,563	\$ -
Landscape Maintenance	\$ 155,000	\$ 64,583	\$ 55,302	\$ 9,281
Landscape Replacement	\$ 25,000	\$ 10,417	\$ -	\$ 10,417
Lake Maintenance	\$ 8,500	\$ 3,542	\$ 1,200	\$ 2,342
Streetlights	\$ 70,000	\$ 29,167	\$ 31,236	\$ (2,069)
Electric	\$ 6,000	\$ 2,500	\$ 1,985	\$ 515
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Irrigation Repairs	\$ 7,500	\$ 3,125	\$ 1,747	\$ 1,378
General Repairs & Maintenance	\$ 15,000	\$ 6,250	\$ 4,840	\$ 1,410
Contingency	\$ 7,500	\$ 3,125	\$ 800	\$ 2,325
Subtotal Field Expenditures	\$ 326,750	\$ 144,313	\$ 121,182	\$ 23,130
Amenity Expenditures				
Amenity - Electric	\$ 13,000	\$ 5,417	\$ 9,459	\$ (4,043)
Amenity - Water	\$ 3,600	\$ 1,500	\$ 6,291	\$ (4,791)
Playground Lease	\$ 62,800	\$ 26,167	\$ 21,272	\$ 4,895
Internet	\$ 2,000	\$ 833	\$ 365	\$ 468
Pest Control	\$ 600	\$ 250	\$ -	\$ 250
Janitorial Service	\$ 14,000	\$ 5,833	\$ 5,230	\$ 603
Security Services	\$ 33,000	\$ 13,750	\$ -	\$ 13,750
Amenity Access Management	\$ 6,000	\$ 2,500	\$ 2,500	\$ -
Pool Maintenance	\$ 36,000	\$ 15,000	\$ 14,500	\$ 500
Amenity Repairs & Maintenance	\$ 15,000	\$ 6,250	\$ 2,252	\$ 3,998
Contingency	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Subtotal Amenity Expenditures	\$ 193,500	\$ 80,625	\$ 61,869	\$ 18,756
Total Operations & Maintenance	\$ 520,250	\$ 224,938	\$ 183,051	\$ 41,887
Total Expenditures	\$ 670,932	\$ 299,393	\$ 237,532	\$ 61,860
Excess (Deficiency) of Revenues over Expenditures	\$ 37,800		\$ 418,048	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (37,800)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (37,800)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 418,048	
Fund Balance - Beginning	\$ -		\$ 124,468	
Fund Balance - Ending	\$ -		\$ 542,517	

Eden Hills
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 172,075	\$ 170,344	\$ 170,344	\$ -
Interest	\$ -	\$ -	\$ 2,699	\$ 2,699
Total Revenues	\$ 172,075	\$ 170,344	\$ 173,043	\$ 2,699
Expenditures:				
Interest - 11/1	\$ 55,750	\$ 55,750	\$ 55,750	\$ -
Principal - 5/1	\$ 60,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 55,750	\$ -	\$ -	\$ -
Total Expenditures	\$ 171,500	\$ 55,750	\$ 55,750	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 575		\$ 117,293	
Fund Balance - Beginning	\$75,049		\$ 162,943	
Fund Balance - Ending	\$ 75,624		\$ 280,236	

Eden Hills
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 604,294	\$ 596,873	\$ 596,873	\$ -
Interest	\$ -	\$ -	\$ 14,920	\$ 14,920
Total Revenues	\$ 604,294	\$ 596,873	\$ 611,793	\$ 14,920
Expenditures:				
Interest - 11/1	\$ 203,063	\$ 203,063	\$ 202,669	\$ 394
Principal - 5/1	\$ 200,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 203,063	\$ -	\$ -	\$ -
Total Expenditures	\$ 606,125	\$ 203,063	\$ 202,669	\$ 394
Excess (Deficiency) of Revenues over Expenditures	\$ (1,831)		\$ 409,124	
Fund Balance - Beginning	\$ 242,587		\$ 848,565	
Fund Balance - Ending	\$ 240,756		\$ 1,257,690	

