

Eden Hills
Community Development District

Meeting Agenda

September 11, 2024

AGENDA

Eden Hills

Community Development District

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

September 4, 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 **Wednesday, September 11, 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 Eric Lavoie
 - B. Appointment to Fill Vacant Board Seat #5
 - C. Administration of Oath to Newly Appointed Supervisor
 - D. Consideration of Resolution 2024-08 Electing Officers
4. Approval of Minutes of the July 10, 2024 Board of Supervisors Meeting
5. Consideration of Resolution 2024-09 Declaring the Series 2020 (Phase 1) Project Complete
6. Appointment of Audit Committee
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Review of Relocation of Dog Park Benches
 - D. District Manager's Report
 - i. Approval of Check Registers
 - ii. Balance Sheet and Income Statements
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

Audit Committee Meeting

1. Roll Call

¹ Comments will be limited to three (3) minutes

2. Public Comment Period
3. Audit Services
 - A. Approval of Request for Proposals and Selection Criteria
 - B. Approval of Notice of Request for Proposals for Audit Services
 - C. Public Announcement of Opportunity to Provide Audit Services
4. Adjournment

SECTION III

SECTION A

August 21, 2024

Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

To Whom It May Concern,

I would like to give my resignation to the Board of Supervisors for the following districts, effective immediately:

- Eden Hills Community Development District
- Forest Lake Community Development District
- Hamilton Bluff Community Development District
- Hammock Reserve Community Development District
- Scenic Highway Community Development District
- VillaMar Community Development District
- West Side Haines City Community Development District

Thank you,



Eric Lavoie

SECTION D

RESOLUTION 2024-08

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 11th day of September 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, **July 10, 2024** at 5:00 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Eric Lavoie	Chairman
Jessica Spencer	Vice Chairperson
Bobbie Henley	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Lauren Gentry	District Counsel, Kilinski Van Wyk
Chace Arrington <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, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated there are no members of the public present at this time.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Jessica Kowalski

Ms. Burns asked for a motion to accept Ms. Kowalski's resignation.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, Accepting the Resignation of Jessica Kowalski, was approved.

B. Appointment to Fill Vacant Board Seat #1

Ms. Burns asked for a motion to fill the vacant seat with Kristin Cassidy.

On MOTION by Ms. Henley, seconded by Mr. Lavoie, with all in favor, Appointment of Ms. Kristin Cassidy to fill vacant seat #1, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Burns stated Ms. Cassidy was not present and she will be sworn in prior to the next meeting.

D. Consideration of Resolution 2024-04 Electing Officers

After Board discussion, Ms. Burns stated Ms. Henley would be designated as the Vice Chair, and the other three supervisors will be appointed as Assistive Secretaries.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, Resolution 2024-04 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the April 8, 2024 Board of Supervisors Meeting

Ms. Burns presented the minutes from the April 8, 2024, Board of Supervisors meeting. She asked for any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Henley, seconded by Mr. Lavoie with all in favor, the Minutes of the April 8, 2024, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

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

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated there were no members of the public present to provide comments and asked for a motion to close the public hearing.

On MOTION by Ms. Spencer, seconded by Mr. Lavoie, with all in favor, Closing the Public Hearing, was approved.

Ms. Burns stated the assessment amount will remain the same. For the remainder of the balance, they will have a Deficit Funding Agreement with the developer that will be billed as needed. There were no questions or changes to the budget at this time.

On MOTION by Mr. Lavoie, seconded by Ms. Spencer, with all in favor, Resolution 2024-05 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds, was approved.

ii. Consideration of Fiscal Year 2024/2025 Budget Deficit Funding Agreement

Ms. Burns stated JMBI will fund up to the amount listed in the budget, based on the need.

On MOTION by Mr. Lavoie, seconded by Ms. Spencer, with all in favor, the Fiscal Year 2024/2025 Budget Deficit Funding Agreement, was approved.

iii. Consideration of Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated that this resolution imposes assessments for collection and they will collect assessments on the Polk County Assessment Roll.

On MOTION Ms. Henley, seconded by Ms. Spencer, with all in favor, Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-07
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2024/2025**

Ms. Burns stated the schedule will remain the same as the prior year, 5:00 p.m. every second Wednesday at the same location.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, Resolution 2024-07 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of the Adoption of Goals and Objectives for the District

Ms. Burns stated there is a requirement from the state that Districts adopt goals and objectives each year, which must be approved prior to October 1. We put together a general recommendation of goals and objectives that would comply with the statutory requirements. Some include maintaining CDD infrastructure, keep records, submit public records requests and hold at least three meetings a year.

On MOTION by Ms. Henley seconded by Ms. Spencer, with all in favor, the Adoption of Goals and Objectives for the District, was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing to report.

B. Engineer

Mr. Arrington stated we have our annual report as required by the Master Trust Indenture. The letter, which can be found on page 106, states we have completed our review of the CDD and we found based on inspection, everything is being maintained and is in reasonably good repair. The Operation of Maintenance Budget for Fiscal Year 2025 has been determined as sufficient. The limits of the insurance coverage are adequate for the community.

i. Presentation of Annual Engineer’s Report

Ms. Burns noted this report was required as part of the Trust Indenture for the bond issue inspection the engineer reviews and makes sure the District is maintaining those improvements that were funded with the bonds and test sufficient funds that maintain them.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Annual Engineer's Report, was approved.

C. Field Manager's Report

Mr. Tindall presented the Field Manager's Report that can be found in a separate packet that was printed out. He also included the proposal for the dog station that was discussed. Overall, the facility has done well. There have been minor improvements to the wellness center that now require standard patronage usage due to slight misuse. The third photo on page 204 shows the more accurate areas of the homes. The station code will be 64850, that includes the stall. The existing station will be moved inside the fenced area. There were no further questions.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Installation of the Dog Station and Increasing Janitorial Staff, 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. Spencer, 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.

iii. Presentation of Number of Registered Voters – 292

Ms. Burns noted we are required to determine the number of registered voters in the District as of April 15th of each year. The current number is 292.

iv. Discussion Regarding Boat Launch

Ms. Burns noted a resident requested a boat launch. Mr. Tindall looked at a location near the dock, however it is a wetland area, so they would need permission of the Water Management District. The Board decided to wait until they get Phase 3 or Phase 4 online.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2024-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE SERIES 2020 PROJECT IS COMPLETE; DECLARING THE SERIES 2020 PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2020 BONDS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Eden Hills Community Development District (“**District**”) was established by the City Commission of the City of Lake Alfred, Florida (the “**City**”) via Ordinance No. 1422-19 enacted on October 21, 2019, as amended by Ordinance No. 1456-21 enacted by the City Commission on June 7, 2021 (together, the “**Ordinance**”) for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (the “**Board**”) of the District adopted Resolution Nos. 2020-24, 2020-36, and 2021-41 on November 1, 2019, February 12, 2020 and August 12, 2020, respectively, authorizing the issuance of its \$2,950,000 Eden Hills Community Development District (City of Lake Alfred, Florida) Special Assessment Bonds, Series 2020 (the “**Series 2020 Bonds**”), for the purpose of funding the construction, installation, and acquisition of public infrastructure, improvements, and services; and

WHEREAS, the Series 2020 Bonds financed a portion of the District’s master project infrastructure for Phase 1 (the “**Series 2020 Project**”), as such is further identified and described in that certain *Engineer’s Report for Capital Improvements*, dated March 4, 2020, which is attached to this Resolution as **Exhibit A** (together, the “**Engineer’s Report**”); and

WHEREAS, the Engineer’s Report estimates capital costs totaling \$3,118,000 for the Series 2020 Project (the “**Total Project Costs**”); and

WHEREAS, pursuant to the terms of the *Master Assessment Methodology Report*, dated November 1, 2019, as supplemented by the *Supplemental Assessment Methodology for Eden Hills Community Development District for Phase 1*, dated November 13, 2020, attached to this Resolution as **Composite Exhibit B** (collectively, the “**Assessment Methodology**”), the par amount of \$2,950,000 in Series 2020 Bonds yielded \$2,473,925 in funds to be used for the acquisition or construction of the Series 2020 Project; and

WHEREAS, the Board previously, after notice and public hearing, met as an Equalizing Board pursuant to the provision of Section 170.08, *Florida Statutes*, and adopted Resolutions 2020-35 (the “**Master Assessment Resolution**”), authorizing the projects described therein, equalizing and levying special assessments to defray all or a portion of the Total Project Costs and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes*; and

WHEREAS, in connection with the issuance of the Series 2020 Bonds, on November 19, 2020, the Board adopted Resolution No. 2021-01, which among other things set forth the particular terms of the sale of the Series 2020 Bonds and confirmed the liens of the levy of special assessments securing the Series 2020 Bonds; and

WHEREAS, the Series 2020 Project specially benefits the developable acreage in the District as set forth in Resolution 2021-01 and the Assessment Methodology, and it is reasonable, proper, just and right to assess the portion of the costs of the Series 2020 Project financed with the Series 2020 Bonds to the specially benefitted properties within the District as set forth in Resolution 2021-01 and this Resolution; and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the Master Trust Indenture dated November 1, 2020 (the “**Master Indenture**”), as supplemented by that First Supplemental Trust Indenture dated November 1, 2020 (the “**First Supplemental Indenture**” and, together with the Master Indenture, the “**Indenture**”) both by and between the District and U.S. Bank Trust Company, National Association, as Trustee, the District Engineer executed and delivered a Certificate of Completion of the Series 2020 Project dated September __, 2024, (the “**Engineer’s Certification**”) attached hereto as **Exhibit C**, wherein the District Engineer certified the Series 2020 Project to be complete; and

WHEREAS, upon receipt of and in reliance upon the Engineer’s Certification evidencing the completion date of the Series 2020 Project as described above, the Board desires to certify the Series 2020 Project complete in accordance with the Indenture; and

WHEREAS, the actual costs incurred to complete the Series 2020 Project exceeded all amounts on deposit in the Series 2020 Acquisition and Construction Account within the Acquisition and Construction Fund, and no money remains in said Account.

NOW, THEREFORE, be it resolved by the Board of Supervisors of the Eden Hills Community Development District:

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 Resolution.

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170 and 190, *Florida Statutes*, and in accordance with the provisions of the Master Assessment Resolution.

SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE SERIES 2020 PROJECT. The Board of Supervisors hereby accepts the Engineer’s Certification, attached hereto as **Exhibit C**, certifying the Series 2020 Project complete and upon reliance thereon, certifies the Series 2020 Project complete in accordance with the Master Assessment Resolution and the Indenture. The Completion Date, as that term is defined in the Indenture, for the Series 2020 Project shall be the date of the Engineer’s Certification.

SECTION 4. FINALIZATION OF SPECIAL ASSESSMENTS SECURING SERIES 2020 BONDS.

Pursuant to Section 170.08, *Florida Statutes*, and the Master Assessment Resolution, special assessments securing the Series 2020 Bonds are to be credited the difference in the assessment as originally made, approved, and confirmed and the proportionate part of the total actual costs of the Series 2020 Project. There is no remaining balance in the Series 2020 Acquisition and Construction Account within the Series 2020 Acquisition and Construction Fund, and such Account shall be closed. **Exhibit D** attached hereto and incorporated herein by this reference reflects the amortization schedule of the Series 2020 Bonds after the closing of the Series 2020 Acquisition and Construction Account within the Series 2020 Acquisition and Construction Fund. As provided in the Master Assessment Resolution, the assessments levied reflect the outstanding debt due on the Series 2020 Bonds. Pursuant to Section 170.08, *Florida Statutes*, and the Master Assessment Resolution, the special assessments on parcels specially benefitted by the Series 2020 Project are hereby finalized in accordance with the Assessment Methodology, attached hereto as **Composite Exhibit B**, which reflects the assessments on the parcels benefitted by the Series 2020 Bonds.

SECTION 5. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 6. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2021-01, which remains in full force and effect. This Resolution and Resolution 2021-01 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

SECTION 7. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 8. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 9. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

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APPROVED AND ADOPTED this 11th day of September 2024.

ATTEST:

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Engineer's Report for Capital Improvements*, dated March 4, 2020
Comp. Exhibit B: *Master Assessment Methodology Report*, dated November 1, 2019, as
supplemented by the *Supplemental Assessment Methodology for Eden Hills
Community Development District for Phase I*, dated November 13, 2020
Exhibit C: Engineer's Certification, dated September __, 2024
Exhibit D: Amortization Schedule of the Series 2020 Bonds

EXHIBIT A

Engineer's Report

**EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT**

**ENGINEER'S REPORT
FOR CAPITAL IMPROVEMENTS**

Prepared for:

**BOARD OF SUPERVISORS
EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT**

Prepared by:

**WOOD & ASSOCIATES ENGINEERING, LLC
1925 BARTOW ROAD
LAKELAND, FL 33801
PH: 863-940-2040**

March 4, 2020

**EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT**

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EXHIBIT 2- Legal Description

EXHIBIT 3- District Boundary Map

EXHIBIT 4- Land Use Map

EXHIBIT 5- Zoning Map

EXHIBIT 6- Utility Location Map & Drainage Flow Pattern Map

EXHIBIT 7- Summary of Opinion of Probable Costs

EXHIBIT 8- Summary of Proposed District Facilities

**ENGINEER'S REPORT
EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT**

I. INTRODUCTION

The Eden Hills Community Development District (the "District" or the "CDD") is south of Cass Road, and west of CR 557, within Lake Alfred, Florida (the "City"). The District currently contains approximately 370.91 acres and is expected to consist of 863 single family lots, recreation/amenity areas, parks, and associated infrastructure.

The CDD was established by City Ordinance No. 1422-19 which was approved by the City Commission on October 21, 2019. The District will own and operate the stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the Development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the City, Polk County, Florida (the "County"), Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the Development, defined below. Any public improvements or facilities acquired by the District will be at the lesser of cost or fair market value. An overall estimate of probable cost of the public improvements is provided in Exhibit 7 of this report.

This "Capital Improvement Plan" or "Report" reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the developable land within the District. The District reserves the right to make reasonable adjustments to the Report to meet applicable regulatory requirements of agencies with jurisdiction over the Development, while maintaining comparable levels of benefit to the developable lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the Development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations), roadways, including sidewalks, will upon completion, be dedicated to the City for ownership and maintenance.

II. PURPOSE AND SCOPE

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, and the District Board of Supervisors, including its staff and consultants.

III. THE DEVELOPMENT

The Development will consist of 863 single family homes and associated infrastructure (“Development”). The Development is a planned residential community located south of Cass Road, west of CR 557 within the City. The property in the City has a land use of LDR (Low Density Residential), VLDR (Very Low Density Residential, CON (Conservation), and a zoning of PUD (Planned Unit Development) on a portion of the property. The Development will be constructed in four (4) phases.

IV. THE CAPITAL IMPROVEMENTS

The Capital Improvement Plan, (the “CIP”), consists of public infrastructure in Phases 1, 2, 3, and 4. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes and extension of water and sewer mains to serve the Development).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will occur as needed in each phase. Below ground installation of telecommunications and cable TV will occur, but will not be funded by the District. The CDD will enter into a lighting agreement with TECO for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District Land is included.

As a part of the recreational component of the CIP, a public park/amenity center will be constructed within the Development. The public park/amenity center will have connectivity to each of the other phases via sidewalks to the other portions of the District. The public park/amenity center will be accessed by the public roadways and sidewalks.

V. CAPITAL IMPROVEMENT PLAN COMPONENTS

The Capital Improvement Plan includes the following:

Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater will runoff via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the City, the County, and the SWFWMD. There are no known natural surface waters within the Development.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0355G demonstrates that the property is located within Flood Zone X with portions in Zone A and AE. Based on this information and the site topography, it does not appear that floodplain compensation will be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

Public Roadways

The proposed public roadway sections are to be 50' rights-of-way with 24' of asphalt and Miami curb or Type F curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways within the Development.

Water and Wastewater Facilities

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the development. The water service provider will be the City of Lake Alfred Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the lands within the District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. Lift stations will transport wastewater flow from the lift stations, via a 6" force main, to an existing manhole located at Evenhouse Road and Lake Swoope Drive.

Reclaimed water is not available for this site. An irrigation well to be constructed and funded by the District will be installed onsite to provide irrigation within the public right of way or irrigation water service shall be provided as part of the domestic water system design. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the Development entrance, CR 577, and Old Lake Alfred Road. The site construction activities associated with the CIP are anticipated for completion by phases based on the following estimated schedule: Phase 1 in 2020; Phase 2 in 2021; Phase 3 in 2022; Phase 4 in 2023. Upon completion of each phase of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the City/County.

Amenities and Parks

The District will provide funding for an Amenity Center to include the following: parking area, pavilion with restroom facilities, pool, tot lot, dog park/all-purpose play field, and walking trails between the phases to provide connectivity to the Amenity Center, and passive parks throughout the Development which will include benches and walking trails. All paths, parks, etc. discussed in this paragraph are available to the general public.

Electric and Lighting

The electric distribution system serving the Development is currently planned to be underground. The District presently intends to fund the difference between overhead and underground service to the CDD. Electric facilities funded by the District will be owned and maintained by the District, with Tampa Electric Company (TECO) providing underground electrical service to the Development. The CDD will enter into a lighting agreement with TECO for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District land is included.

Entry Feature, Landscaping, and Irrigation

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use an irrigation well. The well and irrigation watermain to the various phases of the Development will be constructed or acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the Development. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the CDD.

Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the Development for the intended use as a single-family planned Development.

VI. PERMITTING

Construction permits for all phases are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and City construction plan approval.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

PHASE 1

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	Approved
SWFWMD ERP	March 2020
Construction Permits	March 2020
Polk County Health Department Water	March 2020
FDEP Sewer	March 2020
FDEP NOI	March 2020
ACOE	Not Applicable

PHASE 2

Permits / Approvals	Approval / Expected Date
Zoning Approval	May 2020
Preliminary Plat	September 2020
SWFWMD ERP	November 2020
Construction Permits	November 2020
Polk County Health Department Water	November 2020
FDEP Sewer	November 2020
FDEP NOI	November 2020
ACOE	Not Applicable

PHASE 3

Permits / Approvals	Approval / Expected Date
Zoning Approval	April 2021
Preliminary Plat	August 2021
SWFWMD ERP	September 2021
Construction Permits	September 2021
Polk County Health Department Water	September 2021
FDEP Sewer	September 2021
FDEP NOI	September 2021
ACOE	Not Applicable

PHASE 4

Permits / Approvals	Approval / Expected Date
Zoning Approval	April 2021
Preliminary Plat	August 2022
SWFWMD ERP	September 2022
Construction Permits	September 2022
Polk County Health Department Water	September 2022
FDEP Sewer	September 2022
FDEP NOI	September 2022
ACOE	Not Applicable

VII. RECOMMENDATION

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the City. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the City, and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the City regulations.

