

Eden Hills
Community Development District

Meeting Agenda

January 8, 2025

AGENDA

Eden Hills
Community Development District

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

January 1, 2025

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, January 8, 2025** 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:

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Review of Proposals and Tally of Audit Committee Members Rankings
 - A. DiBartolomeo, McBee, Hartley & Barnes
 - B. Grau & Associates
4. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the September 11, 2024 Board of Supervisors Meeting & Audit Committee Meeting
4. Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award
5. Consideration of Resolution 2025-01 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County
6. Ratification of Temporary Construction Easement Agreement with Peninsula Pipeline Company
7. Presentation of Fiscal Year 2023 Audit Report
8. Staff Reports
 - A. Attorney
 - B. Engineer

¹ Comments will be limited to three (3) minutes

- i. Ratification of Work Authorization 2025-1 for District Engineering Services from Dewberry
 - C. Field Manager's Report
 - i. Summary of 2025 Maintenance Contract Renewals
 - a) Increase Request Letter from Pool Maintenance Vendor Resort Pools
 - b) Janitorial and Waste Maintenance Summary of Services
 - CI. District Manager's Report
 - i. Approval of Check Registers
 - ii. Balance Sheet and Income Statements
- 9. Other Business
- 10. Supervisors Requests and Audience Comments
- 11. Adjournment

Audit Committee Meeting

SECTION III

SECTION A

Eden Hills Community Development District

Proposer

**DiBartolomeo, McBee, Hartley & Barnes, P.A.
Certified Public Accountants**

**2222 Colonial Road, Suite 200
Fort Pierce, Florida 34950
(772) 461-8833**

**591 SE Port St. Lucie Boulevard
Port Saint Lucie, Florida 34984
(772) 878-1952**

Contact:

**Jim Hartley, CPA
Principal**

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Eden Hills
Community Development District
Audit Selection Committee

Dear Committee Members:

We are pleased to have this opportunity to present the qualifications of DiBartolomeo, McBee, Hartley & Barnes, P.A. (DMHB) to serve as Eden Hills Community Development District's independent auditors. The audit is a significant engagement demanding various professional resources, governmental knowledge and expertise, and, most importantly, experience serving Florida local governments. DMHB understands the services required and is committed to performing these services within the required time frame. We have the staff available to complete this engagement in a timely fashion. We audit several entities across the State making it feasible to schedule and provide services at the required locations.

Proven Track Record— Our clients know our people and the quality of our work. We have always been responsive, met deadlines, and been willing to go the extra mile with the objective of providing significant value to mitigate the cost of the audit. This proven track record of successfully working together to serve governmental clients will enhance the quality of services we provide.

Experience—DMHB has a history of providing quality professional services to an impressive list of public sector clients in Florida. We currently serve a large number of public sector entities in Florida, including cities, villages, special districts, as well as a large number of community development districts. Our firm has performed in excess of 100 community development district audits. In addition, our senior management team members have between 25 and 35 years experience in serving Florida governments. DMHB is a recognized leader in providing services to governmental and non-profit agencies within the State of Florida. Through our experience in performing audits, we have been able to increase our audit efficiency and therefore reduce cost. We have continually passed this cost saving on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with audit standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up to date on all changes that are occurring within the industry.

Timeliness – In order to meet the Districts needs, we will perform interim internal control testing by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 31st. Follow up review will be completed as necessary.

Communication and Knowledge Sharing— Another driving force behind our service approach is frequent, candid and open communication with management with no surprises. During the course of the audit, we will communicate with management on a regular basis to provide you with a status report on the audit and to discuss any issues that arise, potential management letter comments, or potential audit differences.

In the accompanying proposal, you will find additional information upon which you can evaluate DMHB's qualifications. Our full team is in place and waiting to serve you. Please contact us at 2222 Colonial Road, Suite 200 Fort Pierce, FL 34950. Our phone number is (772) 461-8833. We look forward to further discussion on how our team can work together with you.

Very truly yours,

A handwritten signature in black ink that reads "DiBartolomeo, McBee, Hartley & Barnes". The signature is written in a cursive, flowing style.

DiBartolomeo, McBee, Hartley & Barnes, P.A.

PROFESSIONAL QUALIFICATIONS

DiBartolomeo, McBee, Hartley & Barnes, P.A. is a local public accounting firm with offices in the cities of Fort Pierce and Port St. Lucie. The firm was formed in 1982.

➤ *Professional Staff Resources*

Our services will be delivered through personnel in both our Port St. Lucie and Ft. Pierce offices, located at 591 S.E. Port St. Lucie Blvd., Port St. Lucie, FL 34984 and 2222 Colonial Road, Suite 200, Fort Pierce, Florida 34950, respectively. DMHB has a total of 19 professional staff including 9 with extensive experience serving governmental entities.

Professional Staff Classification	Number of Professionals
Partner	4
Managers	2
Senior	2
Staff	11
	19

DiBartolomeo, McBee, Hartley & Barnes provides a variety of accounting, auditing, tax litigation support, estate planning, and consulting services. Some of the governmental, non-profit accounting, auditing and advisory services currently provided to clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under the OMB A-133 audit criteria
- Issuance of Comfort Letters, consent letters, and parity certificates in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews
- Assisting in compiling historical financial data for first-time and subsequent submissions for the GFOA Certificate of Achievement for Excellence in Financial Reporting

PROFESSIONAL QUALIFICATIONS (CONTINUED)

➤ *Professional Staff Resources (Continued)*

- Audits of franchise fees received from outside franchisees
- Preparation of annual reports to the State Department of Banking and Finance
- Audits of Internal Controls – Governmental Special Project
- Assistance with Implementation of current GASB pronouncements

➤ *Current and Near Future Workload*

In order to better serve and provide timely and informative financial data, we have comprised an experienced audit team. Our present and future workloads will permit the proposed audit team to perform these audits within the time schedule required and meet all deadlines.

➤ *Identification of Audit Team*

The team is composed of people who are experienced, professional, and creative. They fully understand your business and will provide you with reliable opinions. In addition, they will make a point to maintain ongoing dialogue with each other and management about the status of our services.

The auditing firm you select is only as good as the people who serve you. We are extremely proud of the outstanding team we have assembled for your engagement. Our team brings many years of relevant experience coupled with the technical skill, knowledge, authority, dedication, and most of all, the commitment you need to meet your government reporting obligations and the challenges that will result from the changing accounting standards.

A flow chart of the audit team and brief resumes detailing individual team members' experience in each of the relevant areas follow.

Jim Hartley, CPA – Engagement Partner (resume attached)
Will assist in the field as main contact

Jay McBee, CPA – Technical Reviewer (resume attached)

Christine Kenny, CPA – Senior (resume attached)

Jim Hartley

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jim has over 35 years of public accounting experience and would serve as the engagement partner. His experience and training include:

- 35 years of non-profit and governmental experience.
- Specializing in serving entities ranging from Government to Associations and Special District audits.
- Has performed audits and advisory services for a variety of public sector entities.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines.
- Experienced in maintaining the GFOA Certificate of Achievement.
- 120 hours of CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Jim has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Jim currently provides internal audit and consulting services to governmental entities and non-profit agencies to assist in implementing and maintaining “best practice” accounting policies and procedures. Jim provides auditing services to the Fort Pierce Utilities Authority, St. Lucie County Fire District, City of Port St. Lucie, Tradition CDD #1 – 10, Southern Groves CDD #1-6, Multiple CDD audits, Town of St. Lucie Village, Town of Sewall’s Point, Town of Jupiter Island along with several other entities, including Condo and Homeowner Associations.

Education and Registrations

- Bachelor of Science in Accounting – Sterling College.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Treasurer & Executive Board - St. Lucie County Chamber of Commerce
- Budget Advisory Board - St. Lucie County School District
- Past Treasurer - Exchange Club for Prevention of Child Abuse & Exchange Foundation Board
- Board of Directors – State Division of Juvenile Justice

Jay L. McBee

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jay has over 45 years of public accounting experience and would serve as the technical reviewer on the audit. His experience and training include:

- 45 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, special districts, and school districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Has extensive experience in performing pension audits.
- Experienced in developing and maintaining the GFOA Certificate of Achievement.
- 120 Hours of relevant government CPE credits over the past 3 years.
- Experience in municipal bond and other governmental-financing options and offerings.

Recent Engagements

Has provided auditing services on local governmental entities including towns, villages, cities, counties, special district and community development districts. Jay has assisted with financial preparation, system implementation, and a variety of government services to a wide range of governmental entities. Jay currently provides auditing services to the City of Port St. Lucie, City of Okeechobee Pension Trust Funds, St. Lucie County Fire District Pension funds, along with several other non-profit and governmental entities.

Education and Registrations

- Bachelor of Science in Accounting and Quantitative Business Management – West Virginia University.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Member of the St. Lucie County Citizens Budget Committee
- Finance committee for the First United Methodist Church
- Treasurer of Boys & Girls Club of St. Lucie County

Christine M. Kenny, CPA

Senior Staff – DiBartolomeo, McBee, Hartley & Barnes

Experience and training

Christine has over 18 years of public accounting experience and would serve as a senior staff for the Constitutional Officers. Her experience and training include:

- 18 years of manager and audit experience.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, towns and special districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- 100 hours of relevant government CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities and special districts. Christine has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Christine currently provides services to multiple agencies to assist in implementing and maintaining “best practice” accounting policies and procedures.

Engagements include St. Lucie County Fire District, City of Fort Pierce, Town of Sewall’s Point, and Town of St. Lucie Village.

Education and Registrations

- Bachelor of Science in Accounting – Florida State University
- Professional Affiliations
- Active Member of the Florida Institute of Certified Public Accountants
- Active Member of the American Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

PROFESSIONAL QUALIFICATIONS (CONTINUED)

➤ *Governmental Audit Experience*

DiBartolomeo, McBee, Hartley & Barnes, P.A., through its principals and members, has provided continuous in-depth professional accounting, auditing, and consulting services to local government units, nonprofit organizations, and commercial clients. Our professionals have developed considerable expertise in performing governmental audits and single audits and in preparing governmental financial statements in conformance with continually evolving GASB pronouncements, statements, and interpretations. All of the public sector entities we serve annually are required to be in accordance with GASB pronouncements and government auditing standards. We currently perform several Federal and State single audits in compliance with OMB Circular A-133 and under the Florida Single Audit Act. Our professionals are also experienced in assisting their clients with preparing Comprehensive Annual Financial Reports (GFOA).

All work performed by our firm is closely supervised by experienced certified public accountants. Only our most seasoned CPA's perform consulting services. Some of the professional accounting, auditing, and management consulting services currently provided to our local governmental clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under OMB A-133 audit criteria and the Florida Single Audit Act
- Assisting in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement of Excellence in Financial Reporting
- Audits of franchise fees received from outside franchisees
- Assistance with Implementation of GASB-34
- Internal audit functions
- Fixed assets review and updating cost/depreciation allocations and methods

ADDITIONAL DATA

➤ *Procedures for Ensuring Quality Control & Confidentiality*

Quality control in any CPA firm can never be taken for granted. It requires a continuing commitment to professional excellence. DiBartolomeo, McBee, Hartley & Barnes is formally dedicated to that commitment.

In an effort to continue to maintain the standards of working excellence required by our firm, DiBartolomeo, McBee, Hartley & Barnes, P.A. joined the Quality Review Program of the American Institute of Certified Public Accountants. To be a participating member firm, a firm must obtain an independent compliance review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements. The scope of peer review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence
- Assignment of professional personnel to engagements
- Consultation on technical matters
- Supervision of engagement personnel
- Hiring and employment of personnel
- Professional development
- Advancement
- Acceptance and continuance of clients
- Inspection and review system

➤ *Independence*

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, independent auditors must exercise utmost care in the performance of their duties.

Our firm has provided continuous certified public accounting services in the government sector for 31 years, and we are independent of the Community Development Districts as defined by the following rules, regulations, and standards:

ADDITIONAL DATA (CONTINUED)

➤ *Independence (Continued)*

- Au Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants
- ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants
- Chapter 21A-21, Florida Administrative Code
- Section 473.315, Florida Statutes
- Government Auditing Standards, issued by the Comptroller General of the United States

➤ *Computer Auditing Capabilities*

DiBartolomeo, McBee, Hartley & Barnes' strong computer capabilities as demonstrated by our progressive approach to computer auditing and extensive use of microcomputers. Jay McBee is the MIS partner for DMHB. Jay has extensive experience in auditing and evaluating various computer systems and would provide these services in this engagement.

We view the computer operation as an integral part of its accounting systems. We would evaluate the computer control environment to:

- Understand the computer control environment's effect on internal controls
- Conclude on whether aspects of the environment require special audit attention
- Make preliminary determination of comments for inclusion in our management letter

This evaluation includes:

- System hardware and software
- Organization and administration
- Access

Contracts of Similar Nature within References

Client	Years	Annual Audit In Accordance With GAAS	Engagement Partner	Incl. Utility Audit/ Consulting	GFOA Cert.	GASB 34 Implementation & Assistance	Total Hours
St. Lucie County Fire District Karen Russell, Clerk-Treasurer (772)462-2300	1984 - Current	√	Jim Hartley			√	250-300
City of Fort Pierce Johnna Morris, Finance Director (772)-460-2200	2005-current	√	Mark Barnes		√	√	800
Fort Pierce Utilities Authority Nina Hurtubise, Finance Director (772)-466-1600	2005-current	√	Jim Hartley	√	√	√	600
Town of St. Lucie Village Diane Robertson, Town Clerk (772) 595-0663	1999 – current	√	Jim Hartley			√	100
City of Okeechobee Pension Trust Funds Marita Rice, Supervisor of Finance (863)763-9460	1998 – current	√	Jay McBee				60
St. Lucie County Fire District 175 Pension Trust Fund Chris Bushman , Captain (772) 462-2300	1990 – current	√	Jay McBee				60
Tradition Community Development District 1-10 Alan Mishlove, District Finance Manager (407)382-3256	2002 - current	√	Jim Hartley			√	350
Legends Bay Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Union Park Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Deer Island Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Park Creek Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Waterleaf Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50

TECHNICAL APPROACH

a. *An Express Agreement to Meet or Exceed the Performance Specifications.*

1. The audit will be conducted in compliance with the following requirements:
 - a. Rules of the Auditor General for form and content of governmental audits
 - b. Regulations of the State Department of Banking and Finance
 - c. Audits of State and Local Governmental Units-American Institute of Certified Public Accountants.
2. The audit report shall contain the opinion of the auditor in reference to all financial statements, and an opinion reflecting compliance with applicable legal provisions.
3. We will also provide the required copies of the audit report, the management letter, any related reports on internal control weaknesses and one copy of the adjusting journal entries and financial work papers.
4. The auditor shall, at no additional charge, make all related work papers available to any Federal or State agency upon request in accordance with Federal and State Laws and Regulations.
5. We will work in cooperation with the District, its underwriters and bond council in regard to any bond issues that may occur during the term of the contract.
6. The financial statements shall be prepared in conformity with Governmental Accounting Standards Board Statement Number 34, 63 and 65.

We will commit to issuing the audit for each Fiscal year by June 1st of the following year. In order to ensure this we will perform interim internal control testing as required by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 30th. Follow up review will be completed as necessary.

b. A Tentative Schedule for Performing the Key phases of the Audit

Audit Phase and Tasks	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.
<i>I. Planning Phase:</i>							
Meetings and discussions with Eden Hills Community Development District personnel regarding operating, accounting and reporting matters			[Task Bar]				
Discuss management expectations, strategies and objectives			[Task Bar]				
Review operations			[Task Bar]				
Develop engagement plan			[Task Bar]				
Study and evaluate internal controls			[Task Bar]				
Conduct preliminary analytical review			[Task Bar]				
<i>II. Detailed Audit Phase:</i>							
Conduct final risk assessment			[Task Bar]				
Finalize audit approach plan			[Task Bar]				
Perform substantive tests of account balances				[Task Bar]			
Perform single audit procedures (if applicable)				[Task Bar]			
Perform statutory compliance testing		[Task Bar]					
<i>III. Closing Phase:</i>							
Review subsequent events, contingencies and commitments				[Task Bar]			
Complete audit work and obtain management representations			[Task Bar]				
Review proposed audit adjustments with client				[Task Bar]			
<i>IV. Reporting Phase:</i>							
Review or assist in preparation of financial statement for Eden Hills Community Development District				[Task Bar]			
Prepare management letter and other special reports				[Task Bar]			
Exit conference with Eden Hills Community Development District officials and management				[Task Bar]			
Delivery of final reports					[Task Bar]		

b. SPECIFIC AUDIT APPROACH

Our partners are not strangers who show up for an entrance conference and an exit conference. We have developed an audit plan that allows the partners to directly supervise our staff in the field. By assigning two partners to the audit, we will have a partner on-site for a significant portion of the fieldwork. This also gives the District an additional contact individual for questions or problems that may arise during the audit.