Eden Hills
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 19,510	\$ 19,510
Total Revenues	\$ -	\$ -	\$ 19,510	\$ 19,510
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 19,510	\$ (19,510)
Miscellaneous Expense	\$ -	\$ -	\$ 193	\$ (193)
Total Expenditures	\$ -	\$ -	\$ 19,703	\$ (19,703)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (193)	
Fund Balance - Beginning	\$ -		\$ (10,006)	
Fund Balance - Ending	\$ -		\$ (10,199)	

Eden Hills
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 319,787	\$ 319,787
Interest	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ -	\$ -	\$ 319,789	\$ 319,789
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 319,787	\$ (319,787)
Total Expenditures	\$ -	\$ -	\$ 319,787	\$ (319,787)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 2	
Fund Balance - Beginning	\$ -		\$ (132,309)	
Fund Balance - Ending	\$ -		\$ (132,307)	

Eden Hills

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ 25,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 25,000	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (25,000)		\$ -	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 37,800	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 37,800	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 12,800		\$ -	
Fund Balance - Beginning	\$ 80,135		\$ -	
Fund Balance - Ending	\$ 92,935		\$ -	

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	\$ -	\$ 75,301	\$ 480,269	\$ 49,243	\$ 4,162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 608,975
Assessments - Direct Bill	\$ 46,606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,606
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 46,606	\$ 75,301	\$ 480,269	\$ 49,243	\$ 4,162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 655,581
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Engineering	\$ 58	\$ 915	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 973
Attorney	\$ 1,736	\$ 1,815	\$ 297	\$ 994	\$ 261	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,102
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,917
Trustee Fees	\$ 2,311	\$ -	\$ 5,163	\$ 3,367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,841
Management Fees	\$ 3,312	\$ 3,312	\$ 3,312	\$ 3,312	\$ 3,312	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,560
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Technology	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Postage & Delivery	\$ 27	\$ 30	\$ 48	\$ 255	\$ 49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 409
Insurance	\$ 5,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,758
Copies	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Legal Advertising	\$ 1,367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,367
Other Current Charges	\$ 39	\$ 74	\$ 48	\$ 47	\$ 164	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 371
Office Supplies	\$ 1	\$ 3	\$ 3	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 23,366	\$ 7,982	\$ 9,704	\$ 8,809	\$ 4,620	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,481

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	\$ 17,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,509
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,563
Landscape Maintenance	\$ 11,122	\$ 11,122	\$ 11,122	\$ 10,968	\$ 10,968	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,302
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 400	\$ -	\$ -	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Streetlights	\$ 6,221	\$ 6,221	\$ 6,221	\$ 6,221	\$ 6,354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,236
Electric	\$ 368	\$ 377	\$ 454	\$ 429	\$ 358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,985
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 492	\$ 873	\$ 98	\$ 142	\$ 142	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,747
General Repairs & Maintenance	\$ 2,453	\$ 425	\$ 90	\$ 950	\$ 923	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,840
Contingency	\$ -	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
Subtotal Field Expenditures	\$ 39,877	\$ 20,731	\$ 19,697	\$ 20,422	\$ 20,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121,182
Amenity Expenditures													
Amenity - Electric	\$ 1,997	\$ 1,864	\$ 2,105	\$ 1,963	\$ 1,529	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,459
Amenity - Water	\$ 4,161	\$ 479	\$ 766	\$ 362	\$ 524	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,291
Playground Lease	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,272
Internet	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 365
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ 960	\$ 960	\$ 1,100	\$ 1,110	\$ 1,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,230
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Pool Maintenance	\$ 2,500	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,500
Amenity Repairs & Maintenance	\$ -	\$ 785	\$ 605	\$ 482	\$ 380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,252
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 14,445	\$ 11,915	\$ 12,403	\$ 11,744	\$ 11,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,869
Total Operations & Maintenance	\$ 54,322	\$ 32,646	\$ 32,100	\$ 32,166	\$ 31,817	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 183,051
Total Expenditures	\$ 77,688	\$ 40,627	\$ 41,804	\$ 40,975	\$ 36,437	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 237,532
Net Change in Fund Balance	\$ (31,083)	\$ 34,673	\$ 438,465	\$ 8,268	\$ (32,275)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 418,048

