

Eden Hills
Community Development District

Meeting Agenda

July 10, 2024

AGENDA

Eden Hills

Community Development District

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

July 3, 2024

Board of Supervisors Meeting 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. Organizational Matters
 - A. Acceptance of Resignation of Jessica Kowalski
 - B. Appointment to Fill Vacant Board Seat #1
 - C. Administration of Oath to Newly Appointed Supervisor
 - D. Consideration of Resolution 2024-04 Electing Officers
4. Approval of Minutes of the April 8, 2024 Board of Supervisors Meeting
5. Public Hearing
 - A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget
 - i. Consideration of Resolution 2024-05 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds
 - ii. Consideration of Fiscal Year 2024/2025 Budget Deficit Funding Agreement
 - iii. Consideration of Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Resolution 2024-07 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025
7. Consideration of the Adoption of Goals and Objectives for the District
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation of Annual Engineer's Report

¹ Comments will be limited to three (3) minutes

- C. Field Manager's Report (*to be provided under separate cover*)
- D. District Manager's Report
 - i. Approval of Check Registers
 - ii. Balance Sheet and Income Statements
 - iii. Presentation of Number of Registered Voters—292
 - iv. Discussion Regarding Boat Launch
- 9. Other Business
- 10. Supervisors Requests and Audience Comments
- 11. Adjournment

SECTION III

SECTION A

Good Morning,

I resign from the below CDD Boards effective immediately:

Eden Hills CDD

Forest Lake CDD

Hamilton Bluff CDD

Pollard Road CDD

Highland Meadows West CDD

Lucerne Park CDD

Scenic Highway CDD

Thank you,

Jessica Kowalski

SECTION D

RESOLUTION 2024-04

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

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

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

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

1. DISTRICT OFFICERS. The District officers are as follows:

_____	is appointed Chairperson.
_____	is appointed Vice-Chairperson.
<u>Jill Burns</u>	is appointed Secretary.
_____	is appointed Assistant Secretary.
_____	is appointed Assistant Secretary.
_____	is appointed Assistant Secretary.
<u>George Flint</u>	is appointed Assistant Secretary.

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

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

PASSED AND ADOPTED this 10th day of July 2024

ATTEST:

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

MINUTES

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

The regular meeting of the Board of Supervisors of the Eden Hills Community Development District was held Monday, **April 8, 2024** at 6:00 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 <i>by Zoom</i>	Vice Chair
Bobbie Henley	Assistant Secretary
Emily Cassidy	Assistant Secretary
Jessica Petrucci	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Marshall Tindall	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 5:00 p.m. and called the roll. Three Supervisors were present in-person constituting a quorum, and the other two joined via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated any comments on agenda items listed will be taken at the beginning of the meeting and there will be a separate public comment at the end of the meeting for items not on the agenda. Does anyone have any comments on any of the agenda items listed?

- Resident asked about the grass. Ms. Burns noted the landscaping thing that is included in adding Phase 2B to the existing contract. If it is about a specific area or a general landscaping concern, that can be taken at the end.
- Resident brought up the problem of wild pigs. Ms. Burns noted that will be taken at the end.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 8, 2023 Landowners’ Meeting and Board of Supervisors Meeting

Ms. Burns presented the minutes from the November 8, 2023 Landowner’s meeting and Board of Supervisors meeting. She asked for any questions, comments, or corrections.

On MOTION by Ms. Petrucci, seconded by Ms. Henley, with all in favor, the Minutes of the November 8, 2023 Landowner’s Meeting and Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

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

Ms. Burns stated the Board has to approve a preliminary budget by June 15th each year and this sets the assessment cap amount. They cannot exceed the per lot assessment without sending a mailed notice beyond what they have noticed. If this budget does not contemplate an increase to the platted lots currently in the community, unless there are items that would be added that would increase beyond what is seen here, the assessments will stay the same. The reason there is not an increase is the developer is going to deficit fund a portion of the budget this year in order to keep assessments the same while still under development. She noted they are setting their cap and can rearrange line items or allocate funds within the budget just can’t increase beyond what the current year assessment is, which is \$1,083.22 per lot.

On MOTION by Ms. Henley, seconded by Ms. Petrucci, with all in favor, Resolution 2024-03 Approving the Proposed Fiscal Year 2024/2025 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget for July 10, 2024, was approved.

FIFTH ORDER OF BUSINESS

Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser

Ms. Burns state this is the annual renewal with the property appraise who supplies them a listing of all the parcels in the District which is used to compile the tax roll that goes to the tax collector so they can collect their assessments on the tax bill.

On MOTION by Ms. Henley, seconded by Ms. Petrucci, with all in favor, the Non-Ad Valorem Contract Agreement with Polk County Property Appraiser, was approved.

SIXTH ORDER OF BUSINESS

Presentation and Approval of Arbitrage Rebate Report for Series 2022 Bonds from AMTEC

Ms. Burns stated the District is required under internal revenue code to demonstrate that they do not earn more interest on the bonds than they pay. Page 4 shows a negative arbitrage amount.

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

SEVENTH ORDER OF BUSINESS

Ratification of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns stated this agreement is administrative for their office and is an annual renewal. There are certain positions such as judges or police officers whose information is exempt from a public records request. This says that they will follow the guidelines about not turning over exempt parcels. This has already been signed so just need a motion to ratify.

On MOTION by Ms. Henley seconded by Ms. Petrucci, with all in favor, the 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser, was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of Special Warranty Deed for Eden Hills Phase 2B

Ms. Burns stated this has already been executed. It is the conveyance of all of the common area tracts and parcels within Phase 2B.

On MOTION by Ms. Henley, seconded by Ms. Petrucci, with all in favor, the Special Warranty Deed for Eden Hills Phase 2B, was ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing to report.

B. Engineer

Mr. Malave had nothing to report at this time.

i. Consideration of Work Order 2024-01 for Annual Consulting Engineering Services from Dewberry

Ms. Burns noted this is the annual renewal of their contract with the fees listed. She noted she would be happy to answer any questions on that and Rey is on the line as well. Ms. Henley asked if this is the same price as always. Ms. Burns stated it is your rates for the current year.

On MOTION by Ms. Henley, seconded by Ms. Petrucci, with all in favor, Work Order 2024-01 for Annual Consulting Engineering Services from Dewberry, was approved.

C. Field Manager’s Report

Mr. Tindall presented the Field Manager’s Report that can be found on pages 66-73 of the agenda packet. He touched base on the hogs and noted he would speak with the resident to see where the hogs are located.

A resident commented the hogs live near Sofia Lane behind the sidewalk and Lake Alfred. They are trashing the sod and are aggressive. One trap was set and several hogs were caught but there are more – Ms. Burns noted the District can expend additional funds. Mr. Tindall noted initial set up is about \$2,000 which is \$1,650 plus a \$375 setup charge that is a one-time fee then \$60.50 every month thereafter. He noted by the next meeting he will review it and have photos and notes as well as make sure the hog trapper pricing is the same.

i. Consideration of Addendum from Prince and Sons, Inc. to Add Phase 2B to Current Landscape Services Contract

Mr. Tindall presented the proposal from Prince and Sons to extend the contract adding Phase 2B. The proposal can be found on page 76 of the agenda totaling \$16,704 and follows the existing mowing scope.

On MOTION by Ms. Henley, seconded by Ms. Petrucci, with all in favor, the Addendum from Prince and Sons, Inc. to Add Phase 2B to Current Landscape Services Contract, was approved.

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 for review. She noted she would be happy to answer any questions.

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

ii. Balance Sheet and Income Statement

Ms. Burns noted the financial statements through February are included in the agenda package for review. These are for informational purposes. No action is necessary from the Board.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Audience Comments:

- Steve McCall – Commented on weeds in dog park/people not picking up behind their dogs. Does Lake Alfred take care of the roads? Ms. Burns noted a reminder can be sent to dog owners. Yes, Lake Alfred owns the roads.
- Resident – Commented on odd security guard/lifeguard at pool. Has video of the hogs. Light at mailbox doesn’t work. Number of guests at pool? Can outside residents use pool? Mosquito problem, nails dropped in roads damaging tires. Ms. Burns noted the guard was

replaced, mailbox light will be reviewed, the number of guests per household is limited. Florida Statute requires they offer a non-resident user fee. Call or email City of Lake Alfred about road/tire issue. The CDD owns common areas & amenities. HOA has jurisdiction over private lots.

