

Eden Hills
Community Development District

Meeting Agenda

April 9, 2025

AGENDA

Eden Hills

Community Development District

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

April 2, 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, April 9, 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:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Organizational Matters
 - A. Acceptance of Resignation of Lauren Durham (Seat #5)
 - B. Appointment to Fill Vacant Board Seat #5
 - C. Administration of Oath to Newly Appointed Supervisor
 - D. Consideration of Resolution 2025-02 Appointing an Assistant Secretary
4. Approval of Minutes of the January 8, 2025 Board of Supervisors Meeting & the January 8, 2025 Audit Committee Meeting
5. Items Pertaining to Fiscal Year 2025/2026 Budget Adoption
 - A. Consideration of Resolution 2025-03 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 9, 2025) and Setting the Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget (**Option A**)
 - B. Consideration of Resolution 2025-03 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 9, 2025), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments (**Option B**)
6. Consideration of Resolution 2025-04 Extending Board Terms of Office to Align with General Election
7. Presentation of Arbitrage Rebate Report for Series 2022 Bonds
8. Ratification of Temporary Construction Easement Agreement with Peninsula Pipeline Company
9. Ratification of 2025 Data Sharing & Usage Agreement with Polk County Property Appraiser
10. Ratification of 2025 Contract Agreement with Polk County Property Appraiser
11. Staff Reports

- A. Attorney
- B. Engineer
- C. Field Manager's Report
 - i. Consideration of Landscape Maintenance Proposals
 - a) Proposal to Replace Oak Trees Around the Lake
 - b) Proposal for Mulch Replacement (*to be provided under separate cover*)
 - ii. Consideration of Placement of Dog Waste Stations in Community
 - a) Consideration of Estimate for Purchase and Installation of Dog Waste Stations (Map of Possible Placements Included)
 - b) Consideration of Estimate for Janitorial Services for Dog Waste Stations
 - iii. Consideration of Request for 3% Increase in Services Costs from Pool Maintenance Services Vendor (Resort Pool Services)
- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statements
- 12. Other Business
- 13. Supervisors Requests and Audience Comments
- 14. Adjournment

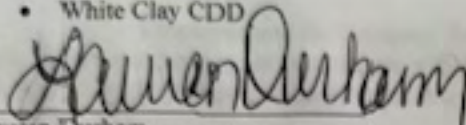
SECTION III

SECTION A

To Whom It May Concern:

Please let this notice serve as my resignation from the following Community Development District Board of Supervisors, effective immediately:

- Eden Hills CDD
- White Clay CDD



Lauren Durham

Date:

2/14/25

SECTION D

RESOLUTION 2025-02

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

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

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

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

SECTION 1. DISTRICT OFFICERS. The following persons are elected to the offices shown:

Assistant Secretary _____

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

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

PASSED AND ADOPTED this 9th day of April 2025

ATTEST:

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

MINUTES

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

The regular meeting of the Board of Supervisors of the Eden Hills Community Development District was held **Wednesday, January 8, 2025** at 5:00 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Jessica Spencer
Kristin Cassidy
Lauren Durham

Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Savannah Hancock
Lauren Gentry
Marshall Tindall *by Zoom*

District Manager, GMS
District Counsel, Kilinski Van Wyk
District Counsel, Kilinski Van Wyk
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 5:00 p.m. and called the roll. Three Supervisors were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that this was the part of the meeting where public comments were taken on any of the agenda items listed. Ms. Burns stated that there would be a public comment portion at the end for any items that may not have been on the agenda but that anyone would like to comment on. She added that if anyone on Zoom had a comment, they could use the ‘raised hand’ feature. Ms. Burns stated there were no raised hands or public comments at this time.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 11, 2024 Board of Supervisors Meeting & Audit Committee Meeting

Ms. Burns presented the minutes from the September 11, 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. Cassidy, with all in favor, the Minutes of the September 11, 2024, Board of Supervisors Meeting and Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS

Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award

Ms. Burns presented the Audit Committee's rankings and authorized staff to send the notice of intent to reward. She explained that the Committee ranked the proposers and then made a suggestion to the Board. She stated that the committee ranked DiBartolomeo, McBee, Hartley, & Barnes #1 and Grau & Associates #2. Ms. Burns explained that if the Board accepts those rankings, they will authorize staff to send the notice of intent to award to DiBartolomeo, McBee, Hartley, & Barnes.

On MOTION by Ms. Spencer, seconded by Ms. Cassidy, with all in favor, Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award to DiBartolomeo, McBee, Hartley, & Barnes, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-01 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County

Ms. Burns stated that the Board had approved this. She added that this will authorize them to utilize the public website in Polk County for most of their legal notices rather than using the newspaper, and it would save money. Ms. Burns noted that she would be happy to answer any questions.

On MOTION by Ms. Spencer, seconded by Ms. Durham, with all in favor, Resolution 2025-01 Authorizing the Publication of Legal

Advertisements and Public Notices on a Publicly Accessible Website in Polk County, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Temporary Construction Easement Agreement with Peninsula Pipeline Company

Ms. Burns stated they were approached by the company doing work adjacent to where they needed to request an easement to store some equipment. It was reviewed by the CDD Chair and they authorized the easement. Ms. Burns added that they had agreed to return the property to the original state and that it was just a temporary easement agreement. Ms. Burns explained that this was just a ratification. She added that there was a second request to use a second tract of property, but they will discuss that separately. Ms. Burns asked for a motion to ratify the easement agreement.

On MOTION by Ms. Spencer, seconded by Ms. Cassidy, with all in favor, the Temporary Construction Easement Agreement with Peninsula Pipeline Company, was ratified.

Ms. Burns noted that a gentleman who had purchased an adjacent tract of land had bought a square parcel by the lake and intended to build a single-family home. The gentleman asked if he could construct a road that would go through his tract of land. He told them that he was open to an easement that would allow him to build his home, and he could use the road. He said that he would pay the District. He also said that he would be happy to make a park in the community to donate.

Ms. Burns noted that it would involve more work. They would need a new survey description. Ms. Burns suggested the possibility that he wouldn't maintain it to their standards. There were several pros and cons. They determined they would gather and bring more information to the next meeting. It was suggested that a motion to authorize preliminary investigations to Ms. Bobbie Henley.

On MOTION by Ms. Spencer, seconded by Ms. Cassidy, all in favor, to Authorize Staff to Work with Ms. Henley to Enter Preliminary Investigations and Negotiate with Access Road Request, was approved.

SEVENTH ORDER OF BUSINESS**Presentation of Fiscal Year 2023 Audit Report**

Ms. Burns stated that the prior auditor did not provide the completed audit in a timely fashion, which is why they rebid the audit to another firm. She added that it had been submitted for review. Ms. Burns asked for a motion to accept the audit report.

On MOTION by Ms. Spencer, seconded by Ms. Cassidy, all in favor, the Fiscal Year 2023 Audit Report, was approved.

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

Ms. Gentry and Ms. Hancock stated they had nothing to report.