VIII. REPORT MODIFICATION

During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

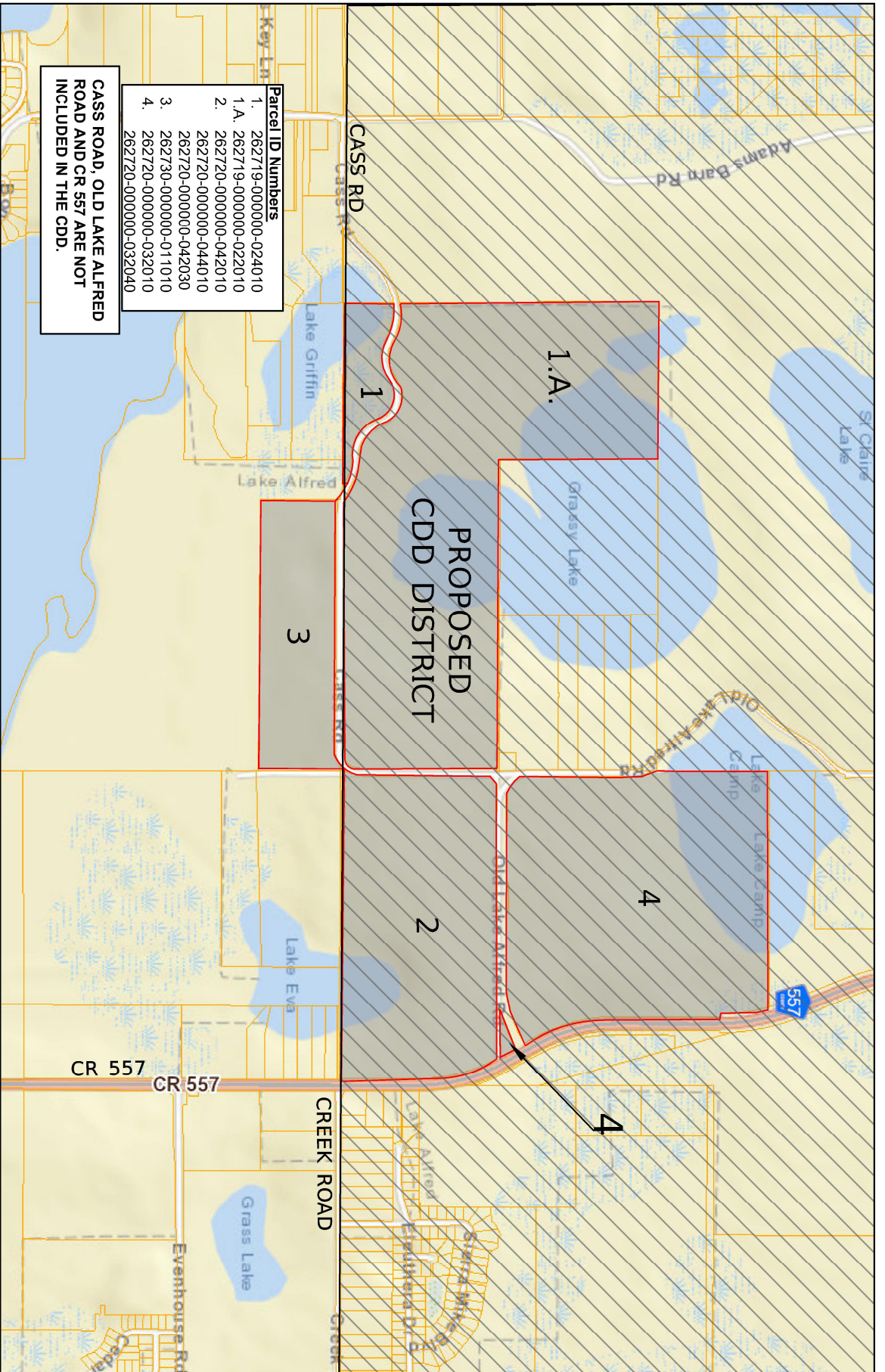
IX. CONCLUSION

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the

chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the proposed CIP can be completed at the cost as stated.



Parcel ID Numbers	
1.	262719-000000-024010
1.A.	262719-000000-022010
2.	262720-000000-042010
	262720-000000-044010
	262720-000000-042030
3.	262730-000000-011010
4.	262720-000000-032010
	262720-000000-032040

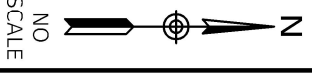
CASS ROAD, OLD LAKE ALFRED ROAD AND CR 557 ARE NOT INCLUDED IN THE CDD.



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EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
EXHIBIT 1
LOCATION MAP

LEGEND
 GREEN SWAMP CRITICAL
 AREA OF CONCERN



EDEN HILLS CDD LEGAL DESCRIPTION

PARCEL 1

THE S-1/2 OF SE-1/4 AND E-1/2 OF SW-1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY OF CASS ROAD.

PARCEL 2

THE S ½ OF THE SW ¼ OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, LESS AND EXCEPT ALL ROADWAYS AND EASEMENTS OF RECORD OR IN USE, LYING AND BEING IN POLK COUNTY, FLORIDA.

PARCEL 3

COMMENCING AT THE SECTION POST AT THE NORTHEAST CORNER OF THE NE ¼ OF SECTION 30, TOWNSHIP 27 SOUTH, RANGE 26 EAST, RUNNING THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION 2290 FEET; THENCE SOUTH 685 FEET; THENCE IN AN EASTERLY DIRECTION PARALLEL TO THE NORTH LINE OF SAID SECTION TO THE EAST LINE OF SAID SECTION AND THENCE IN A NORTHERLY DIRECTION TO THE PLACE OF BEGINNING, LESS ROAD RIGHT OF WAY OF CASS ROAD.

PARCEL 4

THE SOUTH 945 FEET OF THE NW ¼ AND THE N ½ OF THE SW ¼ OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, LESS AND EXCEPT A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 341 FEET NORTH OF THE SOUTHEAST CORNER OF THE N ½ OF THE SW ¼, RUN THENCE NORTH ALONG THE HALF SECTION LINE A DISTANCE OF 1929 FEET TO THE NORTH BOUNDARY OF THE ABOVE DESCRIBED PROPERTY, RUN THENCE WEST A DISTANCE OF 562.3 FEET, RUN THENCE SOUTH 16°15' EAST A DISTANCE OF 2009.3 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT THE FOLLOWING DESCRIBED PARCELS:

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

AND LESS & EXCEPT

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

AND LESS & EXCEPT

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



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EXHIBIT 2 EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT LEGAL DESCRIPTION

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THOSE PARTS MORE PARTICULARLY DESCRIBED AS:

PARCEL 1

BEGIN AT A 5/8" IRON ROD AND CAP "LB 5450" STANDING AT THE NORTHWEST CORNER OF THE EAST ½ OF THE SOUTHWEST ¼ OF ABOVE SAID SECTION 19, AND RUN THENCE ALONG THE NORTH LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19 N-89°59'47"-E, 1321.68 FEET TO THE NORTHEAST CORNER OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19; THENCE ALONG THE EAST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19 S-00°08'25"-E, 1323.96 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19 S-89°58'20"-E, 2637.88 FEET TO A 5/8" IRON ROD AND CAP "LB 5450" STANDING ON THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES: 1) S-02°15'09"-W, 13.10 FEET TO A 5/8" IRON ROD AND CAP LB "8126"; THENCE 2) N-89°57'27"-W, 12.08 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 3) S-00°01'04"-E, 81.82 FEET; THENCE 4) N-87°37'47"-W, 0.97 FEET; THENCE 5) S-00°02'58"-W, 83.99 FEET; THENCE 6) S-00°14'03"-E, 282.24 FEET; THENCE 7) S-00°01'04"-E, 418.62 FEET; THENCE 8) S-00°34'59"-W, 258.08 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 9) S-05°24'19"-W, 43.23 FEET TO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE 10) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 246.83 FEET, A CENTRAL ANGLE/DELTA OF 14°54'25", A CHORD BEARING OF S-18°09'26"-W, A CHORD DISTANCE OF 64.04 FEET, FOR AN ARC LENGTH OF 64.22 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 11) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 213.59 FEET, A CENTRAL ANGLE/DELTA OF 16°06'05", A CHORD BEARING OF S-43°12'17"-W, A CHORD DISTANCE OF 59.83 FEET, FOR AN ARC LENGTH OF 60.02 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 12) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 150.45 FEET, A CENTRAL ANGLE/DELTA OF 07°22'46", A CHORD BEARING OF S-61°45'46"-W, A CHORD DISTANCE OF 19.36 FEET, FOR AN ARC LENGTH OF 19.38 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID CASS ROAD; THENCE ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING FORTY (40) COURSES: 1) S-88°38'37"-W, 153.54 FEET; THENCE 2) S-89°10'37"-W, 216.44 FEET; THENCE 3) S-89°17'23"-W, 188.18 FEET; THENCE 4) N-89°38'32"-W, 298.21 FEET; THENCE 5) N-89°53'42"-W, 234.77 FEET; THENCE 6) N-89°37'59"-W, 217.84 FEET; THENCE 7) S-89°30'50"-W, 250.08 FEET; THENCE 8) N-89°55'08"-W, 231.89 FEET; THENCE 9) N-89°49'48"-W, 270.34 FEET; THENCE 10) N-88°49'36"-W, 59.54 FEET; THENCE 11) N-80°07'52"-W, 37.96 FEET; THENCE 12) N-85°14'01"-W, 17.09 FEET; THENCE 13) N-70°59'02"-W, 18.15 FEET; THENCE 14) N-65°55'57"-W, 21.10 FEET; THENCE 15) N-67°05'59"-W, 98.72 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 16) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 523.28 FEET, A CENTRAL ANGLE/DELTA OF 13°50'09", A CHORD BEARING OF N-67°01'16"-W, A CHORD DISTANCE OF 126.06 FEET, FOR AN ARC LENGTH OF 126.36 FEET; THENCE 17) N-68°58'37"-W, 34.06 FEET; THENCE 18) S-89°31'05"-W, 19.75 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY; THENCE 19) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 523.28 FEET, A CENTRAL ANGLE/DELTA OF 03°49'37", A CHORD BEARING OF N-81°39'02"-W, A CHORD DISTANCE OF 34.94 FEET, FOR AN ARC LENGTH OF 34.95 FEET; THENCE 20) S-89°14'01"-W, 66.62 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 21) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 260.64 FEET, A CENTRAL ANGLE/DELTA OF 26°43'30", A CHORD BEARING OF N-74°29'03"-W, A CHORD DISTANCE OF 120.47 FEET, FOR AN ARC LENGTH OF 121.57 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 22) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 242.45 FEET, A CENTRAL ANGLE/DELTA OF 34°55'23", A CHORD BEARING OF N-40°04'24"-W, A CHORD DISTANCE OF 145.50 FEET, FOR AN ARC LENGTH OF 147.78 FEET; THENCE 23) N-27°57'49"-W, 90.06 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 24) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 259.87 FEET, A CENTRAL ANGLE/DELTA OF 47°51'20", A CHORD BEARING OF N-54°10'27"-W, A CHORD DISTANCE OF 210.80 FEET, FOR AN ARC LENGTH OF 217.05 FEET; THENCE 25) N-65°06'24"-W, 17.01 FEET; THENCE 26) S-89°09'06"-W, 24.96 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY; THENCE 27) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 241.94 FEET, A CENTRAL ANGLE/DELTA OF 13°31'58", A CHORD BEARING OF S-89°09'06"-W, A CHORD DISTANCE OF 57.01 FEET, FOR AN ARC LENGTH OF 57.14 FEET; THENCE 28) S-89°09'06"-W, 20.44 FEET; THENCE 29) S-75°16'11"-W, 14.14 FEET; THENCE 30) S-59°52'40"-W, 13.79 FEET TO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 31) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 241.94 FEET, A CENTRAL ANGLE/DELTA OF 05°46'25", A CHORD BEARING OF S-68°16'47"-W, A CHORD DISTANCE OF 24.37 FEET, FOR AN ARC LENGTH OF 24.38 FEET; THENCE 32) S-63°03'02"-W, 85.21 FEET; THENCE 33) S-64°14'52"-W, 92.99 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 34) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 257.71 FEET, A CENTRAL ANGLE/DELTA OF 26°37'29", A CHORD BEARING OF S-86°10'03"-W, A CHORD DISTANCE OF 118.68 FEET, FOR AN



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ARC LENGTH OF 119.75 FEET; THENCE 35) N-67°10'39"-W, 37.65 FEET; THENCE 36) N-66°54'31"-W, 65.68 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 37) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 475.61 FEET, A CENTRAL ANGLE/Delta OF 12°03'04", A CHORD BEARING OF N-68°55'28"-W, A CHORD DISTANCE OF 99.85 FEET, FOR AN ARC LENGTH OF 100.04 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHWESTERLY; THENCE 38) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 415.63 FEET, A CENTRAL ANGLE/Delta OF 14°11'59", A CHORD BEARING OF N-79°41'42"-W, A CHORD DISTANCE OF 102.74 FEET, FOR AN ARC LENGTH OF 103.01 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHERLY; THENCE 39) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 800.61 FEET, A CENTRAL ANGLE/Delta OF 08°59'50", A CHORD BEARING OF S-86°58'55"-W, A CHORD DISTANCE OF 125.59 FEET, FOR AN ARC LENGTH OF 125.72 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 40) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 492.25 FEET, A CENTRAL ANGLE/Delta OF 00°52'46", A CHORD BEARING OF S-78°33'19"-W, A CHORD DISTANCE OF 7.55 FEET, FOR AN ARC LENGTH OF 7.55 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19, SAID POINT IS HEREBY DESIGNATED **POINT "A"** TO BE USED HEREIN AFTER; THENCE DEPARTING SAID NORTHERLY MAINTAINED RIGHT-OF-WAY, AND CONTINUING ALONG THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19, N-00°08'18"-W, 2166.25 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH

COMMENCE AT ABOVE DESIGNATED POINT "A", AND RUN THENCE ALONG THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19 S-00°08'18"-E, 61.47 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" AND THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19, AND CONTINUING S-00°08'18"-E, 418.74 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 19; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 19 S-89°56'27"-E, 1602.13 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 19, AND ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING TWENTY (20) COURSES: 1) N-67°05'59"-W, 78.19 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 2) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 463.28 FEET, A CENTRAL ANGLE/Delta OF 23°26'52", A CHORD BEARING OF N-71°23'14"-W, A CHORD DISTANCE OF 188.27 FEET, FOR AN ARC LENGTH OF 189.59 FEET; THENCE 3) S-89°14'01"-W, 64.18 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 4) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 320.64 FEET, A CENTRAL ANGLE/Delta OF 27°20'48", A CHORD BEARING OF N-74°27'38"-W, A CHORD DISTANCE OF 151.59 FEET, FOR AN ARC LENGTH OF 153.04 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHEASTERLY; THENCE 5) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 302.45 FEET, A CENTRAL ANGLE/Delta OF 34°43'11", A CHORD BEARING OF N-40°31'56"-W, A CHORD DISTANCE OF 180.48 FEET, FOR AN ARC LENGTH OF 183.27 FEET; THENCE 6) N-27°57'49"-W, 86.13 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 7) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 199.87 FEET, A CENTRAL ANGLE/Delta OF 51°07'56", A CHORD BEARING OF N-56°07'58"-W, A CHORD DISTANCE OF 172.51 FEET, FOR AN ARC LENGTH OF 178.37 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHERLY; THENCE 8) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 181.94 FEET, A CENTRAL ANGLE/Delta OF 37°08'54", A CHORD BEARING OF S-84°19'33"-W, A CHORD DISTANCE OF 115.91 FEET, FOR AN ARC LENGTH OF 117.96 FEET; THENCE 9) S-63°03'02"-W, 84.53 FEET; THENCE 10) S-64°14'52"-W, 97.90 FEET; THENCE 11) S-72°58'21"-W, 10.80 FEET; THENCE 12) S-58°07'54"-W, 3.99 FEET; THENCE 13) S-86°02'26"-W, 5.89 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 14) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 317.71 FEET, A CENTRAL ANGLE/Delta OF 25°07'59", A CHORD BEARING OF S-88°14'39"-W, A CHORD DISTANCE OF 138.25 FEET, FOR AN ARC LENGTH OF 139.37 FEET; THENCE 15) N-67°10'39"-W, 44.44 FEET; THENCE 16) N-66°54'31"-W, 67.99 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 17) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 415.61 FEET, A CENTRAL ANGLE/Delta OF 12°30'07", A CHORD BEARING OF N-68°52'12"-W, A CHORD DISTANCE OF 90.51 FEET, FOR AN ARC LENGTH OF 90.69 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHWESTERLY; THENCE 18) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 355.63 FEET, A CENTRAL ANGLE/Delta OF 14°15'17", A CHORD BEARING OF N-79°31'29"-W, A CHORD DISTANCE OF 88.25 FEET, FOR AN ARC DISTANCE OF 88.48 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHERLY; THENCE 19) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 740.61 FEET, A CENTRAL ANGLE/Delta OF 08°46'58", A CHORD BEARING OF S-87°01'04"-W, A CHORD DISTANCE OF 113.41 FEET, FOR AN ARC LENGTH OF 113.53 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 20) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 432.25 FEET, A CENTRAL ANGLE/Delta OF 02°17'57", A CHORD BEARING OF S-77°36'22"-W, A CHORD DISTANCE OF 17.34 FEET, FOR AN ARC LENGTH OF 17.35 FEET TO THE **POINT OF BEGINNING**.



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 REVISION 2 9/20/19

PARCEL 2

BEGIN AT A ¾" IRON PIPE WITH NO IDENTIFICATION STANDING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 20, AND RUN THENCE ALONG THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 20 N-00°08'40"-W, 47.41 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO THE MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 20, AND RUN THENCE ALONG THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID CASS ROAD, THE FOLLOWING ELEVEN (11) COURSES: 1) NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 273.59 FEET, A CENTRAL ANGLE/Delta OF 01°53'52", A CHORD BEARING OF N-34°39'47"-E, A CHORD DISTANCE OF 9.06 FEET, FOR AN ARC LENGTH OF 9.06 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; 2) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 315.08 FEET, A CENTRAL ANGLE/Delta OF 15°39'31", A CHORD BEARING OF N-17°59'31"-E, A CHORD DISTANCE OF 85.84 FEET, FOR AN ARC LENGTH OF 86.11 FEET; THENCE 3) N-05°24'19"-E, 48.20 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 4) N-00°34'59"-E, 261.88 FEET; THENCE 5) N-00°05'56"-E, 200.20 FEET; THENCE 6) N-00°07'04"-W, 200.11 FEET; THENCE 7) N-00°14'03"-W, 300.00 FEET; THENCE 8) N-00°02'58"-E, 83.11 FEET; THENCE 9) S-89°58'04"-W, 0.42 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 10) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 186.00 FEET, A CENTRAL ANGLE/Delta OF 04°15'37", A CHORD BEARING OF N-19°32'48"-E, A CHORD DISTANCE OF 13.83 FEET, FOR AN ARC LENGTH OF 13.83 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 11) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE/Delta OF 49°02'54", A CHORD BEARING OF N-46°12'03"-E, A CHORD DISTANCE OF 96.30 FEET, FOR AN ARC LENGTH OF 99.30 FEET TO A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF OLD LAKE ALFRED ROAD ACCORDING TO MAP BOOK 2, PAGES 323 THROUGH 327 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794 PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY MAINTAINED RIGHT-OF-WAY OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING TWENTY-SIX (26) COURSES: 1) N-82°42'13"-E, 27.59 FEET; THENCE 2) N-87°08'13"-E, 60.11 FEET; THENCE 3) N-89°59'43"-E, 67.10 FEET; THENCE 4) S-66°15'13"-E, 9.93 FEET; THENCE 5) S-88°48'06"-E, 100.02 FEET; THENCE 6) N-89°56'17"-E, 100.00 FEET; THENCE 7) S-89°36'13"-E, 100.00 FEET; THENCE 8) N-89°28'47"-E, 100.00 FEET; THENCE 9) N-87°28'33"-E, 100.10 FEET; THENCE 10) N-89°52'51"-E, 100.00 FEET; THENCE 11) N-89°28'47"-E, 100.00 FEET; THENCE 12) S-89°08'43"-E, 100.01 FEET; THENCE 13) S-89°56'51"-E, 100.00 FEET; THENCE 14) N-89°32'13"-E, 100.00 FEET; THENCE 15) N-89°52'51"-E, 100.00 FEET; THENCE 16) S-89°56'51"-E, 100.00 FEET; THENCE 17) N-89°59'43"-E, 100.00 FEET; THENCE 18) S-89°39'39"-E, 100.00 FEET; THENCE 19) N-89°35'39"-E, 100.00 FEET; THENCE 20) S-89°53'24"-E, 100.00 FEET; THENCE 21) N-89°52'51"-E, 100.00 FEET; THENCE 22) N-89°49'58"-E, 100.00 FEET; THENCE 23) N-89°49'24"-E, 100.00 FEET; THENCE 24) S-89°43'06"-E, 100.00 FEET; THENCE 25) N-89°11'36"-E, 100.01 FEET; THENCE 26) S-89°19'21"-E, 38.37 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 557, AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 1629-PROJECT 5537, AND AS RECORDED IN OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557 THE FOLLOWING TWO (2) COURSES: 1) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1372.80 FEET, A CENTRAL ANGLE/Delta OF 28°32'52", A CHORD BEARING OF S-14°16'09"-E, A CHORD DISTANCE OF 676.95 FEET, FOR AN ARC LENGTH OF 684.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 2) S-00°00'16"-W, 662.88 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 20; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557, AND CONTINUE ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 20 N-89°55'39"-W, 2580.00 FEET TO THE POINT OF BEGINNING.