- Resident (Nathan) – Commented the common area on the North side of his home isn’t being mowed and the dog park has weeds and sandspurs. Light out at 625 with wires. Mr. Tindall will let landscaper know this area is getting missed. Ms. Burns noted lights are owned/maintained by the utility provider but will report it.
- Resident (Griffin) – How often is dog park maintained? Mr. Tindall noted mowing is 42 times per year. If Board allows, he will have the landscaper do a treatment for sandspurs.
- Resident – Questioned speed limit signs. Ms. Burns noted the roads are owned by Lake Alfred so traffic enforcement signage is through Lake Alfred.
- Resident – Asked about hiring a security guard. Ms. Burns noted the security contract has a camera system with remote guarding and motion sensors when pool is closed. Guard presence 16 hours a week at peak hours. The guard is to enforce pool rules. Residents need to be at pool with their guests.
- Resident- Asked if CDD is 25-30 years. Ms. Burns noted the bond portion of the CDD payment is 30 years from the issuance date. O&M is always in place. Ms. Burns noted she can give the payoff quote on the debt portion and it can be paid off at any time. There is some savings with paying it off up front. The debt assessment runs with the land no matter who the owner is. Next Landowner’s election is November 2025.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

SECTION 1

RESOLUTION 2024-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors (“**Board**”) of the Eden Hills Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2024/2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Eden Hills Community Development District for the Fiscal Year Ending September 30, 2025.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sum of _____ to be raised to be raised by levy of assessments, pursuant to a developer funding agreement or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	_____
CAPITAL RESERVE FUND	_____
DEBT SERVICE FUND (SERIES 2020)	_____
DEBT SERVICE FUND (SERIES 2022)	_____
TOTAL ALL FUNDS	_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 10TH DAY OF JULY, 2024.

ATTEST:

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: FY 2024/2025 Budget

Eden Hills
Community Development District

Proposed Budget
FY2025



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Eden Hills
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ 615,519	\$ 612,309	\$ 3,210	\$ 615,519	\$ 615,519
Assessments - Direct Bill	\$ 93,212	\$ 69,909	\$ 23,304	\$ 93,212	\$ 40,000
Deficit Funding	\$ -	\$ -	\$ -	\$ -	\$ 97,297
Total Revenues	\$ 708,732	\$ 682,218	\$ 26,514	\$ 708,732	\$ 752,817

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 2,800	\$ 2,800	\$ 5,600	\$ 12,000
Engineering	\$ 18,000	\$ 1,680	\$ 6,000	\$ 7,680	\$ 15,000
Attorney	\$ 30,000	\$ 7,937	\$ 10,000	\$ 17,937	\$ 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	\$ 900	\$ 450	\$ 1,350	\$ 1,350
Dissemination	\$ 7,000	\$ 4,667	\$ 2,333	\$ 7,000	\$ 7,350
Trustee Fees	\$ 10,650	\$ 12,861	\$ -	\$ 12,861	\$ 12,861
Management Fees	\$ 39,745	\$ 26,497	\$ 13,248	\$ 39,745	\$ 42,500
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,890
Website Technology	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,260
Postage & Delivery	\$ 893	\$ 471	\$ 298	\$ 768	\$ 893
Insurance	\$ 6,119	\$ 5,758	\$ -	\$ 5,758	\$ 6,622
Copies	\$ 1,050	\$ 1	\$ 30	\$ 31	\$ 500
Legal Advertising	\$ 7,500	\$ 1,755	\$ 4,000	\$ 5,755	\$ 7,500
Other Current Charges	\$ 1,200	\$ 777	\$ 423	\$ 1,200	\$ 1,200
Office Supplies	\$ 500	\$ 14	\$ 20	\$ 34	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 150,682	\$ 74,792	\$ 43,577	\$ 118,369	\$ 148,426

Operations & Maintenance

Field Expenditures

Property Insurance	\$ 14,000	\$ 17,509	\$ -	\$ 17,509	\$ 22,500
Field Management	\$ 15,750	\$ 10,500	\$ 5,250	\$ 15,750	\$ 16,538
Landscape Maintenance	\$ 155,000	\$ 91,388	\$ 47,523	\$ 138,911	\$ 188,000
Landscape Replacement	\$ 25,000	\$ -	\$ 8,333	\$ 8,333	\$ 25,000
Lake Maintenance	\$ 8,500	\$ 2,400	\$ 2,833	\$ 5,233	\$ 7,500
Streetlights	\$ 70,000	\$ 50,297	\$ 25,415	\$ 75,713	\$ 75,713
Electric	\$ 6,000	\$ 3,049	\$ 1,600	\$ 4,649	\$ 6,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 833	\$ 833	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ 2,999	\$ 2,500	\$ 5,499	\$ 7,500
General Repairs & Maintenance	\$ 15,000	\$ 8,332	\$ 5,000	\$ 13,332	\$ 17,500
Contingency	\$ 7,500	\$ 800	\$ 2,500	\$ 3,300	\$ 7,500
Subtotal Field Expenditures	\$ 326,750	\$ 187,274	\$ 101,789	\$ 289,063	\$ 376,250

Eden Hills
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Amenity Expenditures					
Amenity - Electric	\$ 13,000	\$ 17,351	\$ 7,600	\$ 24,951	\$ 24,951
Amenity - Water	\$ 3,600	\$ 8,223	\$ 2,480	\$ 10,703	\$ 11,000
Playground & Equipment Lease	\$ 62,800	\$ 34,035	\$ 17,018	\$ 51,053	\$ 62,800
Internet	\$ 2,000	\$ 640	\$ 400	\$ 1,040	\$ 2,000
Pest Control	\$ 600	\$ -	\$ -	\$ -	\$ 890
Janitorial Service	\$ 14,000	\$ 8,590	\$ 4,560	\$ 13,150	\$ 15,400
Security Services	\$ 33,000	\$ 8,613	\$ 11,000	\$ 19,613	\$ 33,000
Amenity Management	\$ 6,000	\$ 4,000	\$ 2,000	\$ 6,000	\$ 15,000
Pool Maintenance	\$ 36,000	\$ 23,780	\$ 12,000	\$ 35,780	\$ 40,600
Amenity Repairs & Maintenance	\$ 15,000	\$ 3,827	\$ 11,173	\$ 15,000	\$ 15,000
Contingency	\$ 7,500	\$ -	\$ -	\$ -	\$ 7,500
Subtotal Amenity Expenditures	\$ 193,500	\$ 109,059	\$ 68,231	\$ 177,290	\$ 228,141
<i>Total Operations & Maintenance</i>	\$ 520,250	\$ 296,333	\$ 170,020	\$ 466,353	\$ 604,391
<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	\$ 371,125	\$ 251,397	\$ 622,522	\$ 752,817
Excess Revenues/(Expenditures)	\$ -	\$ 311,092	\$ (224,883)	\$ 86,210	\$ -

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 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ 172,075	\$ 171,277	\$ 798	\$ 172,075	\$ 172,075
Interest Income	\$ -	\$ 5,826	\$ 2,913	\$ 8,738	\$ 4,369
Carry Forward Surplus	\$ 75,049	\$ 76,905	\$ -	\$ 76,905	\$ 86,219
Total Revenues	\$ 247,124	\$ 254,008	\$ 3,711	\$ 257,719	\$ 262,663
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	\$ 171,500	\$ -	\$ 171,500	\$ 169,850
Excess Revenues/(Expenditures)	\$ 75,624	\$ 82,508	\$ 3,711	\$ 86,219	\$ 92,813

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 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ 604,294	\$ 600,141	\$ 4,153	\$ 604,294	\$ 604,294
Interest Income	\$ -	\$ 29,228	\$ 14,614	\$ 43,842	\$ 21,921
Carry Forward Surplus	\$ 242,587	\$ 245,881	\$ -	\$ 245,881	\$ 288,680
Total Revenues	\$ 846,881	\$ 875,251	\$ 18,767	\$ 894,017	\$ 914,895
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	\$ 605,338	\$ -	\$ 605,338	\$ 603,838
Excess Revenues/(Expenditures)	\$ 240,756	\$ 269,913	\$ 18,767	\$ 288,680	\$ 311,057

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

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 5/31/24	Projected Next 4 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 2

**FISCAL YEAR 2025 BUDGET DEFICIT FUNDING AGREEMENT BETWEEN
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
AND JMBI DEVELOPMENT, LLC**

THIS AGREEMENT (the “**Agreement**”), effective the 10th day of July 2024, by and between:

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the Polk County, Florida, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (hereinafter, the “**District**”), and

JMBI DEVELOPMENT, LLC, a Florida limited liability company, the owner of certain lands within the boundaries of the District, with a principal address of 346 East Central Avenue, Winter Haven, Florida 33880, and its successors and assigns (hereinafter, the “**Landowner**”); and

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District’s activities and services; and