B. Engineer**i. Ratification of Work Authorization 2025-1 for District Engineering Services from Dewberry**

Ms. Burns stated that the District Engineer was not available. She said they have ratified their work authorization 2025-1, which is just their annual renewal with their rates for any work they may be doing. Ms. Burns asked for a motion to approve the ratification.

On MOTION by Ms. Spencer, seconded by Ms. Cassidy, with all in favor, Work Authorization 2025-01 for District Engineering Services from Dewberry, was ratified.

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**

Ms. Burns stated that the summary of the 2025 renewals was included in the agenda package. Those proposals included a few increases. Ms. Burns added that she would run through the Field Manager's Report. She said they had resort pools that with more residents moving in would increase the scope for the summer. It was contemplated in the budget and was really not an increase to their price. She noted that they build annually throughout so they can catch up with it in their next couple of invoices. There was a small increase in the janitorial service. That was also

because of the service to empty the waste stations. Ms. Burns noted that it was a less than \$2,000 increase. Ms. Burns stated that there was more in the budget but it was for Phase 3. Ms. Burns asked for a motion to renew the contracts.

On MOTION by Ms. Spencer, seconded by Ms. Durham, with all in favor, the Increase Request Letter from Pool Maintenance Vendor Resort Pools, was approved.

Ms. Burns reviewed the Janitorial and Waste Maintenance summary report. She stated that Hurricane Milton's strength was anticipated. All furniture was packed away and everything was secured. She added that the facility did well and was reopened quickly. Some signs were down, but all were addressed and replaced. The playground had no notable damage. They completed more general maintenance work. The city was called for an abandoned vehicle. The police came out and identified it.

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. 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.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

Resident Mark was on Zoom and had a question about the area between the wetland and the lack of landlines on Griffin Ave. He noted that there is an owner who has a few dogs and the ground is becoming overrun with dog or pet excrement. He said he would have his kids go back there and play, but they can't because it is nasty. Ms. Burns stated that they would take measures to get this problem fixed.

ELEVENTH ORDER OF BUSINESS**Adjournment**

Ms. Burns asked for a motion to adjourn.

On MOTION by Ms. Spencer, seconded by Ms. Cassidy, with all in favor, the meeting was adjourned.
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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 **Wednesday, January 8, 2025**, at 5:00 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present for the Audit Committee were:

Jessica Spencer
Kristin Cassidy
Lauren Durham

Also present were:

Jill Burns
Savannah Hancock
Lauren Gentry
Marshall Tindall *by Zoom*

GMS
Kilinski Van Wyk
Kilinski Van Wyk
GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 5:00 p.m.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that this meeting was for the audit committee. She said that public comments on the audit proposals only and that during the Board meeting, they would have public comments and other District-related items. She asked for any public comments on the audit proposals they received. There were no members of the public present, but there was one member of the public via Zoom. Ms. Burns noted that they could use Zoom's raised hand feature to be called on. There were no public comments at this time.

THIRD ORDER OF BUSINESS

**Review of Proposals and Tally of Audit
Committee Members Rankings**

- A. DiBartolomeo, McBee, Hartley & Barnes**
- B. Grau & Associates**

Ms. Burns stated they had received two proposals: one from DiBartolomeo, McBee Hartley, and Barnes and one from Grau & Associates. Ms. Burns said that Ms. Spencer had reviewed the proposals and suggested rankings for the Board. Ms. Burns turned it over to Ms. Spencer.

Ms. Spencer stated that both auditors were concerned about the ability of personnel, proposers understanding of the scope of work, and the ability to furnish required services. Ms. Spencer noted that other Boards assigned 20 points to each category of criteria. Both auditors scored a 20 for the ability of personnel, proposers experience, understanding of work, and the ability to furnish required services. Ms. Spencer added that Grau & Associate's price was slightly higher than the other. It was Ms. Spencer's recommendation to go with DiBartolomeo, McBee, Hartley, & Barnes.

Ms. Burns stated that the Board could accept those rankings or that they were welcome to rank the proposers on their own. If they wanted to accept the reviewed rankings, they could make a motion to accept the rankings as outlined.

On MOTION by Ms. Cassidy, seconded by Ms. Durham, with all in favor, the Review of Proposals and Tally of Audit Committee Members Rankings with DiBartolomeo, McBee, Hartley, & Barnes Ranked #1, was approved.

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn the meeting.

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

Chairman/Vice Chairman

SECTION V

SECTION A

OPTION A

No Assessment Increase

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Eden Hills Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	Wednesday, July 9, 2025
HOOR:	5:00 PM to 6:00 PM
LOCATION:	Lake Alfred Public Library 245 N Seminole Avenue Lake Alfred, Florida 33850

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

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

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

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

PASSED AND ADOPTED THIS 9TH DAY OF APRIL 2025.

ATTEST:

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2026

Eden Hills
Community Development District

Proposed Budget
FY2026



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14	Capital Reserve Fund

Eden Hills
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - Tax Roll	\$ 615,519	\$ 608,120	\$ 7,400	\$ 615,519	\$ 615,519
Assessments - Direct Bill	\$ 40,000	\$ 20,000	\$ 20,000	\$ 40,000	\$ 67,623
Other Income	\$ -	\$ 1,000	\$ 12,974	\$ 13,974	\$ -
Deficit Funding	\$ 97,297	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 752,817	\$ 629,120	\$ 40,374	\$ 669,493	\$ 683,142

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 600	\$ 3,400	\$ 4,000	\$ 12,000
Employer FICA Fees	\$ -	\$ 46	\$ 260	\$ 306	\$ 918
Engineering	\$ 15,000	\$ 1,318	\$ 4,500	\$ 5,818	\$ 15,000
Attorney	\$ 25,000	\$ 3,825	\$ 12,000	\$ 15,825	\$ 18,665
Annual Audit	\$ 5,000	\$ 2,975	\$ -	\$ 2,975	\$ 5,000
Assessment Administration	\$ 6,825	\$ 6,825	\$ -	\$ 6,825	\$ 7,030
Arbitrage	\$ 1,350	\$ -	\$ 900	\$ 900	\$ 1,350
Dissemination	\$ 7,350	\$ 3,063	\$ 4,288	\$ 7,350	\$ 7,571
Trustee Fees	\$ 12,861	\$ 2,694	\$ 10,168	\$ 12,861	\$ 14,148
Management Fees	\$ 42,500	\$ 17,708	\$ 24,792	\$ 42,500	\$ 43,775
Information Technology	\$ 1,890	\$ 788	\$ 1,103	\$ 1,890	\$ 1,947
Website Technology	\$ 1,260	\$ 525	\$ 735	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 893	\$ 429	\$ 464	\$ 893	\$ 893
Insurance	\$ 6,622	\$ 6,161	\$ -	\$ 6,161	\$ 7,085
Copies	\$ 500	\$ -	\$ 292	\$ 292	\$ 500
Legal Advertising	\$ 7,500	\$ 714	\$ 4,000	\$ 4,714	\$ 3,000
Other Current Charges	\$ 1,200	\$ 536	\$ 777	\$ 1,313	\$ 1,350
Office Supplies	\$ 500	\$ 9	\$ 292	\$ 300	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 148,426	\$ 48,388	\$ 67,968	\$ 116,357	\$ 142,203