The scope of our services will include a financial, as well as, a compliance audit of the District's financial statements. Our audit will be conducted in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Additionally, our audit will be conducted in accordance with the provisions of Chapter 10.550, Rules of the Auditor General, which govern the conduct of local government entity audits performed in the State of Florida.

Our audit approach places emphasis on the accounting information system and how the data is recorded, rather than solely on the verification of numbers on a financial statement. This approach enables us to:

- Maximize our understanding of the District's operating environment
- Minimize time required conducting the audit since we start with broad considerations and narrow to specific audit objectives in critical areas

Our audit approach consists of four phases encompassing our audit process:

- Planning Phase
- Detailed Audit Phase
- Closing Phase
- Reporting

Planning Phase

Meetings and Expectations:

Our first step in this phase will be to set up a planning meeting with the financial and operating management of Eden Hills Community Development District. Our goal here is to eliminate "surprises." By meeting with responsible officials early on we can discuss significant accounting policies, closing procedures and timetables, planned timing of our audit procedures and expectations of our work. This will also be the starting point for our discussions with management related to *SAS No. 99-Consideration of Fraud in a Financial Statement Audit*. Inquiries will be made regarding managements knowledge of fraud and on management's views regarding the risk of fraud.

Review Operations and Develop Engagement Plan

It is critical that we understand the District's operating environment. To do this we will obtain and review such items as, organizational charts, recent financial statements, budget information, major contracts and lease agreements. We will also gather other information necessary to increase our understanding of the District's operations, organization, and internal control.

Study and Evaluate Internal Control

As part of general planning, we will obtain an understanding and assessment of the District's control environment. This assessment involves a review of management's operating style, written internal control procedures, and the District's accounting system. The assessment is necessary to determine if we can rely on control procedures and thus reduce the extent of substantive testing.

We then test compliance with established control procedures by ascertaining that the significant strengths within the system are functioning as described to us. Generally, transactions are selected and reviewed in sufficient detail to permit us to formulate conclusions regarding compliance with control procedures and the extent of operation compliance with pertinent laws and regulations. This involves gaining an understanding of the District's procedures, laws and regulations, and testing systems for compliance by examining contracts, invoices, bid procedures, and other documents. After testing controls, we then evaluate the results of those tests and decide whether we can rely on controls and thus reduce other audit procedures.

Conduct Preliminary Analytical Review

Also during the planning stage, we undertake analytical procedures that aid us in focusing our energies in the right direction. We call these analytical reviews.

A properly designed analytical review can be a very effective audit procedure in audits of governmental units. Analytical reviews consist of more than just a comparison of current-year actual results to prior-year actual results. Very effective analytical review techniques include trend analysis covering a number of years and comparisons of information not maintained totally within the financial accounting system, such as per capita information, prevailing market interest rates, housing statistics, etc.

Some examples of effective analytical reviews performed together and/or individually include:

- Comparison of current-year actual results with current-year budget for the current and past years with investigation of significant differences and/or trends
- Trend analysis of the percentage of current-year revenues to current-year rates for the current and previous years with investigation of significant changes in the collection percentage
- Trend analysis of the percentage of expenditures by function for the current and previous years with investigation of significant changes in percentages by department
- Monthly analysis of receipts compared to prior years to detect trends that may have audit implications

Conclusions reached enable us to determine the nature, timing and extent of other substantive procedures.

Detailed Audit Phase

Conduct Final Risk Assessment and Prepare Audit Programs

Risk assessment requires evaluating the likelihood of errors occurring that could have a material affect on the financial statements being audited. The conclusions we reach are based on many evaluations of internal control, systems, accounts, and transactions that occur throughout the audit. After evaluating the results of our tests of control and our final risk assessment we can develop detailed audit programs.

Perform Substantive Tests of Account Balances

These tests are designed to provide reasonable assurance as to the validity of the information produced by the accounting system. Substantive tests involve such things as examining invoices supporting payments, confirmation of balances with independent parties, analytical review procedures, and physical inspection of assets. All significant accounts will be subjected to substantive procedures. Substantive tests provide direct evidence of the completeness, accuracy, and validity of data.

Perform Single Audit Procedures (if applicable)

During the planning phase of the audit we will request and review schedules of expenditures of federal awards and state financial assistance. These schedules will be the basis for our determination of the specific programs we will test.

In documenting our understanding of the internal control system for the financial statement audit, we will identify control activities that impact major federal and state programs as well. This will allow us to test certain controls for the financial audit and the single audit concurrently. We will then perform additional tests of controls for each federal and state program selected for testing. We will then evaluate the results of the test of controls to determine the nature, timing and extent of substantive testing necessary to determine compliance with major program requirements.

Perform Statutory Compliance Testing

We have developed audit programs for Eden Hills Community Development District designed to test Florida Statutes as required by the Auditor General. These programs include test procedures such as general inquiries, confirmation from third parties, and examination of specific documents.

Closing Phase

During the closing phase we perform detail work paper reviews, request legal letters, review subsequent events and proposed audit adjustments. Communication with the client is critical in this phase to ensure that the information necessary to prepare financial statements in conformity with accounting principles generally accepted in the United States has been obtained.

Reporting Phase

Financial Statement Preparation

As a local firm, we spend a considerable amount of time on financial statement preparation and support. With this in mind, we can assist in certain portions of the preparation of financial statements or simply review a draft of financials prepared by your staff. We let you determine our level of involvement.

Management Letters

We want to help you solve problems before they become major.

Our management letters go beyond citing possible deficiencies in the District's internal control structures. They identify opportunities for increasing revenues, decreasing costs, improving management information, protecting assets and improving operational efficiency.

The diversity of experience of our personnel and their independent and objective viewpoints make the comments, observations, and conclusions presented in our management letters a valuable source of information. We have provided positive solution-oriented objective recommendations to our governmental clients regarding investments, accounting accuracy, data processing, revenue bonds, payroll, utility billing, purchasing, budgeting, risk management, and internal auditing.

This review ensures the integrity of the factual data in the management letter but does not influence or impair our independence.

Exit Conferences and Delivery of Reports

We anticipate meeting with appropriate District personnel in February and issuing the final required reports by the May meeting of each year.

PROPOSED AUDIT FEE

DiBartolomeo, McBee, Hartley & Barnes P.A. will perform the annual audit of Eden Hills Community Development District as follows:

September 2024	\$ 3,250
September 2025	\$ 3,350
September 2026	\$ 3,450
September 2027	\$ 3,600
September 2028	\$ 3,750

In years of new debt issuance fees may be adjusted as mutually agreed upon.

SECTION B



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

EDEN HILLS

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: October 14, 2024
5:00PM

Submitted to:

Eden Hills
Community Development District
c/o District Manager
219 East Livingston Street
Orlando, Florida 32801

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

October 14, 2024

Eden Hills Community Development District
c/o District Manager
219 East Livingston Street
Orlando, Florida 32801

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2024, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Eden Hills Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating, and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

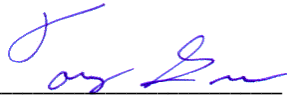
Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



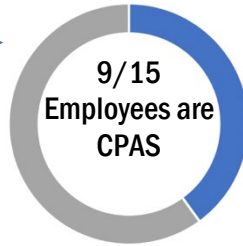
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



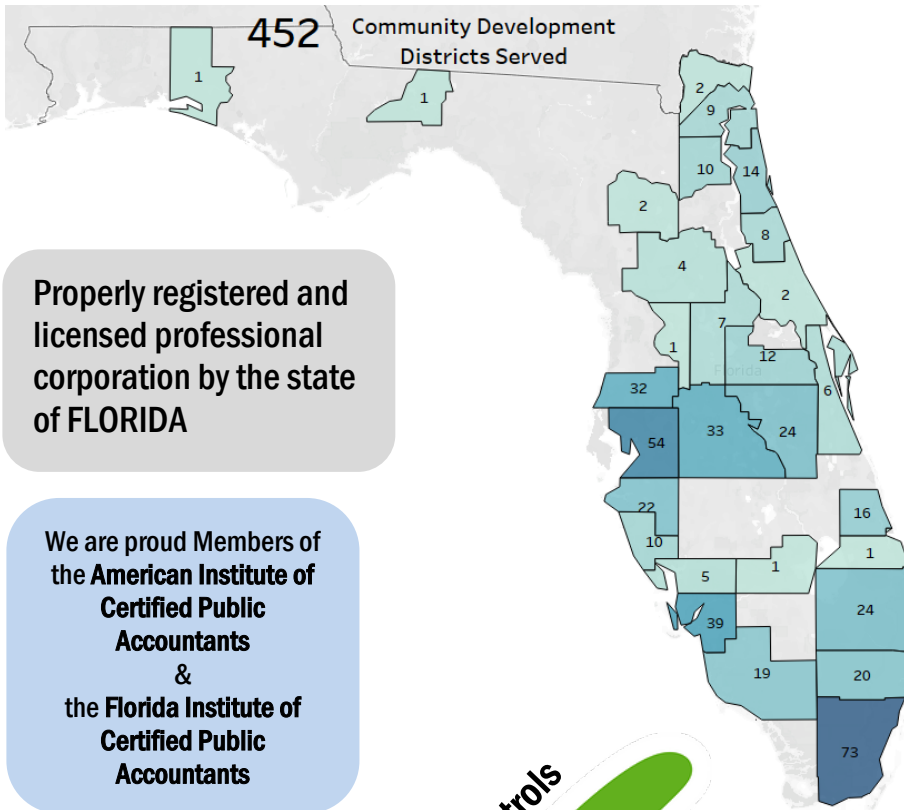
3 Partners
11 Professional Staff
2 Administrative Professionals



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants

Quality Controls



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

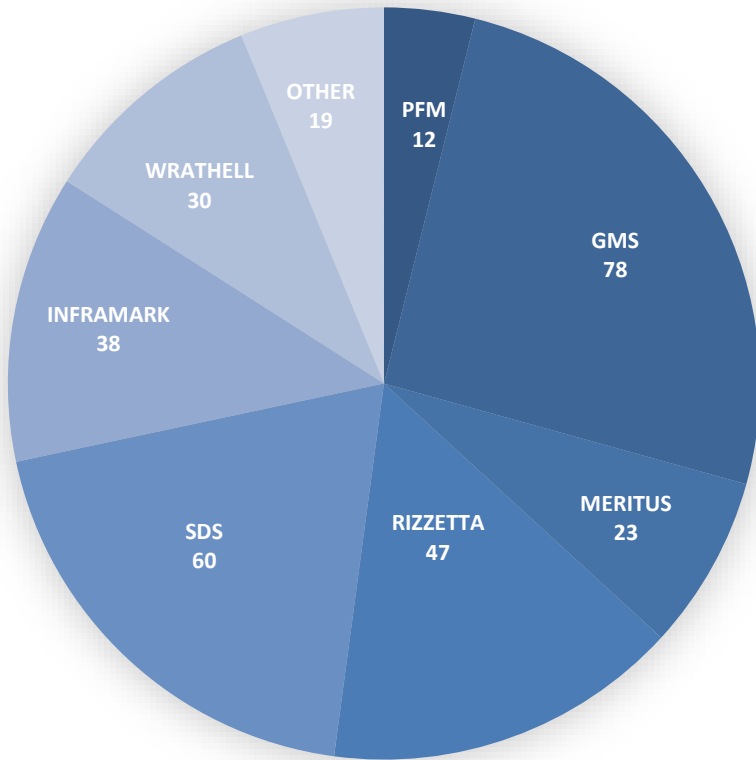
119 S Monroe Street, Suite 121 | Tallahassee, FL 32301 | 850.224.2727, in Florida | www.ficpa.org

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

*Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA*

David Caplivski, CPA (Partner)

*Years Performing Audits: 13+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 64 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD*

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

- David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

- | | |
|--|--|
| Bayside Improvement Community Development District | St. Lucie West Services District |
| Dunes Community Development District | Ave Maria Stewardship Community District |
| Fishhawk Community Development District (I,II,IV) | Rivers Edge II Community Development District |
| Grand Bay at Doral Community Development District | Bartram Park Community Development District |
| Heritage Harbor North Community Development District | Bay Laurel Center Community Development District |
| | |
| Boca Raton Airport Authority | |
| Greater Naples Fire Rescue District | |
| Key Largo Wastewater Treatment District | |
| Lake Worth Drainage District | |
| South Indian River Water Control | |

Professional Associations/Memberships

- | | |
|--|---|
| American Institute of Certified Public Accountants | Florida Government Finance Officers Association |
| Florida Institute of Certified Public Accountants | Government Finance Officers Association Member |
| City of Boca Raton Financial Advisory Board Member | |

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	<u>56</u>
Total Hours	<u>80</u> (includes of 4 hours of Ethics CPE)



David Caplivski, CPA/CITP, Partner
 Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
 Master of Accounting
 Nova Southeastern University (2002)
 Bachelor of Science
 Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
 AICPA Certified Information Technology Professional (2018)
 AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served (partial list)

(>300) Various Special Districts	Hispanic Human Resource Council
Aid to Victims of Domestic Abuse	Loxahatchee Groves Water Control District
Boca Raton Airport Authority	Old Plantation Water Control District
Broward Education Foundation	Pinetree Water Control District
CareerSource Brevard	San Carlos Park Fire & Rescue Retirement Plan
CareerSource Central Florida 403 (b) Plan	South Indian River Water Control District
City of Lauderhill GERS	South Trail Fire Protection & Rescue District
City of Parkland Police Pension Fund	Town of Haverhill
City of Sunrise GERS	Town of Hypoluxo
Coquina Water Control District	Town of Hillsboro Beach
Central County Water Control District	Town of Lantana
City of Miami (program specific audits)	Town of Lauderdale By-The-Sea Volunteer Fire Pension
City of West Park	Town of Pembroke Park
Coquina Water Control District	Village of Wellington
East Central Regional Wastewater Treatment Fac.	Village of Golf
East Naples Fire Control & Rescue District	

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	<u>88</u> (includes 4 hours of Ethics CPE)

Professional Associations

Member, American Institute of Certified Public Accountants
Member, Florida Institute of Certified Public Accountants
Member, Florida Government Finance Officers Association
Member, Florida Association of Special Districts

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State of Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2024-2028 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2024	\$4,000
2025	\$4,100
2026	\$4,200
2027	\$4,300
2028	<u>\$4,400</u>
TOTAL (2024-2028)	<u>\$21,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	491	5	4	484	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73 Current
Arbitrage
Calculations

We look forward to providing Eden Hills Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

Eden Hills CDD Auditor Selection

	Ability of Personnel (20 pts)	Proposer's Experience (20 pts)	Understading of Scope of Work (20 pts)	Ability to Furnish the Required Services (20 pts)	Price (20 pts)	Total Points Earned	Ranking (1 being highest)
DiBartolomeo, McBee, Hartley & Barnes					2024- \$3,250 2025- \$3,350 2026- \$3,450 2027- \$3,600 2028- \$3,750		
Grau & Associates					2024- \$4,000 2025- \$4,100 2026- \$4,200 2027- \$4,300 2028- \$4,400		

Board of
Supervisors
Meeting

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

Present and constituting a quorum:

Bobbie Henley	Chairperson
Jessica Spencer	Vice Chairperson
Emily Cassidy	Assistant Secretary
Kristin Cassidy	Assistant Secretary
Lauren Durham	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 5:00 p.m. and called the roll. Four 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 Eric Lavoie

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

On MOTION by Ms. Spencer, seconded by Ms. Emily Cassidy, with all in favor, Accepting the Resignation of Eric Lavoie, was approved.

B. Appointment to Fill Vacant Board Seat #5

Lauren Durham was appointed to Seat #5.

On MOTION by Ms. Kristin Cassidy, seconded by Ms. Emily Cassidy, with all in favor, Appointing Ms. Lauren Durham to Seat #5, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Burns administered the oath to Ms. Lauren Durham.

D. Consideration of Resolution 2024-08 Electing Officers

Ms. Burns presented Resolution 2024-08 to the Board. Ms. Henley is Chair, Ms. Spencer is Vice Chair, and the three other Board of Supervisors are Assistant Secretaries along with George Flint. Ms. Burns is Secretary.

On MOTION by Ms. Emily Cassidy, seconded by Ms. Henley, with all in favor, Resolution 2024-08 Electing Officers, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the July 10, 2024 Board of Supervisors Meeting

Ms. Burns presented the minutes from the July 10, 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. Spencer seconded by Ms. Emily Cassidy with all in favor, the Minutes of the July 10, 2024, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-09 Declaring the Series 2020 (Phase 1) Project Complete

Ms. Burns presented Resolution 2024-09 to the Board. This resolution was approved pending receipt of certificate from engineer.

On MOTION by Ms. Spencer, seconded by Ms. Emily Cassidy, with all in favor, Resolution 2024-09 Declaring the Series 2020 (Phase 1) Project Complete, was approved.