WHEREAS, the District has adopted its operations and maintenance (“**O&M**”) budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”) and the budget relating thereto, the “**2025 O&M Budget**”), which budget commenced on October 1, 2024, and concludes on September 30, 2025, a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, Landowner is developing certain real property within the District and presently owns a portion of such real property identified in the District’s Fiscal Year 2025 Assessment Roll (the “**Assessment Roll**”), appended to the attached **Exhibit A** and incorporated herein by reference, which real property is located entirely within the District and which real property will benefit from the timely construction and acquisition of the District’s facilities, activities and services and from the continued operations of the District (the “**Property**”); and

WHEREAS, following the adoption of the 2025 O&M Budget, the District has the option of levying non-ad valorem assessments on all land within its boundaries that will benefit from the activities, operations and services set forth in such budget (hereinafter, the “**O&M Assessment(s)**”), or utilizing such other revenue sources as may be available to it; and

WHEREAS, due to the nature of the ownership of the Property, the District is not able to predict with absolute certainty the amount of monies necessary to fund the District’s activities, operations and services set forth in the 2025 O&M Budget; and

WHEREAS, in contemplation of the foregoing, and in lieu of levying an increased amount in O&M Assessments on the Property to fund the 2025 O&M Budget, the Landowner desires to provide the monies necessary to fund the actual expenditures for the Fiscal Year 2025 (hereinafter, the “**O&M Budget Payment**”), not otherwise funded by O&M Assessments levied upon other benefited lands located within the District; and

WHEREAS, Landowner and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit B**, and otherwise as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. PAYMENT OF DISTRICT’S 2025 O&M BUDGET.

i. ***Payment of O&M Budget Expenses.*** Upon the District Manager’s written request, the Landowner agrees to make available to the District the monies necessary to fund all expenditures of the 2024/2025 O&M Budget not otherwise funded through O&M Assessments levied upon other benefited lands located within the District, on a continuing basis, within fifteen (15) days of written request by the District. Funds provided hereunder shall be placed in the District’s general checking account. In no way shall the foregoing in any way affect the District’s ability to levy special assessments upon the lands within the District, including the Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District’s 2025 O&M Budget or otherwise.

ii. ***Consent to Funding of 2025 O&M Budget.*** The Landowner acknowledges and agrees that the O&M Budget Payment represents the funding of operations and maintenance expenditures that would otherwise be appropriately funded through O&M Assessments equitably allocated to the Property within the District in accordance with the District’s assessment methodology. Landowner agrees to pay, or caused to be paid, the O&M Budget Payment regardless of whether Landowner owns the Property at the time of such payment subject to the terms set forth in Section 10 herein. Landowner agrees that it will not contest the legality or validity of such imposition, collection or enforcement to the extent such imposition is made in accordance with the terms of this Agreement.

SECTION 3. CONTINUING LIEN. The District shall have the right to file a continuing lien upon the Property described in **Exhibit B** for all payments due and owing under the terms of

this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for 2025 O&M Budget" in the public records of Polk County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for 2025 O&M Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement, or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Landowner has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Landowner sells any of the Property described in **Exhibit B** after the execution of this Agreement, the Landowner's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Landowner.

SECTION 4. ALTERNATIVE COLLECTION METHODS.

i. In the alternative or in addition to the collection method set forth in Section 3 above, the District may enforce the collection of the O&M Budget Payment(s) by action against the Landowner in the appropriate judicial forum in and for Polk County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

ii. The District hereby finds that the activities, operations and services funded by the O&M Budget Payment(s) provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Landowner agrees that the activities, operations and services that will be funded by the O&M Budget Payment(s) provide a special and peculiar benefit to the Property in excess of the costs thereof on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Polk County property appraiser.

SECTION 5. NOTICE. All notices, payments and other communications hereunder (the "Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

- A. If to District: Eden Hills
Community Development District
219 E. Livingston St.
Orlando, Florida 32801
Attn: District Manager, Eden Hills CDD
- With a copy to: Kilinski Van Wyk, PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: District Counsel, Eden Hills CDD
- B. If to Landowner: JMBI Development, LLC
346 E. Central Avenue
Winter Haven, Florida 33880
Attn: Jack M. Berry, III

SECTION 6. AMENDMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 7. AUTHORITY. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. ASSIGNMENT. This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other, which consent shall not be unreasonably withheld.

SECTION 9. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the matter described in Sections 3 and 4 above.

SECTION 10. THIRD-PARTY RIGHTS; TRANSFER OF PROPERTY. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Landowner sells or otherwise disposes of its business or of all or

substantially all of its assets relating to improvements, work product, or lands within the District, including the Property, the Landowner shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Landowner shall give ninety (90) days prior written notice to the District under this Agreement of any such sale or disposition.

SECTION 11. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree that venue shall be in Polk County, Florida.

SECTION 12. NEGOTIATION AT ARM’S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

SECTION 13. EFFECTIVE DATE. The Agreement shall take effect as of October 1, 2024. The enforcement provisions of this Agreement shall survive its termination, until all payments due pursuant to this Agreement are paid in full.

IN WITNESS WHEREOF, the Parties execute this Agreement on the day and year first written above.

**EDEN HILLS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

JMBI DEVELOPMENT LLC,
a Florida limited liability company

[Print Name]

Jack M. Berry, III, Manager

EXHIBIT A: Fiscal Year2025 O&M Budget & Assessment Roll

EXHIBIT A
FISCAL YEAR 2024/2025 O&M BUDGET & ASSESSMENT ROLL

Eden Hills
Community Development District

Proposed Budget
FY2025



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Eden Hills
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ 615,519	\$ 612,309	\$ 3,210	\$ 615,519	\$ 615,519
Assessments - Direct Bill	\$ 93,212	\$ 69,909	\$ 23,304	\$ 93,212	\$ 40,000
Deficit Funding	\$ -	\$ -	\$ -	\$ -	\$ 97,297
Total Revenues	\$ 708,732	\$ 682,218	\$ 26,514	\$ 708,732	\$ 752,817

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 2,800	\$ 2,800	\$ 5,600	\$ 12,000
Engineering	\$ 18,000	\$ 1,680	\$ 6,000	\$ 7,680	\$ 15,000
Attorney	\$ 30,000	\$ 7,937	\$ 10,000	\$ 17,937	\$ 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	\$ 900	\$ 450	\$ 1,350	\$ 1,350
Dissemination	\$ 7,000	\$ 4,667	\$ 2,333	\$ 7,000	\$ 7,350
Trustee Fees	\$ 10,650	\$ 12,861	\$ -	\$ 12,861	\$ 12,861
Management Fees	\$ 39,745	\$ 26,497	\$ 13,248	\$ 39,745	\$ 42,500
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,890
Website Technology	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,260
Postage & Delivery	\$ 893	\$ 471	\$ 298	\$ 768	\$ 893
Insurance	\$ 6,119	\$ 5,758	\$ -	\$ 5,758	\$ 6,622
Copies	\$ 1,050	\$ 1	\$ 30	\$ 31	\$ 500
Legal Advertising	\$ 7,500	\$ 1,755	\$ 4,000	\$ 5,755	\$ 7,500
Other Current Charges	\$ 1,200	\$ 777	\$ 423	\$ 1,200	\$ 1,200
Office Supplies	\$ 500	\$ 14	\$ 20	\$ 34	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 150,682	\$ 74,792	\$ 43,577	\$ 118,369	\$ 148,426

Operations & Maintenance

Field Expenditures

Property Insurance	\$ 14,000	\$ 17,509	\$ -	\$ 17,509	\$ 22,500
Field Management	\$ 15,750	\$ 10,500	\$ 5,250	\$ 15,750	\$ 16,538
Landscape Maintenance	\$ 155,000	\$ 91,388	\$ 47,523	\$ 138,911	\$ 188,000
Landscape Replacement	\$ 25,000	\$ -	\$ 8,333	\$ 8,333	\$ 25,000
Lake Maintenance	\$ 8,500	\$ 2,400	\$ 2,833	\$ 5,233	\$ 7,500
Streetlights	\$ 70,000	\$ 50,297	\$ 25,415	\$ 75,713	\$ 75,713
Electric	\$ 6,000	\$ 3,049	\$ 1,600	\$ 4,649	\$ 6,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 833	\$ 833	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ 2,999	\$ 2,500	\$ 5,499	\$ 7,500
General Repairs & Maintenance	\$ 15,000	\$ 8,332	\$ 5,000	\$ 13,332	\$ 17,500
Contingency	\$ 7,500	\$ 800	\$ 2,500	\$ 3,300	\$ 7,500
Subtotal Field Expenditures	\$ 326,750	\$ 187,274	\$ 101,789	\$ 289,063	\$ 376,250