EXHIBIT 2
EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT
LEGAL DESCRIPTION

PARCEL 3

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

PARCEL 4

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



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EXHIBIT 2
EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT
LEGAL DESCRIPTION

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

THENCE 4) S-89°59'43"-W, 564.31 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 5) N-76°30'31"-W, 51.42 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 6) S-89°59'43"-W, 217.24 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE 7) THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE/Delta OF 66°25'19", A CHORD BEARING OF S-56°47'04"-W, A CHORD DISTANCE OF 21.91 FEET, FOR AN ARC LENGTH OF 23.19 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 8) S-89°59'43"-W, 710.79 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 9) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE/Delta OF 89°53'07", A CHORD BEARING OF N-45°03'43"-W, A CHORD DISTANCE OF 247.24 FEET, FOR AN ARC LENGTH OF 274.54 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD; THENCE ALONG THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING TWO (2) COURSES: 1) N-00°07'09"-W, 889.59 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE WESTERLY; THENCE 2) THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE/Delta OF 34°41'22", A CHORD BEARING OF N-17°27'50"-W, A CHORD DISTANCE OF 149.06 FEET, FOR AN ARC LENGTH OF 151.36 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE WEST LINE OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 20; THENCE DEPARTING THE EASTERLY MAINTAINED RIGHT-OF-WAY OF SAID OLD LAKE ALFRED ROAD, AND ALONG THE WEST LINE OF THE NORTH ½ OF THE SOUTHWEST ¼ N-00°08'40"-W, 48.43 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT ABOVE DESIGNATED **POINT "B"**, AND RUN THENCE S-29°26'54"-E, 80.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS THE **POINT OF BEGINNING**, SAID POINT IS ALSO A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD; THENCE ALONG THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING TWO (2) COURSES: 1) N-60°32'46"-E, 20.15 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 2) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE/Delta OF 36°52'12", A CHORD BEARING OF N-78°58'52"-E, A CHORD DISTANCE OF 31.62 FEET, FOR AN ARC LENGTH OF 32.18 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE WESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NUMBER 557; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 557 S-29°27'14"-E, 141.33 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD; THENCE ALONG THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING FIVE (5) COURSES: 1) S-85°30'10"-W, 23.94 FEET; THENCE 2) S-89°49'24"-W, 100.00 FEET; THENCE 3) N-89°46'32"-W, 100.00 FEET; THENCE 4) S-89°49'24"-W, 100.00 FEET; THENCE 5) N-89°39'39"-W, 78.54 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD, SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1027.00 FEET, A CENTRAL ANGLE/Delta OF 17°02'44", A CHORD BEARING OF N-69°04'08"-E, A CHORD DISTANCE OF 304.41 FEET, FOR AN ARC LENGTH OF 305.53 FEET TO THE **POINT OF BEGINNING**.



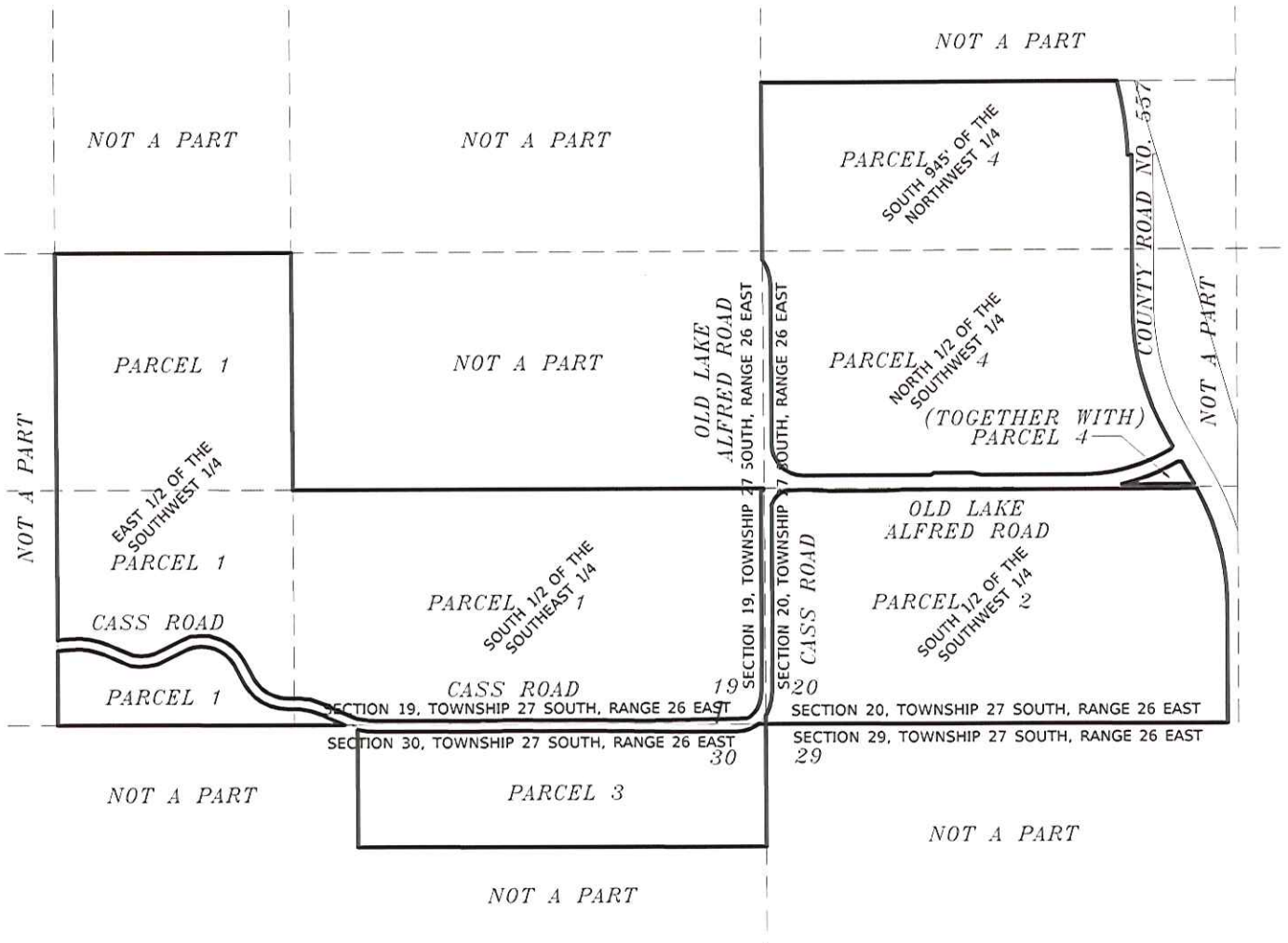
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EXHIBIT 2
EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT
LEGAL DESCRIPTION

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



500 250 0 500 1000
Scale: 1" = 1000'

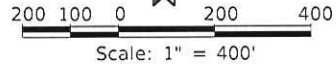


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EXHIBIT 2
OVERALL C.D.D. ~ KEY MAP
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
(NOT A SURVEY)

EXHIBIT 2 CONSISTS OF TWELVE (12) PAGES,
AND IS NOT COMPLETE WITHOUT ALL PAGES

NOT A PART



- I.R.&C. IRON ROD AND CAP (AS NOTED)
- LB LICENSED BUSINESS
- (D) INFORMATION PER "PARENT PARCELS" LEGAL DESCRIPTION
- O.R. OFFICIAL RECORDS
- PG. PAGE

3/8" I.R.&C.
(LB 5450)

N89°59'47"E 1321.68'

NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST

POINT OF BEGINNING **NORTHEAST CORNER**
 3/8" IRON ROD & CAP "LB 5450" EAST 1/2 OF THE SOUTHWEST 1/4
 NORTHWEST CORNER OF SECTION 19
 EAST 1/2 OF THE SOUTHWEST 1/4
 OF SECTION 19

PARCEL 1

NOT A PART

NOT A PART

NOT A PART

WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST

EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST

EAST 1/2 OF THE SOUTHWEST 1/4

PARCEL 1

S89°58'20"

NORTH LINE OF THE SOUTH 1 SECTION 19, TOWNSHIP 2

DESIGNATED POINT "A"

NOT A PART

WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST

EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST

WEST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST

PARCEL 1

MATCH LINE
SEE PAGE 77

SOUTH

S00°08'18"E 61.47'

POINT OF BEGINNING
(TOGETHER WITH PARCEL 1)
3/8" I.R.&C. (LB 8126)

WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST

EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST

WEST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST

S00°08'18"E 418.74'

POINT OF BEGINNING
(TOGETHER WITH PARCEL 1)
3/8" I.R.&C. (LB 8126)

WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST

EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST

WEST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST

SOUTHWEST CORNER
EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19

SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST

LESS & EXCEPT
CASS ROAD

MAINTAINED RIGHT-OF-WAY AS SHOWN IN
MAP BOOK 14, PAGES 78-86
AND O.R. BOOK 7794, PC. 986-1002

NOT A PART

PARCEL 3

NOR TOWNSHI

MAINTAIN

LE

MAINTAINED

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	64.22'	246.83'	14° 54' 25"	64.04'	S18° 09' 26"W
C2	60.02'	213.59'	16° 06' 05"	59.83'	S43° 12' 17"W
C3	19.38'	150.45'	07° 22' 46"	19.36'	S61° 45' 46"W
C4	126.36'	523.28'	13° 50' 09"	126.06'	N67° 01' 16"W
C5	34.95'	523.28'	03° 49' 37"	34.94'	N81° 39' 02"W
C6	121.57'	260.64'	26° 43' 30"	120.47'	N74° 29' 03"W
C7	147.78'	242.45'	34° 55' 23"	145.50'	N40° 04' 24"W
C8	217.05'	259.87'	47° 51' 20"	210.80'	N54° 10' 27"W
C9	57.14'	241.94'	13° 31' 58"	57.01'	S89° 09' 06"W
C10	24.38'	241.94'	05° 46' 25"	24.37'	S68° 16' 47"W
C11	119.75'	257.71'	26° 37' 29"	118.68'	S86° 10' 03"W
C12	100.04'	475.61'	12° 03' 04"	99.85'	N68° 55' 28"W

Curve Table

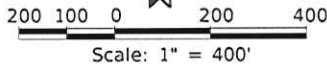
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C13	103.01'	415.63'	14° 11' 59"	102.74'	N79° 41' 42"W
C14	125.72'	800.61'	08° 59' 50"	125.59'	S86° 58' 55"W
C15	7.55'	492.25'	00° 52' 46"	7.55'	S78° 33' 19"W
C16	189.59'	463.28'	23° 26' 52"	188.27'	N71° 23' 14"W
C17	153.04'	320.64'	27° 20' 48"	151.59'	N74° 27' 38"W
C18	183.27'	302.45'	34° 43' 11"	180.48'	N40° 31' 56"W
C19	178.37'	199.87'	51° 07' 56"	172.51'	N56° 07' 58"W
C20	117.96'	181.94'	37° 08' 54"	115.91'	S84° 19' 33"W
C21	139.37'	317.71'	25° 07' 59"	138.25'	S88° 14' 39"W
C22	90.69'	415.61'	12° 30' 07"	90.51'	N68° 52' 12"W
C23	88.48'	355.63'	14° 15' 17"	88.25'	N79° 31' 29"W
C24	113.53'	740.61'	08° 46' 58"	113.41'	S87° 01' 04"W
C25	17.35'	432.25'	02° 17' 57"	17.34'	S77° 36' 22"W



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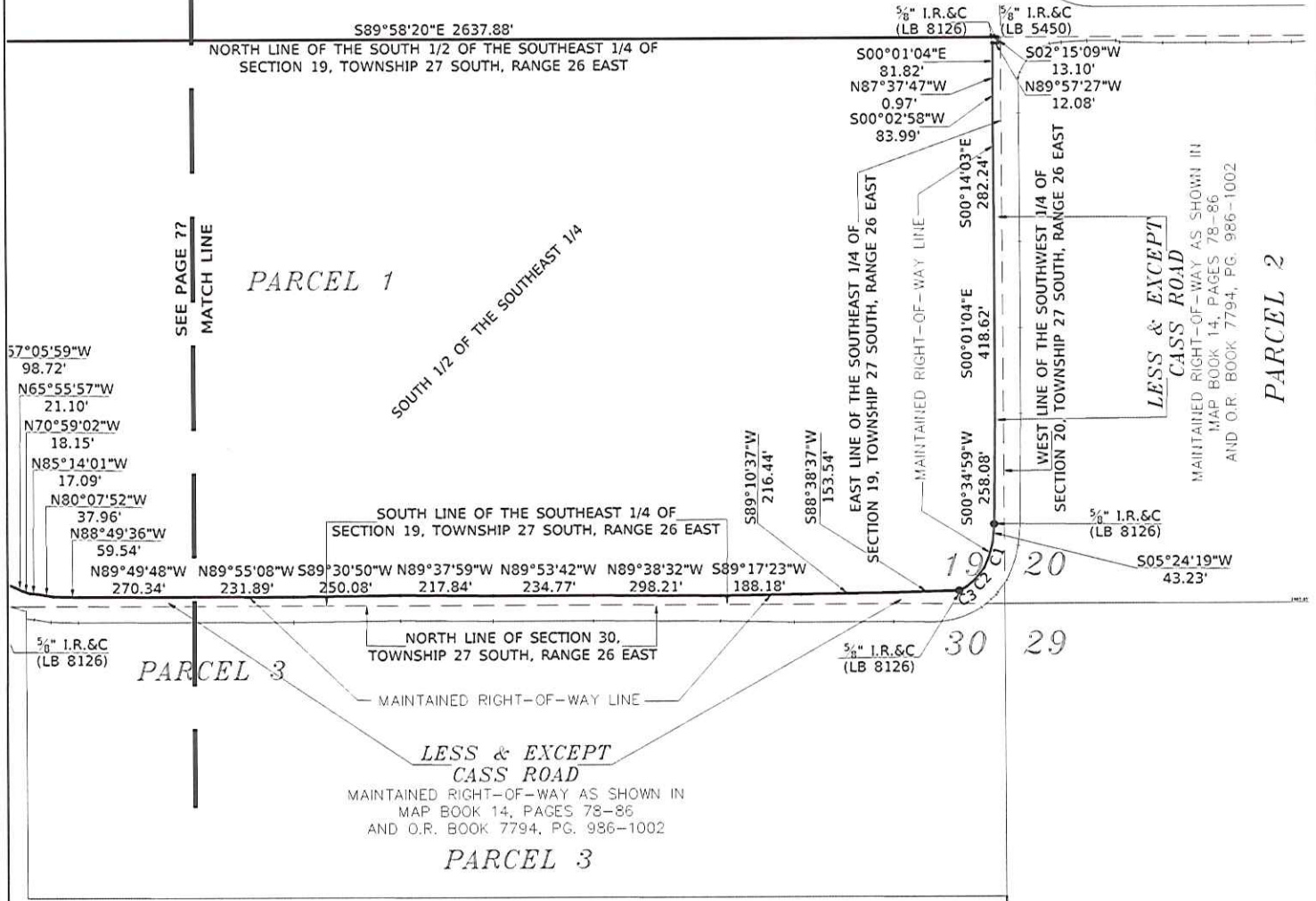


- I.R.&C. IRON ROD AND CAP (AS NOTED)
- LB LICENSED BUSINESS
- (D) INFORMATION PER "PARENT PARCELS" LEGAL DESCRIPTION
- O.R. OFFICIAL RECORDS
- PG. PAGE

NOT A PART

PARCEL 2

NOT A PART



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	64.22'	246.83'	14° 54' 25"	64.04'	S18° 09' 26"W
C2	60.02'	213.59'	16° 06' 05"	59.83'	S43° 12' 17"W
C3	19.38'	150.45'	07° 22' 46"	19.36'	S61° 45' 46"W
C4	126.36'	523.28'	13° 50' 09"	126.06'	N67° 01' 16"W
C5	34.95'	523.28'	03° 49' 37"	34.94'	N81° 39' 02"W
C6	121.57'	260.64'	26° 43' 30"	120.47'	N74° 29' 03"W
C7	147.78'	242.45'	34° 55' 23"	145.50'	N40° 04' 24"W
C8	217.05'	259.87'	47° 51' 20"	210.80'	N54° 10' 27"W
C9	57.14'	241.94'	13° 31' 58"	57.01'	S89° 09' 06"W
C10	24.38'	241.94'	05° 46' 25"	24.37'	S68° 16' 47"W
C11	119.75'	257.71'	26° 37' 29"	118.68'	S86° 10' 03"W
C12	100.04'	475.61'	12° 03' 04"	99.85'	N68° 55' 28"W

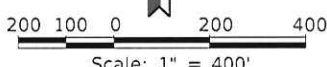
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C13	103.01'	415.63'	14° 11' 59"	102.74'	N79° 41' 42"W
C14	125.72'	800.61'	08° 59' 50"	125.59'	S86° 58' 55"W
C15	7.55'	492.25'	00° 52' 46"	7.55'	S78° 33' 19"W
C16	189.59'	463.28'	23° 26' 52"	188.27'	N71° 23' 14"W
C17	153.04'	320.64'	27° 20' 48"	151.59'	N74° 27' 38"W
C18	183.27'	302.45'	34° 43' 11"	180.48'	N40° 31' 56"W
C19	178.37'	199.87'	51° 07' 56"	172.51'	N56° 07' 58"W
C20	117.96'	181.94'	37° 08' 54"	115.91'	S84° 19' 33"W
C21	139.37'	317.71'	25° 07' 59"	138.25'	S88° 14' 39"W
C22	90.69'	415.61'	12° 30' 07"	90.51'	N68° 52' 12"W
C23	88.48'	355.63'	14° 15' 17"	88.25'	N79° 31' 29"W
C24	113.53'	740.61'	08° 46' 58"	113.41'	S87° 01' 04"W
C25	17.35'	432.25'	02° 17' 57"	17.34'	S77° 36' 22"W



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- PG. PAGE

PARCEL 4

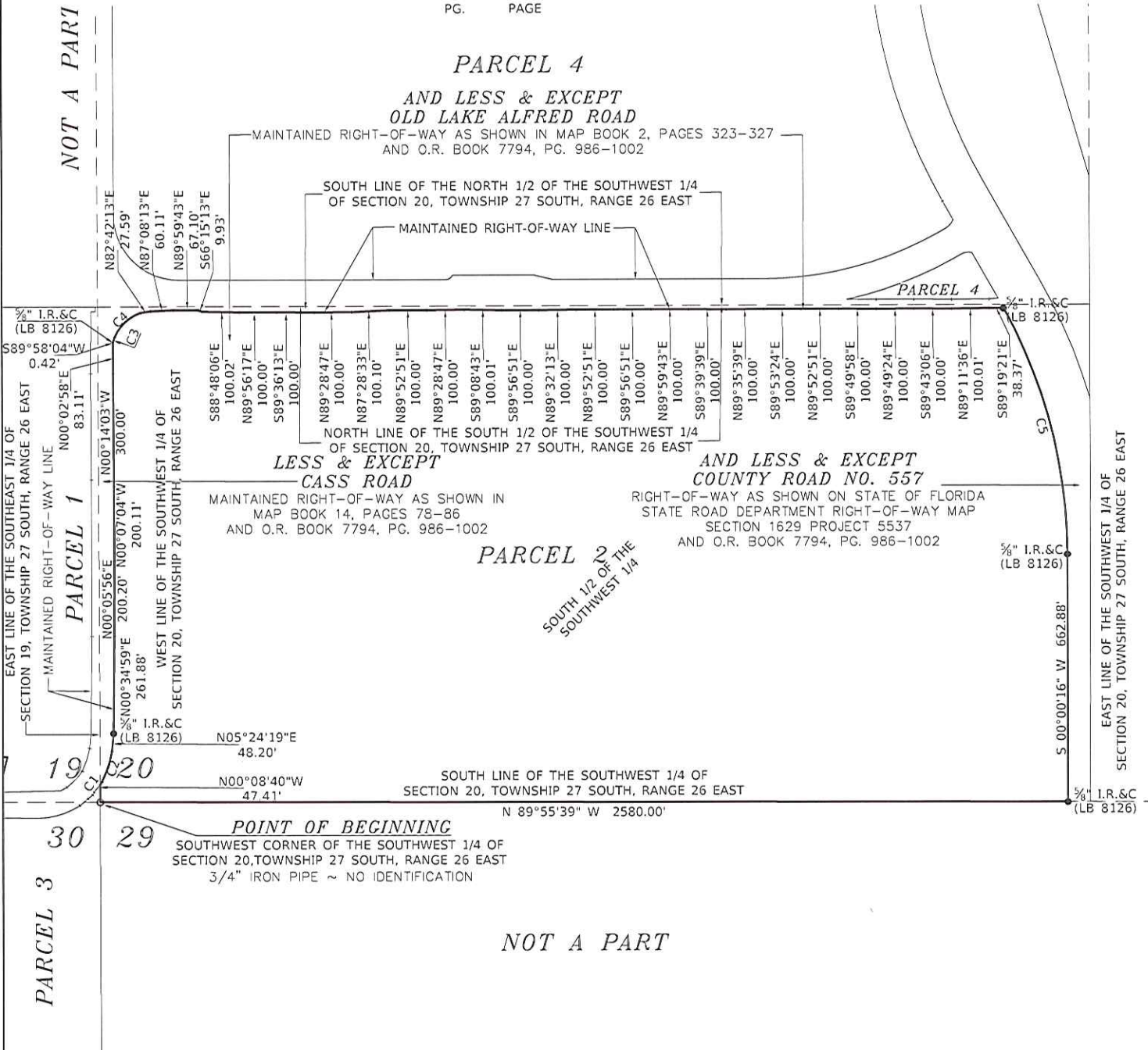
**AND LESS & EXCEPT
OLD LAKE ALFRED ROAD**