Operations & Maintenance

Field Expenditures

Property Insurance	\$ 22,500	\$ 20,235	\$ -	\$ 20,235	\$ 23,270
Field Management	\$ 16,538	\$ 6,891	\$ 9,647	\$ 16,538	\$ 17,034
Landscape Maintenance	\$ 188,000	\$ 60,362	\$ 86,520	\$ 146,882	\$ 152,780
Landscape Replacement	\$ 25,000	\$ 2,175	\$ 14,583	\$ 16,758	\$ 20,000
Lake Maintenance	\$ 7,500	\$ 2,000	\$ 2,800	\$ 4,800	\$ 4,800
Streetlights	\$ 75,713	\$ 31,599	\$ 44,238	\$ 75,837	\$ 82,420
Electric	\$ 6,000	\$ 2,384	\$ 3,337	\$ 5,720	\$ 6,292
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,458	\$ 1,458	\$ 2,000
Irrigation Repairs	\$ 7,500	\$ 921	\$ 4,375	\$ 5,296	\$ 5,000
General Repairs & Maintenance	\$ 17,500	\$ 1,897	\$ 10,208	\$ 12,105	\$ 10,000
Contingency	\$ 7,500	\$ -	\$ 17,349	\$ 17,349	\$ 5,000
Subtotal Field Expenditures	\$ 376,250	\$ 128,463	\$ 194,516	\$ 322,979	\$ 328,596

Eden Hills
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Amenity Expenditures					
Amenity - Electric	\$ 24,951	\$ 6,719	\$ 9,407	\$ 16,126	\$ 20,000
Amenity - Water	\$ 11,000	\$ 3,515	\$ 4,921	\$ 8,436	\$ 10,000
Playground & Equipment Lease	\$ 62,800	\$ 21,272	\$ 29,781	\$ 51,053	\$ 51,053
Internet	\$ 2,000	\$ 497	\$ 700	\$ 1,197	\$ 2,000
Pest Control	\$ 890	\$ 308	\$ 582	\$ 890	\$ 2,680
Janitorial Service	\$ 15,400	\$ 5,830	\$ 8,162	\$ 13,992	\$ 21,400
Security Services	\$ 33,000	\$ 13,150	\$ 19,250	\$ 32,400	\$ 33,000
Amenity Management	\$ 15,000	\$ 6,250	\$ 8,750	\$ 15,000	\$ 15,450
Pool Maintenance	\$ 40,600	\$ 17,350	\$ 23,660	\$ 41,010	\$ 41,760
Amenity Repairs & Maintenance	\$ 15,000	\$ 4,974	\$ 10,026	\$ 15,000	\$ 10,000
Contingency	\$ 7,500	\$ -	\$ 4,375	\$ 4,375	\$ 5,000
Subtotal Amenity Expenditures	\$ 228,141	\$ 79,864	\$ 119,614	\$ 199,478	\$ 212,343
<i>Total Operations & Maintenance</i>	\$ 604,391	\$ 208,328	\$ 314,130	\$ 522,458	\$ 540,939
Total Expenditures	\$ 752,817	\$ 256,716	\$ 382,098	\$ 638,814	\$ 683,142
Excess Revenues/(Expenditures)	\$ -	\$ 372,404	\$ (341,725)	\$ 30,679	\$ -

Net Assessments	\$683,142
Add: Discounts & Collections 7%	\$51,419
Gross Assessments	<u>\$734,562</u>

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Platted Future Phases	611	\$615,519.49	\$1,007.40	\$1,083.22
Unplatted Future Phases	554	\$67,622.75	\$122.06	\$131.25
	1165	\$683,142.24		

Product	FY2026	FY2025	Increase/ (Decrease)
Platted	\$1,083.22	\$1,083.22	\$0.00

Eden Hills

Community Development District

General Fund Budget

Revenues:

Assessments

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

Developer Contributions

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage

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

Eden Hills
Community Development District
General Fund Budget

Dissemination

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

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

Legal Advertising

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

Other Current Charges

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

Eden Hills

Community Development District

General Fund Budget

Office Supplies

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

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

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Lake Maintenance

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

Streetlights

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

Electric

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

Eden Hills
Community Development District
General Fund Budget

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity - Water

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

Playground Equipment Lease

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

Internet

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

Pest Control

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

Janitorial Services

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

Security Services

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

Eden Hills

Community Development District

General Fund Budget

Amenity Management

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

Pool Maintenance

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

Amenity Repairs & Maintenance

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

Contingency

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

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

Description	Adopted Budget FY2025	Actual Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - Tax Roll	\$ 172,075	\$ 170,105	\$ 1,970	\$ 172,075	\$ 172,075
Interest Income	\$ 4,369	\$ 2,994	\$ 4,192	\$ 7,187	\$ 3,593
Carry Forward Surplus	\$ 86,219	\$ 87,556	\$ -	\$ 87,556	\$ 96,967
Total Revenues	\$ 262,663	\$ 260,655	\$ 6,162	\$ 266,817	\$ 272,636
Expenses					
Interest - 11/1	\$ 54,925	\$ 54,925	\$ -	\$ 54,925	\$ 54,100
Principal - 5/1	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000
Interest - 5/1	\$ 54,925	\$ -	\$ 54,925	\$ 54,925	\$ 54,100
Total Expenditures	\$ 169,850	\$ 54,925	\$ 114,925	\$ 169,850	\$ 168,200
Excess Revenues/(Expenditures)	\$ 92,813	\$ 205,730	\$ (108,763)	\$ 96,967	\$ 104,436

Interest Expense 11/1/26	\$ 53,125
Total	\$ 53,125

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

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

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

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

DATE		BALANCE	PRINCIPAL		INTEREST		TOTAL
05/01/45	\$	1,030,000.00	\$	130,000.00	\$	21,243.75	\$ -
11/01/45	\$	900,000.00	\$	-	\$	18,562.50	\$ 169,806.25
05/01/46	\$	900,000.00	\$	135,000.00	\$	18,562.50	\$ -
11/01/46	\$	765,000.00	\$	-	\$	15,778.13	\$ 169,340.63
05/01/47	\$	765,000.00	\$	140,000.00	\$	15,778.13	\$ -
11/01/47	\$	625,000.00	\$	-	\$	12,890.63	\$ 168,668.75
05/01/48	\$	625,000.00	\$	145,000.00	\$	12,890.63	\$ -
11/01/48	\$	480,000.00	\$	-	\$	9,900.00	\$ 167,790.63
05/01/49	\$	480,000.00	\$	155,000.00	\$	9,900.00	\$ -
11/01/49	\$	325,000.00	\$	-	\$	6,703.13	\$ 171,603.13
05/01/50	\$	325,000.00	\$	160,000.00	\$	6,703.13	\$ -
11/01/50	\$	165,000.00	\$	-	\$	3,403.13	\$ 170,106.25
05/01/51	\$	165,000.00	\$	165,000.00	\$	3,403.13	\$ 168,403.13
				\$ 2,720,000.00	\$ 1,742,925.00	\$	4,577,850.00