Eden Hills
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Amenity Expenditures					
Amenity - Electric	\$ 13,000	\$ 17,351	\$ 7,600	\$ 24,951	\$ 24,951
Amenity - Water	\$ 3,600	\$ 8,223	\$ 2,480	\$ 10,703	\$ 11,000
Playground & Equipment Lease	\$ 62,800	\$ 34,035	\$ 17,018	\$ 51,053	\$ 62,800
Internet	\$ 2,000	\$ 640	\$ 400	\$ 1,040	\$ 2,000
Pest Control	\$ 600	\$ -	\$ -	\$ -	\$ 890
Janitorial Service	\$ 14,000	\$ 8,590	\$ 4,560	\$ 13,150	\$ 15,400
Security Services	\$ 33,000	\$ 8,613	\$ 11,000	\$ 19,613	\$ 33,000
Amenity Management	\$ 6,000	\$ 4,000	\$ 2,000	\$ 6,000	\$ 15,000
Pool Maintenance	\$ 36,000	\$ 23,780	\$ 12,000	\$ 35,780	\$ 40,600
Amenity Repairs & Maintenance	\$ 15,000	\$ 3,827	\$ 11,173	\$ 15,000	\$ 15,000
Contingency	\$ 7,500	\$ -	\$ -	\$ -	\$ 7,500
Subtotal Amenity Expenditures	\$ 193,500	\$ 109,059	\$ 68,231	\$ 177,290	\$ 228,141
<i>Total Operations & Maintenance</i>	\$ 520,250	\$ 296,333	\$ 170,020	\$ 466,353	\$ 604,391
<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	\$ 371,125	\$ 251,397	\$ 622,522	\$ 752,817
Excess Revenues/(Expenditures)	\$ -	\$ 311,092	\$ (224,883)	\$ 86,210	\$ -

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 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ 172,075	\$ 171,277	\$ 798	\$ 172,075	\$ 172,075
Interest Income	\$ -	\$ 5,826	\$ 2,913	\$ 8,738	\$ 4,369
Carry Forward Surplus	\$ 75,049	\$ 76,905	\$ -	\$ 76,905	\$ 86,219
Total Revenues	\$ 247,124	\$ 254,008	\$ 3,711	\$ 257,719	\$ 262,663
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	\$ 171,500	\$ -	\$ 171,500	\$ 169,850
Excess Revenues/(Expenditures)	\$ 75,624	\$ 82,508	\$ 3,711	\$ 86,219	\$ 92,813

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 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ 604,294	\$ 600,141	\$ 4,153	\$ 604,294	\$ 604,294
Interest Income	\$ -	\$ 29,228	\$ 14,614	\$ 43,842	\$ 21,921
Carry Forward Surplus	\$ 242,587	\$ 245,881	\$ -	\$ 245,881	\$ 288,680
Total Revenues	\$ 846,881	\$ 875,251	\$ 18,767	\$ 894,017	\$ 914,895
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	\$ 605,338	\$ -	\$ 605,338	\$ 603,838
Excess Revenues/(Expenditures)	\$ 240,756	\$ 269,913	\$ 18,767	\$ 288,680	\$ 311,057

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

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 5/31/24	Projected Next 4 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 3

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), attached hereto as **Exhibit “A;**” and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, the District has entered into a funding agreement for the purpose of funding a portion of its operations and maintenance budget for Fiscal Year 2025; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied assessments for debt service, which the District desires to collect for Fiscal Year 2024/2025; and

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

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

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

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

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

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

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance assessments and previously levied debt service special assessments levied on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments levied on the Direct Collect Property will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2024, 25% due no later than February 1, 2025 and 25% due no later than May 1, 2025. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2024/2025, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager

and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

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

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

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED this 10th day of July 2024.

ATTEST:

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

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

Eden Hills
Community Development District

Proposed Budget
FY2025



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Eden Hills
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ 615,519	\$ 612,309	\$ 3,210	\$ 615,519	\$ 615,519
Assessments - Direct Bill	\$ 93,212	\$ 69,909	\$ 23,304	\$ 93,212	\$ 40,000
Deficit Funding	\$ -	\$ -	\$ -	\$ -	\$ 97,297
Total Revenues	\$ 708,732	\$ 682,218	\$ 26,514	\$ 708,732	\$ 752,817

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 2,800	\$ 2,800	\$ 5,600	\$ 12,000
Engineering	\$ 18,000	\$ 1,680	\$ 6,000	\$ 7,680	\$ 15,000
Attorney	\$ 30,000	\$ 7,937	\$ 10,000	\$ 17,937	\$ 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	\$ 900	\$ 450	\$ 1,350	\$ 1,350
Dissemination	\$ 7,000	\$ 4,667	\$ 2,333	\$ 7,000	\$ 7,350
Trustee Fees	\$ 10,650	\$ 12,861	\$ -	\$ 12,861	\$ 12,861
Management Fees	\$ 39,745	\$ 26,497	\$ 13,248	\$ 39,745	\$ 42,500
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,890
Website Technology	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,260
Postage & Delivery	\$ 893	\$ 471	\$ 298	\$ 768	\$ 893
Insurance	\$ 6,119	\$ 5,758	\$ -	\$ 5,758	\$ 6,622
Copies	\$ 1,050	\$ 1	\$ 30	\$ 31	\$ 500
Legal Advertising	\$ 7,500	\$ 1,755	\$ 4,000	\$ 5,755	\$ 7,500
Other Current Charges	\$ 1,200	\$ 777	\$ 423	\$ 1,200	\$ 1,200
Office Supplies	\$ 500	\$ 14	\$ 20	\$ 34	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 150,682	\$ 74,792	\$ 43,577	\$ 118,369	\$ 148,426

Operations & Maintenance

Field Expenditures

Property Insurance	\$ 14,000	\$ 17,509	\$ -	\$ 17,509	\$ 22,500
Field Management	\$ 15,750	\$ 10,500	\$ 5,250	\$ 15,750	\$ 16,538
Landscape Maintenance	\$ 155,000	\$ 91,388	\$ 47,523	\$ 138,911	\$ 188,000
Landscape Replacement	\$ 25,000	\$ -	\$ 8,333	\$ 8,333	\$ 25,000
Lake Maintenance	\$ 8,500	\$ 2,400	\$ 2,833	\$ 5,233	\$ 7,500
Streetlights	\$ 70,000	\$ 50,297	\$ 25,415	\$ 75,713	\$ 75,713
Electric	\$ 6,000	\$ 3,049	\$ 1,600	\$ 4,649	\$ 6,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 833	\$ 833	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ 2,999	\$ 2,500	\$ 5,499	\$ 7,500
General Repairs & Maintenance	\$ 15,000	\$ 8,332	\$ 5,000	\$ 13,332	\$ 17,500
Contingency	\$ 7,500	\$ 800	\$ 2,500	\$ 3,300	\$ 7,500
Subtotal Field Expenditures	\$ 326,750	\$ 187,274	\$ 101,789	\$ 289,063	\$ 376,250

Eden Hills
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Amenity Expenditures					
Amenity - Electric	\$ 13,000	\$ 17,351	\$ 7,600	\$ 24,951	\$ 24,951
Amenity - Water	\$ 3,600	\$ 8,223	\$ 2,480	\$ 10,703	\$ 11,000
Playground & Equipment Lease	\$ 62,800	\$ 34,035	\$ 17,018	\$ 51,053	\$ 62,800
Internet	\$ 2,000	\$ 640	\$ 400	\$ 1,040	\$ 2,000
Pest Control	\$ 600	\$ -	\$ -	\$ -	\$ 890
Janitorial Service	\$ 14,000	\$ 8,590	\$ 4,560	\$ 13,150	\$ 15,400
Security Services	\$ 33,000	\$ 8,613	\$ 11,000	\$ 19,613	\$ 33,000
Amenity Management	\$ 6,000	\$ 4,000	\$ 2,000	\$ 6,000	\$ 15,000
Pool Maintenance	\$ 36,000	\$ 23,780	\$ 12,000	\$ 35,780	\$ 40,600
Amenity Repairs & Maintenance	\$ 15,000	\$ 3,827	\$ 11,173	\$ 15,000	\$ 15,000
Contingency	\$ 7,500	\$ -	\$ -	\$ -	\$ 7,500
Subtotal Amenity Expenditures	\$ 193,500	\$ 109,059	\$ 68,231	\$ 177,290	\$ 228,141
<i>Total Operations & Maintenance</i>	\$ 520,250	\$ 296,333	\$ 170,020	\$ 466,353	\$ 604,391
<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	\$ 371,125	\$ 251,397	\$ 622,522	\$ 752,817
Excess Revenues/(Expenditures)	\$ -	\$ 311,092	\$ (224,883)	\$ 86,210	\$ -

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 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ 172,075	\$ 171,277	\$ 798	\$ 172,075	\$ 172,075
Interest Income	\$ -	\$ 5,826	\$ 2,913	\$ 8,738	\$ 4,369
Carry Forward Surplus	\$ 75,049	\$ 76,905	\$ -	\$ 76,905	\$ 86,219
Total Revenues	\$ 247,124	\$ 254,008	\$ 3,711	\$ 257,719	\$ 262,663
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	\$ 171,500	\$ -	\$ 171,500	\$ 169,850
Excess Revenues/(Expenditures)	\$ 75,624	\$ 82,508	\$ 3,711	\$ 86,219	\$ 92,813