SIXTH ORDER OF BUSINESS

Appointment of Audit Committee

Ms. Burns presented this item to the Board. The Board voted to terminate agreement with Berger.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, Terminating the Agreement with Berger Toombs for the Fiscal Year 2024 Audit, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Field Manager’s Report

i. Review of Relocation of Dog Park Benches

Mr. Tindall presented the Field Manager’s Report. After presentation of the report, Mr. Tindall presented a map of the relocation of dog park benches on page 109 of the agenda package. He discussed different options available. After further discussion, the Board decided to table this item for now.

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. Emily Cassidy, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

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

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Ms. Spencer, seconded by Ms. Emily Cassidy, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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

The Audit Committee meeting of the Eden Hills Community Development District was held Monday, **September 11, 2024** at 5:00 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present for the Audit Committee were:

Bobbie Henley
Jessica Spencer
Emily Cassidy
Kristin Cassidy
Lauren Durham

Also present were:

Jill Burns
Savannah Hancock
Chace Arrington *by Zoom*
Rey Malave *by Zoom*
Marshall Tindall

District Manager, GMS
District Counsel, Kilinski Van Wyk
District Engineer, Dewberry
District Engineer, Dewberry
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. Five 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

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**

Ms. Burns stated the due date in the ad is October 14 so they can get the proposals back before their October meeting. There is also a standard set of evaluation criteria that Districts use

to evaluate the audits once they come in. She was happy to answer any questions or make any changes.

On MOTION by Ms. Spencer, seconded by Ms. Emily Cassidy, with all in favor, the Requests for Proposals and Selection Criteria, was approved.

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON A PUBLICALLY ACCESSABLE WEBSITE; GRANTING THE AUTHORITY TO EXECUTE A PARTICIPATION AGREEMENT WITH POLK COUNTY; APPROVING THE FORM OF GOVERNMENT AGENCY ORDER; PROVIDING FOR NOTICE OF THE USE OF PUBLICALLY ACCESSABLE WEBSITE; AUTHORIZING THE DISTRICT MANAGER TO TAKE ALL ACTIONS NECESSARY TO COMPLY WITH CHAPTER 50, FLORIDA STATUTES AND POLK COUNTY ORDINANCE 2024-041 AND IMPLIMENTING RESOLUTIONS; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Eden Hills Community Development District (“**District**”) is a local unit of special purpose government¹ created and existing pursuant to Chapter 190, Florida Statutes, and situated within Polk County, Florida; and

WHEREAS, the District is a political subdivision of the State of Florida and a “governmental agency” as that term is defined in Section 1.01(8) and Section 50.0311, Florida Statutes; and

WHEREAS, Chapter 50, Florida Statutes, provides that a governmental agency may publish certain statutorily required legal advertisements, publications and notices on a Publicly Accessible Website, as defined below, if the cost of publication is less than the cost of publication in a newspaper; and

WHEREAS, the District Board of Supervisors has determined that the cost of publication of legally required advertisements and public notices on the Polk County Publicly Accessible Website is less than the cost of publishing advertisements and public notices in a newspaper; and

WHEREAS, Polk County, Florida has adopted Ordinance 2024-041 and Resolutions 24-124 and 24-125 (“County Regulations”), designating the Publicly Accessible Website of URL <http://polkcounty.column.us/search> (“Publicly Accessible Website”) for the publication of Legal Notices and Advertisements, such Ordinance and Resolutions are hereby adopted by this reference as if fully set forth herein; and

¹ Section 190.003(6), FS

WHEREAS, Polk County Resolution 2024-124 also designates the Publicly Accessible Website for the use of governmental agencies within Polk County; and

WHEREAS, the District desires to publish all legal advertisements and public notices on the Publicly Accessible Website to the extent authorized by law; and

WHEREAS, the District's Board of Supervisors finds that granting to the District Manager and the Chairman the Authority to enter into the Participation Agreement and the Government Agency Order in the substantial form as set forth in Composite Exhibit A, attached hereto and incorporated by this reference, is in the best interests of the District.

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

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

2. AUTHORIZATION. The District hereby authorizes the use of the Publicly Accessible Website, as allowed by law, to be used for the publication of legal advertisements and public notices.

3. DELEGATION OF AUTHORITY. The District Manager and the Chairman are hereby authorized to sign, accept or execute a Participation Agreement and Government Agency Order in substantially the form attached hereto as Composite Exhibit A.

4. PUBLICATION OF NOTICE AND REGISTRY. The District Manager shall cause notice of the use of the Publicly Accessible Website for legal advertisements and public notices to be published annually in a newspaper of general circulation within the jurisdiction of the District and to maintain a registry of property owners and residents as set forth in Section 50.0311(6), Florida Statutes.

5. AUTHORIZATION. The District Manager is hereby authorized to take all actions necessary to provide for the implementation of this Resolution and comply with the specific requirements of Section 50.0311 and the County Regulations.

6. CONFLICTING PROVISIONS. All District Rules, Policies or Resolutions in conflict with this Resolution are hereby suspended.

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

8. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 8TH DAY OF JANUARY 2025.

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

Composite Exhibit A

Governmental Agency Order

D-R Media and Investments, LLC Publicly Accessible Website Agreement

This Order is between County/[Governmental Agency] ("County")/"Governmental Agency") and D-R Media and Investments, LLC ("Contractor" or "D-R Media") pursuant to Contractor's Agreement with Polk County. Contractor affirms that the representations and warranties in the Agreement are true and correct as of the date this Order is executed by Contractor. In the event of any inconsistency between this Order and the Agreement, the provisions of the Agreement shall govern and control.

Services to be provided pursuant to this Order:

[COMPOSE SIMPLE SUMMARY INCLUDING GO-LIVE DATE]

The time period for this Order, unless otherwise extended or terminated by either party, is as follows:

Contractor shall provide notices on the Publicly Accessible Website at no charge to the County/Governmental Agency as provided in the Agreement.

Additional Terms:

- a. **Form of Notice.** County/Governmental Agency shall comply with all applicable requirements, obligations, duties, and procedures set forth in Chapter 50, Florida Statutes ("Notice Requirements"), as may be amended from time to time, relating to any Notices published on the Website. County/Governmental Agency shall be solely responsible for compliance with the Notice Requirements.

- b. **Sovereign Immunity.** Nothing contained in this Agreement shall be deemed a waiver, expressed or implied, of the County/Governmental Agency's sovereign immunity or an increase in the limits of liability pursuant to Section 768.28, Florida Statutes, regardless of whether any such obligations are based in tort, contract, statute, strict

liability, negligence, product liability or otherwise nor shall anything included herein be construed as consent by County/Governmental Agency to be sued by a third party in any matter arising out of this Order.

c. Notices. Parties shall ensure any Notices are provided in accordance with the "Notices" section of the Agreement at the address for Contractor listed in the Agreement and the address for County/Governmental Agency listed in the Participation Agreement.

d. Public Records. The provisions of Section 119.0701 are hereby incorporated as if fully set forth herein. Governmental Agency's public records custodian is as follows:

Warranties and Disclaimer.

a. Each person signing this Order, represents and warrants that they are duly authorized and have legal capacity to execute and bind the respective party to the terms and conditions of this Order. Each party represents and warrants to the other that the execution and delivery of the Order and the performance of such Party's obligations thereunder have been duly authorized and that this Order is a valid and legal agreement binding on such Party and enforceable in accordance with its terms.

b. D-R Media warrants that the Services will perform substantially in accordance with the Agreement, documentation, and marketing proposals, and free of any material defect. D-R Media warrants to the Governmental Agency that, upon notice given to D-R Media of any defect in design or fault or improper workmanship, D-R Media shall remedy any such defect. D-R Media makes no warranty regarding, and will have no responsibility for, any claim arising out of: (i) a modification of the Services made by anyone other than D- R Media, even in a situation where D-R Media approves of such modification in writing; or (ii) use of the Services in combination with a third-party service, web hosting service, or server not authorized by D-R Media.

c. EXCEPT FOR THE EXPRESS WARRANTIES IN THE AGREEMENT AND THIS ORDER, D-R MEDIA HEREBY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING ANY IMPLIED WARRANTY OF

MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ARISING FROM A PRIOR COURSE OF DEALING.

d. EACH PROVISION OF THIS ORDER THAT PROVIDES FOR A LIMITATION OF LIABILITY, DISCLAIMER OF WARRANTIES, OR EXCLUSION OF DAMAGES IS TO ALLOCATE THE RISKS OF THIS ORDER BETWEEN THE PARTIES. THIS ALLOCATION IS REFLECTED IN THE PRICING OFFERED BY D-R MEDIA TO GOVERNMENTAL AGENCY AND IS AN ESSENTIAL ELEMENT OF THE BASIS OF THE BARGAIN BETWEEN THE PARTIES. EACH OF THESE PROVISIONS IS SEVERABLE AND INDEPENDENT OF ALL OTHER PROVISIONS OF THIS ORDER.

Ownership and Content Responsibility.

a. Upon completion of the Initial Implementation and go-live date, County/Governmental Agency shall assume full responsibility for County/Governmental Agency Content maintenance and administration. County/Governmental Agency, not D- R Media, shall have sole responsibility for the accuracy, quality, integrity, legality, reliability, appropriateness, and intellectual property ownership or right to use of all Governmental Agency Content.

b. At any time during the term of the applicable Order, County/Governmental Agency shall have the ability to download the County/Governmental Agency Content and export the County/Governmental Agency data through the Services.

Responsibilities of the Parties.

a. D-R Media will not be liable for any failure of performance that is caused by or the result of any act or omission by Governmental Agency or any entity employed/contracted on the Governmental Agency's behalf.

b. County/Governmental Agency shall be responsible for all activity that occurs under County/Governmental Agency's accounts by or on behalf of County/Governmental Agency. County/Governmental Agency agrees to (a) be solely responsible for all designated and authorized individuals chosen by Governmental Agency ("User") activity, which must be in accordance with this Order; (b) be solely responsible for County/Governmental Agency content and data; (c) obtain and maintain during the term

all necessary consents, agreements and approvals from end-users, individuals, or any other third parties for all actual or intended uses of information, data, or other content County/Governmental Agency will use in connection with the Services; (d) use commercially reasonable efforts to prevent unauthorized access to, or use of, any User's log-in information and the Services, and notify D-R Media promptly of any known unauthorized access or use of the foregoing; and (e) use the Services only in accordance with applicable laws and regulations.

c. The Parties shall comply with all applicable local, state, and federal laws, treaties, regulations, and conventions in connection with its use and provision of any of the Services or D-R Media Property.

d. In the event of a security breach at the sole fault of the negligence, malicious actions, omissions, or misconduct of D-R Media, D-R Media, as the data custodian, shall comply will all remediation efforts as required by applicable federal and state law.

(Signatures appear on the following page.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Order,
effective as of the date the last party signs this Order.

GOVERNMENTAL AGENCY NAME

ATTEST:

By: _____
GOVERNMENTAL AGENCY NAME/TITLE

CITY CLERK

Print Name
____ day of _____, 20__

Contractor

Signature

Print/Type Name

Title

**Form Participation Agreement for Publication of Legal Notices on County Designated
Publicly Accessible Website**

This Form Participation Agreement ("Participation Agreement") is made and entered into by and between Polk County, a political subdivision of the State of Florida ("County"), and _____, a local government existing under the laws of the State of Florida ("Local Government") (each a "Party," and collectively the "Parties").

RECITALS

- A. During the 2022 legislative session, the Florida Legislature enacted House Bill 7049, which created Section 50.0311, Florida Statutes.
- B. Effective January 1, 2023, Section 50.0311, Florida Statutes, authorizes a local governmental agency to publish legal notices under specified conditions on a publicly accessible website, owned or designated by the applicable county, instead of in a print newspaper.
- C. Local Government represents that it is a governmental agency as defined in Section 50.0311, Florida Statutes. Local Government desires to utilize County's designated publicly accessible website for certain required notices and advertisements.
- D. Pursuant to Section 50.0311, Florida Statutes, County designated the website operated by D-R Media ("Website") as County's publicly accessible website for publication of notices and advertisements ("Publications").

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Recitals. The truth and accuracy of each clause set forth above is acknowledged by the Parties.
2. Designation of Website. County has entered into an agreement with Website ("Website Contract") for Publications. County may at any time, upon at least ninety (90) days prior to written notice to Local Government in accordance with the Notices section of this

Participation Agreement, designate a different entity as County's publicly accessible website pursuant to Section 50.0311, Florida Statutes. Parties shall consider any such new designation as automatically effective upon the date stated in County's notice without the need for an amendment to this Participation Agreement, and upon the effective date the new website shall be the "Website" for purposes of this Participation Agreement.

3. Utilization of Website. Local Government may utilize the Website for its Publications if and to the extent it elects to do so. Nothing in this Participation Agreement obligates Local Government to utilize the Website for any Publication. However, any utilization of Website by Local Government for Publications pursuant to Section 50.0311, Florida Statutes, shall be obtained exclusively through the Website Contract and not through any other contract or procurement method. Local Government agrees that no other website is County's designated publicly accessible website, and Local Government agrees it may not take any action to challenge or otherwise attempt to disqualify the designation of Website (or any substitute website pursuant to Section 2 above) as the properly designated website of County pursuant to Section 50.0311, Florida Statutes.

4. Term. The term of this Participation Agreement shall commence upon the date it is fully executed by the Parties ("Effective Date") and shall continue until terminated by either Party as otherwise provided herein.

5. Compliance with Notice Requirements. For the duration of this Participation Agreement, Local Government shall comply with all applicable requirements, obligations, duties, and procedures set forth in Chapter 50, Florida Statutes ("Notice Requirements"), as may be amended from time to time, relating to any Publications published on the Website. County shall have no responsibility for ensuring that Local Government, the Website, or the Publications comply with the Notice Requirements or any other applicable law, rule, or regulation.

6. County Actions are Ministerial. Local Government acknowledges that any and all Publications of Local Government are prepared by Local Government and not by County. Local Government shall construe any and all actions of County in conjunction with, or

relating to, the designation of the Website for use by Local Government as, purely ministerial acts.

7. Costs and Payment. Local Government shall be solely responsible for the timely payment of all fees and costs associated with its Publications and use of the Website. Local Government shall utilize the Website Contract to obtain from Website any applicable services Local Government requires relating to Publications and shall pay Website directly for all such services provided in connection with Publications. Additionally, Local Government shall be solely responsible for payment of any and all mailing costs or other costs associated with the Publications or otherwise incurred relating to the Publications pursuant to Chapter 50, Florida Statutes, including without limitation Section 50.0311(6), Florida Statutes. County shall not be responsible for any fees or costs associated with: (a) use of the Website by Local Government; (b) any Publication; or (c) compliance with Chapter 50, Florida Statutes. Local Government recognizes and agrees that if Local Government fails to timely pay Website, then Website may terminate Local Government's access to the Website, and County shall have no liability to Local Government for such termination or lack of access, or any subsequent costs which Local Government might incur due to such termination or lack of access. Likewise, Local Government acknowledges that County has no control over payment processing services.

8. Sovereign Immunity. Except to the extent sovereign immunity may be deemed waived by entering into this Participation Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by either Party nor shall anything included herein be construed as consent by either Party to be sued by a third party in any matter arising out of this Participation Agreement.

9. Indemnification. Local Government shall indemnify and hold harmless County and all of County's current, past, and future officers, agents, and employees (collectively, "Indemnified Party") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Participation Agreement, and caused

or alleged to be caused, in whole or in part, by any breach of this Participation Agreement by Local Government, or any intentional, reckless, or negligent act or omission of Local Government, its officers, employees, or agents, arising from, relating to, or in connection with this Participation Agreement or any Publication. The obligations of this section shall survive the expiration or earlier termination of this Participation Agreement.

10. Termination.

10.1. Termination without cause. Either Party may terminate this Participation Agreement without cause upon at least ninety (90) days' prior written notice to the other Party.

10.2. Termination with cause. If the Party in breach has not corrected the breach within thirty (30) days after receipt of written notice from the aggrieved Party identifying the breach, then the aggrieved Party may terminate this Participation Agreement for cause.

10.3. Automatic Termination. If the publication of electronic notices is determined to be illegal by a court of competent jurisdiction, or if the Florida Legislature modifies Florida law to prohibit utilization of County's designated publicly accessible website for Publications, then this Participation Agreement will be deemed automatically terminated upon such finding becoming final or such law becoming effective, as applicable.

11. Notices. In order for a notice to a Party to be effective under this Participation Agreement, notice must be sent via U.S. first-class mail, with a contemporaneous copy sent via e-mail, to the addresses listed below and shall be effective upon mailing. The addresses for notice shall remain as set forth herein unless and until changed by providing notice of such change in accordance with the provisions of this section.