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

Description	Adopted Budget FY2025	Actual Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments	\$ 604,294	\$ 596,035	\$ 8,259	\$ 604,294	\$ 604,294
Interest Income	\$ 21,921	\$ 10,096	\$ 14,135	\$ 24,231	\$ 12,116
Carry Forward Surplus	\$ 288,680	\$ 289,203	\$ -	\$ 289,203	\$ 310,640
Total Revenues	\$ 914,895	\$ 895,334	\$ 22,394	\$ 917,728	\$ 927,050
Expenses					
Interest - 11/1	\$ 199,419	\$ 199,419	\$ -	\$ 199,419	\$ 196,088
Principal - 5/1	\$ 205,000	\$ -	\$ 205,000	\$ 205,000	\$ 210,000
Interest - 5/1	\$ 199,419	\$ -	\$ 202,669	\$ 202,669	\$ 196,088
Total Expenditures	\$ 603,838	\$ 199,419	\$ 407,669	\$ 607,088	\$ 602,175
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ 311,057	\$ 695,915	\$ (385,275)	\$ 310,640	\$ 324,875
Interest Expense 11/1/26					\$ 192,675
Total					\$ 192,675

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

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

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

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

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL	
05/01/45	\$	4,095,000.00	\$	440,000.00	\$	84,459.38	\$	-	
11/01/45	\$	3,655,000.00	\$	-	\$	75,384.38	\$	599,843.75	
05/01/46	\$	3,655,000.00	\$	460,000.00	\$	75,384.38	\$	-	
11/01/46	\$	3,195,000.00	\$	-	\$	65,896.88	\$	601,281.25	
05/01/47	\$	3,195,000.00	\$	480,000.00	\$	65,896.88	\$	-	
11/01/47	\$	2,715,000.00	\$	-	\$	55,996.88	\$	601,893.75	
05/01/48	\$	2,715,000.00	\$	500,000.00	\$	55,996.88	\$	-	
11/01/48	\$	2,215,000.00	\$	-	\$	45,684.38	\$	601,681.25	
05/01/49	\$	2,215,000.00	\$	520,000.00	\$	45,684.38	\$	-	
11/01/49	\$	1,695,000.00	\$	-	\$	34,959.38	\$	600,643.75	
05/01/50	\$	1,695,000.00	\$	540,000.00	\$	34,959.38	\$	-	
11/01/50	\$	1,155,000.00	\$	-	\$	23,821.88	\$	598,781.25	
05/01/51	\$	1,155,000.00	\$	565,000.00	\$	23,821.88	\$	-	
11/01/51	\$	590,000.00	\$	-	\$	12,168.75	\$	600,990.63	
05/01/52	\$	590,000.00	\$	590,000.00	\$	12,168.75	\$	602,168.75	
			\$	9,845,000.00	\$	6,565,231.25	\$	16,814,650.00	

Eden Hills
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actual Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Interest Income	\$ -	\$ 629	\$ 880	\$ 1,509	\$ 755
Carry Forward Surplus	\$ 37,800	\$ 37,915	\$ -	\$ 37,915	\$ 14,424
Total Revenues	\$ 37,800	\$ 38,544	\$ 880	\$ 39,424	\$ 15,179
<u>Expenses</u>					
Capital Outlay	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ -
Total Expenditures	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ -
<u>Other Financing Sources</u>					
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ 12,800	\$ 38,544	\$ (24,120)	\$ 14,424	\$ 15,179

SECTION B

OPTION B
Assessment Increase

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Eden Hills Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

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

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

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

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” c/o Governmental Management Services-CF, LLC, 219 E. Livingston St., Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a

bill issued by the District in November of 2025, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

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

DATE:	Wednesday, July 9, 2025
HOUR:	5:00 PM to 6:00 PM
LOCATION:	Lake Alfred Public Library 245 N Seminole Avenue Lake Alfred, Florida 33850

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

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

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

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

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

PASSED AND ADOPTED THIS 9TH DAY OF APRIL 2025.

ATTEST:

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2026

Eden Hills
Community Development District

Proposed Budget
FY2026



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Eden Hills
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - Tax Roll	\$ 615,519	\$ 608,120	\$ 7,400	\$ 615,519	\$ 688,589
Assessments - Direct Bill	\$ 40,000	\$ 20,000	\$ 20,000	\$ 40,000	\$ 71,586
Other Income	\$ -	\$ 1,000	\$ 12,974	\$ 13,974	\$ -
Deficit Funding	\$ 97,297	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 752,817	\$ 629,120	\$ 40,374	\$ 669,493	\$ 760,176
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 600	\$ 3,400	\$ 4,000	\$ 12,000
Employer FICA Fees	\$ -	\$ 46	\$ 260	\$ 306	\$ 918
Engineering	\$ 15,000	\$ 1,318	\$ 4,500	\$ 5,818	\$ 15,000
Attorney	\$ 25,000	\$ 3,825	\$ 12,000	\$ 15,825	\$ 25,000
Annual Audit	\$ 5,000	\$ 2,975	\$ -	\$ 2,975	\$ 5,000
Assessment Administration	\$ 6,825	\$ 6,825	\$ -	\$ 6,825	\$ 7,030
Arbitrage	\$ 1,350	\$ -	\$ 900	\$ 900	\$ 1,350
Dissemination	\$ 7,350	\$ 3,063	\$ 4,288	\$ 7,350	\$ 7,571
Trustee Fees	\$ 12,861	\$ 2,694	\$ 10,168	\$ 12,861	\$ 14,148
Management Fees	\$ 42,500	\$ 17,708	\$ 24,792	\$ 42,500	\$ 43,775
Information Technology	\$ 1,890	\$ 788	\$ 1,103	\$ 1,890	\$ 1,947
Website Technology	\$ 1,260	\$ 525	\$ 735	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 893	\$ 429	\$ 464	\$ 893	\$ 893
Insurance	\$ 6,622	\$ 6,161	\$ -	\$ 6,161	\$ 7,085
Copies	\$ 500	\$ -	\$ 292	\$ 292	\$ 500
Legal Advertising	\$ 7,500	\$ 714	\$ 4,000	\$ 4,714	\$ 5,000
Other Current Charges	\$ 1,200	\$ 536	\$ 777	\$ 1,313	\$ 1,350
Office Supplies	\$ 500	\$ 9	\$ 292	\$ 300	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 148,426	\$ 48,388	\$ 67,968	\$ 116,357	\$ 150,538
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 22,500	\$ 20,235	\$ -	\$ 20,235	\$ 23,270
Field Management	\$ 16,538	\$ 6,891	\$ 9,647	\$ 16,538	\$ 17,034
Landscape Maintenance	\$ 188,000	\$ 60,362	\$ 86,520	\$ 146,882	\$ 152,780
Landscape Replacement	\$ 25,000	\$ 2,175	\$ 14,583	\$ 16,758	\$ 30,000
Lake Maintenance	\$ 7,500	\$ 2,000	\$ 2,800	\$ 4,800	\$ 4,800
Streetlights	\$ 75,713	\$ 31,599	\$ 44,238	\$ 75,837	\$ 83,420
Electric	\$ 6,000	\$ 2,384	\$ 3,337	\$ 5,720	\$ 6,292
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,458	\$ 1,458	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ 921	\$ 4,375	\$ 5,296	\$ 7,500
General Repairs & Maintenance	\$ 17,500	\$ 1,897	\$ 10,208	\$ 12,105	\$ 20,000
Contingency	\$ 7,500	\$ -	\$ 17,349	\$ 17,349	\$ 7,500
Subtotal Field Expenditures	\$ 376,250	\$ 128,463	\$ 194,516	\$ 322,979	\$ 355,097