MAINTAINED RIGHT-OF-WAY AS SHOWN IN MAP BOOK 2, PAGES 323-327
AND O.R. BOOK 7794, PG. 986-1002

SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4
OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST

MAINTAINED RIGHT-OF-WAY LINE

NOT A PART



PARCEL 2
SOUTH 1/2 OF THE
SOUTHWEST 1/4

**LESS & EXCEPT
CASS ROAD**

MAINTAINED RIGHT-OF-WAY AS SHOWN IN
MAP BOOK 14, PAGES 78-86
AND O.R. BOOK 7794, PG. 986-1002

**AND LESS & EXCEPT
COUNTY ROAD NO. 557**

RIGHT-OF-WAY AS SHOWN ON STATE OF FLORIDA
STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP
SECTION 1629 PROJECT 5537
AND O.R. BOOK 7794, PG. 986-1002

POINT OF BEGINNING
SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF
SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST
3/4" IRON PIPE ~ NO IDENTIFICATION

NOT A PART

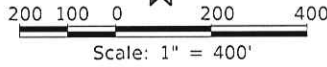
Curve Table					
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C1	9.06'	273.59'	01° 53' 52"	9.06'	N34° 39' 47"E
C2	86.11'	315.08'	15° 39' 31"	85.84'	N17° 59' 31"E
C3	13.83'	186.00'	04° 15' 37"	13.83'	N19° 32' 48"E
C4	99.30'	116.00'	49° 02' 54"	96.30'	N46° 12' 03"E
C5	684.00'	1372.80'	28° 32' 52"	676.95'	S14° 16' 09"E



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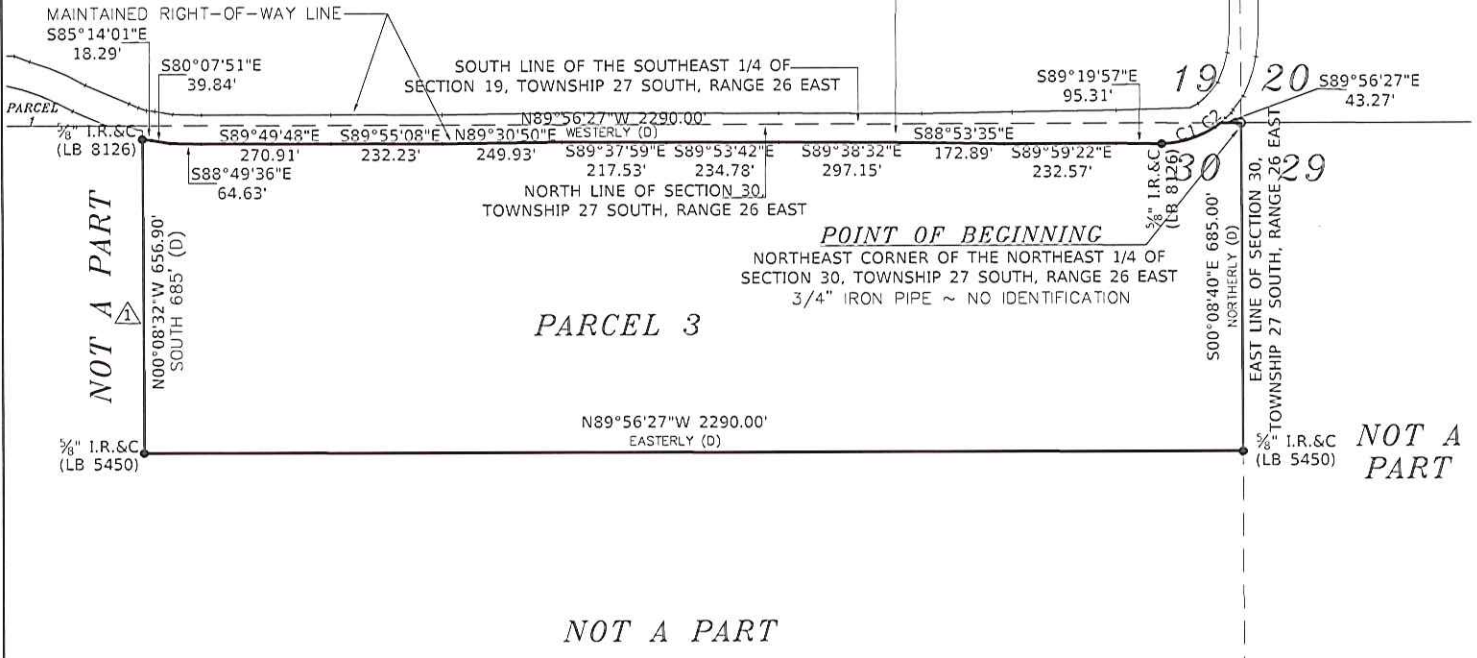
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- O.R. OFFICIAL RECORDS
- PG. PAGE

PARCEL 1

PARCEL 2

LESS & EXCEPT
CASS ROAD

MAINTAINED RIGHT-OF-WAY AS SHOWN IN
MAP BOOK 14, PAGES 78-86
AND O.R. BOOK 7794, PG. 986-1002



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	117.05'	210.45'	31° 52' 07"	115.55'	N73° 00' 48"E
C2	13.97'	273.59'	02° 55' 33"	13.97'	N50° 31' 27"E

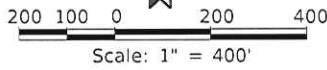


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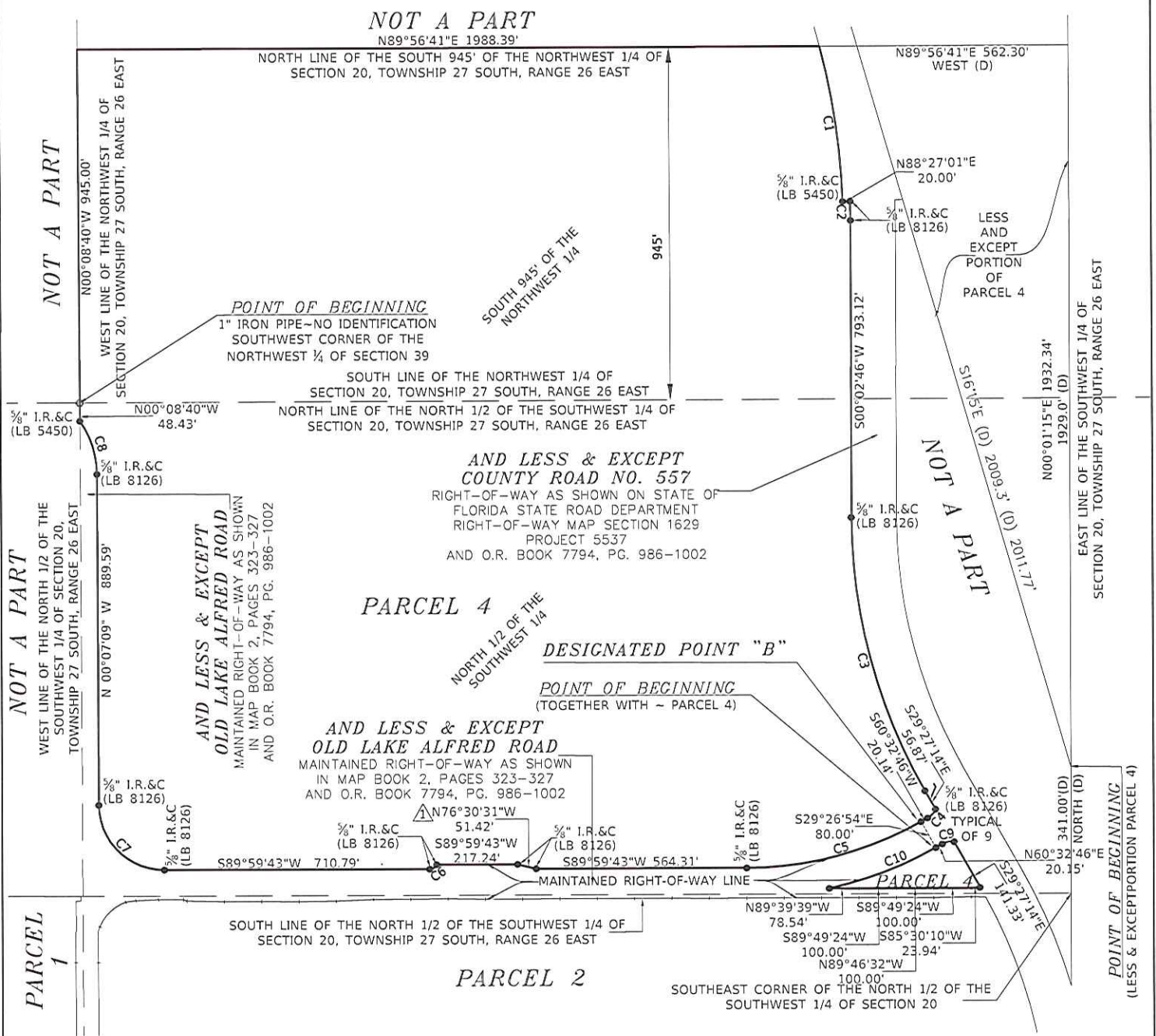
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PARCEL 3
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- PG. PAGE



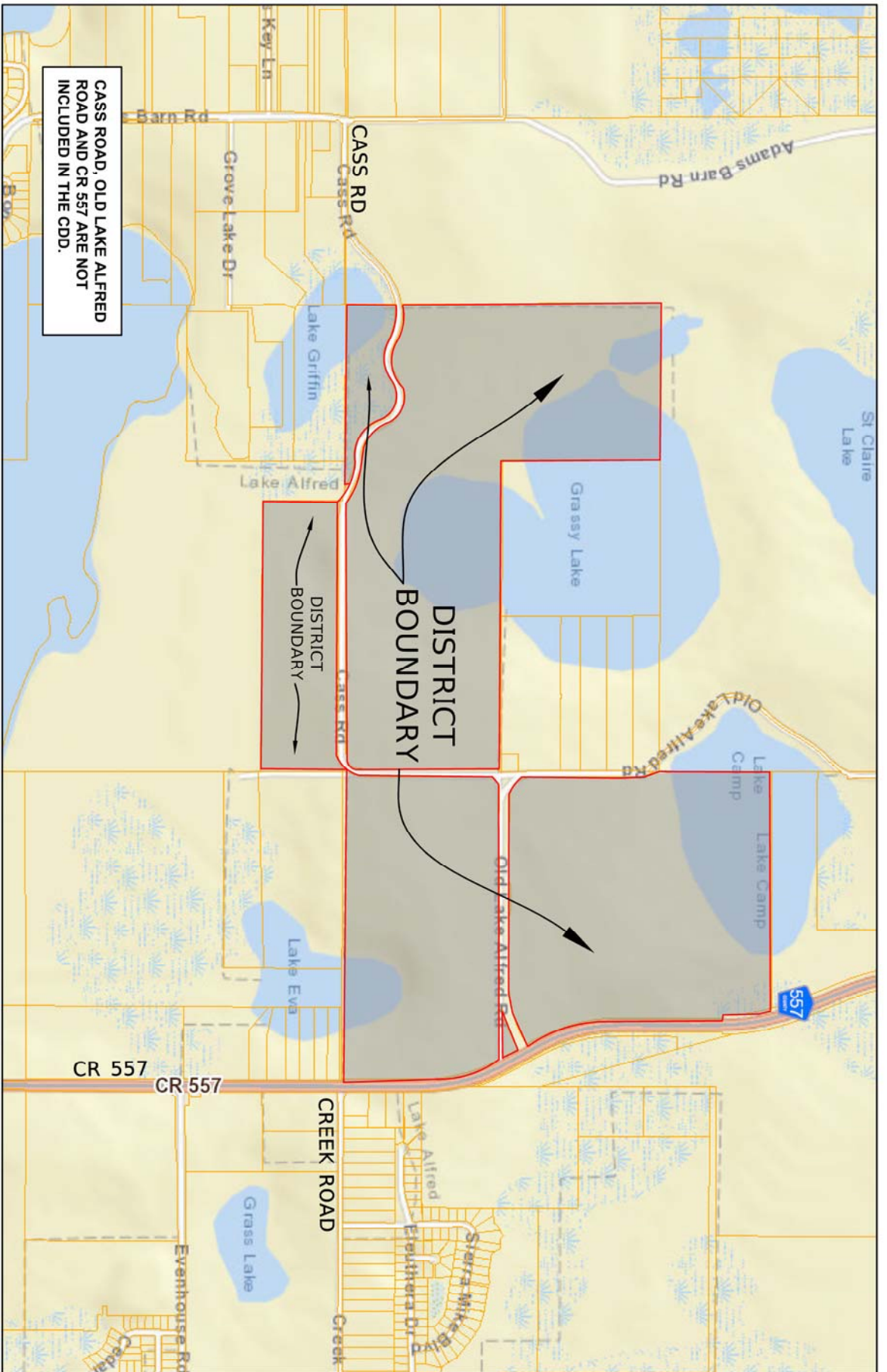
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	422.39'	1830.57'	13° 13' 14"	421.46'	S08° 09' 36"E
C2	51.54'	1850.57'	01° 35' 45"	51.54'	S00° 45' 06"E
C3	768.39'	1492.39'	29° 30' 00"	759.93'	S14° 42' 14"E
C4	32.18'	50.00'	36° 52' 12"	31.62'	S42° 06' 40"W
C5	486.74'	947.00'	29° 26' 57"	481.40'	S75° 16' 15"W
C6	23.19'	20.00'	66° 25' 19"	21.91'	S56° 47' 04"W
C7	274.54'	175.00'	89° 53' 07"	247.24'	N45° 03' 43"W
C8	151.36'	250.00'	34° 41' 22"	149.06'	N17° 27' 50"W
C9	32.18'	50.00'	36° 52' 12"	31.62'	N78° 58' 52"E
C10	305.53'	1027.00'	17° 02' 44"	304.41'	N69° 04' 08"E



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EXHIBIT 2
PARCEL 4
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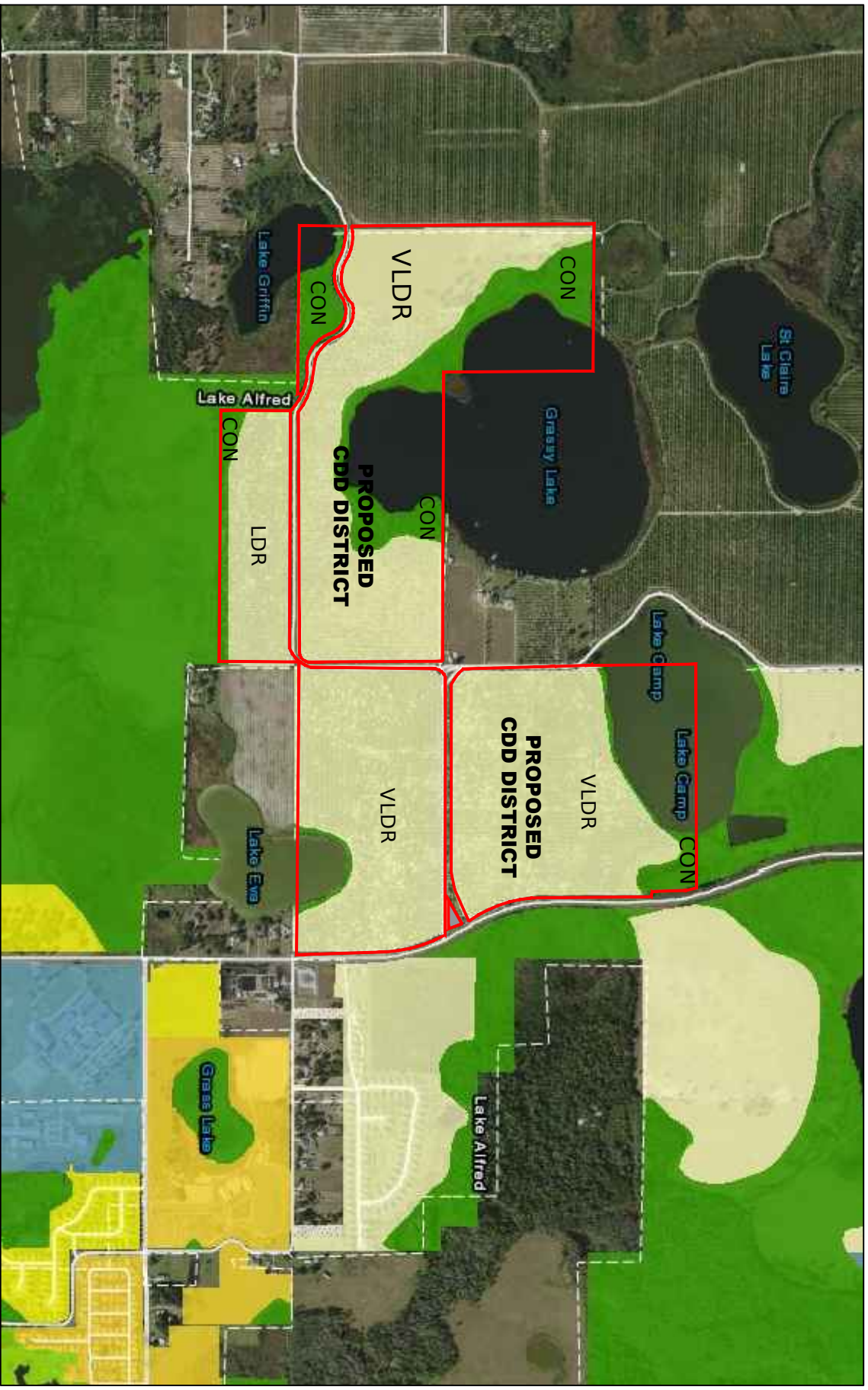
CASS ROAD, OLD LAKE ALFRED ROAD AND CR 557 ARE NOT INCLUDED IN THE CDD.