FOR COUNTY:

County Manager

Polk County Board of County Commissioners

P.O. Box 9005

Bartow, Florida 33830

With a copy to:

County Attorney

Polk County Board of County Commissioners

P.O. Box 9005, Drawer AT01 Bartow,

Florida 33830

FOR LOCAL GOVERNMENT:

Email address: _____

12. Prior Agreements. Parties shall consider this Participation Agreement as representing the final and complete understanding of the subject matter of this Participation Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Participation Agreement are contained herein.

13. Assignment. Neither this Participation Agreement nor any term or provision hereof or right hereunder may be assignable by either Party without the prior written consent of the other Party. Any assignment, transfer, encumbrance, or subcontract in violation of this section shall be void and ineffective.

14. Interpretation. The headings contained in this Participation Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Participation Agreement. All personal pronouns used in this Participation Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Participation Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Participation Agreement, such reference is to the section or article as a whole, including all of

the subsections of such section, unless the reference is made to a particular subsection or subparagraph of such section or article.

15. Third-Party Beneficiaries. Neither Local Government nor County intends to directly or substantially benefit a third party by this Participation Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Participation Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Participation Agreement.

16. Law. Jurisdiction. Venue. Waiver of Jury Trial. This Participation Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Participation Agreement shall be in the state courts of the Tenth Judicial Circuit in and for Polk County, Florida. If any claim arising from, related to, or in connection with this Participation Agreement must be litigated in federal court, then the exclusive venue for any such lawsuit shall be in the United States District Court, or the United States Bankruptcy Court, for the Middle District of Florida. EACH PARTY EXPRESSLY, VOLUNTARILY, INTENTIONALLY, IRREVOCABLY, AND KNOWINGLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS PARTICIPATION AGREEMENT.

17. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Participation Agreement and executed on behalf of County and Local Government, respectively, by persons authorized to execute same on their behalf.

18. Representation of Authority. Each individual executing this Participation Agreement on behalf of a Party represents and warrants that they are, on the date they sign this Participation Agreement, duly authorized by all necessary and appropriate action to execute this Participation Agreement on behalf of such Party and that they do so with full legal authority.

19. Counterparts and Multiple Originals. This Participation Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed

physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Participation Agreement.

20. Materiality and Waiver or Breach. Each requirement, duty, and obligation set forth herein was bargained for at arm's-length. Each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Participation Agreement, and each is, therefore, a material term. Any Party's failure to enforce any provision of this Participation Agreement shall not be deemed a waiver of such provision or modification of this Participation Agreement. A waiver of any breach of a provision of this Participation Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Participation Agreement. For a waiver to be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

21. Compliance with Laws. Each Party shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Participation Agreement.

(Remainder of this page intentionally left blank.)

IN WITNESS WHEREOF, the Parties have signed this Agreement and through their duly authorized signatories on the dates noted below their names.

ATTEST:

Stacy M. Butterfield
Clerk to the Board

POLK COUNTY

a political subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
County Manager

Date:
.....

ATTEST:

Local Government.

Signature

Signature

Print Name

Print Name

Title

Title

SECTION VI

Space Above This Line For Recorder's Use

Prepared by and please return to:

Peninsula Pipeline Company
c/o Mary Prather, SinglePoint Services
1620-B South Broad Street
Monroe, GA 30655

Parcel# 26-27-30-496752-001450

STATE OF FLORIDA

COUNTY OF Polk

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT AGREEMENT (this "**Agreement**"), is made and executed this 2nd day of January, 2025, by and between EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government, 219 E Livingston Street, Orlando, FL 32801 ("**Property Owner**") and PENINSULA PIPELINE COMPANY, a Delaware corporation, 500 Energy Lane, Dover, DE, 19901, ("**Grantee**")

WITNESSETH:

WHEREAS, Property Owner is the owner of certain real property more particularly described on **Exhibit "A"** attached to this Agreement and made a part hereof (the "**Property**"), and

WHEREAS, Grantee requires temporary easements over a portion of the Property as approximately depicted on **Exhibit "B"** attached to this Agreement and made a part hereof (the "**Easement Area**") in order to conduct construction activities in connection with certain property Grantee owns or has rights to use (the "**Grantee Property**") (which Grantee Property may be a part of the Property), and

WHEREAS, Property Owner is willing to grant to Grantee temporary easements as provided in this Agreement.

NOW THEREFORE, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollar, cash in hand paid by Grantee to Property Owner, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties covenant and agree as follows:

1. **Grant of Easements.** Property Owner hereby grants and conveys to Grantee the following easements, rights and privileges (collectively called the “Easements”):

(A) an exclusive easement in, upon, under and through the Easement Area to move, stage and store construction and other machinery, apparatus, equipment, vehicles and personnel and to do such other activities as Grantee shall deem necessary or desirable in connection with certain activities on, in, under or above the Grantee Property, such activities on the Grantee Property including, without limitation, the construction, installation, laying, maintenance, inspection, testing, operation, repair, replacement, alteration, renewing, rebuilding, reconstruction, improvement, upgrading, enhancement, changing, patrolling, addition and removing of pipes, mains, equipment, cables, lines, conduits, valves, regulators, heaters, meters, anodes, ground beds, fittings, markers, cathodic protection facilities, regulator stations, and data and voice transmission lines, of every nature and description (collectively called the “Systems”).

(B) a non-exclusive easement of unrestricted and free access, ingress and egress to and from the Easement Area on, over and through the Property;

(C) a non-exclusive easement to go on, over and through Property and the Easement Area to inspect and survey the Property and Easement Area;

(D) a non-exclusive easement to cut, clear, remove, and dispose of all trees, undergrowth, improvements, and any other obstructions now or in the future located in the Easement Area that may interfere with or hinder the exercise of the rights and privileges of the Easements granted in this Agreement, subject to the limitations set forth in Section 2 herein; and

(E) all other rights, privileges, and easements necessary or convenient for the full enjoyment and use of the Easement Area, the Easements and the rights and privileges of the granted in this Agreement.

2. **Responsibilities of Grantee.** Grantee shall comply with the following requirements in connection with its use of the Easements as granted herein:

(A) Grantee shall be required to procure and comply with any necessary licenses, permits, and other authority required by Polk County or any other governmental agency which has jurisdiction over the Easement Area prior to utilizing the Easement Area and the ancillary uses associated therewith.

(B) Grantee shall be solely responsible for any equipment, persons, or property utilizing the Easement Area on behalf of the Grantee.

(C) Grantee acknowledges that there exist on the Property the following pre-existing easements: (1) a 15.00’ Public Utility Easement located on Tract A-2 as depicted on the plat titled “Eden Hills” and recorded at Book 185, Pg. 1-6 of the Official Records of Polk County, Florida; and (2) that certain easement recorded at Polk County O.R. Book 1798, Page 2104, and further depicted on Tract A-2 on the plat titled “Eden Hills” and recorded at Book 185, Pg. 1-6 of the Official Records of Polk County, Florida. Grantee shall not be permitted to disturb existing improvements within the pre-existing easements, and shall not interfere with the lawful use of such pre-existing easements. Grantee shall be solely responsible for locating underground utilities prior to taking any action which may interfere with such underground utilities.

(D) Grantee agrees to use all due care to protect the Easement Area, the Property, and adjacent properties from damage. Grantee shall assume responsibility for any and all damage to any real or personal

property of the Property Owner or any third parties as a result of Grantee's exercise of rights under this Agreement, including but not limited to landscaping, hardscaping, and irrigation improvements. Grantee shall commence repair of any damage resulting from its operations pursuant to this Agreement within seventy-two (72) hours. Any such repairs shall be at Grantee's sole expense, unless otherwise agreed in writing by the Property Owner. The provisions of this section shall survive the termination or expiration of this Agreement.

3. **Expiration of Agreement.** This Agreement shall expire upon the earlier of one hundred eighty (180) days after the date of commencement of construction of the Systems, or written notice from the Grantee to the Owner that the construction is complete. The Property Owner may terminate this Agreement immediately upon any default by the Grantee of its obligations or responsibilities under this Agreement. Upon the expiration or termination of this Agreement, Grantee shall restore the Easement Area to its original condition, to the reasonable satisfaction of the Property Owner, which may include but shall not be limited to removing all trash and debris, repairing any damage caused by Grantee's activities, filling any holes Grantee created, leveling the ground of the Easement Area to approximately the same contour as existed on the Easement Area just prior to the commencement of construction, and spreading grass seed over the Easement Area.

4. **Enforcement; Strict Compliance.** The parties shall have the right to take any action, at law and in equity, to enforce or prevent the interference with, the easements, rights, obligations, and privileges granted in this Agreement. Failure of any party to exercise any power or right given hereunder or to insist upon strict compliance with the terms hereof shall not be, or be deemed to be, a waiver of such party's right to demand exact compliance with the terms of this Agreement. In the event any party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees.

5. **Transferability.** Grantee shall have the full right and authority to assign, transfer, and grant easements and convey to others, the, interests, rights, and privileges declared in this Agreement, in whole or in part, with prior written consent of Property Owner or any other party. The Property Owner shall not unreasonably withhold consent to any transfer of the Agreement.

6. **Authority.** The parties warrant and represent one to the other that they have full power and authority to enter into this Agreement.

7. **Binding Effect.** This Agreement shall be binding upon and enforceable against, and shall be for the benefit of, the parties hereto and their respective heirs, legal representatives, successors and assigns.

8. **Running with the Land.** The provisions of this Agreement shall run with and bind the Property and inure to the benefit of the Grantee Property.

9. **Integrated Agreement; Modification.** This Agreement constitutes the entire and complete agreement between the parties with respect to the transaction contemplated hereby, and conversations, representations, promises, inducements, warranties or statements not reduced to writing and expressly set forth in this Agreement shall be of no force or effect whatsoever. No conduct or course of action undertaken or performed by the parties shall have the effect of, or be deemed to have the effect of, modifying, altering or amending the terms, covenants and conditions of this Agreement. This Agreement may not be modified, altered or amended except by a written instrument executed by the party to be bound.

10. **Severability.** If any of the provisions of this Agreement are hereinafter expressly declared by a court of competent jurisdiction to be invalid or unenforceable, then any such provision shall be canceled and severed from this Agreement and the other provisions of this Agreement shall continue in full force and effect.

11. **Headings.** The headings of this Agreement are for convenience only, shall in no way define or limit the scope or content this Agreement, and shall not be considered in any construction or interpretation of the provisions of this Agreement or any part of this Agreement.

12. **Construction.** No provision of this Agreement shall be construed against or interpreted to the disadvantage of any party by any court or other governmental or judicial authority by reason of such party's having or being deemed to have prepared or imposed such provision.

13. **Exhibits.** Each and every exhibit referred to or otherwise mentioned in this Agreement is attached to this Agreement and shall be construed to be a part of this Agreement by such reference or other mention at each point in which such reference or other mention occurs, in the same manner and with the same effect as if each exhibit were set forth in full and at length every time such terms are used.

14. **Counterparts.** This Agreement may be signed in counterparts and shall be considered a complete instrument when all parties have affixed their signatures.

15. **Governing Law.** This Agreement shall be construed, enforced and interpreted in accordance with the laws of the State in which the Property is located, and those laws shall control in the event of any conflict of laws.

16. **Public Records.** Grantee understands and agrees that all documents of any kind provided to the Property Owner in connection with this Agreement may be public records, and, accordingly, Grantee agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited, to section 119.0701, Florida Statutes. Grantee acknowledges that the designated Public Records Custodian for the District is **Governmental Management Services – Central Florida, LLC.**

17. **Indemnification; Limitation on Governmental Liability.**

(A) Grantee agrees to indemnify, defend, and hold harmless the Property Owner and their supervisors, staff, officers, employees, agents and assigns (“**Indemnitees**”) from all loss, damage or injury, including all judgments, liens, claims, liabilities, debts and obligations resulting from the negligent or intentionally wrongful acts or omissions of Grantee, its members, managers, agents, assigns or employees. For purposes of this section, “acts or omissions” on the part of Grantee and its members, managers, agents, assigns or employees, includes, but is not limited to, the operation and management of the construction staging site, including any materials, vehicles, or any other equipment used in relation to the Agreement in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over such materials, vehicles, or equipment, unless such permit, license, certification, consent, or other approval is first obtained.

(B) Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, expert witness fees and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the Property Owner shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity.

(C) Nothing in this Agreement shall be deemed as a waiver of the Property Owner's sovereign immunity or limits of liability as set forth in Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

(D) The provisions of this Paragraph 17 shall survive the termination or expiration of this Agreement.

18. Insurance.

(A) Grantee shall maintain throughout the term of this Agreement the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering Grantee's legal liability for bodily injuries, with limits of not less than \$1,000,000 (one million dollars) combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors' Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(B) The Property Owner and its officers, supervisors, staff, employees and agents shall be named as additional insured on the Commercial General Liability policy. Grantee shall furnish a Certificate of Insurance evidencing compliance with this requirement upon execution of this Agreement. No certificate shall be acceptable unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the parties hereto. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

(Signatures Appear on following page)

TO HAVE AND HOLD, the rights, privileges and duties set out herein.

IN WITNESS WHEREOF, the parties hereto have executed this instrument under seal as of the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSES

GRANTOR: Eden Hills Community Development District

Witness 1 Signature: Joe D. Braddy

[SIGNATURE]: Bobbie Henley

Witness 2 Print Name: Joe D. Braddy

[PRINT NAME]: Bobbie Henley

Witness 1 Address: 346 E. Central Ave. Winter Haven, FL 33880

[TITLE]: Chair

Witness 2 Signature: [Signature]

Witness 2 Print Name: Phillip Allende

Witness 2 Address: 346 E Central Ave Winter Haven, FL 33880

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me this 2nd day of January, 2005, by Bobbie Henley, the Chair of Eden Hills CDD, on behalf of said corporation, the Grantor under the foregoing instrument. He/She is personally known to me and has produced _____ as identification.

NOTARY PUBLIC: Lindsey E Roden
(Notary Public, Signature)

Print Name: Lindsey E Roden

(NOTARY STAMP OR SEAL)

My Commission Expires: 8/22/2026

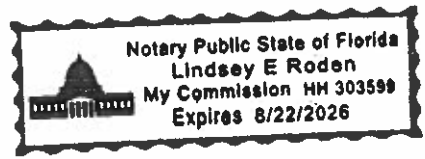


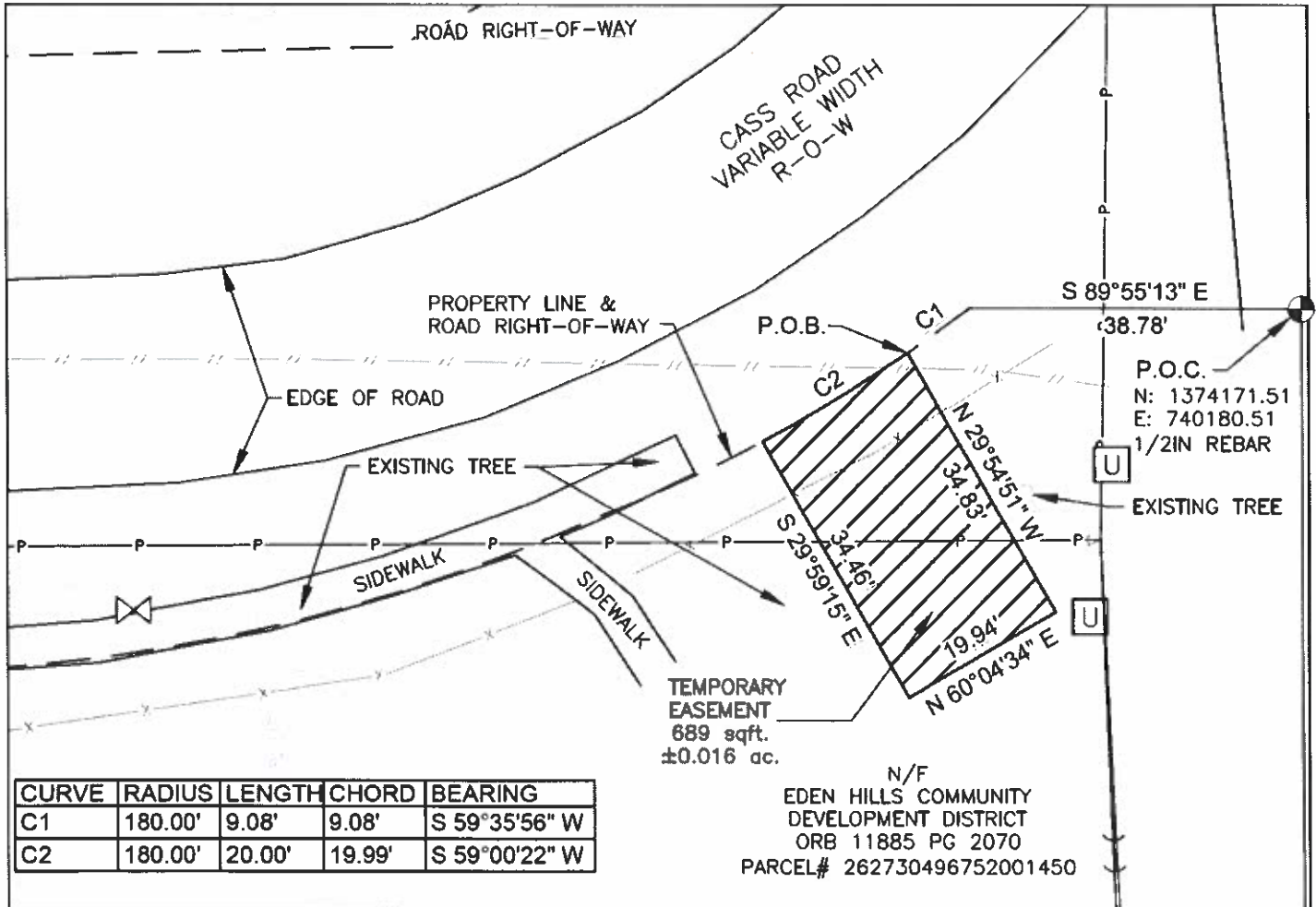
EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

All that tract or parcel of land lying and being part of Section 30, Township 27, Range 26 East, of Polk County, Florida, and being more fully described in a deed recorded in Official Record Book 11885, Page(s) 2070 in the Public Records of Polk County, Florida, also being known as Parcel No. 26-27-30-496752-001450.