Eden Hills
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Amenity Expenditures					
Amenity - Electric	\$ 24,951	\$ 6,719	\$ 9,407	\$ 16,126	\$ 24,951
Amenity - Water	\$ 11,000	\$ 3,515	\$ 4,921	\$ 8,436	\$ 11,000
Playground & Equipment Lease	\$ 62,800	\$ 21,272	\$ 29,781	\$ 51,053	\$ 62,800
Internet	\$ 2,000	\$ 497	\$ 700	\$ 1,197	\$ 2,000
Pest Control	\$ 890	\$ 308	\$ 582	\$ 890	\$ 2,680
Janitorial Service	\$ 15,400	\$ 5,830	\$ 8,162	\$ 13,992	\$ 21,400
Security Services	\$ 33,000	\$ 13,150	\$ 19,250	\$ 32,400	\$ 33,000
Amenity Management	\$ 15,000	\$ 6,250	\$ 8,750	\$ 15,000	\$ 15,450
Pool Maintenance	\$ 40,600	\$ 17,350	\$ 23,660	\$ 41,010	\$ 41,760
Amenity Repairs & Maintenance	\$ 15,000	\$ 4,974	\$ 10,026	\$ 15,000	\$ 15,000
Holiday Lighting	\$ -	\$ -	\$ -	\$ -	\$ 17,000
Contingency	\$ 7,500	\$ -	\$ 4,375	\$ 4,375	\$ 7,500
Subtotal Amenity Expenditures	\$ 228,141	\$ 79,864	\$ 119,614	\$ 199,478	\$ 254,541
<i>Total Operations & Maintenance</i>	\$ 604,391	\$ 208,328	\$ 314,130	\$ 522,458	\$ 609,638
Total Expenditures	\$ 752,817	\$ 256,716	\$ 382,098	\$ 638,814	\$ 760,176
Excess Revenues/(Expenditures)	\$ -	\$ 372,404	\$ (341,725)	\$ 30,679	\$ -

Net Assessments	\$760,176
Add: Discounts & Collections 7%	\$57,218
Gross Assessments	<u>\$817,393</u>

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Platted Future Phases	611	\$688,589.48	\$1,126.99	\$1,211.81
Unplatted Future Phases	554	\$71,586.35	\$129.22	\$138.94
	1165	\$760,175.83		

Product	FY2026	FY2025	Increase/ (Decrease)
Platted	\$1,211.81	\$1,083.22	\$128.59

Eden Hills

Community Development District

General Fund Budget

Revenues:

Assessments

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

Developer Contributions

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage

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

Eden Hills
Community Development District
General Fund Budget

Dissemination

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

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

Legal Advertising

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

Other Current Charges

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

Eden Hills

Community Development District

General Fund Budget

Office Supplies

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

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

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Lake Maintenance

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

Streetlights

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

Electric

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

Eden Hills

Community Development District

General Fund Budget

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity - Water

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

Playground Equipment Lease

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

Internet

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

Pest Control

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

Janitorial Services

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

Security Services

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

Eden Hills

Community Development District

General Fund Budget

Amenity Management

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

Pool Maintenance

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

Amenity Repairs & Maintenance

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

Holiday Lighting

Enhance festive celebrations with vibrant and energy-efficient holiday lighting. Proper installation and weatherproofing ensure safety and longevity, while timers and smart controls add convenience. Thoughtful placement can create a warm and inviting atmosphere for any space.

Contingency

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

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

Description	Adopted Budget FY2025	Actual Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - Tax Roll	\$ 172,075	\$ 170,105	\$ 1,970	\$ 172,075	\$ 172,075
Interest Income	\$ 4,369	\$ 2,994	\$ 4,192	\$ 7,187	\$ 3,593
Carry Forward Surplus	\$ 86,219	\$ 87,556	\$ -	\$ 87,556	\$ 96,967
Total Revenues	\$ 262,663	\$ 260,655	\$ 6,162	\$ 266,817	\$ 272,636
Expenses					
Interest - 11/1	\$ 54,925	\$ 54,925	\$ -	\$ 54,925	\$ 54,100
Principal - 5/1	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000
Interest - 5/1	\$ 54,925	\$ -	\$ 54,925	\$ 54,925	\$ 54,100
Total Expenditures	\$ 169,850	\$ 54,925	\$ 114,925	\$ 169,850	\$ 168,200
Excess Revenues/(Expenditures)	\$ 92,813	\$ 205,730	\$ (108,763)	\$ 96,967	\$ 104,436

Interest Expense 11/1/26	\$ 53,125
Total	\$ 53,125

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

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

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

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

DATE		BALANCE	PRINCIPAL		INTEREST		TOTAL
05/01/45	\$	1,030,000.00	\$	130,000.00	\$	21,243.75	\$ -
11/01/45	\$	900,000.00	\$	-	\$	18,562.50	\$ 169,806.25
05/01/46	\$	900,000.00	\$	135,000.00	\$	18,562.50	\$ -
11/01/46	\$	765,000.00	\$	-	\$	15,778.13	\$ 169,340.63
05/01/47	\$	765,000.00	\$	140,000.00	\$	15,778.13	\$ -
11/01/47	\$	625,000.00	\$	-	\$	12,890.63	\$ 168,668.75
05/01/48	\$	625,000.00	\$	145,000.00	\$	12,890.63	\$ -
11/01/48	\$	480,000.00	\$	-	\$	9,900.00	\$ 167,790.63
05/01/49	\$	480,000.00	\$	155,000.00	\$	9,900.00	\$ -
11/01/49	\$	325,000.00	\$	-	\$	6,703.13	\$ 171,603.13
05/01/50	\$	325,000.00	\$	160,000.00	\$	6,703.13	\$ -
11/01/50	\$	165,000.00	\$	-	\$	3,403.13	\$ 170,106.25
05/01/51	\$	165,000.00	\$	165,000.00	\$	3,403.13	\$ 168,403.13
				\$ 2,720,000.00	\$ 1,742,925.00	\$	4,577,850.00