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 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ 604,294	\$ 600,141	\$ 4,153	\$ 604,294	\$ 604,294
Interest Income	\$ -	\$ 29,228	\$ 14,614	\$ 43,842	\$ 21,921
Carry Forward Surplus	\$ 242,587	\$ 245,881	\$ -	\$ 245,881	\$ 288,680
Total Revenues	\$ 846,881	\$ 875,251	\$ 18,767	\$ 894,017	\$ 914,895
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	\$ 605,338	\$ -	\$ 605,338	\$ 603,838
Excess Revenues/(Expenditures)	\$ 240,756	\$ 269,913	\$ 18,767	\$ 288,680	\$ 311,057

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

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 5/31/24	Projected Next 4 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

PARCEL ID	Units	O&M	Series 2020	Series 2022	Total
262730496752001440					
262730496752001450					
Total Gross Assessments	611.00	\$661,847.42	\$185,133.92	\$648,695.26	\$1,495,676.60
Total Net Assessments		\$615,518.10	\$172,174.55	\$603,286.59	\$1,390,979.24
Direct Billing	<u>Acres</u>				
26272000000032010	37.59	\$10,445.05	\$0.00	\$0.00	\$10,445.05
26272000000032040	62.78	\$17,444.76	\$0.00	\$0.00	\$17,444.76
26272000000042010	40.65	\$11,295.25	\$0.00	\$0.00	\$11,295.25
26272000000042030	9.72	\$2,701.03	\$0.00	\$0.00	\$2,701.03
26272000000044010	4.05	\$1,124.65	\$0.00	\$0.00	\$1,124.65
Gross Direct Assessments	154.78	\$43,010.75	\$0.00	\$0.00	\$43,010.75
Net Direct Assessments		\$40,000.00	\$0.00	\$0.00	\$40,000.00
Total Combined Gross		\$704,858.17	\$185,133.92	\$648,695.26	\$1,538,687.35
Total Combined Net		\$655,518.10	\$172,174.55	\$603,286.59	\$1,430,979.24

SECTION VI

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024/2025; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board desires to adopt the Fiscal Year 2024/2025 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 10th day of July 2024.

ATTEST:

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Annual Meeting Schedule

Exhibit A: Fiscal Year 2024/2025 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025**

The Board of Supervisors of the Eden Hills Community Development District will hold their regular meetings for Fiscal Year 2024/2025 at the Lake Alfred Public Library, 245 North Seminole Avenue, Lake Alfred, Florida 33850, on the 2nd Wednesday of every month from 5:00 PM to 6:00 PM unless otherwise indicated as follows:

**October 9, 2024
November 13, 2024
December 11, 2024
January 8, 2025
February 12, 2025
March 12, 2025
April 9, 2025
May 14, 2025
June 11, 2025
July 9, 2025
August 13, 2025
September 10, 2025**

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

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

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

District Manager

SECTION VII



Memorandum

To: Board of Supervisors

From: District Management

Date: July 10, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Eden Hills Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Eden Hills Community Development District

District Manager: _____

Date: _____

Print Name: _____

Eden Hills Community Development District

SECTION VIII

SECTION B

SECTION 1



Sent Via Email: jburns@gmscfl.com

June 5, 2024

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

Subject: **District Engineers Report - 2024
Eden Hills Community Development District
Bond Series 2020 and 2022
Section 9.21 of the Master Trust Indenture**

Dear Ms. Burns:

In accordance with Section 9.21 of the Master Trust Indenture for the Eden Hills Community Development District (CDD), we have completed our annual review of the portions of the project within this CDD as constructed to date. We find, based on said inspection and our knowledge of the community, that those portions of the infrastructure are being maintained in reasonably good repair.

We have reviewed the Operation and Maintenance budget for the Fiscal Year 2025 and believe that it is sufficient for the proper operation and maintenance of the Eden Hills CDD.

In addition, and in accordance with this Section 9.21 of the Master Trust Indenture, we have reviewed the current limits of insurance coverage and we believe that this is adequate for the community.

Should you have any questions or require additional information, please contact me at (321) 354-9656.

Sincerely,

Reinardo Malavé, P.E.
District Engineer
Eden Hills Community Development District

RM:ap
Q:\Eden Hills CDD_50145928\Adm\Reports\Annual Engineer's Report\District Engineer's Report 2024 Bond Series 2020 and 2022_06-05-2024

SECTION C

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Eden Hills Community Development District

Summary of Check Register

March 24, 2024 through June 25, 2024

Fund	Date	Check No.'s	Amount
General Fund	3/27/24	30-32	\$ 2,152.55
	4/3/24	33-36	\$ 5,015.77
	4/11/24	37-41	\$ 86,376.12
	4/16/24	42	\$ 2,755.92
	4/17/24	43-47	\$ 1,000.00
	4/24/24	49	\$ 12,727.00
	5/1/24	50-51	\$ 7,219.18
	5/8/24	52-56	\$ 11,803.74
	5/15/24	57-60	\$ 18,641.38
	5/21/24	61	\$ 2,314.15
	6/5/24	62-64	\$ 3,308.96
	6/11/24	65	\$ 4,254.40
	6/14/24	66	\$ 2,501.10
	6/18/24	67-72	\$ 26,730.87
	6/25/24	73-74	\$ 7,220.14
Total Amount			\$ 194,021.28