TEMPORARY EASEMENT EXHIBIT B

A TRACTS A-2 AND G OF EDEN HILLS AS RECORDED
 IN PLAT BOOK 185, PAGES 1-6
 A PART OF NORTHEAST 1/4 OF SECTION 30,
 TOWNSHIP 27 SOUTH, RANGE 26 EAST
 POLK COUNTY, FLORIDA



CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	180.00'	9.08'	9.08'	S 59°35'56" W
C2	180.00'	20.00'	19.99'	S 59°00'22" W

LEGEND

- PROPERTY CORNER MONUMENT
- GUY ANCHOR
- POWER POLE
- WATER VALVE
- UTILITY PEDESTAL
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- OVERHEAD POWERLINE
- BURIED WATER LINE
- EXISTING FENCE
- EXISTING PIPELINE
- UNKNOWN UTILITY
- ROAD R-O-W
- PROPERTY LINE



Scale: 1" = 20'



Temporary Construction Easement on the Property of Eden Hills Community Development District

DRAWN BY: S.P.R.

PROJECT: NSB

DATE: 11-08-2024



SURVEYED BY:



TRICO Surveying & Mapping, Inc.

441 West Gourley Pk. Bloomington, In 47404

Phone: 317-330-7030 Fax: 317-330-7135 Website: www.tricosurveying.com

SECTION VII

Eden Hills Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2023

Eden Hills Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2023

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Eden Hills Community Development District
Lake Alfred, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Eden Hills Community Development District (the "District"), as of and for the year ended September 30, 2023, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Eden Hills Community Development District as of September 30, 2023, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
Eden Hills Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors
Eden Hills Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated December 4, 2024 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Eden Hills Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

December 4, 2024

**Eden Hills Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2023**

Management's discussion and analysis of Eden Hills Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments, and developer contributions.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation, and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Eden Hills Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the fiscal year ended September 30, 2023.

- ◆ The District's assets exceeded liabilities by \$6,918,470 (net position). Net investment in capital assets was \$6,743,004. Restricted net position was \$107,437 and unrestricted net position was \$68,029.
- ◆ Governmental activities revenues totaled \$5,824,450, while governmental activities expenses totaled \$875,944.

**Eden Hills Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2023	2022
Current assets	\$ 247,728	\$ 16,506
Restricted assets	963,903	1,651,789
Capital assets	19,308,230	14,809,875
Total Assets	20,519,861	16,478,170
Current liabilities	638,652	1,389,642
Non-current liabilities	12,962,739	13,118,564
Total Liabilities	13,601,391	14,508,206
Net Position		
Net investment in capital assets	6,743,004	2,402,300
Restricted net position	107,437	-
Unrestricted	68,029	(432,336)
Total Net Position	\$ 6,918,470	\$ 1,969,964

The increase in current assets is related to the increase in cash, receivables and prepaid expenses in the current year.

The increase in capital assets is related to the capital projects activity in the current year.

The decrease in restricted assets is related to the decrease in contracts/retainage payable in the current year.

The decrease in current liabilities is mainly related to the decrease in contracts/retainage payable in the current year.

**Eden Hills Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2023	2022
Program Revenues		
Charges for services	\$ 1,260,661	\$ 287,706
Operating contributions	20,000	1,108
Capital contributions	4,503,880	2,806,698
Miscellaneous revenues	30	-
Investment income	39,879	12,404
Total Revenues	<u>5,824,450</u>	<u>3,107,916</u>
Expenses		
General government	102,173	93,961
Physical environment	147,993	38,579
Culture/recreation	70,563	-
Interest and other charges	555,215	731,849
Total Expenses	<u>875,944</u>	<u>864,389</u>
Change in Net Position	4,948,506	2,243,527
Net Position - Beginning of Period	<u>1,969,964</u>	<u>(273,563)</u>
Net Position - End of Period	<u>\$ 6,918,470</u>	<u>\$ 1,969,964</u>

The increase in charges for services is related to the increase in special assessments in the current year.

The increase in capital contributions is related to the payment of capital project costs in the current year.

The increase in physical environment expenses is related to the increased cost of maintaining improvements as they are constructed.

This is the initial year for culture/recreation expenses.

The decrease in interest and other charges is mainly related to the cost of issuance of long-term debt in the prior year.

**Eden Hills Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2023 and 2022.

	Governmental Activities	
	2023	2022
Land	\$ 1,450,000	\$ 1,450,000
Construction in progress	17,695,956	13,359,875
Equipment	182,842	-
Accumulated depreciation	(20,568)	-
Total	\$ 19,308,230	\$ 14,809,875

Current year activity consisted of additions of \$4,336,081 of construction in progress, \$182,842 of equipment and \$20,568 of depreciation.

General Fund Budgetary Highlights

Actual expenditures exceeded budgeted expenditures because of the effects of the financed purchase.

There were no amendments to the September 30, 2023 budget.

Debt Management

Governmental Activities debt includes the following:

- In November 2020, the District issued \$2,950,000 Series 2020 Special Assessment Bonds. These bonds were issued to finance a portion or all of the costs of the planning, financing, acquisition, construction, equipping and installation of the Series 2020 Project. As of September 30, 2023, the balance outstanding was \$2,840,000.
- In February 2022, the District issued \$10,465,000 Series 2022 Special Assessment Bonds. These bonds were issued to finance a portion or all of the costs of the planning, financing, acquisition, construction, equipping and installation of the Series 2022 Project. As of September 30, 2023, the balance outstanding was \$10,250,000.
- In October 2022, the District entered into a financed purchase agreement for recreational equipment, \$182,842. As of September 30, 2023, the balance outstanding was \$155,688.

**Eden Hills Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Eden Hills Community Development District will continue to construct the Series 2020 Project. The District does not anticipate any other factors on operations for the year ended September 30, 2024.

Request for Information

The financial report is designed to provide a general overview of Eden Hills Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Eden Hills Community Development District, Governmental Management Services, LLC, 219 East Livingston Street, Orlando, Florida, 32801.

Eden Hills Community Development District
STATEMENT OF NET POSITION
September 30, 2023

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 119,409
Assessments receivable	74,191
Other receivables	18,870
Due from developer	5,426
Prepaid expenses	29,832
Total Current Assets	247,728
Non-Current Assets	
Restricted assets	
Investments	963,903
Capital Assets, not being depreciated	
Land	1,450,000
Construction in progress	17,695,956
Capital Assets, being depreciated	
Equipment	182,842
Accumulated depreciation	(20,568)
Total Non-Current Assets	20,272,133
Total Assets	20,519,861
 LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	52,858
Contracts/retainage payable	79,236
Accrued interest	215,349
Financed purchase	31,209
Bonds payable	260,000
Total Current Liabilities	638,652
Non-Current Liabilities:	
Financed purchase	124,479
Bonds payable, net	12,838,260
Total Non-Current Liabilities	12,962,739
Total Liabilities	13,601,391
 NET POSITION	
Net investment in capital assets	6,743,004
Restricted for debt service	107,437
Unrestricted	68,029
Total Net Position	\$ 6,918,470

See accompanying notes to financial statements.

Eden Hills Community Development District
STATEMENT OF ACTIVITIES
For the Fiscal Year Ended September 30, 2023

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>			<u>Net (Expenses) Revenues and Changes in Net Position Governmental Activities</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	
Governmental Activities					
General government	\$ (102,173)	\$ 153,111	\$ 20,000	\$ -	\$ 70,938
Physical environment	(147,993)	231,397	-	4,503,880	4,587,284
Culture/recreation	(70,563)	76,389	-	-	5,826
Interest and other charges	(555,215)	799,764	-	-	244,549
Total Governmental Activities	<u>\$ (875,944)</u>	<u>\$ 1,260,661</u>	<u>\$ 20,000</u>	<u>\$ 4,503,880</u>	<u>4,908,597</u>
		General Revenues			
					30
					39,879
					<u>39,909</u>
					4,948,506
					1,969,964
					<u>\$ 6,918,470</u>

See accompanying notes to financial statements.

Eden Hills Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2023

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 118,662	\$ -	\$ 747	\$ 119,409
Other receivables	18,870	-	-	18,870
Assessments receivable	26,514	47,677	-	74,191
Due from developer	-	-	5,426	5,426
Prepaid expenses	29,832	-	-	29,832
Restricted assets				
Investments, at fair value	-	963,831	72	963,903
Total Assets	<u>\$ 193,878</u>	<u>\$ 1,011,508</u>	<u>\$ 6,245</u>	<u>\$ 1,211,631</u>
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 52,858	\$ -	\$ -	\$ 52,858
Contracts/retainage payable	-	-	79,236	79,236
Total Liabilities	<u>52,858</u>	<u>-</u>	<u>79,236</u>	<u>132,094</u>
FUND BALANCES				
Nonspendable - prepaid expenses	29,832	-	-	29,832
Restricted for debt service	-	1,011,508	-	1,011,508
Unassigned	111,188	-	(72,991)	38,197
Total Fund Balances	<u>141,020</u>	<u>1,011,508</u>	<u>(72,991)</u>	<u>1,079,537</u>
Total Liabilities and Fund Balances	<u>\$ 193,878</u>	<u>\$ 1,011,508</u>	<u>\$ 6,245</u>	<u>\$ 1,211,631</u>

See accompanying notes to financial statements.

**Eden Hills Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2023**

Total Governmental Fund Balances	\$ 1,079,537
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, land, \$1,450,000, construction in progress, \$17,695,956, and equipment, \$182,842, net of accumulated depreciation, \$(20,568), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	19,308,230
Long-term liabilities, including bonds payable, \$(13,090,000), bond premium, net, \$(8,260), and financed purchase payable, \$(155,688), are not due and payable in the current period and therefore, are not reported at the fund level.	(13,253,948)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(215,349)</u>
Net Position of Governmental Activities	<u><u>\$ 6,918,470</u></u>

See accompanying notes to financial statements.

Eden Hills Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Fiscal Year Ended September 30, 2023

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Developer contributions	\$ 20,000	\$ -	\$ 4,503,880	\$ 4,523,880
Special assessments	460,897	799,764	-	1,260,661
Miscellaneous revenues	30	-	-	30
Investment earnings	-	37,716	2,163	39,879
Total Revenues	<u>480,927</u>	<u>837,480</u>	<u>4,506,043</u>	<u>5,824,450</u>
Expenditures				
Current				
General government	100,208	1,851	114	102,173
Physical environment	151,445	-	-	151,445
Culture/recreation	49,995	-	-	49,995
Capital outlay	182,842	-	4,336,081	4,518,923
Debt service				
Principal	27,154	270,000	-	297,154
Interest	23,898	582,959	-	606,857
Total Expenditures	<u>535,542</u>	<u>854,810</u>	<u>4,336,195</u>	<u>5,726,547</u>
Excess of revenues over/(under) expenditures	<u>(54,615)</u>	<u>(17,330)</u>	<u>169,848</u>	<u>97,903</u>
Other Financing Sources/(Uses)				
Initiation of financed purchase	182,842	-	-	182,842
Insurance proceeds	3,452	-	-	3,452
Total Other Financing Sources/(Uses)	<u>186,294</u>	<u>-</u>	<u>-</u>	<u>186,294</u>
Net change in fund balances	131,679	(17,330)	169,848	284,197
Fund Balances - October 1, 2022	<u>9,341</u>	<u>1,028,838</u>	<u>(242,839)</u>	<u>795,340</u>
Fund Balances - September 30, 2023	<u>\$ 141,020</u>	<u>\$1,011,508</u>	<u>\$ (72,991)</u>	<u>\$ 1,079,537</u>

See accompanying notes to financial statements.

**Eden Hills Community Development District
RECONCILIATION OF THE STATEMENT
OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Fiscal Year Ended September 30, 2023**

Net Change in Fund Balances - Total Governmental Funds	\$ 284,197
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$4,518,923 exceeds depreciation, \$(20,568), in the current year.	4,498,355
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The issuance of financed purchase is recorded as an other financing source at the fund level, however, the proceeds increase liabilities at the government-wide level.	(182,842)
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The payment of principal on long-term debt is recognized as an expenditure at the fund level, however, it reduces liabilities at the government-wide level.	297,154
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Bond premium is amortized over the life of the bonds at the government-wide level. This is the current year amortization.	304
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the change in accrued interest during the current period.	51,338
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Change in Net Position of Governmental Activities	\$ 4,948,506
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See accompanying notes to financial statements.

Eden Hills Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Fiscal Year Ended September 30, 2023

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Developer contributions	\$ 101,193	\$ 101,193	\$ 20,000	\$ (81,193)
Special assessments	459,000	459,000	460,897	1,897
Miscellaneous revenues	-	-	30	30
Total Revenues	<u>560,193</u>	<u>560,193</u>	<u>480,927</u>	<u>(79,266)</u>
Expenditures				
Current				
General government	155,678	155,678	100,208	55,470
Physical environment	218,900	218,900	151,445	67,455
Culture/recreation	105,480	105,480	49,995	55,485
Capital outlay	-	-	182,842	(182,842)
Debt service				
Principal	-	-	27,154	(27,154)
Interest	-	-	23,898	(23,898)
Total Expenditures	<u>480,058</u>	<u>480,058</u>	<u>535,542</u>	<u>(55,484)</u>
Excess of revenues over/(under) expenditures	<u>80,135</u>	<u>80,135</u>	<u>(54,615)</u>	<u>(134,750)</u>
Other Financing Sources/(Uses)				
Initiation of financed purchase	-	-	182,842	182,842
Insurance proceeds	-	-	3,452	3,452
Transfers out	(80,135)	(80,135)	-	80,135
Total Other Financing Sources/(Uses)	<u>(80,135)</u>	<u>(80,135)</u>	<u>186,294</u>	<u>266,429</u>
Net change in fund balances	-	-	131,679	131,679
Fund Balances - October 1, 2022	<u>-</u>	<u>-</u>	<u>9,341</u>	<u>9,341</u>
Fund Balances - September 30, 2023	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 141,020</u></u>	<u><u>\$ 141,020</u></u>

See accompanying notes to financial statements.

Eden Hills Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on October 21, 2019, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance No 1422-19, as amended by Ordinance 1456-21 on June 16, 2021, of the City Commission of the City of Lake Alfred, Florida, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Eden Hills Community Development District. The District is governed by a five member Board of Supervisors. All the Supervisors are employed by the Developer. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Eden Hills Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, The Financial Reporting Entity, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Eden Hills Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting.

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by developer contributions and special assessments. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Eden Hills Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Eden Hills Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Eden Hills Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – Accounts for debt service requirements to retire certain capital improvement revenue bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

Capital Projects Fund – The Capital Projects Fund accounts for the construction of infrastructure improvements within the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Eden Hills Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Capital Assets

Capital assets, which include land, construction in progress and equipment, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method over the assets' useful lives which range from 5-10 years.

c. Bond Premium

Bond premiums associated with the issuance of bonds are amortized over the life of the bonds using the straight line method of accounting.

d. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. A formal budget is adopted for the general fund. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**Eden Hills Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$1,079,537, differs from “net position” of governmental activities, \$6,918,470, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (construction in progress, that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$ 17,695,956
Land	1,450,000
Equipment	182,842
Accumulated depreciation	<u>(20,568)</u>
Total	<u>\$ 19,308,230</u>

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2023 were:

Bonds payable	\$ (13,090,000)
Bond premium, net	<u>(8,260)</u>
Total	<u>\$ (13,253,948)</u>
Financed purchase payable	<u>\$ (155,688)</u>

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	<u>\$ (215,349)</u>
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Eden Hills Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$284,197, differs from the “change in net position” for governmental activities, \$4,948,506, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below:

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Capital outlay	\$ 4,518,923
Depreciation	<u>(20,568)</u>
Total	<u>\$ 4,498,355</u>

Long-term debt transactions

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	<u>\$ 51,338</u>
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Proceeds from the issuance of long-term debt is recognized as an other financing source at the fund level. These proceeds increase liabilities at the government-wide level.