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

Description	Adopted Budget FY2025	Actual Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments	\$ 604,294	\$ 596,035	\$ 8,259	\$ 604,294	\$ 604,294
Interest Income	\$ 21,921	\$ 10,096	\$ 14,135	\$ 24,231	\$ 12,116
Carry Forward Surplus	\$ 288,680	\$ 289,203	\$ -	\$ 289,203	\$ 310,640
Total Revenues	\$ 914,895	\$ 895,334	\$ 22,394	\$ 917,728	\$ 927,050
Expenses					
Interest - 11/1	\$ 199,419	\$ 199,419	\$ -	\$ 199,419	\$ 196,088
Principal - 5/1	\$ 205,000	\$ -	\$ 205,000	\$ 205,000	\$ 210,000
Interest - 5/1	\$ 199,419	\$ -	\$ 202,669	\$ 202,669	\$ 196,088
Total Expenditures	\$ 603,838	\$ 199,419	\$ 407,669	\$ 607,088	\$ 602,175
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ 311,057	\$ 695,915	\$ (385,275)	\$ 310,640	\$ 324,875
Interest Expense 11/1/26					\$ 192,675
Total					\$ 192,675

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

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

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

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

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL	
05/01/45	\$	4,095,000.00	\$	440,000.00	\$	84,459.38	\$	-	
11/01/45	\$	3,655,000.00	\$	-	\$	75,384.38	\$	599,843.75	
05/01/46	\$	3,655,000.00	\$	460,000.00	\$	75,384.38	\$	-	
11/01/46	\$	3,195,000.00	\$	-	\$	65,896.88	\$	601,281.25	
05/01/47	\$	3,195,000.00	\$	480,000.00	\$	65,896.88	\$	-	
11/01/47	\$	2,715,000.00	\$	-	\$	55,996.88	\$	601,893.75	
05/01/48	\$	2,715,000.00	\$	500,000.00	\$	55,996.88	\$	-	
11/01/48	\$	2,215,000.00	\$	-	\$	45,684.38	\$	601,681.25	
05/01/49	\$	2,215,000.00	\$	520,000.00	\$	45,684.38	\$	-	
11/01/49	\$	1,695,000.00	\$	-	\$	34,959.38	\$	600,643.75	
05/01/50	\$	1,695,000.00	\$	540,000.00	\$	34,959.38	\$	-	
11/01/50	\$	1,155,000.00	\$	-	\$	23,821.88	\$	598,781.25	
05/01/51	\$	1,155,000.00	\$	565,000.00	\$	23,821.88	\$	-	
11/01/51	\$	590,000.00	\$	-	\$	12,168.75	\$	600,990.63	
05/01/52	\$	590,000.00	\$	590,000.00	\$	12,168.75	\$	602,168.75	
			\$	9,845,000.00	\$	6,565,231.25	\$	16,814,650.00	

Eden Hills
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actual Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Interest Income	\$ -	\$ 629	\$ 880	\$ 1,509	\$ 755
Carry Forward Surplus	\$ 37,800	\$ 37,915	\$ -	\$ 37,915	\$ 14,424
Total Revenues	\$ 37,800	\$ 38,544	\$ 880	\$ 39,424	\$ 15,179
<u>Expenses</u>					
Capital Outlay	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ -
Total Expenditures	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ -
<u>Other Financing Sources</u>					
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ 12,800	\$ 38,544	\$ (24,120)	\$ 14,424	\$ 15,179

SECTION VI

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, *FLORIDA STATUTES*; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the current members of the Board of Supervisors (the “Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District to coincide with the general elections in November of 2026 and 2028, subject to the requirements of Section 190.006, *Florida Statutes*.

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

SECTION 1. The following terms of office are hereby extended to coincide with the general election to be held in November of 2026, subject to the requirements of Section 190.006, *Florida Statutes*:

Seat #1 (currently held by Kristen Cassidy)
Seat #4 (currently held by Emily Cassidy)
Seat #5 (currently vacant)

The following terms of office are hereby extended to coincide with the general election to be held in November of 2028, subject to the requirements of Section 190.006, *Florida Statutes*:

Seat #2 (currently held by Jessica Spencer)
Seat #3 (currently held by Bobbie Henley)

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 9th day of April 2025.

ATTEST:

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

SECTION VII

REBATE REPORT

\$10,465,000

Eden Hills Community Development District

(City of Lake Alfred, Florida)

Special Assessment Bonds, Series 2022

Dated: March 11, 2022
Delivered: March 11, 2022

Rebate Report to the Computation Date
March 11, 2025
Reflecting Activity To
March 11, 2025



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

March 25, 2025

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

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

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of February 28, 2026. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

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

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund - Phase 2A	0.353075%	5,737.19	(66,309.36)
Acquisition & Construction Fund - Phase 2B	0.977191%	6,508.52	(22,486.04)
Debt Service Reserve Fund	3.731974%	59,449.91	(5,089.05)
Capitalized Interest Fund	1.175318%	1,977.55	(5,299.90)
Costs of Issuance Account	0.610768%	23.91	(148.05)
Totals	1.801536%	\$73,697.08	\$(99,332.40)
Bond Yield	4.033781%		
Rebate Computation Credits			(6,397.31)
Net Rebatable Arbitrage			\$(105,729.71)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

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

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

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

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

DEFINITIONS

7. Computation Date

March 11, 2025.

8. Computation Period

The period beginning on March 11, 2022, the date of the closing, and ending on March 11, 2025, the Computation Date.

9. Bond Year

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

10. Bond Yield

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

11. Taxable Investment Yield

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

12. Issue Price

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

13. Rebatable Arbitrage

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

14. Funds and Accounts

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

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

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

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

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

Sources of Funds

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

Uses of Funds

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

PROOF OF ARBITRAGE YIELD

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

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

PROOF OF ARBITRAGE YIELD

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

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

Proceeds Summary

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

BOND DEBT SERVICE

\$10,465,000

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

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

BOND DEBT SERVICE

\$10,465,000

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033781%)
03/11/22	Beg Bal	-604,293.75	-681,209.35
04/04/22		2.11	2.37
05/03/22		2.97	3.33
06/02/22		152.33	170.18
07/05/22		347.85	387.20
08/02/22		607.31	673.98
09/02/22		914.84	1,011.90
10/04/22		1,045.07	1,151.85
11/02/22		1,368.80	1,503.98
12/02/22		1,668.12	1,826.78
01/04/23		1,884.62	2,056.55
02/02/23		2,006.65	2,182.93
03/02/23		1,923.35	2,085.36
04/04/23		2,174.14	2,348.92
05/02/23		2,195.49	2,364.63
06/02/23		2,388.45	2,563.91
07/05/23		2,337.76	2,500.32
08/01/23		1,578.12	1,683.00
08/02/23		2,442.52	2,604.55
09/05/23		2,529.44	2,687.38
10/03/23		2,449.45	2,594.33
11/02/23		2,536.07	2,677.44
11/02/23		31.25	32.99
12/04/23		2,459.88	2,587.80
12/21/23		0.60	0.63
01/03/24		2,541.07	2,664.63
02/02/24		2,528.84	2,643.29
03/04/24		2,355.82	2,453.71
03/21/24		0.02	0.02
04/02/24		2,513.03	2,609.34
05/02/24		2,426.70	2,511.33
06/04/24		2,508.79	2,587.08
06/17/24		258,260.30	265,935.74
06/17/24		43,081.89	44,362.27
07/02/24		1,860.54	1,912.65
08/02/24		1,252.34	1,283.14
09/04/24		1,247.15	1,273.29
10/02/24		1,166.06	1,186.81
11/04/24		1,137.52	1,153.66
12/03/24		1,062.17	1,073.78
01/03/25		1,063.48	1,071.53
02/04/25		1,024.57	1,028.78
03/04/25		950.56	951.30