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)
Less: Principal Payment - 5/1/23	(\$55,000)
Current Bonds Outstanding	\$2,840,000

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	\$602,684
Reserve Fund Balance	\$602,684
Bonds Outstanding - 03/11/22	\$10,465,000
Less: Principal Payment - 5/1/23	(\$195,000)
Less: Special Call - 8/1/23	(\$20,000)
Current Bonds Outstanding	\$10,250,000

Eden Hills
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

ON ROLL ASSESSMENTS

Gross Assessments \$ 661,847.42 \$ 185,133.92 \$ 648,695.26 \$ 1,495,676.60
 Net Assessments \$ 615,518.10 \$ 172,174.55 \$ 603,286.59 \$ 1,390,979.24

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	44%	12%	43%	100%
							General Fund	2020 Debt Service	2022 Debt Service	Total
11/17/23	11/01/23-11/05/23	\$5,069.66	(\$202.79)	(\$97.34)	\$0.00	\$4,769.53	\$2,110.55	\$590.37	\$2,068.61	\$4,769.53
11/24/23	11/6/23-11/12/23	\$175,806.51	(\$7,031.91)	(\$3,375.49)	\$0.00	\$165,399.11	\$73,190.27	\$20,473.00	\$71,735.84	\$165,399.11
12/8/23	11/13/23-11/22/23	\$45,035.54	(\$1,801.43)	(\$864.68)	\$0.00	\$42,369.43	\$18,748.77	\$5,244.46	\$18,376.20	\$42,369.43
12/21/23	11/23/23-11/30/23	\$549,828.60	(\$21,992.64)	(\$10,556.72)	\$0.00	\$517,279.24	\$228,899.71	\$64,028.50	\$224,351.03	\$517,279.24
12/29/23	12/1/23-12/15/23	\$558,742.12	(\$22,325.23)	(\$10,728.34)	\$0.00	\$525,688.55	\$232,620.88	\$65,069.40	\$227,998.27	\$525,688.55
1/1/24	1% Fee Adj	(\$14,956.76)	\$0.00	\$0.00	\$0.00	(\$14,956.76)	(\$6,618.47)	(\$1,851.34)	(\$6,486.95)	(\$14,956.76)
1/10/24	12/16/23-12/31/23	\$128,980.63	(\$3,869.36)	(\$2,502.23)	\$0.00	\$122,609.04	\$54,255.36	\$15,176.47	\$53,177.21	\$122,609.04
1/16/24	Interest	\$0.00	\$0.00	\$0.00	\$3,628.57	\$3,628.57	\$1,605.67	\$449.14	\$1,573.76	\$3,628.57
2/9/24	01/01/24-01/31/24	\$9,843.62	(\$246.09)	(\$191.95)	\$0.00	\$9,405.58	\$4,162.03	\$1,164.22	\$4,079.33	\$9,405.58
Total		\$ 1,458,349.92	\$ (57,469.45)	\$ (28,316.75)	\$ 3,628.57	\$ 1,376,192.29	\$ 608,974.77	\$ 170,344.22	\$ 596,873.30	\$ 1,376,192.29

99% Net Percent Collected
 \$ 14,786.95 Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Lucerne Park Investment, LLC					
2024-01					
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
	10/1/23	3514	\$ 46,605.78	\$ 46,605.78	\$ 46,605.78
	2/1/24		\$ 23,302.89		
	5/1/24		\$ 23,302.89		
			\$ 93,211.56	\$ 46,605.78	\$ 46,605.78