Issuance of financed purchase	<u>\$ (182,842)</u>
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The repayment of long-term liabilities is reported as an expenditure at the fund level, but such repayments reduce long-term liabilities at the government-wide level.

Principal payments	<u>\$ 297,154</u>
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Amortization of the bond discount does not require the use of current resources and therefore is not reported in the governmental funds.

Amortization of bond premium	<u>\$ 304</u>
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**Eden Hills Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2023, the District's bank balance was \$220,097 and the carrying value was \$119,409. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2023, the District had the following investments and maturities:

Investment	Maturities	Fair Value
First American Treasury Obligation Fund	15 Days*	\$ 963,903

*Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Eden Hills Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Credit Risk

The District's investments in treasury funds, are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2023, the District's investments in First American Treasury Obligation Fund was rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in First American Treasury Obligation Fund represent 100% of District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2023 were typical. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Balance October 1, 10/1/2022	Additions	Deletions	Balance September 30, 9/30/2023
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Land	\$ 1,450,000	\$ -	\$ -	\$ 1,450,000
Construction in progress	13,359,875	4,336,081	-	17,695,956
Total Capital Assets, Not Depreciated	<u>14,809,875</u>	<u>4,336,081</u>	<u>-</u>	<u>19,145,956</u>
Capital assets, depreciated:				
Equipment	-	182,842	-	182,842.00
Accumulated depreciation	-	(20,568)	-	(20,568.00)
Total Capital Assets, Depreciated, Net	<u>-</u>	<u>162,274</u>	<u>-</u>	<u>162,274.00</u>
Governmental Activities Capital Assets	<u>\$14,809,875</u>	<u>\$ 4,498,355</u>	<u>\$ -</u>	<u>\$ 19,308,230</u>

Depreciation of \$20,568 was charged to culture/recreation.

**Eden Hills Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE E – LONG-TERM DEBT

The following is a summary of debt activity for the District for the year ended September 30, 2023:

	Balance October 1, 2022	Additions	Reductions	Balance September 30, 2023
<u>Governmental Activities:</u>				
Series 2020	\$ 2,895,000	\$ -	\$ (55,000)	\$ 2,840,000
Series 2020 Bond Premium	8,564	-	(304)	8,260
Series 2022	10,465,000	-	(215,000)	10,250,000
	<u>\$ 13,368,564</u>	<u>\$ -</u>	<u>\$ (270,304)</u>	<u>\$ 13,098,260</u>
Bonds Payable, Net				

District debt is comprised of the following at September 30, 2023:

Special Assessment Revenue Bonds

\$2,950,000 Series 2020 Special Assessment Bonds maturing through 2051, at various interest rates between 2.750% and 4.125%, payable May 1 and November 1.	\$ 2,840,000
\$10,465,000 Series 2022 Special Assessment Bonds maturing through 2052, at various interest rates between 3.250% and 4.125%, payable May 1 and November 1.	<u>10,250,000</u>
Bonds payable	<u>\$ 13,090,000</u>

Eden Hills Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2023 are as follows:

<u>Year Ending</u> <u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 260,000	\$ 516,838	\$ 776,838
2025	265,000	508,688	773,688
2026	270,000	500,375	770,375
2027	285,000	484,450	769,450
2028	290,000	482,338	772,338
2029-2033	1,630,000	2,237,725	3,867,725
2034-2038	1,990,000	1,905,156	3,895,156
2039-2043	2,425,000	1,458,138	3,883,138
2044-2048	2,980,000	934,519	3,914,519
2049-2052	2,695,000	273,281	2,968,281
Totals	<u>\$ 13,090,000</u>	<u>\$ 9,301,508</u>	<u>\$ 22,391,508</u>

Summary of Significant Bonds Resolution Terms and Covenants

Special Assessment Bonds, Series 2020

Significant Bond Provisions

The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time on or after May 1, 2030, at a price equal to the par amount of the respective Bonds thereof, together with accrued interest to the date of redemption. The Series 2020 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time on or after May 1, 2032, at a price equal to the par amount of the respective Bonds thereof, together with accrued interest to the date of redemption. The Series 2022 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Eden Hills Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE E – LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2020 and Series 2022 Reserve Accounts were funded from the proceeds of the Series 2020 and Series 2022 Bonds in an amount equal to the maximum annual debt service required for Series 2020 and Series 2022 Bonds at the date of issue until the Reserve Account Release Conditions have been satisfied as established in the Trust Indenture. Once the Release Conditions have been satisfied as established in the Trust Indenture the Reserve Account shall be reduced to an amount equal to 50% of the maximum annual debt service with respect to the then outstanding principal amount. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2023:

	Reserve Balance	Reserve Requirement
Series 2020 Special Assessment Bonds	\$ 86,038	\$ 86,038
Series 2022 Special Assessment Bonds	\$ 602,716	\$ 602,684

NOTE F – FINANCED PURCHASE

The District entered into a 60-month financed purchase agreement for certain equipment during the year ended September 30, 2023. The agreement has an end-of-finance purchase option which qualifies it as a financed purchase; therefore, the asset has been recorded at the present value of future minimum payments. The agreement has a total cost of \$182,842, and a carrying value of \$162,274.

The annual requirements to amortize the principal and interest of the financed purchase as of September 30, 2023, were as follows:

Year Ending September 30,	Payments
2024	\$ 51,053
2025	51,053
2026	51,053
2027	51,052
Total minimum lease payments	204,211
Less: amount representing interest	48,523
Present value of future minimum payments	\$ 155,688

Eden Hills Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE G – RELATED PARTY TRANSACTIONS

All voting members of the Board of Supervisors are affiliated with the Developer. The District received \$4,523,880 in contributions from the Developer for the fiscal year ended September 30, 2023.

NOTE H – ECONOMIC DEPENDENCY

The Developer owns a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE I – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. Settled claims from these risks have not exceeded commercial coverage in the past three years.

NOTE J – SUBSEQUENT EVENT

Subsequent to year-end, the District accepted the Engineer's certificate of completion for the Series 2020 Project and approved the conveyance of Phase 2B Common Area Tracts.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Eden Hills Community Development District
Lake Alfred, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Eden Hills Community Development District, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated December 4, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Eden Hills Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Eden Hills Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Eden Hills Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors
Eden Hills Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Eden Hills Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

December 4, 2024



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors
Eden Hills Community Development District
Lake Alfred, Florida

Report on the Financial Statements

We have audited the financial statements of the Eden Hills Community Development District as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated December 4, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated December 4, 2024, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding audit.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Eden Hills Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Eden Hills Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2023 for the Eden Hills Community Development District. It is management's responsibility to monitor the Eden Hills Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Fort Pierce / Stuart
- 33 -

To the Board of Supervisors
Eden Hills Community Development District

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Eden Hills Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 12
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$5,078,214
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2022, together with the total expenditures for such project: The Series 2022 Project had \$4,336,081 in project costs during the current year.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Eden Hills Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: The General Fund, \$806.45, and the Debt Service Fund, \$1,303.76.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$1,260,661.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: Governmental Activities Series 2020 Bonds, \$2,840,000, maturing May 2051 and the Series 2022 Bonds, \$10,250,000 maturing May 2052.

To the Board of Supervisors
Eden Hills Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we noted no such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

December 4, 2024



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
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Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415 FLORIDA STATUTES

To the Board of Supervisors
Eden Hills Community Development District
Lake Alfred, Florida

We have examined Eden Hills Community Development District's compliance with Section 218.415, Florida Statutes during the fiscal year ended September 30, 2023. Management is responsible for Eden Hills Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Eden Hills Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Eden Hills Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Eden Hills Community Development District's compliance with the specified requirements.

In our opinion, Eden Hills Community Development District's complied, in all material respects, with the aforementioned requirements during the fiscal year ended September 30, 2023.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

December 4, 2024

SECTION VIII

SECTION B

SECTION 1



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: jburns@gmscfl.com

September 13, 2024

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

Subject: **Work Authorization Number 2025-1
Eden Hills Community Development District
District Engineering Services
Polk County, Florida**

Dear Ms. Burns:

Dewberry Engineers Inc. is pleased to submit this Proposal to Provide Professional Consulting Services for the Eden Hills Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineering Agreement") as follows.

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2025 only. We estimate a budget of \$18,000, plus other direct costs.

II. Other Direct Costs

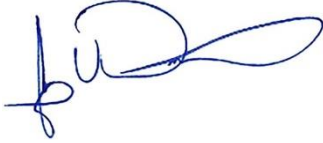
Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

This Work Authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign where indicated and return one complete copy to Aimee Powell, Administrative Assistant in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Ms. Jillian Burns
Eden Hills CDD
Work Authorization 2025-1
September 13, 2024

Thank you for choosing Dewberry Engineers Inc. We look forward to working with you and your staff.

Sincerely,



Joey V. Duncan, PE
Principal Engineer



Reinardo Malavé, P.E.
Associate Vice President

JD:RM:ap

*M:\Proposals - Public\Municipal\Eden Hills CDD\Eden Hills CDD District Engineering Services - 09-13-2024
Enclosures*

APPROVED AND ACCEPTED

Signed by:



By: FE93D4BE1C3E4B6...
Authorized Representative of
Eden Hills Community Development District

Date: 10/1/2024

SECTION C

Eden Hills CDD

Field Management Report



1/08/2025

Marshall Tindall

Field Services Manager

GMS

Complete

Post Storm Assessment: Milton

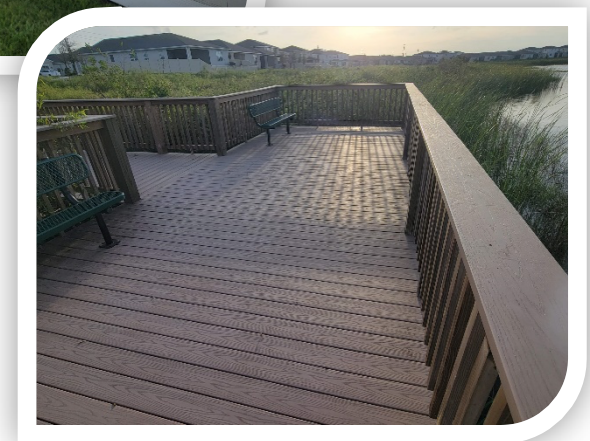
- ✚ Hurricane Milton's impacts were widespread.
- ✚ After the storm vendors and staff proceeded with review of facilities and essential district components for safety.
- ✚ Downed fences were cleaned up as vendors were solicited for repairs.
- ✚ Expected vinyl fence damage was noted.
- ✚ Split rail fence areas held up well.
- ✚ Minor twisting of solar light at mailboxes was resolved.
- ✚ Playground had no notable issues.



Complete

Post Storm Assessment: Helene

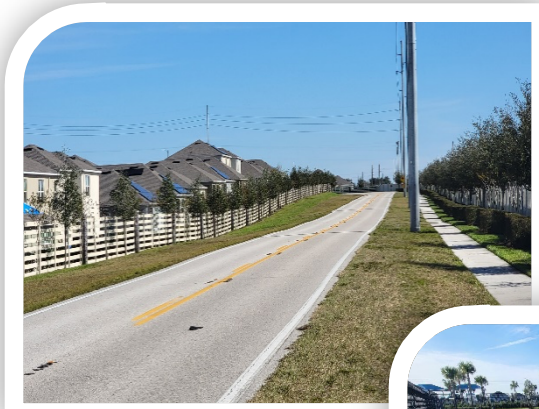
- ✚ On Friday following the storm, the property was surveyed and damages noted.
- ✚ Materials were ordered, and minor repairs were executed where needed
- ✚ Vendors mobilized to quickly address any issue on their end. Primarily minor trash cleanup.
- ✚ Some modest fence damaged along phase 1.
- ✚ Otherwise district was minimally affected.



Complete

Landscaping Review

- ✚ Landscape maintenance is satisfactory.
- ✚ Grass mowing looks good overall. Plant beds are detailed.
- ✚ Reduced mows with the onset of winter as per scope to preserve turf during dormancy.



Complete

Pond Review

- ✚ Ponds are doing well overall.
- ✚ Turbidity barrier still present in pond as homebuilding continues along the western end of phase 2.
- ✚ Some minor algae bloom is being addressed by vendor.



Complete

Amenity Review

- Pool and facilities are neat and clean.
- Playground shade was replaced at location near pool.
- Working with vendor to control ants at pool.
- Dog parks are neat and clean. Some minor maintenance has been scheduled for the fence.



Complete

General maintenance and repairs.

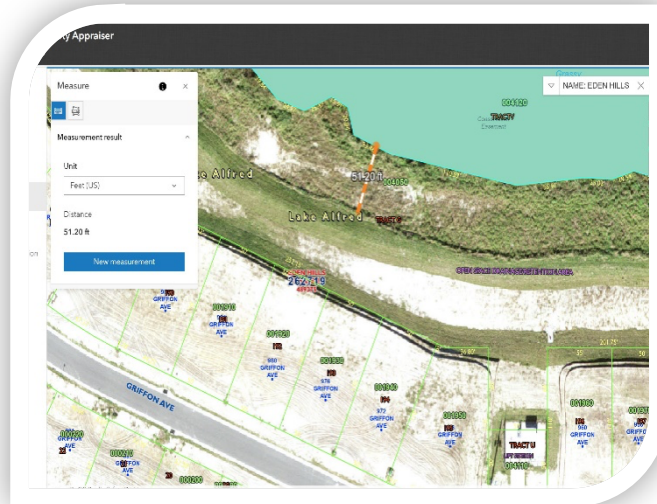
- ✚ Loose dock handrails resecured as needed.
- ✚ Repaired minor split rail fence damaged.
- ✚ Dredged fallen drain grate and cleared trash before reinstalling in phase 2.
- ✚ Mailbox area parking signs installed.
- ✚ Solar lights readjusted after storms.
- ✚ Damaged fencing from Milton was repaired.



Site items

Buffer zone review

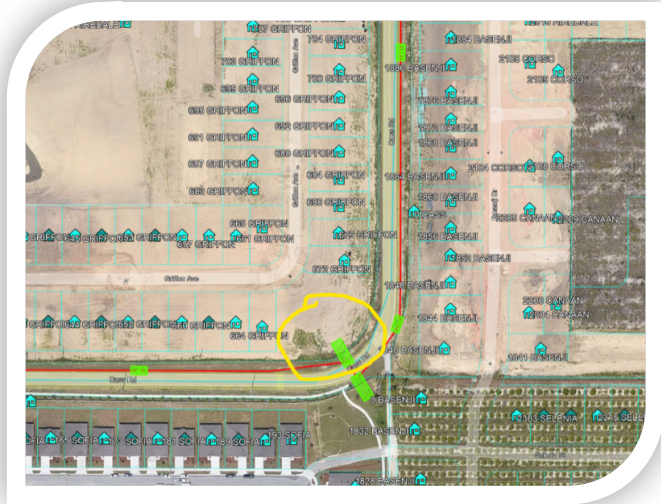
- ✚ Buffer zone and old silt fence along grassy lake were reviewed following some complaints.
- ✚ Review found mowing and maintenance to be within vendor's scope.
- ✚ Mowing is being done within reason to the sod line/old silt fences.



Site items

Utilities installation

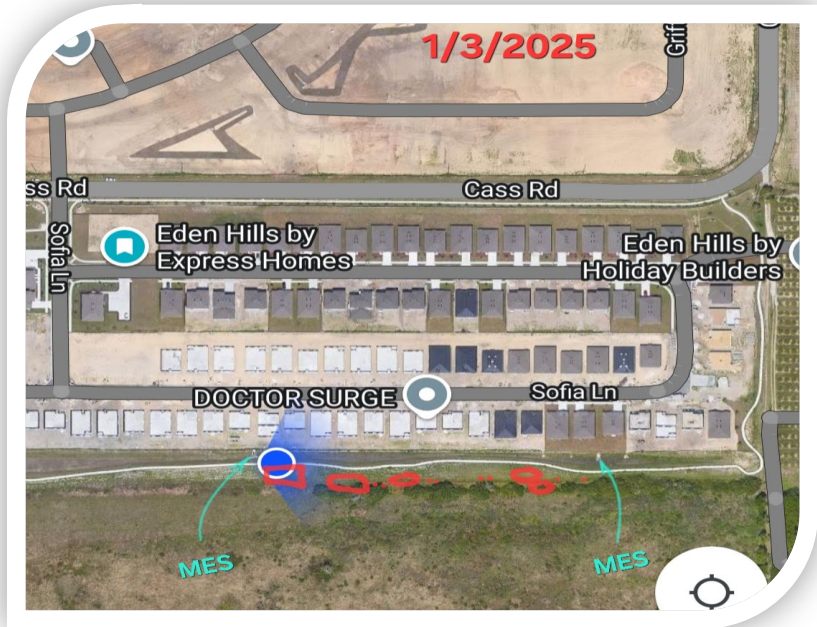
- Monitoring and reviewing site as needed for gas line installation along Cass rd. with some staging being done on CDD corners.