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EXHIBIT 3
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
DISTRICT BOUNDARY



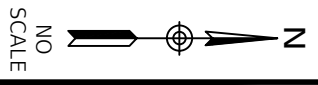


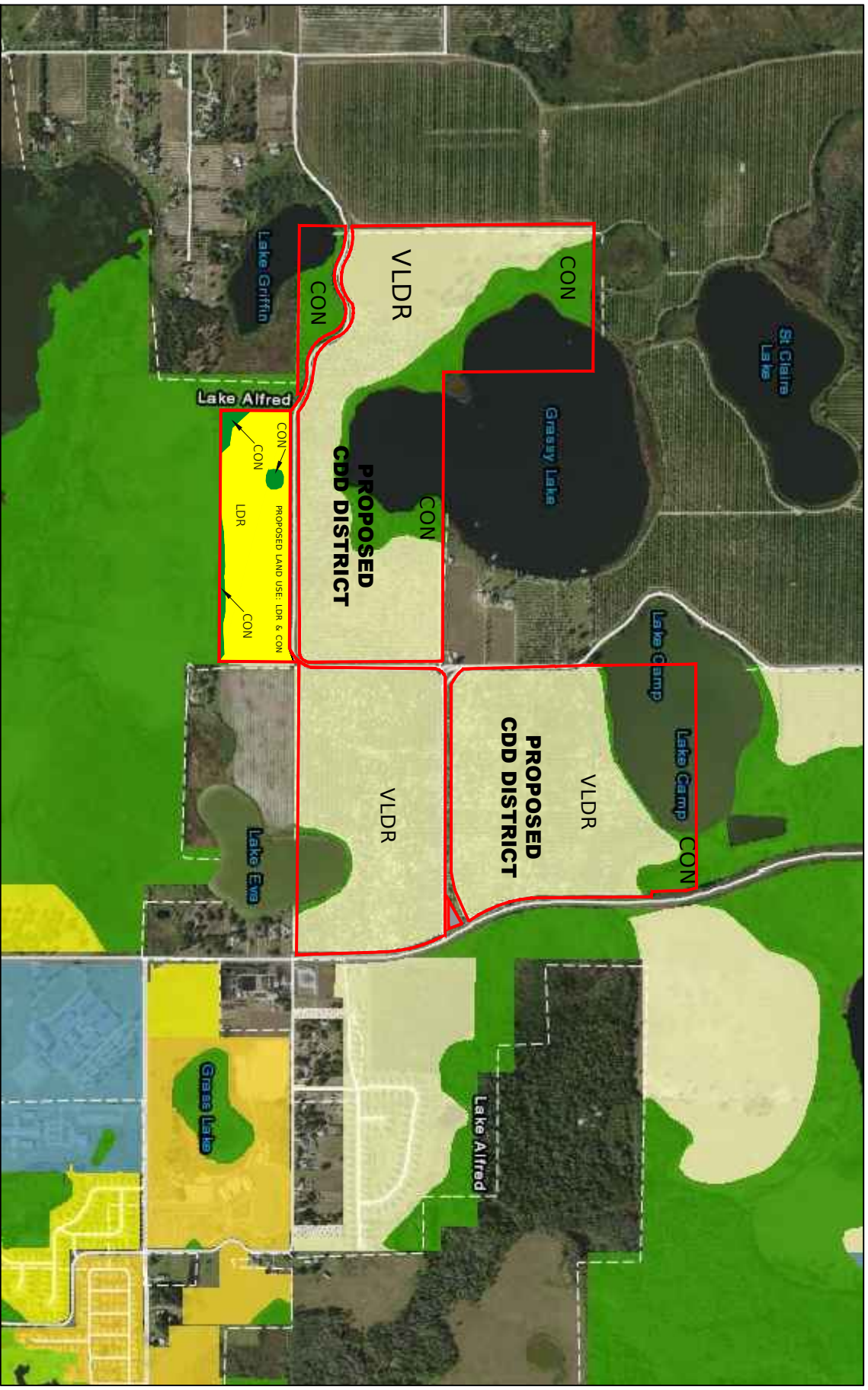
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LEGEND

- CON - CONSERVATION
- VLDR - VERY LOW DENSITY RESIDENTIAL
- LDR - LOW DENSITY RESIDENTIAL

COMPOSITE EXHIBIT 4
EDEN HILLS CDD
EXISTING FUTURE LAND USE
CITY OF LAKE ALFRED



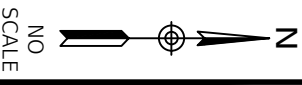


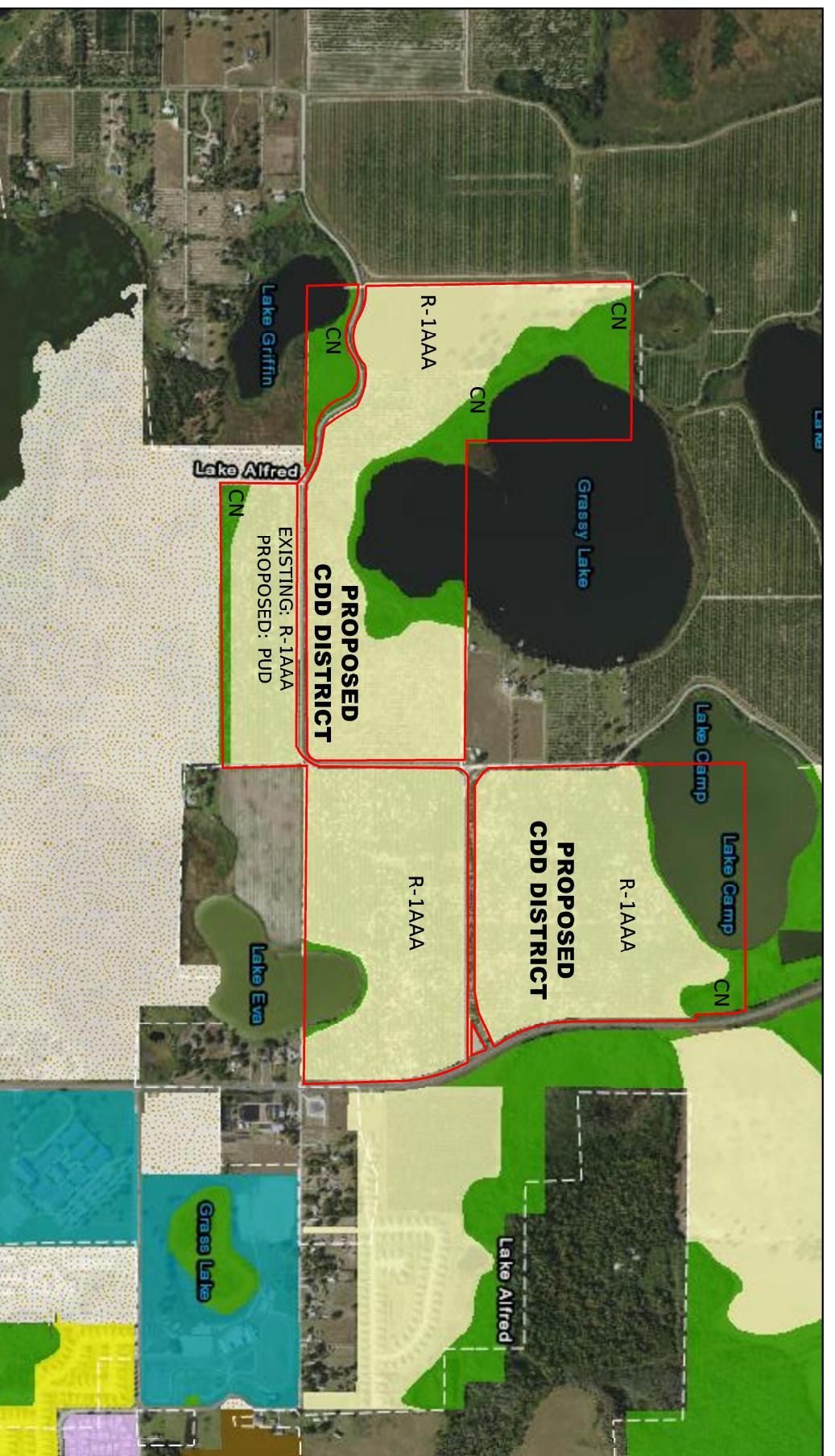
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LEGEND

- CON - CONSERVATION
- VLDR - VERY LOW DENSITY RESIDENTIAL
- LDR - LOW DENSITY RESIDENTIAL

COMPOSITE EXHIBIT 4
EDEN HILLS CDD
PROPOSED FUTURE LAND USE
CITY OF LAKE ALFRED

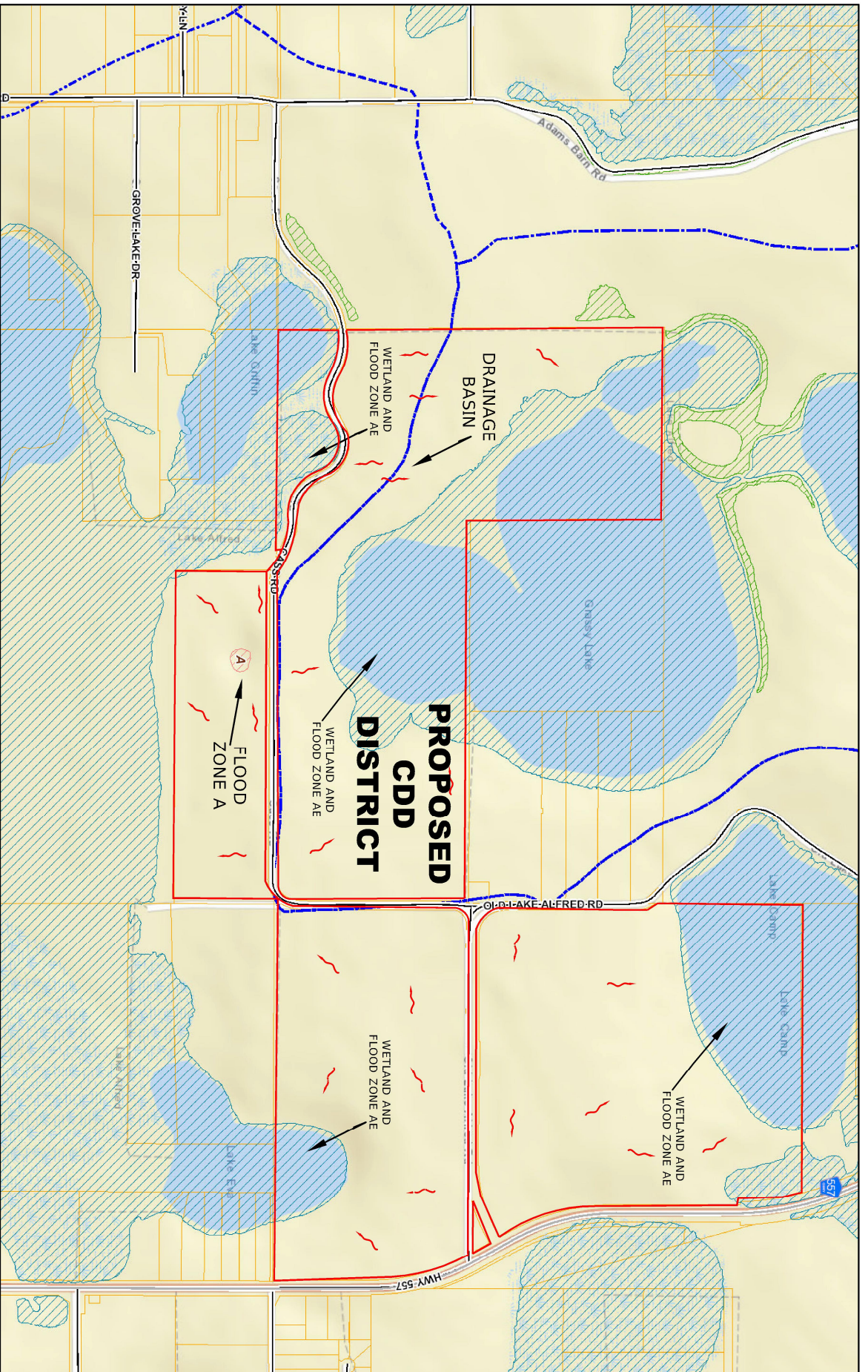




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- LEGEND**
- CN - CONSERVATION
 - R-1AAA - SINGLE FAMILY DWELLING DISTRICT

EXHIBIT 5
EDEN HILLS CDD
ZONING MAP
CITY OF LAKE ALFRED



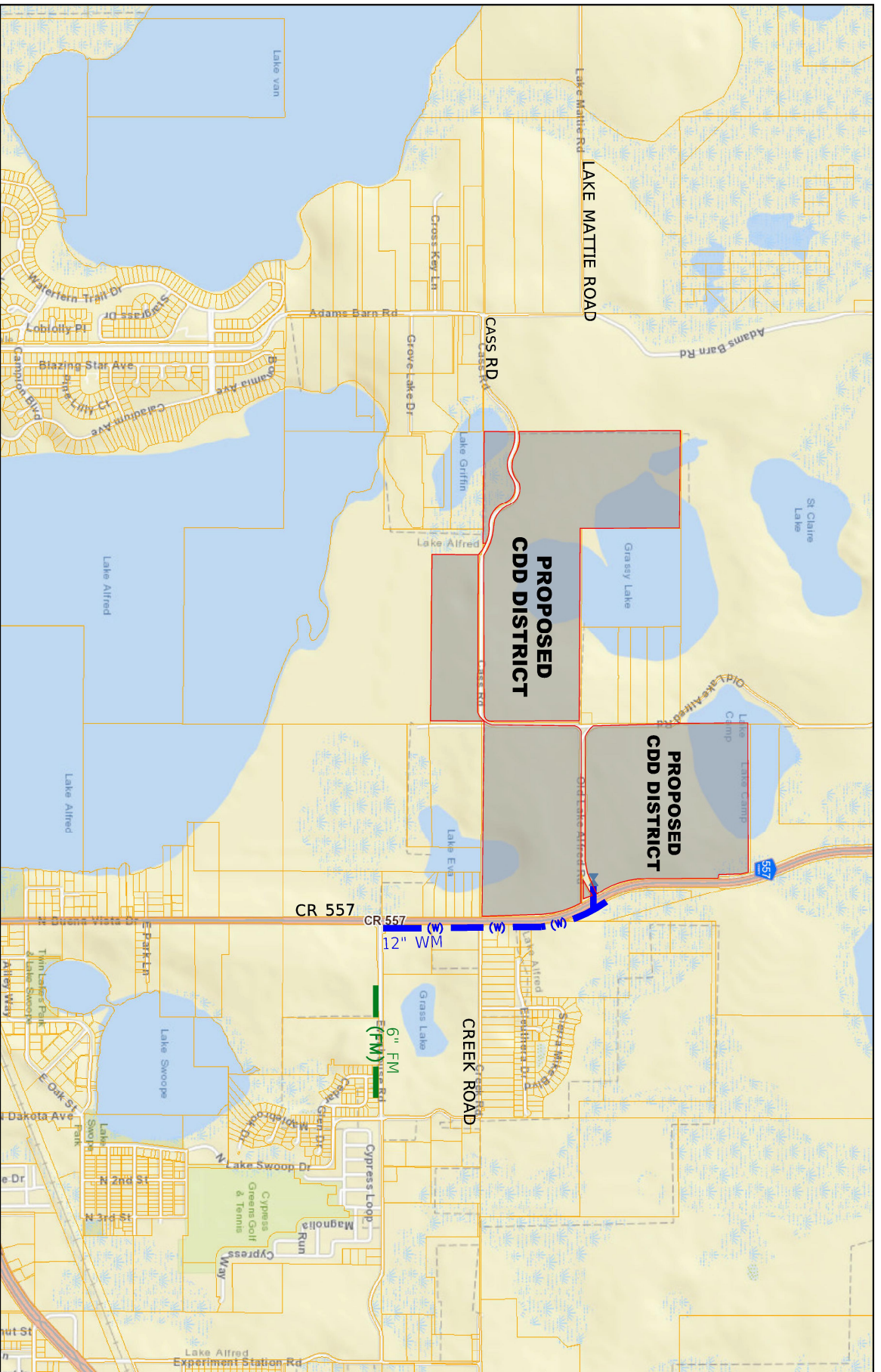
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LEGEND
 FLOW DIRECTION
 DRAINAGE BASIN

*There are no streams, ditches, rivers or manmade outfalls within the district. There are swales along CR 557, Cass Road, and Old Lake Alfred Road.

COMPOSITE EXHIBIT 6
EDEN HILLS CDD
DRAINAGE MAP

N
 NO SCALE



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LEGEND

	(W)		EXISTING 12" WATER MAIN
	(FM)		EXISTING 6" FORCE SEWER MAIN

COMPOSITE EXHIBIT 6
EDEN HILLS CDD
WATER & FORCE MAINS

**Composite Exhibit 7
Eden Hills
Community Development District
Summary of Probable Cost**

<u>Infrastructure</u> ⁽¹⁾	<u>Phase 1</u> <u>(142 Lots)</u> <u>2019-2023</u>	<u>Phase 2</u> <u>(256 Lots)</u> <u>2019-2024</u>	<u>Phase 3</u> <u>(227 Lots)</u> <u>2020-2025</u>	<u>Phase 4</u> <u>(238 Lots)</u> <u>2020-2025</u>	<u>Total</u> <u>(863 Lots)</u>
Offsite Improvements to County Road 557 ⁽⁵⁾⁽⁶⁾	40,000.00	85,000.00	67,000.00	58,000.00	250,000.00
Offsite Roadway Improvements to Old Lake Alfred Road, Cass Road, and Adams Barn Road	48,000.00	102,000.00	80,000.00	70,000.00	300,000.00
Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	1,300,000.00	2,200,000.00	1,950,000.00	2,050,000.00	7,500,000.00
Utilities (Water, Sewer, & Street Lighting) ^{(5)(6) (8)}	680,000.00	1,200,000.00	1,050,000.00	1,100,000.00	4,030,000.00
Internal Roadways (not referenced above) ⁽⁴⁾⁽⁵⁾⁽⁶⁾⁽¹⁰⁾	480,000.00	820,000.00	730,000.00	760,000.00	2,790,000.00
Entry Feature ⁽⁶⁾⁽⁷⁾	130,000.00	270,000.00	210,000.00	190,000.00	800,000.00
Parks and Recreational Facilities ⁽⁶⁾	190,000.00	410,000.00	320,000.00	280,000.00	1,200,000.00
Contingency	<u>250,000.00</u>	<u>510,000.00</u>	<u>440,000.00</u>	<u>450,000.00</u>	<u>1,650,000.00</u>
TOTAL	\$3,118,000.00	\$5,597,000.00	\$ 4,847,000.00	\$4,958,000.00	\$18,520,000.00

Notes:

1. Infrastructure consists of public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction in conjunction with home construction, which will be provided by home builder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2020 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. CDD will enter into a Lighting Agreement with TECO for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District Land is included.
9. Estimates based on Master Infrastructure to support development of 863 lots.
10. Internal sidewalks shall be constructed along common areas only.

**Composite Exhibit 8
Eden Hills
Community Development District
Summary of Proposed District Facilities**

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Offsite Improvements to CR 557	District	Polk County	District Bonds	Polk County
Offsite Roadway Improvements to Old Lake Alfred Road, Cass Road, and Adams Barn Road	District	Polk County	District Bonds	Polk County
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	City of Lake Alfred**	District Bonds	City of Lake Alfred
Street Lighting/Conduit	District	District****	District Bonds	District
Internal Roadways (not referenced above) ***	District	City of Lake Alfred	District Bonds	City of Lake Alfred
Entry Features & Signage	District	District	District Bonds	District
Parks and Recreational Facilities	District	District	District Bonds	District

*Costs not funded by bonds will be funded by the developer.

** Utilities and internal roadways constructed by the District and conveyed to the City of Lake Alfred will be constructed to City standards.

*** Internal roadways will be public and non-gated.

****Street Lighting/conduit shall be owned and maintained by the District or the District shall enter into a lease agreement with TECO.

COMPOSITE EXHIBIT B

Assessment Methodology

**MASTER
ASSESSMENT METHODOLOGY

FOR

EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT**

Date: November 1, 2019

Prepared by

**Governmental Management Services - Central Florida, LLC
135 W. Central Blvd, Suite 320
Orlando, FL 32801**

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GMS-CF, LLC does not represent the Eden Hills Community
Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to
provide such services as described in Section 15B of the
Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC
does not provide the Eden Hills Community Development District with financial
advisory services or offer investment advice in any form.

1.0 Introduction

The Eden Hills Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$22,000,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements (“Capital Improvement Plan”) within the District more specifically described in the Engineer’s Report dated October 24, 2019 prepared by Wood & Associates Engineering LLC , as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Capital Improvements or Capital Improvement Plan (“Capital Improvements”) that benefit property owners within the District.

1.1 Purpose

This Master Assessment Methodology (the “Assessment Report”) provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvements. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvements. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments (“Special Assessments”) on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed Special Assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 370.91 acres in the City of Lake Alfred within Polk County, Florida. The development program for the District currently envisions approximately 739 residential units. The proposed development program is depicted in Table 1. It is recognized that such development plan may change, and this Assessment Report will be modified or supplemented accordingly.

The Capital Improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvements.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvements.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvements.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number and type of platted units.

1.3 Special Benefits and General Benefits

Capital Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

The general public and property owners outside of the District may benefit from the provision of the Capital Improvements. However, any such benefit will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvements. The property owners within the District are therefore receiving special benefits not received by the general public and those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the Capital Improvements being paid for.

- 2) The assessments must be fairly and reasonably allocated or apportioned to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Will Equal or Exceed the Costs Allocated

The special benefits provided to the property owners within the District will be equal to or greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$16,950,000. The District's Underwriter projects that financing costs required to fund the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$22,000,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District anticipates issuing approximately \$22,000,000 in Bonds in one or more series to fund the District's entire Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$22,000,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses and lot sides in the development as identified by the Developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvements needed to support the development, which these construction costs are outlined in Table 2. The Capital Improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$16,950,000. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for the Capital Improvements and related costs was determined by the District's Underwriter to total approximately \$22,000,000. Table 3 shows the breakdown of the Bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the Capital Improvements funded by District Bonds benefits all acres within the District.