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033781%)
03/11/25	Bal	301,342.19	301,342.19
03/11/25	Acc	373.43	373.43

03/11/25	TOTALS:	59,449.91	-5,089.05

ISSUE DATE:	03/11/22	REBATABLE ARBITRAGE:	-5,089.05
COMP DATE:	03/11/25	NET INCOME:	59,449.91
BOND YIELD:	4.033781%	TAX INV YIELD:	3.731974%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

03/11/25	TOTALS:	23.91	-148.05

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033781%)
03/11/23		-1,960.00	-2,122.97
03/11/24		-2,070.00	-2,154.34
03/11/25		-2,120.00	-2,120.00

03/11/25	TOTALS:	-6,150.00	-6,397.31

ISSUE DATE: 03/11/22 REBATABLE ARBITRAGE: -6,397.31
COMP DATE: 03/11/25
BOND YIELD: 4.033781%

SECTION VIII

SinglePoint

February 13, 2025

Eden Hills Community Development District
219 E Livingston Street
Orlando, FL 32801

Re: Project: PPC Lake Mattie Gas Expansion – LM 8.1
Property: 0 Cass Road, Lake Alfred, FL 33850
Polk County - Tax Parcel ID: 26-27-19-489375-004070

Dear Landowner:

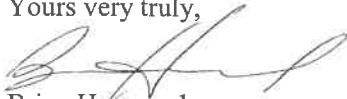
Peninsula Pipeline Company (PPC) is proposing a Temporary Construction Easement for your property and is in the process of obtaining easement rights for the project designated above.

To make this project possible, 0.012 acre of Temporary Construction Easement is required. PPC is offering a total of **\$1,000.00** for the aforementioned easement(s).

PPC has engaged SinglePoint Services to acquire the necessary easements and easement rights. Our Sr. Land Agent, Dara Johnson, is authorized to explain and discuss the full effect of the purchase, the easement(s) and your rights, as provided by law. You may reach Dara by phone at (404)-375-9907 and/or by email at djohnson@singlepointag.com.

If you agree to the terms expressed herein, please sign below. This document along with the completed W-9 form and New Vendor Application will be forwarded to PPC to process the check request. Upon my receipt, our agent will meet with you to sign the easement agreements and deliver the check.

Yours very truly,



Brian Hammock
VP of Operations
SinglePoint Services
Contractor for Peninsula Pipeline Company



Witness
Kristin Cassidy

 2/14/25
Signature Date

Bobbie Henley
Print Name

Chair
Title

Space Above This Line For Recorder's Use

Prepared by and please return to:

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

Parcel# 26-27-19-489375-004070

STATE OF FLORIDA

COUNTY OF Polk

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT AGREEMENT (this "**Agreement**"), is made and executed this 14th day of Feb, 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**")

W I T N E S S E T H:

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 20.00' Public Utility Easement located on Tract K-1 as depicted on the plat titled “Eden Hills Phase 2” and recorded at Book 194, Pgs. 24-41 of the Official Records of Polk County, Florida; and (2) all public utility infrastructure including but not limited to waterlines conveyed to the City of Lake Alfred in that certain Developer’s Agreement recorded at Polk County O.R. Book 12418, Pages 1-23, and accepted by Resolution 14-22 recorded at O. R. Book 12432, Pages 2054-2092 in 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

Kristin Cassidy
Witness 1 Signature

Kristin Cassidy
Witness 1 Print Name

346 E Central Ave W. H. Heaven
Witness 1 Address

Bobbie Henley
[SIGNATURE]

Bobbie Henley
[PRINT NAME]

Chair
[TITLE]

Joe D. Braddy
Witness 2 Signature

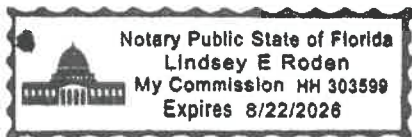
Joe D. Braddy
Witness 2 Print Name

346 E Central Ave W. H. Heaven
Witness 2 Address

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 14th day of February, 2025 by Bobbie Henley, as
Chair for Eden Hills CDD, on behalf of said corporation, the Grantor under the
foregoing instrument. He/She is personally known to me or has produced _____ as
identification.



My Commission Expires:
8/22/2026

NOTARY PUBLIC:

Lindsey E Roden
(Notary Public, Signature)

Print Name: Lindsey E Roden

(NOTARY STAMP OR SEAL)

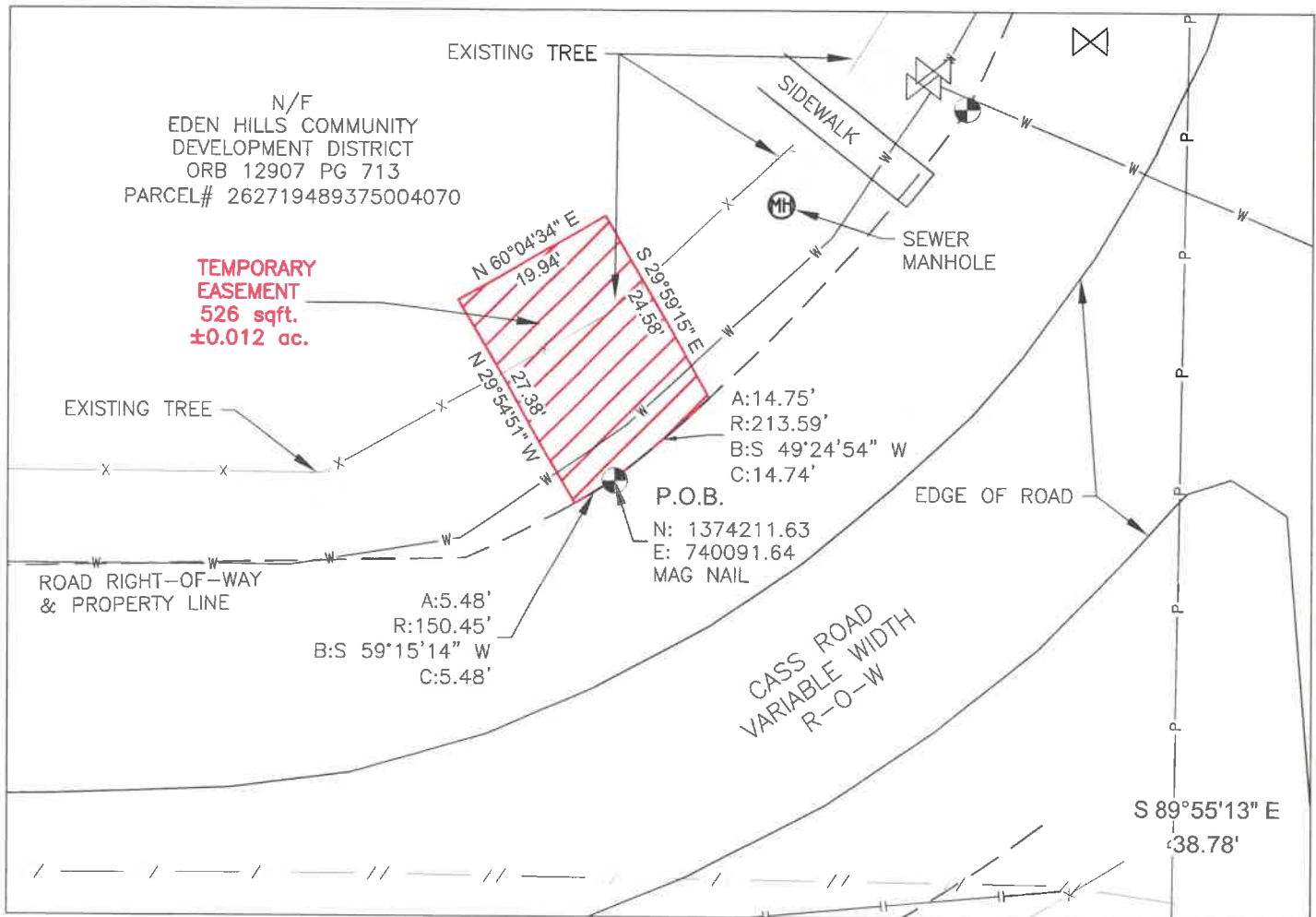
EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