Ongoing

Site items

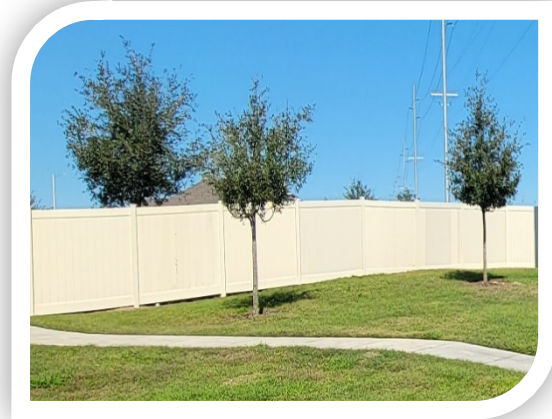
- Hog activity continues to be monitored. Active activity continues to be monitored. Active zone noted along the southeastern end of phase 1.
- Hog wallows follow wetland as noted in the map.
- Rough areas will be knocked down and lightly regraded where needed.



Upcoming

General maintenance

- ✚ Entry sign and fence cleaning.
- ✚ Minor seasonal maintenance items at amenity including some extra cleaning and touchups during winter season in preparation for the busy season.



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 Field Summary

1/8/2025

Changes in service price noted in ORANGE

2025 Maintenance Contracts		<u>Scope</u>	<u>2024</u>	<u>2025</u>	<u>2025 Budget</u>
A	Pool Maintenance Co: Resort Pools	<p>Current Scope: 3 days week pool service year round.</p> <p>Change: Recommended seasonal days week/ 6 days memorial – labor day plus service increase.</p> <p><i>(OR \$37,800 annul IF added seasonal service is declined)</i></p>	\$36,000.00	\$40,560.00	\$40,600.00
B	Janitorial Co: Clean Star Services	<p>Current Scope: 3x week contract + trash and pet wast</p> <p>Change: Recommended seasonal increased service and waste empties for pool (5 monthts)</p> <p><i>(OR \$13,800 annul IF added seasonal service is declined)</i></p>	\$13,800.00	\$15,225.00	\$15,400.00
C	Landscape Maintenance Co: Prince & Sons	<p>Current: Phases 1, 2, and 2B: 42 mows for Common Areas, 32 Mows for Ponds, Monthly Irrigation Checks</p> <p><i>*note budget difference was an accomodation for forecasted ph3</i></p>	\$148,314.00	\$148,314.00	\$188,000.00
D	Lake Maintenance Co: Aquatic Weed Management	<p>Current Scope (No change)</p> <p>3 ponds between phases 1 & 2: <i>Tremtent of vegetation within the ordinary high water level and reasonable trash collection.</i></p>	\$4,800.00	\$4,800.00	\$7,500.00

SECTION (a)



REQUEST FOR INCREASE IN SERVICE

Eden Hills CDD

To the Board

Resort Pool Services would like to request an increase in service cost to take effect October 2024. Increasing the monthly fee is always a difficult decision but unfortunately one that needs to be made due to rising costs in staff, gas, and supply costs.

Your current monthly service cost is \$3,000. 3 days week.

New monthly cost of \$3,380. 3 days week/ 6 days memorial – labor day.

(OR \$3,150 monthly if the seasonal service is declined)

Please feel free to discuss this increase with me if this causes any issues with your board. We hope to continue servicing your property in 2025.

Thank you,

Simon McDonnell Director of Operations

SECTION (b)

Eden Hills CDD: Janitorial & Waste Summary

2025 Budget	\$15,400
--------------------	-----------------

Vendor: Clean Star Services

Summary of services

	Qty	Month	Year
Janitorial 3x per week: Amenity building service		\$500	\$6,000

Garbage - 2B Mail Area (3x week)	1	\$100	\$1,200
Garbage - Pool Area (2x week)	5	\$250	\$3,000
Garbage - Pavillion by pool (2x week)	1	\$50	\$600
Garbage - Playground by pool (2x week)	1	\$50	\$600
Garbage - Playground by dock (2x week)	1	\$50	\$600
Garbage - 2B Pavillion (2x week)	1	\$50	\$600
Dog station (Dog park @ pool)- (2x week)	2	\$100	\$1,200
<i>2x Week at \$50 per can per month (MAIL) 3x Week at \$100 per can per month</i>			
		Subtotal	\$13,800

Seasonal Service

		Month	<i>PARTIAL</i> Year
Amenity Garbarge +1 Additional weekly garbage empties at Amenity pool +\$25 month per can (Qty_5 cans) (May-Sept)	5	\$125	\$625

Amenity: Additional cleaning service day (May-Sept)	5	\$160	\$800
--	---	-------	-------

Total	\$15,225
--------------	-----------------

SECTION D

SECTION 1

Eden Hills Community Development District

Summary of Check Register

August 29, 2024 through December 24, 2024

Fund	Date	Check No.'s	Amount
General Fund	8/30/24	98	\$ 37,800.00
	9/3/24	99-101	\$ 34,129.02
	9/10/24	102-107	\$ 7,597.56
	9/18/24	108-112	\$ 26,849.52
	9/24/24	113-118	\$ 7,825.00
	10/2/24	119-120	\$ 4,779.39
	10/21/24	121-125	\$ 19,184.50
	10/22/24	126	\$ 200.00
	10/23/24	127-133	\$ 14,611.63
	10/30/24	134-136	\$ 1,898.86
	11/5/24	137-138	\$ 19,211.16
	11/12/24	139-145	\$ 25,959.95
	11/19/24	146	\$ 345.00
	11/26/24	147-149	\$ 1,032.54
	12/3/24	150-152	\$ 7,412.93
	12/10/24	153	\$ 2,732.94
	12/18/24	154-160	\$ 26,137.63
Total Amount			\$ 237,707.63

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/30/24	00055	8/30/24 08302024 FY24 CAP TRANSFER	202408 300-58100-10000		EDEN HILLS CDD BANK UNITED	*	37,800.00	37,800.00	000098
9/03/24	00006	8/29/24 24982 FY25 INSURANCE POLICY	202408 300-15500-10000		EGIS INSURANCE ADVISORS, LLC	*	26,396.00	26,396.00	000099
9/03/24	00008	7/31/24 142 GENERAL MAINTENANCE JUL24	202407 320-53800-47800		GOVERNMENTAL MANAGEMENT SERVICES	*	2,988.62	3,478.62	000100
		7/31/24 142 AMENITY REPAIRS JUL24	202407 330-57200-47800			*	490.00		
9/03/24	00036	9/03/24 09032024 PLAYGRND/FUR LEASE OCT24	202409 300-15500-10000		PARK LAKE PROPERTY MANAGEMENT, INC	*	4,254.40	4,254.40	000101
9/10/24	00052	8/29/24 18285 POND HERBICIDE AUG24	202408 320-53800-46400		AQUATIC WEED MANAGEMENT, INC	*	400.00	400.00	000102
9/10/24	00047	8/28/24 13052 CLEANING SVCS AUG24	202408 330-57200-48201		CSS CLEAN STAR SERVICES CENTRAL FL	*	1,220.00	1,220.00	000103
9/10/24	00029	8/30/24 22419097 GENERAL ENGINEERING JUL24	202407 310-51300-31100		DEWBERRY ENGINEERS INC.	*	115.00	115.00	000104
9/10/24	00030	9/06/24 09062024 FY24 S2020 ASSESS TXFER	202409 300-20700-10000		EDEN HILLS CDD C/O USBANK	*	616.03	2,774.56	000105
		9/06/24 09062024 FY24 S2022 ASSESS TXFER	202409 300-20700-10000			*	2,158.53		
9/10/24	00056	11/20/23 57254613 PEST CONTROL NOV23	202311 330-57200-48100		MASSEY SERVICES, INC.	*	44.00	88.00	000106
		12/07/23 57254614 PEST CONTROL DEC23	202312 330-57200-48100			*	44.00		
9/10/24	00044	9/01/24 24105 POOL MAINTENANCE SEP24	202409 330-57200-48500		MCDONNELL CORPORATION DBA RESORT	*	3,000.00	3,000.00	000107

EDEN EDEN HILLS ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/18/24	00008	9/01/24	143	202409	310	51300	34000		MANAGEMENT FEES SEP24	*	3,312.08		
9/01/24		143		202409	310	51300	35200		WEBSITE ADMIN SEP24	*	100.00		
9/01/24		143		202409	310	51300	35100		INFORMATION TECH SEP24	*	150.00		
9/01/24		143		202409	310	51300	31300		DISSEMINATION SVCS SEP24	*	583.33		
9/01/24		143		202409	330	57200	48300		AMENITY ACCESS SEP24	*	500.00		
9/01/24		143		202409	310	51300	51000		OFFICE SUPPLIES SEP24	*	.75		
9/01/24		143		202409	310	51300	42000		POSTAGE SEP24	*	48.50		
9/01/24		144		202409	320	53800	12000		FIELD MANAGEMENT SEP24	*	1,312.50		
9/01/24		144		202409	310	51300	42500		PRINT SEPERATE COVER	*	41.09		
GOVERNMENTAL MANAGEMENT SERVICES												6,048.25	000108
9/18/24	00039	9/12/24	10388	202408	310	51300	31500		GENERAL COUNSEL AUG24	*	1,563.00		
KILINSKI VAN WYK, PLLC												1,563.00	000109
9/18/24	00024	8/21/24	14200	202408	320	53800	47300		REPAIRED 1 BROKEN ROTOR	*	111.33		
9/01/24		14115		202409	320	53800	46200		LANDSCAPE MAINT SEP24	*	11,880.83		
PRINCE & SONS, INC.												11,992.16	000110
9/18/24	00034	9/03/24	33162	202409	330	57200	49000		PLAYGROUND SHADE REPLCMNT	*	4,513.17		
LEGACY CONSTRUCTION SERVICES GROUP												4,513.17	000111
9/18/24	00054	8/31/24	11862089	202408	330	57200	34500		SECURITY SVCS AUG24	*	2,732.94		
SECURITAS SECURITY SERVICES USA INC												2,732.94	000112
9/24/24	00041	9/11/24	BH091120	202409	310	51300	11000		SUPERVISOR FEE 09/11/24	*	200.00		
BOBBIE HENLEY												200.00	000113
9/24/24	00042	9/11/24	EC091120	202409	310	51300	11000		SUPERVISOR FEE 09/11/24	*	200.00		
EMILY J CASSIDY												200.00	000114
EDEN EDEN HILLS										ZYAN			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/22/24	00042	9/11/24	EC091120	202409	310-51300	-11000		SUPERVISOR FEE 09/11/24 EMILY J CASSIDY	V	200.00-	200.00-	000114
9/24/24	00008	9/15/24	145	202409	300-15500	-10000		ASSESSMENT ROLL FY25 GOVERNMENTAL MANAGEMENT SERVICES	*	6,825.00	6,825.00	000115
9/24/24	00040	9/11/24	JS091120	202409	310-51300	-11000		SUPERVISOR FEE 09/11/24 JESSICA SPENCER	*	200.00	200.00	000116
9/24/24	00057	9/11/24	KC091120	202409	310-51300	-11000		SUPERVISOR FEE 09/11/24 KRISTIN CASSIDY	*	200.00	200.00	000117
9/24/24	00058	9/11/24	LD091120	202409	310-51300	-11000		SUPERVISOR FEE 09/11/24 LAUREN DURHAM	*	200.00	200.00	000118
10/02/24	00036	10/01/24	10012024	202410	300-15500	-10000		PLAYGRND/FUR LEASE NOV24 PARK LAKE PROPERTY MANAGEMENT, INC	*	4,254.39	4,254.39	000119
10/02/24	00024	9/23/24	14525	202409	320-53800	-47300		TRACK WIRE ZONES 35-39 PRINCE & SONS, INC.	*	525.00	525.00	000120
10/21/24	00047	9/26/24	13273	202409	330-57200	-48201		CLEANING SVCS SEP24 CSS CLEAN STAR SERVICES CENTRAL FL	*	1,215.00	1,215.00	000121
10/21/24	00053	9/30/24	00066998	202409	310-51300	-48000		BOS MEETING/AUDIT MEETING GANNETT MEDIA CORP DBA	*	1,154.39	1,154.39	000122
10/21/24	00008	8/31/24	147	202408	320-53800	-47800		GENERAL MAINTENANCE AUG24	*	2,776.46		
		8/31/24	147	202408	330-57200	-47800		AMENITY REPAIRS AUG24	*	1,222.95		
		10/01/24	149	202410	310-51300	-34000		MANAGEMENT FEES OCT24	*	3,541.67		
		10/01/24	149	202410	310-51300	-35200		WEBSITE ADMIN OCT24	*	105.00		
		10/01/24	149	202410	310-51300	-35100		INFORMATION TECH OCT24	*	157.50		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/01/24		149		2024	10	310-51300-31300			DISSEMINATION SVCS OCT24	*	612.50		
10/01/24		149		2024	10	330-57200-48300			AMENITY ACCESS OCT24	*	1,250.00		
10/01/24		149		2024	10	310-51300-51000			OFFICE SUPPLIES OCT24	*	3.28		
10/01/24		149		2024	10	310-51300-42000			POSTAGE OCT24	*	34.64		
10/01/24		150		2024	10	320-53800-12000			FIELD MANAGEMENT OCT24	*	1,378.17		
GOVERNMENTAL MANAGEMENT SERVICES												11,082.17	000123
10/21/24	00044	10/01/24	24464	2024	10	330-57200-48500			POOL MAINTENANCE OCT24	*	3,000.00		
MCDONNELL CORPORATION DBA RESORT												3,000.00	000124
10/21/24	00054	9/30/24	11894234	2024	09	330-57200-34500			SECURITY SVCS SEP24	*	2,732.94		
SECURITAS SECURITY SERVICES USA INC												2,732.94	000125
10/22/24	00042	9/11/24	EC091120	2024	09	310-51300-11000			SUPERVISOR FEE 09/11/24	*	200.00		
EMILY J CASSIDY												200.00	000126
10/23/24	00052	9/30/24	18442	2024	09	320-53800-46400			POND HERBICIDE SEP24	*	400.00		
AQUATIC WEED MANAGEMENT, INC												400.00	000127
10/23/24	00046	10/02/24	20390	2024	10	330-57200-34500			CS25 PROXIMITY CARD QTY5	*	357.00		
CURRENT DEMANDS ELECTRICAL &												357.00	000128
10/23/24	00009	10/01/24	91377	2024	10	310-51300-54000			SPECIAL DISTRICT FEE FY25	*	175.00		
DEPARTMENT OF ECONOMIC OPPORTUNITY												175.00	000129
10/23/24	00039	10/14/24	10576	2024	09	310-51300-31500			GENERAL COUNSEL SEP24	*	1,683.80		
KILINSKI VAN WYK, PLLC												1,683.80	000130
10/23/24	00044	10/03/24	24701	2024	10	330-57200-48500			HURRICANE HELENE CLEAN UP	*	200.00		
MCDONNELL CORPORATION DBA RESORT												200.00	000131
10/23/24	00024	10/01/24	14630	2024	10	320-53800-46200			LANDSCAPE MAINT OCT24	*	11,880.83		
PRINCE & SONS, INC.												11,880.83	000132
EDEN EDEN HILLS													
ZYAN													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/23/24	00017	10/04/24	1939	202408	310	51300	31100		ENGINEERING SVC - AUG24	*	115.00		
									WOOD & ASSOCIATES ENGINEERING LLC			115.00	000133
10/30/24	00029	10/25/24	22425579	202409	310	51300	31100		GENERAL ENGINEERING SEP24	*	755.00		
									DEWBERRY ENGINEERS INC.			755.00	000134
10/30/24	00008	9/30/24	152	202409	320	53800	47800		GENERAL MAINTENANCE SEP24	*	598.86		
		9/30/24	152	202409	330	57200	47800		AMENITY REPAIRS SEP24	*	295.00		
									GOVERNMENTAL MANAGEMENT SERVICES			893.86	000135
10/30/24	00044	10/18/24	25029	202410	330	57200	48500		HURRICANE CLEAN UP	*	250.00		
									MCDONNELL CORPORATION DBA RESORT			250.00	000136
11/05/24	00036	11/05/24	11052024	202411	300	15500	10000		PLAYGRND/FUR LEASE DEC24	*	4,254.40		
									PARK LAKE PROPERTY MANAGEMENT, INC			4,254.40	000137
11/05/24	00026	10/15/24	4652171	202410	300	15500	10000		1% ADMIN FEE - DEBT	*	8,338.29		
		10/15/24	4652172	202410	300	15500	10000		1% ADMIN FEE - MAINT	*	6,618.47		
									POLK COUNTY PROPERTY APPRAISER			14,956.76	000138
11/12/24	00052	10/30/24	18574	202410	320	53800	46400		POND HERBICIDE OCT24	*	400.00		
									AQUATIC WEED MANAGEMENT, INC			400.00	000139
11/12/24	00047	10/30/24	13503	202410	330	57200	48201		CLEANING SVCS OCT24	*	1,160.00		
									CSS CLEAN STAR SERVICES CENTRAL FL			1,160.00	000140
11/12/24	00053	10/31/24	00067476	202410	310	51300	48000		NOT OF BOS MEETING	*	387.99		
									GANNETT MEDIA CORP DBA			387.99	000141
11/12/24	00008	11/01/24	153	202411	310	51300	34000		MANAGEMENT FEES NOV24	*	3,541.67		
		11/01/24	153	202411	310	51300	35200		WEBSITE ADMIN NOV24	*	105.00		
		11/01/24	153	202411	310	51300	35100		INFORMATION TECH NOV24	*	157.50		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/01/24	153	202411 310-51300-31300	DISSEMINATION SVCS NOV24		*	612.50		
11/01/24	153	202411 330-57200-48300	AMENITY ACCESS NOV24		*	1,250.00		
11/01/24	153	202411 310-51300-51000	OFFICE SUPPLIES NOV24		*	.87		
11/01/24	153	202411 310-51300-42000	POSTAGE NOV24		*	48.00		
11/01/24	154	202411 320-53800-12000	FIELD MANAGEMENT NOV24		*	1,378.17		
							7,093.71	000142