The initial assessments will be levied on an equal basis to all gross acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the Capital Improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units (“Assigned Properties”) has begun, the Special Assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The “Unassigned Properties” defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the assigned properties within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and professional fees along with related incidental costs. There are three product types within the planned development. The single family home has been set as the base unit and has been assigned one equivalent residential unit (“ERU”). Table 4 shows the allocation of benefit to the particular product type. It is important to note that the benefit derived from the Capital Improvements on a particular unit will exceed the cost that the unit will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Capital Improvements will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities,

roadways, entry features, and park and amenity features. The benefit from the Capital Improvements accrue in differing amounts and are somewhat dependent on the product type receiving the special benefits peculiar to that property type, which flow from the logical relationship of the Capital Improvements to the assigned properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the Capital Improvements actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual Special Assessment levied for the Capital Improvement as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Capital Improvement Plan is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Capital Improvement Plan have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the product type of assignable properties.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any Special Assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit

debt allocation assuming all anticipated assigned properties are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is approved, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated Bond Special Assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated Bond Special Assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

4.0 Assessment Roll

The District will initially distribute the Special Assessments across the property within the District boundaries on a gross acreage basis. As Assigned Properties become known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan or product type changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are not finalized with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

TABLE 1
 EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
 DEVELOPMENT PROGRAM
 MASTER ASSESSMENT METHODOLOGY

Land Use	Total Assessible Units	ERUs per Unit (1)	Total ERUs
Single Family	739	1.00	739
Total Units	739		739

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family = 1 ERU

* Unit mix is subject to change based on marketing and other factors

TABLE 2
 EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
 CAPITAL IMPROVEMENT PLAN COST ESTIMATES
 MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Cost Estimate
Offsite Improvements - CR 557	\$250,000
Offsite Improvements - Old Lake Alfred Rd, Cass Rd, Adams Barn Rd	\$300,000
Stormwater Management	\$6,790,000
Utilities (Water, Sewer, & Street Lighting)	\$3,590,000
Roadway	\$2,520,000
Entry Feature	\$800,000
Parks and Amenities	\$1,200,000
Contingencies	\$1,500,000
	\$16,950,000

(1) A detailed description of these improvements is provided in the Engineer's Report dated October 24, 2019.

TABLE 3
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER ASSESSMENT METHODOLOGY

Description		Total
Construction Funds	\$	16,950,000
Debt Service Reserve	\$	1,598,276
Capitalized Interest	\$	2,640,000
Underwriters Discount	\$	440,000
Cost of Issuance	\$	220,000
Contingency	\$	151,724
Par Amount*	\$	22,000,000

Bond Assumptions:

Interest Rate	6.00%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

TABLE 4
 EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
 ALLOCATION OF IMPROVEMENT COSTS
 MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family	739	1	739	100.00%	\$ 16,950,000	\$22,936
Totals	739		739	100.00%	\$ 16,950,000	

* Unit mix is subject to change based on marketing and other factors

TABLE 5
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Single Family	739	\$ 16,950,000	\$ 22,000,000	\$29,770
Totals	739	\$ 16,950,000	\$ 22,000,000	

* Unit mix is subject to change based on marketing and other factors

TABLE 6
 EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
 PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
 MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family	739	\$ 22,000,000	\$29,770	\$ 1,598,276	\$ 2,163	\$ 2,326
Totals	739	\$ 22,000,000		\$ 1,598,276		

(1) This amount includes collection fees and early payment discounts when collected on the Polk County Tax Bill

* Unit mix is subject to change based on marketing and other factors

TABLE 7
 EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
 PRELIMINARY ASSESSMENT ROLL
 MASTER ASSESSMENT METHODOLOGY

Owner	Property ID #'s*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Jack M. Berry Inc.	262719-000000-024010	9.80	\$59,503	\$ 583,128	\$ 42,364	\$ 45,552
Jack M. Berry Inc.	262719-000000-022010	145.55	\$59,503	\$ 8,660,644	\$ 629,186	\$ 676,544
Jack M. Berry Inc.	262730-000000-011010	33.85	\$59,503	\$ 2,014,173	\$ 146,327	\$ 157,341
Jack M. Berry Inc.	262720-000000-042010	40.89	\$59,503	\$ 2,433,073	\$ 176,760	\$ 190,065
Jack M. Berry Inc.	262720-000000-032010	37.90	\$59,503	\$ 2,255,159	\$ 163,835	\$ 176,167
Lucerne Park Investment, LLC	262720-000000-042030	12.35	\$59,503	\$ 734,861	\$ 53,387	\$ 57,405
Lucerne Park Investment, LLC	262720-000000-044010	22.67	\$59,503	\$ 1,348,930	\$ 97,998	\$ 105,375
Lucerne Park Investment, LLC	262720-000000-032040	66.72	\$59,503	\$ 3,970,032	\$ 288,419	\$ 310,127
Totals		369.73		\$ 22,000,000	\$ 1,598,276	\$ 1,718,576

(1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$1,598,276

* - See Metes and Bounds, attached as Exhibit A

EDEN HILLS CDD LEGAL DESCRIPTION

PARCEL 1

THE S-1/2 OF SE-1/4 AND E-1/2 OF SW-1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY OF CASS ROAD.

PARCEL 2

THE S 1/2 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, LESS AND EXCEPT ALL ROADWAYS AND EASEMENTS OF RECORD OR IN USE, LYING AND BEING IN POLK COUNTY, FLORIDA.

PARCEL 3

COMMENCING AT THE SECTION POST AT THE NORTHEAST CORNER OF THE NE 1/4 OF SECTION 30, TOWNSHIP 27 SOUTH, RANGE 26 EAST; RUNNING THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION 2290 FEET; THENCE SOUTH 685 FEET; THENCE IN AN EASTERLY DIRECTION PARALLEL TO THE NORTH LINE OF SAID SECTION TO THE EAST LINE OF SAID SECTION AND THENCE IN A NORTHERLY DIRECTION TO THE PLACE OF BEGINNING, LESS ROAD RIGHT OF WAY OF CASS ROAD.

PARCEL 4

THE SOUTH 945 FEET OF THE NW 1/4 AND THE N 1/2 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, LESS AND EXCEPT A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 341 FEET NORTH OF THE SOUTHEAST CORNER OF THE N 1/2 OF THE SW 1/4, RUN THENCE NORTH ALONG THE HALF SECTION LINE A DISTANCE OF 1929 FEET TO THE NORTH BOUNDARY OF THE ABOVE DESCRIBED PROPERTY, RUN THENCE WEST A DISTANCE OF 562.3 FEET, RUN THENCE SOUTH 16°15' EAST A DISTANCE OF 2009.3 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT THE FOLLOWING DESCRIBED PARCELS:

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

AND LESS & EXCEPT

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

AND LESS & EXCEPT

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



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EXHIBIT 2 EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT LEGAL DESCRIPTION

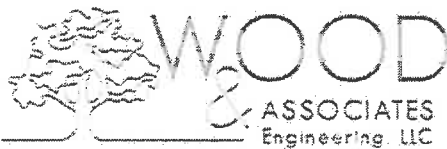
REVISION 1 7/24/19
REVISION 2 9/20/19

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THOSE PARTS MORE PARTICULARLY DESCRIBED AS:

PARCEL 1

BEGIN AT A 5/8" IRON ROD AND CAP "LB 5450" STANDING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF ABOVE SAID SECTION 19, AND RUN THENCE ALONG THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 N-89°59'47"-E, 1321.68 FEET TO THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE ALONG THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 S-00°08'25"-E, 1323.96 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 19 S-89°58'20"-E, 2637.88 FEET TO A 5/8" IRON ROD AND CAP "LB 5450" STANDING ON THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES: 1) S-02°15'09"-W, 13.10 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 2) N-89°57'27"-W, 12.08 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 3) S-00°01'04"-E, 81.82 FEET; THENCE 4) N-87°37'47"-W, 0.97 FEET; THENCE 5) S-00°02'58"-W, 83.99 FEET; THENCE 6) S-00°14'03"-E, 282.24 FEET; THENCE 7) S-00°01'04"-E, 418.62 FEET; THENCE 8) S-00°34'59"-W, 258.08 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 9) S-05°24'19"-W, 43.23 FEET TO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE 10) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 246.83 FEET, A CENTRAL ANGLE/Delta OF 14°54'25", A CHORD BEARING OF S-18°09'26"-W, A CHORD DISTANCE OF 64.04 FEET, FOR AN ARC LENGTH OF 64.22 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 11) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 213.59 FEET, A CENTRAL ANGLE/Delta OF 16°06'05", A CHORD BEARING OF S-43°12'17"-W, A CHORD DISTANCE OF 59.83 FEET, FOR AN ARC LENGTH OF 60.02 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 12) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 150.45 FEET, A CENTRAL ANGLE/Delta OF 07°22'46", A CHORD BEARING OF S-61°45'46"-W, A CHORD DISTANCE OF 19.36 FEET, FOR AN ARC LENGTH OF 19.38 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID CASS ROAD; THENCE ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING FORTY (40) COURSES: 1) S-88°38'37"-W, 153.54 FEET; THENCE 2) S-89°10'37"-W, 216.44 FEET; THENCE 3) S-89°17'23"-W, 188.18 FEET; THENCE 4) N-89°38'32"-W, 298.21 FEET; THENCE 5) N-89°53'42"-W, 234.77 FEET; THENCE 6) N-89°37'59"-W, 217.84 FEET; THENCE 7) S-89°30'50"-W, 250.08 FEET; THENCE 8) N-89°55'08"-W, 231.89 FEET; THENCE 9) N-89°49'48"-W, 270.34 FEET; THENCE 10) N-88°49'36"-W, 59.54 FEET; THENCE 11) N-80°07'52"-W, 37.96 FEET; THENCE 12) N-85°14'01"-W, 17.09 FEET; THENCE 13) N-70°59'02"-W, 18.15 FEET; THENCE 14) N-65°55'57"-W, 21.10 FEET; THENCE 15) N-67°05'59"-W, 98.72 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 16) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 523.28 FEET, A CENTRAL ANGLE/Delta OF 13°50'09", A CHORD BEARING OF N-67°01'16"-W, A CHORD DISTANCE OF 126.06 FEET, FOR AN ARC LENGTH OF 126.36 FEET; THENCE 17) N-68°58'37"-W, 34.06 FEET; THENCE 18) S-89°31'05"-W, 19.75 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY; THENCE 19) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 523.28 FEET, A CENTRAL ANGLE/Delta OF 03°49'37", A CHORD BEARING OF N-81°39'02"-W, A CHORD DISTANCE OF 34.94 FEET, FOR AN ARC LENGTH OF 34.95 FEET; THENCE 20) S-89°14'01"-W, 66.62 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 21) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 260.64 FEET, A CENTRAL ANGLE/Delta OF 26°43'30", A CHORD BEARING OF N-74°29'03"-W, A CHORD DISTANCE OF 120.47 FEET, FOR AN ARC LENGTH OF 121.57 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 22) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 242.45 FEET, A CENTRAL ANGLE/Delta OF 34°55'23", A CHORD BEARING OF N-40°04'24"-W, A CHORD DISTANCE OF 145.50 FEET, FOR AN ARC LENGTH OF 147.78 FEET; THENCE 23) N-27°57'49"-W, 90.06 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 24) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 259.87 FEET, A CENTRAL ANGLE/Delta OF 47°51'20", A CHORD BEARING OF N-54°10'27"-W, A CHORD DISTANCE OF 210.80 FEET, FOR AN ARC LENGTH OF 217.05 FEET; THENCE 25) N-65°06'24"-W, 17.01 FEET; THENCE 26) S-89°09'06"-W, 24.96 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY; THENCE 27) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 241.94 FEET, A CENTRAL ANGLE/Delta OF 13°31'58", A CHORD BEARING OF S-89°09'06"-W, A CHORD DISTANCE OF 57.01 FEET, FOR AN ARC LENGTH OF 57.14 FEET; THENCE 28) S-89°09'06"-W, 20.44 FEET; THENCE 29) S-75°16'11"-W, 14.14 FEET; THENCE 30) S-59°52'40"-W, 13.79 FEET TO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 31) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 241.94 FEET, A CENTRAL ANGLE/Delta OF 05°46'25", A CHORD BEARING OF S-68°16'47"-W, A CHORD DISTANCE OF 24.37 FEET, FOR AN ARC LENGTH OF 24.38 FEET; THENCE 32) S-63°03'02"-W, 85.21 FEET; THENCE 33) S-64°14'52"-W, 92.99 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 34) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 257.71 FEET, A CENTRAL ANGLE/Delta OF 26°37'29", A CHORD BEARING OF S-86°10'03"-W, A CHORD DISTANCE OF 118.68 FEET, FOR AN



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EXHIBIT 2
EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT
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ARC LENGTH OF 119.75 FEET; THENCE 35) N-67°10'39"-W, 37.65 FEET; THENCE 36) N-66°54'31"-W, 65.68 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 37) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 475.61 FEET, A CENTRAL ANGLE/Delta OF 12°03'04", A CHORD BEARING OF N-68°55'28"-W, A CHORD DISTANCE OF 99.85 FEET, FOR AN ARC LENGTH OF 100.04 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHWESTERLY; THENCE 38) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 415.63 FEET, A CENTRAL ANGLE/Delta OF 14°11'59", A CHORD BEARING OF N-79°41'42"-W, A CHORD DISTANCE OF 102.74 FEET, FOR AN ARC LENGTH OF 103.01 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHERLY; THENCE 39) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 800.61 FEET, A CENTRAL ANGLE/Delta OF 08°59'50", A CHORD BEARING OF S-86°58'55"-W, A CHORD DISTANCE OF 125.59 FEET, FOR AN ARC LENGTH OF 125.72 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 40) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 492.25 FEET, A CENTRAL ANGLE/Delta OF 00°52'46", A CHORD BEARING OF S-78°33'19"-W, A CHORD DISTANCE OF 7.55 FEET, FOR AN ARC LENGTH OF 7.55 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, SAID POINT IS HEREBY DESIGNATED POINT "A" TO BE USED HEREIN AFTER; THENCE DEPARTING SAID NORTHERLY MAINTAINED RIGHT-OF-WAY, AND CONTINUING ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, N-00°08'18"-W, 2166.25 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT ABOVE DESIGNATED POINT "A", AND RUN THENCE ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 S-00°08'18"-E, 61.47 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, AND CONTINUING S-00°08'18"-E, 418.74 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19 S-89°56'27"-E, 1602.13 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, AND ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING TWENTY (20) COURSES: 1) N-67°05'59"-W, 78.19 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 2) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 463.28 FEET, A CENTRAL ANGLE/Delta OF 23°26'52", A CHORD BEARING OF N-71°23'14"-W, A CHORD DISTANCE OF 188.27 FEET, FOR AN ARC LENGTH OF 189.59 FEET; THENCE 3) S-89°14'01"-W, 64.18 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 4) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 320.64 FEET, A CENTRAL ANGLE/Delta OF 27°20'48", A CHORD BEARING OF N-74°27'38"-W, A CHORD DISTANCE OF 151.59 FEET, FOR AN ARC LENGTH OF 153.04 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHEASTERLY; THENCE 5) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 302.45 FEET, A CENTRAL ANGLE/Delta OF 34°43'11", A CHORD BEARING OF N-40°31'56"-W, A CHORD DISTANCE OF 180.43 FEET, FOR AN ARC LENGTH OF 183.27 FEET; THENCE 6) N-27°57'49"-W, 86.13 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 7) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 199.87 FEET, A CENTRAL ANGLE/Delta OF 51°07'56", A CHORD BEARING OF N-56°07'58"-W, A CHORD DISTANCE OF 172.51 FEET, FOR AN ARC LENGTH OF 178.37 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHERLY; THENCE 8) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 181.94 FEET, A CENTRAL ANGLE/Delta OF 37°08'54", A CHORD BEARING OF S-84°19'33"-W, A CHORD DISTANCE OF 115.91 FEET, FOR AN ARC LENGTH OF 117.96 FEET; THENCE 9) S-63°03'02"-W, 84.53 FEET; THENCE 10) S-64°14'52"-W, 97.90 FEET; THENCE 11) S-72°58'21"-W, 10.80 FEET; THENCE 12) S-58°07'54"-W, 3.99 FEET; THENCE 13) S-86°02'26"-W, 5.89 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 14) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 317.71 FEET, A CENTRAL ANGLE/Delta OF 25°07'59", A CHORD BEARING OF S-88°14'39"-W, A CHORD DISTANCE OF 138.25 FEET, FOR AN ARC LENGTH OF 139.37 FEET; THENCE 15) N-67°10'39"-W, 44.44 FEET; THENCE 16) N-66°54'31"-W, 67.99 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 17) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 415.61 FEET, A CENTRAL ANGLE/Delta OF 12°30'07", A CHORD BEARING OF N-68°52'12"-W, A CHORD DISTANCE OF 90.51 FEET, FOR AN ARC LENGTH OF 90.69 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHWESTERLY; THENCE 18) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 355.63 FEET, A CENTRAL ANGLE/Delta OF 14°15'17", A CHORD BEARING OF N-79°31'29"-W, A CHORD DISTANCE OF 88.25 FEET, FOR AN ARC DISTANCE OF 88.48 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHERLY; THENCE 19) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 740.61 FEET, A CENTRAL ANGLE/Delta OF 08°46'58", A CHORD BEARING OF S-87°01'04"-W, A CHORD DISTANCE OF 113.41 FEET, FOR AN ARC LENGTH OF 113.53 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 20) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 432.25 FEET, A CENTRAL ANGLE/Delta OF 02°17'57", A CHORD BEARING OF S-77°36'22"-W, A CHORD DISTANCE OF 17.34 FEET, FOR AN ARC LENGTH OF 17.35 FEET TO THE POINT OF BEGINNING.



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EXHIBIT 2
EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT
LEGAL DESCRIPTION

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

PARCEL 2

BEGIN AT A 3/4" IRON PIPE WITH NO IDENTIFICATION STANDING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 20, AND RUN THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20 N-00°08'40"-W, 47.41 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO THE MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, AND RUN THENCE ALONG THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID CASS ROAD, THE FOLLOWING ELEVEN (11) COURSES: 1) NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 273.59 FEET, A CENTRAL ANGLE/Delta OF 01°53'52", A CHORD BEARING OF N-34°39'47"-E, A CHORD DISTANCE OF 9.06 FEET, FOR AN ARC LENGTH OF 9.06 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; 2) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 315.08 FEET, A CENTRAL ANGLE/Delta OF 15°39'31", A CHORD BEARING OF N-17°59'31"-E, A CHORD DISTANCE OF 85.84 FEET, FOR AN ARC LENGTH OF 86.11 FEET; THENCE 3) N-05°24'19"-E, 48.20 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 4) N-00°34'59"-E, 261.88 FEET; THENCE 5) N-00°05'56"-E, 200.20 FEET; THENCE 6) N-00°07'04"-W, 200.11 FEET; THENCE 7) N-00°14'03"-W, 300.00 FEET; THENCE 8) N-00°02'58"-E, 83.11 FEET; THENCE 9) S-89°58'04"-W, 0.42 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 10) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE/Delta OF 04°15'37", A CHORD BEARING OF N-19°32'48"-E, A CHORD DISTANCE OF 13.83 FEET, FOR AN ARC LENGTH OF 13.83 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 11) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE/Delta OF 49°02'54", A CHORD BEARING OF N-46°12'03"-E, A CHORD DISTANCE OF 96.30 FEET, FOR AN ARC LENGTH OF 99.30 FEET TO A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF OLD LAKE ALFRED ROAD ACCORDING TO MAP BOOK 2, PAGES 323 THROUGH 327 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794 PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY MAINTAINED RIGHT-OF-WAY OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING TWENTY-SIX (26) COURSES: 1) N-82°42'13"-E, 27.59 FEET; THENCE 2) N-87°08'13"-E, 60.11 FEET; THENCE 3) N-89°59'43"-E, 67.10 FEET; THENCE 4) S-66°15'13"-E, 9.93 FEET; THENCE 5) S-88°48'06"-E, 100.02 FEET; THENCE 6) N-89°56'17"-E, 100.00 FEET; THENCE 7) S-89°36'13"-E, 100.00 FEET; THENCE 8) N-89°28'47"-E, 100.00 FEET; THENCE 9) N-87°28'33"-E, 100.10 FEET; THENCE 10) N-89°52'51"-E, 100.00 FEET; THENCE 11) N-89°28'47"-E, 100.00 FEET; THENCE 12) S-89°08'43"-E, 100.01 FEET; THENCE 13) S-89°56'51"-E, 100.00 FEET; THENCE 14) N-89°32'13"-E, 100.00 FEET; THENCE 15) N-89°52'51"-E, 100.00 FEET; THENCE 16) S-89°56'51"-E, 100.00 FEET; THENCE 17) N-89°59'43"-E, 100.00 FEET; THENCE 18) S-89°39'39"-E, 100.00 FEET; THENCE 19) N-89°35'39"-E, 100.00 FEET; THENCE 20) S-89°53'24"-E, 100.00 FEET; THENCE 21) N-89°52'51"-E, 100.00 FEET; THENCE 22) N-89°49'58"-E, 100.00 FEET; THENCE 23) N-89°49'24"-E, 100.00 FEET; THENCE 24) S-89°43'06"-E, 100.00 FEET; THENCE 25) N-89°11'36"-E, 100.01 FEET; THENCE 26) S-89°19'21"-E, 38.37 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 557, AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 1629-PROJECT 5537, AND AS RECORDED IN OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557 THE FOLLOWING TWO (2) COURSES: 1) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1372.80 FEET, A CENTRAL ANGLE/Delta OF 28°32'52", A CHORD BEARING OF S-14°16'09"-E, A CHORD DISTANCE OF 676.95 FEET, FOR AN ARC LENGTH OF 684.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 2) S-00°00'16"-W, 662.88 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557, AND CONTINUE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20 N-89°55'39"-W, 2580.00 FEET TO THE POINT OF BEGINNING.