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/27/24	00051	3/20/24	7381-03-	202403	310	51300	31200		SPECIAL ASSESS BONDS S22	*	450.00	450.00	000030
									AMTEC				
3/27/24	00052	3/25/24	17476	202403	320	53800	46400		POND HERBICIDE MAR24	*	400.00	400.00	000031
									AQUATIC WEED MANAGEMENT, INC				
3/27/24	00008	2/29/24	122	202402	320	53800	47800		GENERAL MAINTENANCE FEB24	*	922.55		
		2/29/24	122	202402	330	57200	47800		AMENITY REPAIRS FEB24	*	380.00		
									GOVERNMENTAL MANAGEMENT SERVICES			1,302.55	000032
4/03/24	00029	3/29/24	22402792	202402	310	51300	31100		GENERAL ENGINEERING FEB24	*	115.00		
									DEWBERRY ENGINEERS INC.			115.00	000033
4/03/24	00036	4/03/24	04032024	202404	300	15500	10000		PLAYGRND/FUR LEASE MAY24	*	4,254.39		
									PARK LAKE PROPERTY MANAGEMENT, INC			4,254.39	000034
4/03/24	00054	2/29/24	11641920	202402	330	57200	34500		SECURITY SVCS FEB24	*	646.38		
									SECURITAS SECURITY SERVICES USA INC			646.38	000035
4/03/24	00013	4/03/24	15427A	202404	330	57200	43200		2011 AIREDALE WAY	*	.01		
		4/03/24	15427A	202404	330	57200	43200		2011 AIREDALE WAY	V	.01-		
									CITY OF LAKE ALFRED			.00	000036
4/11/24	00047	3/29/24	11976	202403	330	57200	48201		CLEANING SVCS MAR24	*	1,110.00		
									CSS CLEAN STAR SERVICES CENTRAL FL			1,110.00	000037
4/11/24	00030	4/11/24	04112024	202404	300	20700	10000		FY24 S2020 ASSESS TRANSFR	*	16,789.83		
		4/11/24	04112024	202404	300	20700	10000		FY24 S2022 ASSESS TRANSFR	*	58,830.30		
									EDEN HILLS CDD C/O USBANK			75,620.13	000038
4/11/24	00008	4/01/24	120	202404	310	51300	34000		MANAGEMENT FEES APR24	*	3,312.08		
		4/01/24	120	202404	310	51300	35200		WEBSITE ADMIN APR24	*	100.00		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/24		120		202404	310-51300-35100		INFORMATION TCH APR24	*	150.00		
4/01/24		120		202404	310-51300-31300		DISSEMINATION SVCS APR24	*	583.33		
4/01/24		120		202404	330-57200-48300		AMENITY ACCESS APR24	*	500.00		
4/01/24		120		202404	310-51300-51000		OFFICE SUPPLIES APR24	*	1.05		
4/01/24		120		202404	310-51300-42000		POSTAGE APR24	*	22.51		
4/01/24		121		202404	320-53800-12000		FIELD MANAGEMENT APR24	*	1,312.50		
GOVERNMENTAL MANAGEMENT SERVICES										5,981.47	000039
4/11/24	00044	4/01/24	22414	202404	330-57200-48500		POOL MAINTENANCE APR24	*	3,000.00		
MCDONNELL CORPORATION DBA RESORT										3,000.00	000040
4/11/24	00024	3/21/24	12112	202403	320-53800-46200		REP PLANTS/TREES DAMAGED	*	502.50		
		3/21/24	12113	202403	320-53800-47300		REP BROKEN SPRAYS/ROTORS	*	162.02		
PRINCE & SONS, INC.										664.52	000041
4/16/24	00030	4/12/24	04122024	202404	300-20700-10000		FY24 S2020 ASSESS TRANSFR	*	611.89		
		4/12/24	04122024	202404	300-20700-10000		FY24 S2022 ASSESS TRANSFR	*	2,144.03		
EDEN HILLS CDD C/O USBANK										2,755.92	000042
4/17/24	00041	4/08/24	BH040820	202404	310-51300-11000		SUPERVISOR FEE 04/08/24	*	200.00		
BOBBIE HENLEY										200.00	000043
4/17/24	00033	4/08/24	EL040820	202404	310-51300-11000		SUPERVISOR FEE 04/08/24	*	200.00		
ERIC LAVOIE										200.00	000044
4/17/24	00042	4/08/24	EC040820	202404	310-51300-11000		SUPERVISOR FEE 04/08/24	*	200.00		
EMILY J CASSIDY										200.00	000045
4/17/24	00028	4/08/24	JK040820	202404	310-51300-11000		SUPERVISOR FEE 04/08/24	*	200.00		
JESSICA KOWALSKI										200.00	000046
EDEN EDEN HILLS ZYAN											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/17/24	00040	4/08/24	JP040820	202404	310	51300	11000		SUPERVISOR FEE 04/08/24 JESSICA PETRUCCI	*	200.00	200.00	000047
4/24/24	00039	4/17/24	9112	202403	310	51300	31500		GENERAL COUNSEL MAR24 KILINSKI VAN WYK, PLLC	*	367.50	367.50	000048
4/24/24	00024	4/01/24	12161REV	202404	320	53800	46200		LANDSCAPE MAINT APR24 REV PRINCE & SONS, INC.	*	12,359.50	12,359.50	000049
5/01/24	00036	5/01/24	05012024	202405	300	15500	10000		PLAYGRND/FUR LEASE JUN24 PARK LAKE PROPERTY MANAGEMENT, INC	*	4,254.40	4,254.40	000050
5/01/24	00054	3/31/24	11679025	202403	330	57200	34500		SECURITY SVCS MAR24 SECURITAS SECURITY SERVICES USA INC	*	2,964.78	2,964.78	000051
5/08/24	00047	4/30/24	12205	202404	330	57200	48201		CLEANING SVCS APR24 CSS CLEAN STAR SERVICES CENTRAL FL	*	1,110.00	1,110.00	000052
5/08/24	00053	4/30/24	00063981	202404	310	51300	48000		NOT BOS MEETING GANNETT MEDIA CORP DBA	*	387.99	387.99	000053
5/08/24	00008	3/29/24	126	202403	320	53800	47800		GENERAL MAINTENANCE MAR24 3/29/24 126 202403 330-57200-47800 AMENITY REPAIRS MAR24 GOVERNMENTAL MANAGEMENT SERVICES	*	2,335.12	3,265.12	000054
5/08/24	00044	5/01/24	22717	202405	330	57200	48500		POOL MAINTENANCE MAY24 MCDONNELL CORPORATION DBA RESORT	*	3,000.00	3,000.00	000055
5/08/24	00027	4/25/24	7302830	202404	310	51300	32300		TRUSTEE FEES FY24 SER22 4/25/24 7302830 202404 300-15500-10000 TRUSTEE FEES FY25 SER22 US BANK	*	2,020.32	4,040.63	000056
5/15/24	00052	5/01/24	17633	202404	320	53800	46400		POND HERBICIDE APR24	*	400.00		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/03/24		17657		202405 320-53800-46200		*	375.00		
				1X POND CLEANING PH1					
					AQUATIC WEED MANAGEMENT, INC			775.00	000057
5/15/24	00008	5/01/24	124	202405 310-51300-34000	MANAGEMENT FEES MAY24	*	3,312.08		
		5/01/24	124	202405 310-51300-35200	WEBSITE ADMIN MAY24	*	100.00		
		5/01/24	124	202405 310-51300-35100	INFORMATION TECH MAY24	*	150.00		
		5/01/24	124	202405 310-51300-31300	DISSEMINATON SVCS MAY24	*	583.33		
		5/01/24	124	202405 330-57200-48300	AMENITY ACCESS MAY24	*	500.00		
		5/01/24	124	202405 310-51300-51000	OFFICE SUPPLIES MAY24	*	3.61		
		5/01/24	124	202405 310-51300-42000	POSTAGE MAY24	*	24.03		
		5/01/24	125	202405 320-53800-12000	FIELD MANAGEMENT MAY24	*	1,312.50		
					GOVERNMENTAL MANAGEMENT SERVICES			5,985.55	000058
5/15/24	00024	5/01/24	12471	202405 320-53800-46200	LANDSCAPE MAINT MAY24	*	11,880.83		
					PRINCE & SONS, INC.			11,880.83	000059
5/15/24	00054	4/30/24	11714919	202404 330-57200-34500	SECURITY SVCS APR24	*	2,501.10		
		4/30/24	11714919	202404 330-57200-34500	SECURITY SVCS APR24	V	2,501.10-		
					SECURITAS SECURITY SERVICES USA INC			.00	000060
5/21/24	00039	5/19/24	9413	202404 310-51300-31500	GENERAL COUNSEL APR24	*	2,314.15		
					KILINSKI VAN WYK, PLLC			2,314.15	000061
6/05/24	00047	5/27/24	12415	202405 330-57200-48201	CLEANING SVCS MAY24	*	1,140.00		
					CSS CLEAN STAR SERVICES CENTRAL FL			1,140.00	000062
6/05/24	00029	5/30/24	22409433	202404 310-51300-31100	GENERAL ENGINEERING APR24	*	592.50		
					DEWBERRY ENGINEERS INC.			592.50	000063
6/05/24	00008	4/30/24	128	202404 320-53800-47800	GENERAL MAINTENANCE APR24	*	1,156.46		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/30/24	128	202404	330-57200-47800	AMENITY REPAIRS APR24					GOVERNMENTAL MANAGEMENT SERVICES	*	420.00	1,576.46	000064
6/11/24	00036	6/11/24	06112024	202406	300-15500-10000				PARK LAKE PROPERTY MANAGEMENT, INC	*	4,254.40	4,254.40	000065
6/14/24	00054	4/30/24	11714919	202404	330-57200-34500				SECURITAS SECURITY SERVICES USA INC	*	2,501.10	2,501.10	000066
6/18/24	00052	5/30/24	17806	202405	320-53800-46400				AQUATIC WEED MANAGEMENT, INC	*	400.00	400.00	000067
6/18/24	00008	6/01/24	130	202406	310-51300-34000				MANAGEMENT FEES JUN24	*	3,312.08		
		6/01/24	130	202406	310-51300-35200				WEBSITE ADMIN JUN24	*	100.00		
		6/01/24	130	202406	310-51300-35100				INFORMATION TECH JUN24	*	150.00		
		6/01/24	130	202406	310-51300-31300				DISSEMINATION SVCS JUN24	*	583.33		
		6/01/24	130	202406	330-57200-48300				AMENITY ACCESS JUN24	*	500.00		
		6/01/24	130	202406	310-51300-51000				OFFICE SUPPLIES JUN24	*	1.26		
		6/01/24	130	202406	310-51300-42000				POSTAGE JUN24	*	40.74		
		6/01/24	131	202406	320-53800-12000				FIELD MANAGEMENT JUN24	*	1,312.50		
									GOVERNMENTAL MANAGEMENT SERVICES			5,999.91	000068
6/18/24	00044	6/01/24	23040	202406	330-57200-48500				MCDONNELL CORPORATION DBA RESORT	*	3,000.00	3,000.00	000069
6/18/24	00024	5/20/24	12785	202405	320-53800-47300				REPAIRED TWO WIRE ISSUES	*	850.00		
		5/22/24	12786	202405	320-53800-47300				INSTALL 4 USED NODES	*	240.00		
		6/01/24	12838	202406	320-53800-46200				LANDSCAPE MAINT JUN24	*	11,880.83		
									PRINCE & SONS, INC.			12,970.83	000070