11/12/24	00044	11/01/24 25304	202411 330-57200-48500 POOL MAINTENANCE NOV24	MCDONNELL CORPORATION DBA RESORT	*	3,000.00	3,000.00 000143	

11/12/24	00024	11/01/24 15045	202411 320-53800-46200 LANDSCAPE MAINT NOV24	PRINCE & SONS, INC.	*	11,880.83	11,880.83 000144	

11/12/24	00054	10/31/24 11932501	202410 330-57200-34500 SECURITY SVCS OCT24	SECURITAS SECURITY SERVICES USA INC	*	2,037.42	2,037.42 000145	

11/19/24	00039	11/18/24 10834	202410 310-51300-31500 GENERAL COUNSEL OCT24	KILINSKI VAN WYK, PLLC	*	345.00	345.00 000146	

11/26/24	00029	11/25/24 22428785	202410 310-51300-31100 GENERAL ENGINEERING OCT24	DEWBERRY ENGINEERS INC.	*	720.00	720.00 000147	

11/26/24	00056	11/18/24 64154651	202411 330-57200-48100 PEST CONTROL NOV24	MASSEY SERVICES, INC.	*	77.00	77.00 000148	

11/26/24	00024	11/04/24 15258	202411 320-53800-47300 REPLACED 4 SPRAY HEADS	PRINCE & SONS, INC.	*	235.54	235.54 000149	

12/03/24	00047	11/19/24 13713	202411 330-57200-48201 CLEANING SVCS NOV24	CSS CLEAN STAR SERVICES CENTRAL FL	*	1,150.00	1,150.00 000150	

12/03/24	00008	10/31/24 156	202410 330-57200-47800 MILTON-STORM PREPARATION		*	1,157.83		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/31/24	157	202410	330-57200-47800		MILTON-FENCE REPAIRS	*	850.70	
					GOVERNMENTAL MANAGEMENT SERVICES			2,008.53 000151
12/03/24	00036	12/03/24 12032024	202412 300-15500-10000		PLAYGRND/FUR LEASE JAN25	*	4,254.40	
					PARK LAKE PROPERTY MANAGEMENT, INC			4,254.40 000152
12/10/24	00054	11/30/24 11966948	202411 330-57200-34500		SECURITY SVCS NOV24	*	2,732.94	
					SECURITAS SECURITY SERVICES USA INC			2,732.94 000153
12/18/24	00052	11/27/24 18722	202411 320-53800-46400		POND HERBICIDE NOV24	*	400.00	
					AQUATIC WEED MANAGEMENT, INC			400.00 000154
12/18/24	00019	12/09/24 369800	202412 310-51300-32200		AUDIT FEES 09/30/23	*	2,975.00	
					BERGER, TOOMBS, ELAM, GAINES & FRANK			2,975.00 000155
12/18/24	00008	12/01/24 159	202412 310-51300-34000		MANAGEMENT FEES DEC24	*	3,541.67	
		12/01/24 159	202412 310-51300-35200		WEBSITE ADMIN DEC24	*	105.00	
		12/01/24 159	202412 310-51300-35100		INFORMATION TECH DEC24	*	157.50	
		12/01/24 159	202412 310-51300-31300		DISSEMINATION SVCS DEC24	*	612.50	
		12/01/24 159	202412 330-57200-48300		AMENITY ACCESS DEC24	*	1,250.00	
		12/01/24 159	202412 310-51300-51000		OFFICE SUPPLIES DEC24	*	.60	
		12/01/24 159	202412 310-51300-42000		POSTAGE DEC24	*	13.86	
		12/01/24 160	202412 320-53800-12000		FIELD MANAGEMENT DEC24	*	1,378.17	
					GOVERNMENTAL MANAGEMENT SERVICES			7,059.30 000156
12/18/24	00039	12/12/24 11044	202411 310-51300-31500		GENERAL COUNSEL NOV24	*	745.50	
					KILINSKI VAN WYK, PLLC			745.50 000157
12/18/24	00056	12/02/24 64154652	202412 330-57200-48100		PEST CONTROL DEC24	*	77.00	
					MASSEY SERVICES, INC.			77.00 000158

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/18/24	00044	12/01/24 25614	202412 330-57200-48500	POOL MAINTENANCE DEC24	*	3,000.00		
							MCDONNELL CORPORATION DBA RESORT	3,000.00 000159
12/18/24	00024	12/01/24 15475	202412 320-53800-46200	LANDSCAPE MAINT DEC24	*	11,880.83		
							PRINCE & SONS, INC.	11,880.83 000160
TOTAL FOR BANK B						237,707.63		
TOTAL FOR REGISTER						237,707.63		

SECTION 2

Eden Hills
Community Development District

Unaudited Financial Reporting
November 30, 2024



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7	<u>Capital Reserve Fund</u>
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Eden Hills
Community Development District
Combined Balance Sheet
November 30, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 290,716	\$ -	\$ -	\$ 290,716
Capital Projects Account	\$ -	\$ -	\$ 158	\$ 158
Investments:				
<u>Series 2020</u>				
Reserve	\$ -	\$ 86,038	\$ -	\$ 86,038
Revenue	\$ -	\$ 33,576	\$ -	\$ 33,576
<u>Series 2022</u>				
Reserve	\$ -	\$ 301,342	\$ -	\$ 301,342
Revenue	\$ -	\$ 91,157	\$ -	\$ 91,157
Prepayment	\$ -	\$ 1,795	\$ -	\$ 1,795
Due from General Fund	\$ -	\$ 88,749	\$ -	\$ 88,749
Prepaid Expenses	\$ 19,211	\$ -	\$ -	\$ 19,211
Total Assets	\$ 309,927	\$ 602,657	\$ 158	\$ 912,743
Liabilities:				
Accounts Payable	\$ (8,975)	\$ -	\$ -	\$ (8,975)
Due to Debt Service	\$ 88,749	\$ -	\$ -	\$ 88,749
Total Liabilities	\$ 79,774	\$ -	\$ -	\$ 79,774
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 19,211	\$ -	\$ -	\$ 19,211
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 139,319	\$ -	\$ 139,319
Debt Service - Series 2022	\$ -	\$ 463,339	\$ -	\$ 463,339
Capital Projects - Series 2020	\$ -	\$ -	\$ 158	\$ 158
Unassigned	\$ 210,942	\$ -	\$ -	\$ 210,942
Total Fund Balances	\$ 230,154	\$ 602,657	\$ 158	\$ 832,969
Total Liabilities & Fund Balance	\$ 309,927	\$ 602,657	\$ 158	\$ 912,743

Eden Hills

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 615,519	\$ 69,084	\$ 69,084	\$ -
Assessments - Direct Bill	\$ 40,000	\$ -	\$ -	\$ -
Developer Contributions	\$ 97,297	\$ -	\$ -	\$ -
Total Revenues	\$ 752,817	\$ 69,084	\$ 69,084	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ -	\$ 2,000
Engineering	\$ 15,000	\$ 2,500	\$ 1,260	\$ 1,240
Attorney	\$ 25,000	\$ 4,167	\$ 1,091	\$ 3,076
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,825	\$ 6,825	\$ 6,825	\$ -
Arbitrage	\$ 1,350	\$ -	\$ -	\$ -
Dissemination	\$ 7,350	\$ 1,225	\$ 1,225	\$ -
Trustee Fees	\$ 12,861	\$ 2,694	\$ 2,694	\$ -
Management Fees	\$ 42,500	\$ 7,083	\$ 7,083	\$ -
Information Technology	\$ 1,890	\$ 315	\$ 315	\$ -
Website Technology	\$ 1,260	\$ 210	\$ 210	\$ -
Postage & Delivery	\$ 893	\$ 149	\$ 83	\$ 66
Insurance	\$ 6,622	\$ 6,161	\$ 6,161	\$ -
Copies	\$ 500	\$ 83	\$ -	\$ 83
Legal Advertising	\$ 7,500	\$ 1,250	\$ 388	\$ 862
Other Current Charges	\$ 1,200	\$ 200	\$ 212	\$ (12)
Office Supplies	\$ 500	\$ 83	\$ 4	\$ 79
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 148,426	\$ 35,120	\$ 27,726	\$ 7,394

Eden Hills

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 22,500	\$ 20,235	\$ 20,235	\$ -
Field Management	\$ 16,538	\$ 2,756	\$ 2,756	\$ (0)
Landscape Maintenance	\$ 188,000	\$ 31,333	\$ 23,762	\$ 7,572
Landscape Replacement	\$ 25,000	\$ 4,167	\$ -	\$ 4,167
Lake Maintenance	\$ 7,500	\$ 1,250	\$ 800	\$ 450
Streetlights	\$ 75,713	\$ 12,619	\$ 12,675	\$ (56)
Electric	\$ 6,000	\$ 1,000	\$ 840	\$ 160
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 417	\$ -	\$ 417
Irrigation Repairs	\$ 7,500	\$ 1,250	\$ 236	\$ 1,014
General Repairs & Maintenance	\$ 17,500	\$ 2,917	\$ -	\$ 2,917
Contingency	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
Subtotal Field Expenditures	\$ 376,250	\$ 79,193	\$ 61,304	\$ 17,890
Amenity Expenditures				
Amenity - Electric	\$ 24,951	\$ 4,158	\$ 2,374	\$ 1,784
Amenity - Water	\$ 11,000	\$ 1,833	\$ 1,283	\$ 551
Playground Lease	\$ 62,800	\$ 10,467	\$ 8,509	\$ 1,958
Internet	\$ 2,000	\$ 333	\$ 197	\$ 137
Pest Control	\$ 890	\$ 148	\$ 77	\$ 71
Janitorial Service	\$ 15,400	\$ 2,567	\$ 2,310	\$ 257
Security Services	\$ 33,000	\$ 5,500	\$ 5,127	\$ 373
Amenity Access Management	\$ 15,000	\$ 2,500	\$ 2,500	\$ -
Pool Maintenance	\$ 40,600	\$ 6,767	\$ 6,450	\$ 317
Amenity Repairs & Maintenance	\$ 15,000	\$ 2,500	\$ 2,009	\$ 491
Contingency	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
Subtotal Amenity Expenditures	\$ 228,141	\$ 38,023	\$ 30,835	\$ 7,188
Total Operations & Maintenance	\$ 604,391	\$ 117,217	\$ 92,139	\$ 25,078
Total Expenditures	\$ 752,817	\$ 152,337	\$ 119,865	\$ 32,472
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (50,780)	
Fund Balance - Beginning	\$ -		\$ 280,934	
Fund Balance - Ending	\$ -		\$ 230,154	

Eden Hills
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 172,075	\$ 19,325	\$ 19,325	\$ -
Interest	\$ 4,369	\$ 1,325	\$ 1,325	\$ -
Total Revenues	\$ 176,444	\$ 20,650	\$ 20,650	\$ -
Expenditures:				
Interest - 11/1	\$ 54,925	\$ 54,925	\$ 54,925	\$ -
Principal - 5/1	\$ 60,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 54,925	\$ -	\$ -	\$ -
Total Expenditures	\$ 169,850	\$ 54,925	\$ 54,925	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,594		\$ (34,275)	
Fund Balance - Beginning	\$ 86,219		\$ 173,594	
Fund Balance - Ending	\$ 92,813		\$ 139,319	

Eden Hills
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 604,294	\$ 67,712	\$ 67,712	\$ -
Interest	\$ 21,921	\$ 4,501	\$ 4,501	\$ -
Total Revenues	\$ 626,215	\$ 72,213	\$ 72,213	\$ -
Expenditures:				
Interest - 11/1	\$ 199,419	\$ 199,419	\$ 199,419	\$ (0)
Principal - 5/1	\$ 205,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 199,419	\$ -	\$ -	\$ -
Total Expenditures	\$ 603,838	\$ 199,419	\$ 199,419	\$ (0)
Excess (Deficiency) of Revenues over Expenditures	\$ 22,377		\$ (127,206)	
Fund Balance - Beginning	\$ 288,680		\$ 590,545	
Fund Balance - Ending	\$ 311,057		\$ 463,339	

Eden Hills
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Miscellaneous Expense	\$ -	\$ -	\$ 80	\$ (80)
Total Expenditures	\$ -	\$ -	\$ 80	\$ (80)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (80)	
Fund Balance - Beginning	\$ -	\$ -	\$ 238	
Fund Balance - Ending	\$ -	\$ -	\$ 158	

Eden Hills

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	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)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (25,000)		\$ -	
Fund Balance - Beginning	\$ 37,800		\$ -	
Fund Balance - Ending	\$ 12,800		\$ -	

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	\$ -	\$ 69,084	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,084
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ 69,084	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,084
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ 720	\$ 540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,260
Attorney	\$ 345	\$ 746	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,091
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,825
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 613	\$ 613	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,225
Trustee Fees	\$ 2,694	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,694
Management Fees	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,083
Information Technology	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 315
Website Technology	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 210
Postage & Delivery	\$ 35	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83
Insurance	\$ 6,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,161
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 388
Other Current Charges	\$ 106	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 212
Office Supplies	\$ 3	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 21,869	\$ 5,857	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,726

Eden Hills
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Property Insurance	\$ 20,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,235
Field Management	\$ 1,378	\$ 1,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,756
Landscape Maintenance	\$ 11,881	\$ 11,881	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	23,762
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
Streetlights	\$ 6,338	\$ 6,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,675
Electric	\$ 461	\$ 379	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	840
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ 236	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	236
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 40,693	\$ 20,611	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	61,304
Amenity Expenditures													
Amenity - Electric	\$ 1,255	\$ 1,119	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,374
Amenity - Water	\$ 637	\$ 646	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,283
Playground Lease	\$ 4,254	\$ 4,254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,509
Internet	\$ 100	\$ 97	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	197
Pest Control	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	77
Janitorial Service	\$ 1,160	\$ 1,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,310
Security Services	\$ 2,394	\$ 2,733	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,127
Amenity Access Management	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,500
Pool Maintenance	\$ 3,450	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,450
Amenity Repairs & Maintenance	\$ 2,009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,009
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 16,510	\$ 14,326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	30,835
Total Operations & Maintenance	\$ 57,202	\$ 34,937	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	92,139
Total Expenditures	\$ 79,071	\$ 40,794	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	119,865
Excess (Deficiency) of Revenues over Expenditures	\$ (79,071)	\$ 28,291	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(50,780)
Net Change in Fund Balance	\$ (79,071)	\$ 28,291	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(50,780)

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
11/19/24	11/1-11/7/24	\$12,674.15	(\$506.97)	(\$243.34)	\$0.00	\$11,923.84	\$5,276.38	\$1,475.93	\$5,171.53	\$11,923.84
11/26/24	11/8-11/15/24	\$153,269.95	(\$6,130.60)	(\$2,942.79)	\$0.00	\$144,196.56	\$63,807.99	\$17,848.56	\$62,540.01	\$144,196.56
Total		\$ 165,944.10	\$ (6,637.57)	\$ (3,186.13)	\$ -	\$ 156,120.40	\$ 69,084.37	\$ 19,324.49	\$ 67,711.54	\$ 156,120.40

11.22%	Net Percent Collected
\$ 1,234,858.84	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Lucerne Park Investment, LLC						
2025-01						
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	
	10/1/24		\$ 20,000.00			
	2/1/25		\$ 10,000.00			
	5/1/25		\$ 10,000.00			
			\$ 40,000.00	\$ -	\$ -	