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EXHIBIT 2

EDEN HILLS

**COMMUNITY DEVELOPMENT DISTRICT
LEGAL DESCRIPTION**

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

PAGE 4 OF 12

PARCEL 3

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

PARCEL 4

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



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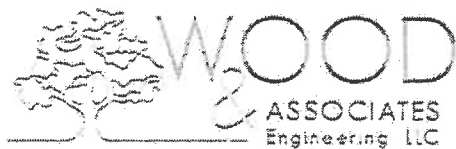
**EXHIBIT 2
EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT
LEGAL DESCRIPTION**

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

THENCE 4) S-89°59'43"-W, 564.31 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 5) N-76°30'31"-W, 51.42 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 6) S-89°59'43"-W, 217.24 FEET TO A 5/8" IRON ROD AN CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE 7) THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE/Delta OF 66°25'19", A CHORD BEARING OF S-56°47'04"-W, A CHORD DISTANCE OF 21.91 FEET, FOR AN ARC LENGTH OF 23.19 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 8) S-89°59'43"-W, 710.79 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 9) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE/Delta OF 89°53'07", A CHORD BEARING OF N-45°03'43"-W, A CHORD DISTANCE OF 247.24 FEET, FOR AN ARC LENGTH OF 274.54 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD; THENCE ALONG THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING TWO (2) COURSES: 1) N-00°07'09"-W, 889.59 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE WESTERLY; THENCE 2) THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE/Delta OF 34°41'22", A CHORD BEARING OF N-17°27'50"-W, A CHORD DISTANCE OF 149.06 FEET, FOR AN ARC LENGTH OF 151.36 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE WEST LINE OF THE NORTH ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 20; THENCE DEPARTING THE EASTERLY MAINTAINED RIGHT-OF-WAY OF SAID OLD LAKE ALFRED ROAD, AND ALONG THE WEST LINE OF THE NORTH ¼ OF THE SOUTHWEST ¼ N-00°08'40"-W, 48.43 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT ABOVE DESIGNATED POINT "B", AND RUN THENCE S-29°26'54"-E, 80.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS THE POINT OF BEGINNING, SAID POINT IS ALSO A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD; THENCE ALONG THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING TWO (2) COURSES: 1) N-60°32'46"-E, 20.15 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 2) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE/Delta OF 36°52'12", A CHORD BEARING OF N-78°58'52"-E, A CHORD DISTANCE OF 31.62 FEET, FOR AN ARC LENGTH OF 32.18 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE WESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NUMBER 557; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 557 S-29°27'14"-E, 141.33 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD; THENCE ALONG THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING FIVE (5) COURSES: 1) S-85°30'10"-W, 23.94 FEET; THENCE 2) S-89°49'24"-W, 100.00 FEET; THENCE 3) N-89°46'32"-W, 100.00 FEET; THENCE 4) S-89°49'24"-W, 100.00 FEET; THENCE 5) N-89°39'39"-W, 78.54 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD, SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1027.00 FEET, A CENTRAL ANGLE/Delta OF 17°02'44", A CHORD BEARING OF N-69°04'08"-E, A CHORD DISTANCE OF 304.41 FEET, FOR AN ARC LENGTH OF 305.53 FEET TO THE POINT OF BEGINNING.



1925 BARTOW ROAD • LAKELAND, FL 33801
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 EMAIL: INFO@WOODCIVIL.COM

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

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

PAGE 6 OF 12

**SUPPLEMENTAL
ASSESSMENT METHODOLOGY**

FOR

**EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT
FOR PHASE 1**

Date: November 13, 2020

Prepared by

**Governmental Management Services - Central Florida, LLC
219 East Livingston St.
Orlando, FL 32801**

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GMS-CF, LLC does not represent the Eden Hills Community
Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to
provide such services as described in Section 15B of the
Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC
does not provide the Eden Hills Community Development District with financial
advisory services or offer investment advice in any form.

1.0 Introduction

The Eden Hills Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District has issued \$2,950,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements for Phase 1 (“Phase 1 Capital Improvement Plan”) within Phase 1 of the District more specifically described as Exhibit 7 in the Engineer’s Report dated March 4, 2020 prepared by Wood & Associates Engineering LLC, as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Phase 1 Capital Improvements or Phase 1 Capital Improvement Plan (“Capital Improvements”) that benefit property owners within Phase 1 the District.

1.1 Purpose

This Supplemental Assessment Methodology (the “Supplemental Report”) which supplements the certain Master Assessment Report dated November 1, 2019 (the “Master Report”) and together with the Supplemental Report (the “Assessment Report”) provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within Phase 1 of District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvements. This Assessment Report may be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvements. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes, with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments (“Special Assessments”) on the benefited lands within Phase 1 of the District based on this Assessment Report. It is anticipated that all of the proposed Special Assessments will be collected through the Uniform Method of Collection described in Section 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 370.91 acres in the City of Lake Alfred within Polk County, Florida. Phase 1 comprises approximately 33 acres. The development program for Phase 1 of the District currently envisions approximately 142 residential units. The proposed development program is depicted in Table 1. It is recognized that such development plan may change, and this Assessment Report will be modified or supplemented accordingly.

The Phase 1 Capital Improvements contemplated by the District in the Phase 1 Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvements.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvements.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvements.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number and type of platted units.

1.3 Special Benefits and General Benefits

The Phase 1 Capital Improvements undertaken by the District create special and peculiar benefits to the property in Phase 1, different in kind and degree, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within Phase 1 of the District. The implementation of the Phase 1 Capital Improvement Plan enables properties within the boundaries of Phase 1 of the District to be developed. Without the District's Phase 1 Capital Improvement Plan, there would be no infrastructure to support development of land within the Phase 1 of the District. Without the Phase

1 Capital Improvements, development of the property within Phase 1 of the District would be prohibited by law.

The general public and property owners outside of Phase 1 of the District may benefit from the provision of the Phase 1 Capital Improvements. However, any such benefit will be incidental for the purpose of the Phase 1 Capital Improvement Plan, which is designed solely to meet the needs of property within Phase 1 of the District. Properties outside of Phase 1 of the District boundaries do not depend upon the District's Phase 1 Capital Improvements. The property owners within Phase 1 of the District are therefore receiving special benefits not received by the general public and those outside the Phase 1 District boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the Capital Improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated or apportioned to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Will Equal or Exceed the Costs Allocated

The special benefits provided to the property within Phase 1 of the District will be equal to or greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Phase 1 Capital Improvement Plan that is necessary to support full development of property within Phase 1 of the District will cost approximately \$3,118,000. The District's Underwriter projects that financing costs required to fund a portion of the Phase 1 Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be \$2,950,000. Without the Phase 1 Capital Improvement Plan, the property within Phase 1 of the District would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District has issued \$2,950,000 in Bonds in one or more series to fund a portion of the District's Phase 1 Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$2,950,000 in debt to the properties within Phase 1 of the District benefiting from the Phase 1 Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses and lot sizes in the development as identified by the Developer within Phase 1 of the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Phase 1 Capital Improvements needed to support the development; these construction costs are outlined in Table 2. The Phase 1 Capital Improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$3,118,000. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for a portion of the Capital Improvements and related costs was determined by the District's Underwriter to total \$2,950,000. Table 3 shows the breakdown of the Bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for Phase 1 of the District is completed. Until the platting process occurs, the Phase 1 Capital Improvements funded by District Bonds benefits all lands within Phase 1 of the District.

The initial assessments will be levied on an equal basis to all gross acreage within Phase 1 of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties within Phase 1 receiving the special benefits. At this point all of the lands within Phase 1 of the District are benefiting from the Phase 1 Capital Improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the Special Assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the

development plan will be completed and the debt relating to the Bonds will be allocated to the Assigned Properties within Phase 1 of the District, which are the beneficiaries of the Phase 1 Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The Phase 1 Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and professional fees along with related incidental costs. There is one product type within the planned development. The single-family home has been set as the base unit and has been assigned one equivalent residential unit (“ERU”). Table 4 shows the allocation of benefit to the particular product type. It is important to note that the benefit derived from the Phase 1 Capital Improvements on a particular unit will exceed the cost that the unit will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Phase 1 Capital Improvements will provide several types of systems, facilities and services that benefit the Phase 1 lands. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The benefit from the Phase 1 Capital Improvements accrue in differing amounts and are somewhat dependent on the product type receiving the special benefits peculiar to that property type, which flow from the logical relationship of the Phase 1 Capital Improvements to the assigned properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the Phase 1 Capital Improvements actually provided.

For the provision of the Phase 1 Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,

- 2) added enjoyment of the property, and
- 3) the increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual Special Assessment levied for the Phase 1 Capital Improvement as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Phase 1 Capital Improvement Plan is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the debt necessary to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Phase 1 Capital Improvements have been apportioned to the property within the Phase 1 of District according to reasonable estimates of the special and peculiar benefits provided consistent with the product type of assignable properties.

Accordingly, no acre or parcel of property within the boundaries of Phase 1 of the District will have a lien for the payment of any Special Assessment more than the determined special benefit particular to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated assigned properties are built and sold as planned, and the entire proposed Phase 1 Capital Improvement Plan is constructed.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or

site plan is approved, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein ("Assigned Property"). In addition, the District must also prevent any buildup of debt on property or land that could be fully conveyed and/or platted without all of the debt being allocated ("Unassigned Property"). To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated Bond Special Assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated Bond Special Assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

4.0 Assessment Roll

The District will initially distribute the Special Assessments across the property of Phase 1 within the District boundaries on a gross acreage basis. As Assigned Properties become known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan or product type changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are not finalized with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The preliminary assessment roll is attached as Table 7.

TABLE 1
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 1

Land Use	Total Assessible Units	ERUs per Unit (1)	Total ERUs
Single Family	142	1.00	142
Total Units	142		142

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family = 1 ERU

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT PLAN COST ESTIMATES
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 1

Capital Improvement Plan ("CIP") (1)	Cost Estimate
Offsite Improvements - CR 557	\$ 40,000
Offsite Improvements - Old Lake Alfred Rd, Cass Rd, Adams Barn Rd	\$ 48,000
Stormwater Management	\$ 1,300,000
Utilities (Water, Sewer, & Street Lighting)	\$ 680,000
Roadway	\$ 480,000
Entry Feature	\$ 130,000
Parks and Amenities	\$ 190,000
Contingencies	\$ 250,000
	\$ 3,118,000

(1) A detailed description of these improvements is provided in the Engineer's Report dated March 4, 2020.

TABLE 3
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 1

Description	Total
Construction Funds	\$ 2,473,925
Net Premium	\$ (9,121)
Debt Service Reserve	\$ 172,075
Capitalized Interest	\$ 49,946
Underwriters Discount	\$ 59,000
Cost of Issuance	\$ 204,175
Contingency	\$ -
Par Amount*	\$ 2,950,000

Bond Assumptions:	
Average Coupon	4.04%
Amortization	30 years
Capitalized Interest	6 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

TABLE 4
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF IMPROVEMENT COSTS
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 1

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family	142	1	142	100.00%	\$ 3,118,000	\$ 21,958
Totals	142		142	100.00%	\$ 3,118,000	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 1

Land Use	No. of Units *	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product Type	Type	Debt Per Product Type	Type	
Single Family	142	\$ 3,118,000	\$	2,950,000	\$	20,775
Totals	142	\$ 3,118,000	\$	2,950,000	\$	

* Unit mix is subject to change based on marketing and other factors

TABLE 6
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 1

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family	142	\$ 2,950,000	\$ 20,775	\$ 172,075	\$ 1,212	\$ 1,303
Totals	142	\$ 2,950,000		\$ 172,075		

(1) This amount includes collection fees and early payment discounts when collected on the Polk County Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 7
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 1**

Owner	Property ID #'s	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Highland Summer LLC	See Legal	33.00	\$ 89,394	\$ 2,950,000	\$ 172,075	\$ 185,027
Totals		33.00		\$ 2,950,000	\$ 172,075	\$ 185,027

(1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Average Coupon Rate (%)	4.04%
Maximum Annual Debt Service	\$ 172,075

Prepared by: Governmental Management Services - Central Florida, LLC

EDEN HILLS PHASE 1 LEGAL (PER PRELIMINARY PLAT)

PARCEL 4(C) 262730-000000-011010:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF SECTION 30, TOWNSHIP 27 SOUTH, RANGE 26 EAST, RUNNING THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION 2290 FEET; THENCE SOUTH 685 FEET; THENCE IN AN EASTERLY DIRECTION PARALLEL TO THE NORTH LINE OF SAID SECTION TO THE EAST LINE OF SAID SECTION AND THENCE IN A NORTHERLY DIRECTION TO THE PLACE OF BEGINNING. **LESS AND EXCEPT** THAT PORTION CONVEYED TO POLK COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 7794, PAGE 986, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALL LYING AND BEING IN POLK COUNTY, FLORIDA.

LESS & EXCEPT:

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

EXHIBIT C

Engineer's Certification

EXHIBIT D

Amortization Schedule of the Series 2020 Bonds

SECTION VII

SECTION C

Eden Hills CDD

Field Management Report



9/11/2024

Marshall Tindall

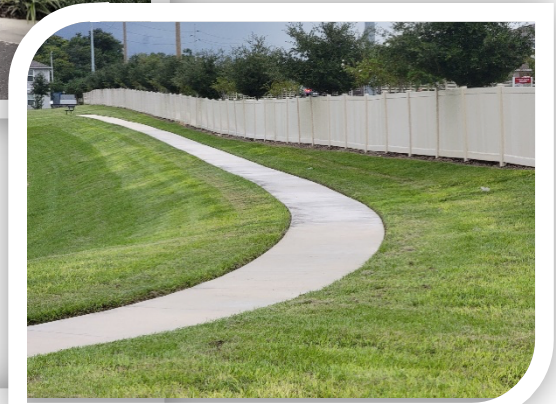
Field Services Manager

GMS

Complete

Landscaping Review

- ✚ Landscape maintenance is satisfactory.
- ✚ Grass mowing looks good overall. Plant beds are detailed.
- ✚ Viburnum fill ins were completed along split rail fence. Planning follow up walks to monitor.



Complete

Pond Review

- ✚ Ponds are doing well overall.
- ✚ Turbidity barrier was reinstalled in one pond.
- ✚ Monitoring for review once it is removed but responsible party. Some bank areas along barrier may have resulting erosion areas.
- ✚ Phase 1 pond remains marshy, and aquatics has helped significantly with appearance consistency.



Complete

Amenity Review

- Pool and facilities are neat and clean.
- Shade replacement shade canopy ordered for playground near pool
- Bad shower valve was diagnosed and replaced.
- Ants found during facility reviews will be addressed by pest control vendor.
- Playground reviews otherwise found no notable issues.
- Reviewed dog park. Minor repairs were done to area fencing.
- Patched a few minor holes on the amenity building.



Complete

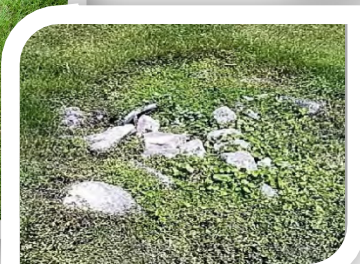
Site Items

- ☑ Sediment runoff from gravel road was cleared from Alley.



Engineer's Report Items

- ☑ All items complete.



In Progress

Site items

- Reported hog activity being monitored. Landscaper did have some trouble mowing along perimeter wetland area due to previous hog activity. Recent reviews have found hog notable hog activity to be minor at the moment.
- Most activity areas were old and beginning to recover.
- Pedestrian crossing sign ordered for phase 2 as noted by engineer in recent review.



Conclusion

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

Respectfully,

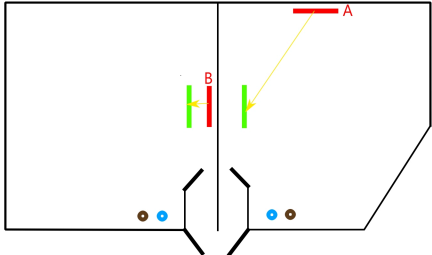
Marshall Tindall

SECTION 1

Eden Hills CDD Dog park bench move



- Dog park fence
- Water line/bowl
- Dog waste station
- Current benches
- Move Recommended new location for bench



SECTION D

SECTION 1

Eden Hills Community Development District

Summary of Check Register

June 26, 2024 through August 28, 2024

Fund	Date	Check No.'s	Amount
General Fund	7/2/24	75-76	\$ 4,969.02
	7/17/24	77-84	\$ 23,276.64
	7/22/24	85-86	\$ 334.00
	8/7/24	87-89	\$ 12,167.94
	8/13/24	90-95	\$ 24,162.18
	8/20/24	96	\$ 3,080.00
	8/28/24	97	\$ 1,986.26
Total Amount			\$ 69,976.04