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
6/18/24	00054	5/31/24 11751017	202405 330-57200-34500	SECURITY SVCS MAY24	*	2,501.10		
							SECURITAS SECURITY SERVICES USA INC	2,501.10 000071
6/18/24	00014	6/06/24 873261	202406 320-53800-49000	PH2 SKIM REP	*	1,859.03		
							TUCKER PAVING, INC.	1,859.03 000072
6/25/24	00030	6/21/24 06212024	202406 300-20700-10000	FY24 S2020 ASSESS TXFER	*	1,569.11		
		6/21/24 06212024	202406 300-20700-10000	FY24 S2022 ASSESS TXFER	*	5,498.03		
							EDEN HILLS CDD C/O USBANK	7,067.14 000073
6/25/24	00039	6/23/24 9567	202405 310-51300-31500	GENERAL COUNSEL MAY24	*	153.00		
							KILINSKI VAN WYK, PLLC	153.00 000074
						TOTAL FOR BANK B	194,021.28	
						TOTAL FOR REGISTER	194,021.28	

SECTION 2

Eden Hills
Community Development District

Unaudited Financial Reporting
May 31, 2024



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Eden Hills
Community Development District
Combined Balance Sheet
May 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 438,979	\$ -	\$ -	\$ 438,979
Capital Projects Account	\$ -	\$ -	\$ 398	\$ 398
Investments:				
Series 2020				
Reserve	\$ -	\$ 86,038	\$ -	\$ 86,038
Revenue	\$ -	\$ 82,187	\$ -	\$ 82,187
Series 2022				
Reserve	\$ -	\$ 602,684	\$ -	\$ 602,684
Revenue	\$ -	\$ 267,030	\$ -	\$ 267,030
Prepayment	\$ -	\$ 1,759	\$ -	\$ 1,759
Construction	\$ -	\$ -	\$ 75	\$ 75
Due from General Fund	\$ -	\$ 1,445	\$ -	\$ 1,445
Prepaid Expenses	\$ 7,981	\$ -	\$ -	\$ 7,981
Total Assets	\$ 446,960	\$ 1,041,143	\$ 473	\$ 1,488,576
Liabilities:				
Accounts Payable	\$ 9,954	\$ -	\$ -	\$ 9,954
Due to Debt Service	\$ 1,445	\$ -	\$ -	\$ 1,445
Total Liabilities	\$ 11,399	\$ -	\$ -	\$ 11,399
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 7,981	\$ -	\$ -	\$ 7,981
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 168,545	\$ -	\$ 168,545
Debt Service - Series 2022	\$ -	\$ 872,597	\$ -	\$ 872,597
Capital Projects - Series 2020	\$ -	\$ -	\$ 398	\$ 398
Capital Projects - Series 2022	\$ -	\$ -	\$ 75	\$ 75
Unassigned	\$ 427,580	\$ -	\$ -	\$ 427,580
Total Fund Balances	\$ 435,561	\$ 1,041,142	\$ 473	\$ 1,477,176
Total Liabilities & Fund Balance	\$ 446,960	\$ 1,041,142	\$ 473	\$ 1,488,575

Eden Hills
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 615,519	\$ 615,519	\$ 612,309	\$ (3,210)
Assessments - Direct Bill	\$ 93,212	\$ 93,212	\$ 69,909	\$ (23,303)
Total Revenues	\$ 708,732	\$ 708,731	\$ 682,218	\$ (26,513)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 2,800	\$ 5,200
Engineering	\$ 18,000	\$ 12,000	\$ 1,680	\$ 10,320
Attorney	\$ 30,000	\$ 20,000	\$ 7,937	\$ 12,063
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 1,350	\$ 900	\$ 900	\$ -
Dissemination	\$ 7,000	\$ 4,667	\$ 4,667	\$ -
Trustee Fees	\$ 10,650	\$ 12,861	\$ 12,861	\$ -
Management Fees	\$ 39,745	\$ 26,497	\$ 26,497	\$ -
Information Technology	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Website Technology	\$ 1,200	\$ 800	\$ 800	\$ -
Postage & Delivery	\$ 893	\$ 595	\$ 471	\$ 124
Insurance	\$ 6,119	\$ 6,119	\$ 5,758	\$ 361
Copies	\$ 1,050	\$ 700	\$ 1	\$ 699
Legal Advertising	\$ 7,500	\$ 5,000	\$ 1,755	\$ 3,245
Other Current Charges	\$ 1,200	\$ 800	\$ 777	\$ 23
Office Supplies	\$ 500	\$ 333	\$ 14	\$ 319
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 150,682	\$ 107,147	\$ 74,792	\$ 32,355

Eden Hills

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 14,000	\$ 14,000	\$ 17,509	\$ (3,509)
Field Management	\$ 15,750	\$ 10,500	\$ 10,500	\$ -
Landscape Maintenance	\$ 155,000	\$ 103,333	\$ 91,388	\$ 11,946
Landscape Replacement	\$ 25,000	\$ 16,667	\$ -	\$ 16,667
Lake Maintenance	\$ 8,500	\$ 5,667	\$ 2,400	\$ 3,267
Streetlights	\$ 70,000	\$ 46,667	\$ 50,297	\$ (3,631)
Electric	\$ 6,000	\$ 4,000	\$ 3,049	\$ 951
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Irrigation Repairs	\$ 7,500	\$ 5,000	\$ 2,999	\$ 2,001
General Repairs & Maintenance	\$ 15,000	\$ 10,000	\$ 8,332	\$ 1,668
Contingency	\$ 7,500	\$ 5,000	\$ 800	\$ 4,200
Subtotal Field Expenditures	\$ 326,750	\$ 222,500	\$ 187,274	\$ 35,226
Amenity Expenditures				
Amenity - Electric	\$ 13,000	\$ 13,000	\$ 17,351	\$ (4,351)
Amenity - Water	\$ 3,600	\$ 3,600	\$ 8,223	\$ (4,623)
Playground Lease	\$ 62,800	\$ 41,867	\$ 34,035	\$ 7,831
Internet	\$ 2,000	\$ 1,333	\$ 640	\$ 693
Pest Control	\$ 600	\$ 400	\$ -	\$ 400
Janitorial Service	\$ 14,000	\$ 9,333	\$ 8,590	\$ 743
Security Services	\$ 33,000	\$ 22,000	\$ 8,613	\$ 13,387
Amenity Access Management	\$ 6,000	\$ 4,000	\$ 4,000	\$ -
Pool Maintenance	\$ 36,000	\$ 24,000	\$ 23,780	\$ 220
Amenity Repairs & Maintenance	\$ 15,000	\$ 10,000	\$ 3,827	\$ 6,173
Contingency	\$ 7,500	\$ 5,000	\$ -	\$ 5,000
Subtotal Amenity Expenditures	\$ 193,500	\$ 134,533	\$ 109,059	\$ 25,474
Total Operations & Maintenance	\$ 520,250	\$ 357,033	\$ 296,333	\$ 60,700
Total Expenditures	\$ 670,932	\$ 464,181	\$ 371,125	\$ 93,055
Excess (Deficiency) of Revenues over Expenditures	\$ 37,800		\$ 311,092	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (37,800)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (37,800)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 311,092	
Fund Balance - Beginning	\$ -		\$ 124,468	
Fund Balance - Ending	\$ -		\$ 435,561	

Eden Hills
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 172,075	\$ 172,075	\$ 171,277	\$ (798)
Interest	\$ -	\$ -	\$ 5,826	\$ 5,826
Total Revenues	\$ 172,075	\$ 172,075	\$ 177,102	\$ 5,027
Expenditures:				
Interest - 11/1	\$ 55,750	\$ 55,750	\$ 55,750	\$ -
Principal - 5/1	\$ 60,000	\$ 60,000	\$ 60,000	\$ -
Interest - 5/1	\$ 55,750	\$ 55,750	\$ 55,750	\$ -
Total Expenditures	\$ 171,500	\$ 171,500	\$ 171,500	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 575		\$ 5,602	
Fund Balance - Beginning		\$75,049	\$ 162,943	
Fund Balance - Ending		\$ 75,624	\$ 168,545	

Eden Hills
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 604,294	\$ 604,294	\$ 600,141	\$ (4,153)
Interest	\$ -	\$ -	\$ 29,228	\$ 29,228
Total Revenues	\$ 604,294	\$ 604,294	\$ 629,369	\$ 25,075
Expenditures:				
Interest - 11/1	\$ 203,063	\$ 203,063	\$ 202,669	\$ 394
Principal - 5/1	\$ 200,000	\$ 200,000	\$ 200,000	\$ -
Interest - 5/1	\$ 203,063	\$ 203,063	\$ 202,669	\$ 394
Total Expenditures	\$ 606,125	\$ 606,125	\$ 605,338	\$ 787
Excess (Deficiency) of Revenues over Expenditures	\$ (1,831)		\$ 24,032	
Fund Balance - Beginning	\$ 242,587		\$ 848,565	
Fund Balance - Ending	\$ 240,756		\$ 872,597	

Eden Hills
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 19,510	\$ 19,510
Total Revenues	\$ -	\$ -	\$ 19,510	\$ 19,510
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 19,510	\$ (19,510)
Miscellaneous Expense	\$ -	\$ -	\$ 348	\$ (348)
Total Expenditures	\$ -	\$ -	\$ 19,858	\$ (19,858)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (348)	
Fund Balance - Beginning	\$ -		\$ 747	
Fund Balance - Ending	\$ -		\$ 398	

Eden Hills
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 319,787	\$ 319,787
Interest	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ -	\$ -	\$ 319,790	\$ 319,790
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 245,977	\$ (245,977)
Total Expenditures	\$ -	\$ -	\$ 245,977	\$ (245,977)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 73,813	
Fund Balance - Beginning	\$ -		\$ (73,738)	
Fund Balance - Ending	\$ -		\$ 75	

Eden Hills

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	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	\$ 1,088	\$ 1,099	\$ 1,147	\$ -	\$ -	\$ -	\$ -	\$ 612,309
Assessments - Direct Bill	\$ 46,606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,303	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,909
Total Revenues	\$ 46,606	\$ 75,301	\$ 480,269	\$ 49,243	\$ 4,162	\$ 1,088	\$ 24,402	\$ 1,147	\$ -	\$ -	\$ -	\$ -	\$ 682,218
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
Engineering	\$ 58	\$ 915	\$ -	\$ -	\$ 115	\$ -	\$ 593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,680
Attorney	\$ 1,736	\$ 1,815	\$ 297	\$ 994	\$ 261	\$ 368	\$ 2,314	\$ 153	\$ -	\$ -	\$ -	\$ -	\$ 7,937
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ 4,667
Trustee Fees	\$ 2,311	\$ -	\$ 5,163	\$ 3,367	\$ -	\$ -	\$ 2,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,861
Management Fees	\$ 3,312	\$ 3,312	\$ 3,312	\$ 3,312	\$ 3,312	\$ 3,312	\$ 3,312	\$ 3,312	\$ -	\$ -	\$ -	\$ -	\$ 26,497
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Website Technology	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 800
Postage & Delivery	\$ 27	\$ 30	\$ 48	\$ 255	\$ 49	\$ 16	\$ 23	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ 471
Insurance	\$ 5,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,758
Copies	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Legal Advertising	\$ 1,367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,755
Other Current Charges	\$ 39	\$ 74	\$ 48	\$ 47	\$ 164	\$ 146	\$ 146	\$ 114	\$ -	\$ -	\$ -	\$ -	\$ 777
Office Supplies	\$ 1	\$ 3	\$ 3	\$ 0	\$ 1	\$ 1	\$ 1	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ 14
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 23,366	\$ 7,982	\$ 9,704	\$ 8,809	\$ 4,735	\$ 5,125	\$ 10,630	\$ 4,440	\$ -	\$ -	\$ -	\$ -	\$ 74,792

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	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	10,500
Landscape Maintenance	\$ 11,122	\$ 11,122	\$ 11,122	\$ 10,968	\$ 10,968	\$ 11,471	\$ 12,360	\$ 12,256	\$ -	\$ -	\$ -	\$ -	91,388
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 400	\$ -	\$ -	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ -	2,400
Streetlights	\$ 6,221	\$ 6,221	\$ 6,221	\$ 6,221	\$ 6,354	\$ 6,354	\$ 6,354	\$ 6,354	\$ -	\$ -	\$ -	\$ -	50,297
Electric	\$ 368	\$ 377	\$ 454	\$ 429	\$ 358	\$ 357	\$ 347	\$ 360	\$ -	\$ -	\$ -	\$ -	3,049
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 492	\$ 873	\$ 98	\$ 142	\$ 142	\$ 162	\$ -	\$ 1,090	\$ -	\$ -	\$ -	\$ -	2,999
General Repairs & Maintenance	\$ 2,453	\$ 425	\$ 90	\$ 950	\$ 923	\$ 2,335	\$ 1,156	\$ -	\$ -	\$ -	\$ -	\$ -	8,332
Contingency	\$ -	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
Subtotal Field Expenditures	\$ 39,877	\$ 20,731	\$ 19,697	\$ 20,422	\$ 20,456	\$ 22,391	\$ 21,929	\$ 21,772	\$ -	\$ -	\$ -	\$ -	187,274
Amenity Expenditures													
Amenity - Electric	\$ 1,997	\$ 1,864	\$ 2,105	\$ 1,963	\$ 1,529	\$ 1,550	\$ 1,491	\$ 4,851	\$ -	\$ -	\$ -	\$ -	17,351
Amenity - Water	\$ 4,161	\$ 479	\$ 766	\$ 362	\$ 524	\$ 719	\$ 603	\$ 611	\$ -	\$ -	\$ -	\$ -	8,223
Playground Lease	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ -	\$ -	\$ -	\$ -	34,035
Internet	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 75	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	640
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Service	\$ 960	\$ 960	\$ 1,100	\$ 1,110	\$ 1,100	\$ 1,110	\$ 1,110	\$ 1,140	\$ -	\$ -	\$ -	\$ -	8,590
Security Services	\$ -	\$ -	\$ -	\$ -	\$ 646	\$ 2,965	\$ 2,501	\$ 2,501	\$ -	\$ -	\$ -	\$ -	8,613
Amenity Access Management	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	4,000
Pool Maintenance	\$ 2,500	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,280	\$ -	\$ -	\$ -	\$ -	23,780
Amenity Repairs & Maintenance	\$ -	\$ 785	\$ 605	\$ 482	\$ 380	\$ 1,155	\$ 420	\$ -	\$ -	\$ -	\$ -	\$ -	3,827
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 14,445	\$ 11,915	\$ 12,403	\$ 11,744	\$ 12,007	\$ 15,328	\$ 13,979	\$ 17,237	\$ -	\$ -	\$ -	\$ -	109,059
Total Operations & Maintenance	\$ 54,322	\$ 32,646	\$ 32,100	\$ 32,166	\$ 32,463	\$ 37,719	\$ 35,908	\$ 39,009	\$ -	\$ -	\$ -	\$ -	296,333
Total Expenditures	\$ 77,688	\$ 40,627	\$ 41,804	\$ 40,975	\$ 37,198	\$ 42,844	\$ 46,538	\$ 43,449	\$ -	\$ -	\$ -	\$ -	371,125
Net Change in Fund Balance	\$ (31,083)	\$ 34,673	\$ 438,465	\$ 8,268	\$ (33,036)	\$ (41,756)	\$ (22,136)	\$ (42,303)	\$ -	\$ -	\$ -	\$ -	311,092

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)
Less: Principal Payment - 5/1/24	(\$60,000)
Current Bonds Outstanding	\$2,780,000

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)
Less: Principal Payment - 5/1/24	(\$200,000)
Current Bonds Outstanding	\$10,050,000

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
1/31/24	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	10/01/23-12/31/23	\$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
3/13/24	02/01/24-02/29/24	\$2,534.83	(\$25.35)	(\$50.19)	\$0.00	\$2,459.29	\$1,088.25	\$304.41	\$1,066.63	\$2,459.29
4/10/24	03/01/24-03/31/24	\$2,534.83	\$0.00	(\$50.70)	\$0.00	\$2,484.13	\$1,099.25	\$307.48	\$1,077.40	\$2,484.13
5/20/24	01/01/24-03/31/24	\$0.00	\$0.00	\$0.00	\$32.63	\$32.63	\$14.44	\$4.04	\$14.15	\$32.63
5/31/24	04/01/24-04/30/24	\$2,610.87	\$0.00	(\$52.22)	\$0.00	\$2,558.65	\$1,132.22	\$316.71	\$1,109.72	\$2,558.65
Total		\$ 1,466,030.45	\$ (57,494.80)	\$ (28,469.86)	\$ 3,661.20	\$ 1,383,726.99	\$ 612,308.93	\$ 171,276.86	\$ 600,141.20	\$ 1,383,726.99

99.48%	Net Percent Collected
\$ 7,252.25	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	
10/12/23	10/1/23	3514	\$ 46,605.78	\$ 46,605.78	\$ 46,605.78	
4/10/24	2/1/24	3587	\$ 23,302.89	\$ 23,302.89	\$ 23,302.89	
	5/1/24		\$ 23,302.89			
			\$ 93,211.56	\$ 69,908.67	\$ 69,908.67	

SECTION 3



April 19, 2024

Samantha Ham – Recording Secretary
Eden Hills CDD
219 E. Livingston Street
Orlando, Florida 32801-1508



RE: Eden Hills Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **292** voters within the Eden Hills Community Development District. This number of registered voters in said District is as of **April 15, 2024**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

Lori Edwards

Lori Edwards
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

PolkElections.gov

Para asistencia en Español, por favor de llamar al (863) 534-5888