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/02/24	00053	6/30/24	00065221	202406	310	51300	48000		NOT OF PH/BUDGET FY24	*	714.62		
									GANNETT MEDIA CORP DBA			714.62	000075
7/02/24	00036	7/02/24	07022024	202407	300	15500	10000		PLAYGRND/FUR LEASE AUG24	*	4,254.40		
									PARK LAKE PROPERTY MANAGEMENT, INC			4,254.40	000076
7/17/24	00052	6/28/24	17958	202406	320	53800	46400		POND HERBICIDE JUN24	*	400.00		
									AQUATIC WEED MANAGEMENT, INC			400.00	000077
7/17/24	00041	7/10/24	BH071020	202407	310	51300	11000		SUPERVISOR FEE 07/10/24	*	200.00		
									BOBBIE HENLEY			200.00	000078
7/17/24	00047	6/30/24	12626	202406	330	57200	48201		CLEANING SVCS JUN24	*	1,060.00		
									CSS CLEAN STAR SERVICES CENTRAL FL			1,060.00	000079
7/17/24	00033	7/10/24	EL071020	202407	310	51300	11000		SUPERVISOR FEE 07/10/24	*	200.00		
									ERIC LAVOIE			200.00	000080
7/17/24	00008	7/01/24	132	202407	310	51300	34000		MANAGEMENT FEES JUL24	*	3,312.08		
		7/01/24	132	202407	310	51300	35200		WEBSITE ADMIN JUL24	*	100.00		
		7/01/24	132	202407	310	51300	35100		INFORMATION TECH JUL24	*	150.00		
		7/01/24	132	202407	310	51300	31300		DISSEMINATION SVCS JUL24	*	583.33		
		7/01/24	132	202407	330	57200	48300		AMENITY ACCESS JUL24	*	500.00		
		7/01/24	132	202407	310	51300	51000		OFFICE SUPPLIES JUL24	*	.81		
		7/01/24	132	202407	310	51300	42000		POSTAGE JUL24	*	143.49		
		7/01/24	133	202407	320	53800	12000		FIELD MANAGEMENT JUL24	*	1,312.50		
									GOVERNMENTAL MANAGEMENT SERVICES			6,102.21	000081
7/17/24	00040	7/10/24	JP071020	202407	310	51300	11000		SUPERVISOR FEE 07/10/24	*	200.00		
									JESSICA PETRUCCI			200.00	000082
									EDEN EDEN HILLS				ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/17/24	00044	7/01/24	23417	202407	330	57200	48500		MCDONNELL CORPORATION DBA RESORT	*	3,000.00	3,000.00	000083
									POOL MAINTENANCE JUL24				
7/17/24	00024	7/01/24	13151	202407	320	53800	47300		PRINCE & SONS, INC.	*	233.60		
									IRRIGATION REPAIRS JUL24				
		7/01/24	13207	202407	320	53800	46200		LANDSCAPE MAINT JUL24	*	11,880.83	12,114.43	000084
7/22/24	00046	7/12/24	109302	202407	330	57200	47800		CURRENT DEMANDS ELECTRICAL &	*	185.00	185.00	000085
									LOCKSMITH LABOR/EXIT DEVI				
7/22/24	00039	7/14/24	9916	202406	310	51300	31500		KILINSKI VAN WYK, PLLC	*	149.00	149.00	000086
									GENERAL COUNSEL JUN24				
8/07/24	00029	7/26/24	22415749	202406	310	51300	31100		DEWBERRY ENGINEERS INC.	*	2,330.00	2,330.00	000087
									ANNUAL ENG REPORT JUN24				
8/07/24	00036	8/06/24	08062024	202408	300	15500	10000		PARK LAKE PROPERTY MANAGEMENT, INC	*	4,254.40	4,254.40	000088
									PLAYGRND/FUR LEASE SEP24				
8/07/24	00054	6/30/24	11789129	202406	330	57200	34500		SECURITAS SECURITY SERVICES USA INC	*	2,739.61	5,583.54	000089
									SECURITY SVCS JUN24				
		7/31/24	11826583	202407	330	57200	34500		SECURITY SVCS JUL24	*	2,843.93		
8/13/24	00052	7/30/24	18145	202407	320	53800	46400		AQUATIC WEED MANAGEMENT, INC	*	400.00	400.00	000090
									POND HERBICIDE JUL24				
8/13/24	00047	7/26/24	12846	202407	330	57200	48201		CSS CLEAN STAR SERVICES CENTRAL FL	*	1,050.00	1,050.00	000091
									CLEANING SVCS JUL24				
8/13/24	00046	4/25/24	187858	202404	330	57200	34500		CURRENT DEMANDS ELECTRICAL &	*	318.00	318.00	000092
									SIFER ISO CARDS-50				
8/13/24	00008	6/30/24	138	202406	320	53800	47800		GENERAL MAINTENANCE JUN24	*	333.43		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/30/24		138		202406	330	57200	47800		AMENITY REPAIRS JUN24	*	300.00		
8/01/24		136		202408	310	51300	34000		MANAGEMENT FEES AUG24	*	3,312.08		
8/01/24		136		202408	310	51300	35200		WEBSITE ADMIN AUG24	*	100.00		
8/01/24		136		202408	310	51300	35100		INFORMATION TECH AUG24	*	150.00		
8/01/24		136		202408	310	51300	31300		DISSEMINATION SVCS AUG24	*	583.33		
8/01/24		136		202408	330	57200	48300		AMENITY ACCESS AUG24	*	500.00		
8/01/24		136		202408	310	51300	51000		OFFICE SUPPLIES AUG24	*	3.43		
8/01/24		136		202408	310	51300	42000		POSTAGE AUG24	*	68.73		
8/01/24		137		202408	320	53800	12000		FIELD MANAGEMENT AUG24	*	1,312.50		
GOVERNMENTAL MANAGEMENT SERVICES												6,663.50	000093
8/13/24	00044	7/22/24	23653	202407	330	57200	47800		2 NEW LIFE RINGS	*	350.00		
		7/25/24	23671	202407	330	57200	47800		NEW 6 IN FLOW METER	*	300.00		
		7/25/24	23671	202407	330	57200	47800		NEW TORO VALVE	*	120.00		
		8/01/24	23764	202408	330	57200	48500		POOL MAINTENANCE AUG24	*	3,000.00		
MCDONNELL CORPORATION DBA RESORT												3,770.00	000094
8/13/24	00024	7/05/24	13385	202407	320	53800	47300		REPLACED BRKN SPRAY HEAD	*	79.85		
		8/01/24	13622	202408	320	53800	46200		LANDSCAPE MAINT AUG24	*	11,880.83		
PRINCE & SONS, INC.												11,960.68	000095
8/20/24	00024	7/26/24	13732	202407	320	53800	46300		REPLACED VIBURNUM ODORTAT	*	3,080.00		
PRINCE & SONS, INC.												3,080.00	000096
8/28/24	00039	8/21/24	10150	202407	310	51300	31500		GENERAL COUNSEL JUL24	*	1,986.26		
KILINSKI VAN WYK, PLLC												1,986.26	000097
TOTAL FOR BANK B											69,976.04		
EDEN EDEN HILLS										ZYAN			

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER						69,976.04	

EDEN EDEN HILLS ZYAN

SECTION 2

Eden Hills
Community Development District

Unaudited Financial Reporting
July 31, 2024



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Eden Hills
Community Development District
Combined Balance Sheet
July 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	\$ 363,221	\$ -	\$ -	\$ 363,221
Capital Projects Account	\$ -	\$ -	\$ 318	\$ 318
Investments:				
Series 2020				
Reserve	\$ -	\$ 86,038	\$ -	\$ 86,038
Revenue	\$ -	\$ 85,138	\$ -	\$ 85,138
Series 2022				
Reserve	\$ -	\$ 301,342	\$ -	\$ 301,342
Revenue	\$ -	\$ 279,100	\$ -	\$ 279,100
Prepayment	\$ -	\$ 1,774	\$ -	\$ 1,774
Due from General Fund	\$ -	\$ 2,774	\$ -	\$ 2,774
Prepaid Expenses	\$ 7,981	\$ -	\$ -	\$ 7,981
Total Assets	\$ 371,201	\$ 756,164	\$ 318	\$ 1,127,684
Liabilities:				
Accounts Payable	\$ 16,231	\$ -	\$ -	\$ 16,231
Due to Debt Service	\$ 2,775	\$ -	\$ -	\$ 2,775
Total Liabilities	\$ 19,006	\$ -	\$ -	\$ 19,006
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 7,981	\$ -	\$ -	\$ 7,981
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 171,790	\$ -	\$ 171,790
Debt Service - Series 2022	\$ -	\$ 584,374	\$ -	\$ 584,374
Capital Projects - Series 2020	\$ -	\$ -	\$ 318	\$ 318
Unassigned	\$ 344,215	\$ -	\$ -	\$ 344,215
Total Fund Balances	\$ 352,196	\$ 756,164	\$ 318	\$ 1,108,678
Total Liabilities & Fund Balance	\$ 371,201	\$ 756,164	\$ 318	\$ 1,127,684

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 615,519	\$ 615,519	\$ 618,974	\$ 3,455
Assessments - Direct Bill	\$ 93,212	\$ 93,212	\$ 69,909	\$ (23,303)
Total Revenues	\$ 708,732	\$ 708,731	\$ 688,883	\$ (19,848)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 3,400	\$ 6,600
Engineering	\$ 18,000	\$ 15,000	\$ 4,010	\$ 10,990
Attorney	\$ 30,000	\$ 25,000	\$ 10,072	\$ 14,928
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 1,350	\$ 900	\$ 900	\$ -
Dissemination	\$ 7,000	\$ 5,833	\$ 5,833	\$ -
Trustee Fees	\$ 10,650	\$ 12,861	\$ 12,861	\$ -
Management Fees	\$ 39,745	\$ 33,121	\$ 33,121	\$ -
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Technology	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Postage & Delivery	\$ 893	\$ 744	\$ 655	\$ 89
Insurance	\$ 6,119	\$ 6,119	\$ 5,758	\$ 361
Copies	\$ 1,050	\$ 875	\$ 1	\$ 874
Legal Advertising	\$ 7,500	\$ 6,250	\$ 2,470	\$ 3,780
Other Current Charges	\$ 1,200	\$ 1,000	\$ 1,032	\$ (32)
Office Supplies	\$ 500	\$ 417	\$ 16	\$ 401
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 150,682	\$ 127,295	\$ 89,304	\$ 37,991

Eden Hills

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 14,000	\$ 14,000	\$ 17,509	\$ (3,509)
Field Management	\$ 15,750	\$ 13,125	\$ 13,125	\$ -
Landscape Maintenance	\$ 155,000	\$ 129,167	\$ 115,149	\$ 14,017
Landscape Replacement	\$ 25,000	\$ 20,833	\$ 3,080	\$ 17,753
Lake Maintenance	\$ 8,500	\$ 7,083	\$ 3,200	\$ 3,883
Streetlights	\$ 70,000	\$ 58,333	\$ 62,989	\$ (4,656)
Electric	\$ 6,000	\$ 5,000	\$ 3,918	\$ 1,082
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Irrigation Repairs	\$ 7,500	\$ 6,250	\$ 3,313	\$ 2,937
General Repairs & Maintenance	\$ 15,000	\$ 12,500	\$ 8,666	\$ 3,835
Contingency	\$ 7,500	\$ 6,250	\$ 2,659	\$ 3,591
Subtotal Field Expenditures	\$ 326,750	\$ 274,625	\$ 233,608	\$ 41,017
Amenity Expenditures				
Amenity - Electric	\$ 13,000	\$ 13,000	\$ 20,202	\$ (7,202)
Amenity - Water	\$ 3,600	\$ 3,600	\$ 9,581	\$ (5,981)
Playground Lease	\$ 62,800	\$ 52,333	\$ 42,544	\$ 9,789
Internet	\$ 2,000	\$ 1,667	\$ 840	\$ 827
Pest Control	\$ 600	\$ 500	\$ -	\$ 500
Janitorial Service	\$ 14,000	\$ 11,667	\$ 10,700	\$ 967
Security Services	\$ 33,000	\$ 27,500	\$ 14,515	\$ 12,985
Amenity Access Management	\$ 6,000	\$ 5,000	\$ 5,000	\$ -
Pool Maintenance	\$ 36,000	\$ 30,000	\$ 29,780	\$ 220
Amenity Repairs & Maintenance	\$ 15,000	\$ 12,500	\$ 5,082	\$ 7,418
Contingency	\$ 7,500	\$ 6,250	\$ -	\$ 6,250
Subtotal Amenity Expenditures	\$ 193,500	\$ 164,017	\$ 138,244	\$ 25,773
Total Operations & Maintenance	\$ 520,250	\$ 438,642	\$ 371,852	\$ 66,790
Total Expenditures	\$ 670,932	\$ 565,937	\$ 461,155	\$ 104,781
Excess (Deficiency) of Revenues over Expenditures	\$ 37,800		\$ 227,727	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (37,800)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (37,800)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 227,727	
Fund Balance - Beginning	\$ -		\$ 124,468	
Fund Balance - Ending	\$ -		\$ 352,196	

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 172,075	\$ 172,075	\$ 173,141	\$ 1,066
Interest	\$ -	\$ -	\$ 7,207	\$ 7,207
Total Revenues	\$ 172,075	\$ 172,075	\$ 180,348	\$ 8,273
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		\$ 8,848	
Fund Balance - Beginning	\$75,049		\$ 162,943	
Fund Balance - Ending	\$ 75,624		\$ 171,790	

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 604,294	\$ 604,294	\$ 606,674	\$ 2,380
Interest	\$ -	\$ -	\$ 35,814	\$ 35,814
Total Revenues	\$ 604,294	\$ 604,294	\$ 642,488	\$ 38,194
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)		\$ 37,151	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (301,342)	\$ (301,342)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (301,342)	\$ (301,342)
Net Change in Fund Balance	\$ (1,831)		\$ (264,192)	
Fund Balance - Beginning	\$ 242,587		\$ 848,565	
Fund Balance - Ending	\$ 240,756		\$ 584,374	

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 19,510	\$ 19,510
Total Revenues	\$ -	\$ -	\$ 19,510	\$ 19,510
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 19,510	\$ (19,510)
Miscellaneous Expense	\$ -	\$ -	\$ 428	\$ (428)
Total Expenditures	\$ -	\$ -	\$ 19,938	\$ (19,938)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (428)	
Fund Balance - Beginning	\$ -		\$ 747	
Fund Balance - Ending	\$ -		\$ 318	

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 326,677	\$ 326,677
Interest	\$ -	\$ -	\$ 124	\$ 124
Total Revenues	\$ -	\$ -	\$ 326,801	\$ 326,801
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 554,406	\$ (554,406)
Total Expenditures	\$ -	\$ -	\$ 554,406	\$ (554,406)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (227,605)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 301,342	\$ 301,342
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 301,342	\$ 301,342
Net Change in Fund Balance	\$ -	\$ -	\$ 73,738	
Fund Balance - Beginning	\$ -	\$ -	\$ (73,738)	
Fund Balance - Ending	\$ -	\$ -	\$ -	

Eden Hills

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	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	\$ 6,626	\$ 39	\$ -	\$ -	\$ 618,974
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	\$ 6,626	\$ 39	\$ -	\$ -	\$ 688,883
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 3,400
Engineering	\$ 58	\$ 915	\$ -	\$ -	\$ 115	\$ -	\$ 593	\$ -	\$ 2,330	\$ -	\$ -	\$ -	\$ 4,010
Attorney	\$ 1,736	\$ 1,815	\$ 297	\$ 994	\$ 261	\$ 368	\$ 2,314	\$ 153	\$ 149	\$ 1,986	\$ -	\$ -	\$ 10,072
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ 5,833
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	\$ 3,312	\$ 3,312	\$ -	\$ -	\$ 33,121
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Technology	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Postage & Delivery	\$ 27	\$ 30	\$ 48	\$ 255	\$ 49	\$ 16	\$ 23	\$ 24	\$ 41	\$ 143	\$ -	\$ -	\$ 655
Insurance	\$ 5,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,758
Copies	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Legal Advertising	\$ 1,367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 388	\$ -	\$ 715	\$ -	\$ -	\$ -	\$ 2,470
Other Current Charges	\$ 39	\$ 74	\$ 48	\$ 47	\$ 164	\$ 146	\$ 146	\$ 114	\$ 149	\$ 106	\$ -	\$ -	\$ 1,032
Office Supplies	\$ 1	\$ 3	\$ 3	\$ 0	\$ 1	\$ 1	\$ 1	\$ 4	\$ 1	\$ 1	\$ -	\$ -	\$ 16
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 23,366	\$ 7,982	\$ 9,704	\$ 8,809	\$ 4,735	\$ 5,125	\$ 10,630	\$ 4,440	\$ 7,530	\$ 6,982	\$ -	\$ -	\$ 89,304

Eden Hills
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
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	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ 13,125
Landscape Maintenance	\$ 11,122	\$ 11,122	\$ 11,122	\$ 10,968	\$ 10,968	\$ 11,471	\$ 12,360	\$ 12,256	\$ 11,881	\$ 11,881	\$ -	\$ -	\$ 115,149
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,080	\$ -	\$ -	\$ 3,080
Lake Maintenance	\$ 400	\$ -	\$ -	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ -	\$ -	\$ 3,200
Streetlights	\$ 6,221	\$ 6,221	\$ 6,221	\$ 6,221	\$ 6,354	\$ 6,354	\$ 6,354	\$ 6,354	\$ 6,354	\$ 6,338	\$ -	\$ -	\$ 62,989
Electric	\$ 368	\$ 377	\$ 454	\$ 429	\$ 358	\$ 357	\$ 347	\$ 360	\$ 411	\$ 458	\$ -	\$ -	\$ 3,918
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 492	\$ 873	\$ 98	\$ 142	\$ 142	\$ 162	\$ -	\$ 1,090	\$ -	\$ 313	\$ -	\$ -	\$ 3,313
General Repairs & Maintenance	\$ 2,453	\$ 425	\$ 90	\$ 950	\$ 923	\$ 2,335	\$ 1,156	\$ -	\$ 333	\$ -	\$ -	\$ -	\$ 8,666
Contingency	\$ -	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,859	\$ -	\$ -	\$ -	\$ 2,659
Subtotal Field Expenditures	\$ 39,877	\$ 20,731	\$ 19,697	\$ 20,422	\$ 20,456	\$ 22,391	\$ 21,929	\$ 21,772	\$ 22,551	\$ 23,783	\$ -	\$ -	\$ 233,608
Amenity Expenditures													
Amenity - Electric	\$ 1,997	\$ 1,864	\$ 2,105	\$ 1,963	\$ 1,529	\$ 1,550	\$ 1,491	\$ 4,851	\$ 1,460	\$ 1,392	\$ -	\$ -	\$ 20,202
Amenity - Water	\$ 4,161	\$ 479	\$ 766	\$ 362	\$ 524	\$ 719	\$ 603	\$ 611	\$ 640	\$ 718	\$ -	\$ -	\$ 9,581
Playground Lease	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ -	\$ -	\$ 42,544
Internet	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 75	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 840
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ 960	\$ 960	\$ 1,100	\$ 1,110	\$ 1,100	\$ 1,110	\$ 1,110	\$ 1,140	\$ 1,060	\$ 1,050	\$ -	\$ -	\$ 10,700
Security Services	\$ -	\$ -	\$ -	\$ -	\$ 646	\$ 2,965	\$ 2,819	\$ 2,501	\$ 2,740	\$ 2,844	\$ -	\$ -	\$ 14,515
Amenity Access Management	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ 5,000
Pool Maintenance	\$ 2,500	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,280	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ 29,780
Amenity Repairs & Maintenance	\$ -	\$ 785	\$ 605	\$ 482	\$ 380	\$ 1,155	\$ 420	\$ -	\$ 300	\$ 955	\$ -	\$ -	\$ 5,082
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 14,445	\$ 11,915	\$ 12,403	\$ 11,744	\$ 12,007	\$ 15,328	\$ 14,297	\$ 17,237	\$ 14,053	\$ 14,813	\$ -	\$ -	\$ 138,244
Total Operations & Maintenance	\$ 54,322	\$ 32,646	\$ 32,100	\$ 32,166	\$ 32,463	\$ 37,719	\$ 36,226	\$ 39,009	\$ 36,604	\$ 38,596	\$ -	\$ -	\$ 371,852
Total Expenditures	\$ 77,688	\$ 40,627	\$ 41,804	\$ 40,975	\$ 37,198	\$ 42,844	\$ 46,856	\$ 43,449	\$ 44,135	\$ 45,578	\$ -	\$ -	\$ 461,155
Net Change in Fund Balance	\$ (31,083)	\$ 34,673	\$ 438,465	\$ 8,268	\$ (33,036)	\$ (41,756)	\$ (22,454)	\$ (42,303)	\$ (37,508)	\$ (45,539)	\$ -	\$ -	\$ 227,727

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	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$301,342
Reserve Fund Balance	\$301,342
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
6/20/24	05/01/24-05/31/24	\$10,291.19	\$0.00	(\$205.82)	\$0.00	\$10,085.37	\$4,462.85	\$1,248.36	\$4,374.16	\$10,085.37
6/28/24	06/03/24-06/03/24	\$4,988.80	\$0.00	(\$99.78)	\$0.00	\$4,889.02	\$2,163.43	\$605.16	\$2,120.43	\$4,889.02
7/25/24	04/01/24-06/30/24	\$0.00	\$0.00	\$0.00	\$87.85	\$87.85	\$38.88	\$10.87	\$38.10	\$87.85
Total		\$ 1,481,310.44	\$ (57,494.80)	\$ (28,775.46)	\$ 3,749.05	\$ 1,398,789.23	\$ 618,974.09	\$ 173,141.25	\$ 606,673.89	\$ 1,398,789.23

100.56%	Net Percent Collected
0	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	
			\$ 46,605.78	\$ 46,605.78	\$ 46,605.78	
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	

Audit Committee Meeting

SECTION III

SECTION A

**EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2024
Polk County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Monday, October 14, 2024 at 5:00 p.m.**, at the offices of Governmental Management Services – Central Florida, LLC, Attn: Jill Burns/Samantha Ham, District Manager, 219 East Livingston Street, Orlando, Florida 32801. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) original hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “**Auditing Services – Eden Hills Community Development District**” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include résumés for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including résumés with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The cost of the provision of the services under the proposal for Fiscal Year 2024, plus the cost of four (4) annual renewals.
- E. Provide a proposed schedule for performance of the audit.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION B

**EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Eden Hills Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Lake Alfred, Polk County, Florida. The District currently has an operating budget of approximately \$708,732. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2024, be completed no later than June 1, 2025.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) original hard copy and one (1) electronic copy of their proposal to Governmental Management Services – Central Florida, LLC Attn: Jill Burns/Samantha Ham, District Manager/Staff, 219 East Livingston Street, Orlando, Florida 32801, in an envelope marked on the outside "**Auditing Services – Eden Hills Community Development District.**"

Proposals must be received by **5:00 PM on Monday, October 14, 2024**, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (407) 841-5524.

Jill Burns, District Manager
Governmental Management Services – Central Florida, LLC

Run Date: **Monday, September 30, 2024**