All that tract or parcel of land lying and being part of Section 19, Township 27 South, Range 26 East, of Polk County, Florida, and being more fully described in a deed recorded in Official Record Book 12907, Page(s) 713 in the Public Records of Polk County, Florida, also being known as Parcel No. 26-27-19-489375-004070.

TEMPORARY EASEMENT EXHIBIT B

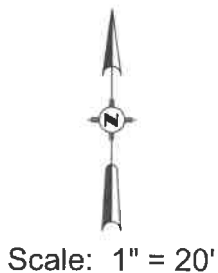
A TRACTS K-1 OF EDEN HILLS PHASE 2 AS
RECORDED IN PLAT BOOK 194, PAGES 24, ET SEQ.
A PART OF SOUTH 1/2 OF THE SOUTHEAST 1/4 OF
SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST
POLK COUNTY, FLORIDA



LEGEND

- PROPERTY CORNER MONUMENT
- GUY ANCHOR
- POWER POLE
- WATER VALVE
- UTILITY PEDESTAL

- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P - OVERHEAD POWERLINE
- W - BURIED WATER LINE
- X - EXISTING FENCE
- - EXISTING PIPELINE
- || - UNKNOWN UTILITY
- - - - - ROAD R-O-W
- — — — — PROPERTY LINE



0 20 40
FEET FEET FEET

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

DRAWN BY: S.P.R.

PROJECT: LAKE MATTIE GAS EXPANSION

DATE: 01-30-2025

PENINSULA
PIPELINE

SURVEYED BY:



TRICO Surveying & Mapping, Inc.

411 West Gourley Pike, Bloomington, IN 47404
Phone: 812-330-7030 Fax: 812-330-7035 Web: www.tricosurveying.com

SECTION IX



POLK COUNTY PROPERTY APPRAISER 2025 Data Sharing and Usage Agreement

Revised 01/2025
ADA Compliant

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

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

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

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

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

The term of this Agreement shall commence on **January 1, 2025**, and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

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

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee
 Print: Neil Combee
 Title: Polk County Property Appraiser
 Date: January 7, 2025

Signed by:
 Agency: Eden Hills Community Development District
 Signature: Jill Burns
 Print: Jill Burns
 Title: District Manager
 Date: 3/10/2025

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

SECTION X

CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 by and between the Eden Hills Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Eden Hills Community Development District.
3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

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

EXECUTED By:

Signed by:

Jill Burns

0CDADF4CFD22489...

Special District Representative

Jill Burns

Print name

District Manager

3/10/2025

Title

Date

Neil Combee

Polk County Property Appraiser

By:

Neil Combee

Neil Combee, Property Appraiser

SECTION XI

SECTION C

Eden Hills CDD

Field Management Report



4/09/2025

Marshall Tindall

Field Services Manager

GMS

Complete

Landscaping Review

- 📌 Landscape maintenance is satisfactory.
- 📌 Grass mowing looks good overall. Plant beds are detailed.
- 📌 Mowing schedule has begun to pickup per contract with the advent of spring.
- 📌 Entry mulch and fill ins were done last month.
- 📌 Proposal for tree replacements along lake boundary prepared by vendor.



Complete

Pond Review

- 📷 Ponds are doing well overall.
- 📷 Turbidity barrier still present in pond as homebuilding continues along the western end of phase 2.
- 📷 Algal bloom in pond 2 is being treated.
- 📷 One drain near phase 1 mailboxes has repeatedly been tampered with and filled with rip rap.



Complete

Amenity Review

- Pool and facilities are neat and clean.
- Nothing notable found during playground reviews.
- Dog parks are neat and clean.
- Extra janitorial service was arranged for spring break week.
- Bad GFCI was replaced at the pool.



Complete

Site items

- Repaired fence damaged by vehicle collision.
- Monitoring and reviewing site as needed for gas line installation along Cass rd. with some staging being done on CDD corners.
- Some interest has been shown from residents for additional dog waste stations. Preliminary review done for discussion.



Upcoming

General maintenance

- ✚ Entry sign and fence cleaning.
- ✚ Pavillion area cleaning.



Conclusion

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

Respectfully,
Marshall Tindall

SECTION 1

SECTION (a)



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: January 7, 2025

SUBMITTED TO:

Eden Hills CDD
219 E. Livingston St
Orlando, FL 32801
Marshall Tindall Phone:
407-346-2453 Email:
Mtindall@gmscfl.com

Job Name / Location:

Eden Hills / Lake
Lake Alfred, FL 33850

Proposal To Replace Oak Trees Around Lake

	Qty	Unit	Unit Cost	TOTAL
Live Oak	20	30 G	\$505.00	\$10,100.00
			TOTAL	\$10,100.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Brian Bubendorf, Scott Merrill

Date Submitted: January 7, 2025

Accepted by: _____

Date Accepted: _____

SECTION (b)

*Item will be
provided under
separate cover.*

SECTION 2

SECTION (a)

Proposal #424



Governmental Management Services

Maintenance
Services

Bill To/District: Eden Hills CDD	Prepared By: Governmental Management Services, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
<u>Eden Hills CDD –Dog Waste Station(s)</u> - Proposal is for delivery and installation of x1 Dog Waste Stations within the community. - PLEASE NOTE: station(s) will also require regular servicing (not included)	

Qty	Description	Unit Price	Line Total
	Labor		\$150.00
	Materials		\$326.00
	<i>*Cost <u>per</u> station. Up to x6 stations*</i>	Subtotal	\$476.00
	Mobilization		\$65.00
	Equipment		\$35.00
Total Due:			\$576.00



Eden Hills CDD

Dog Station Planning



- Amenity areas
- Potential Dog Station Locations
- Existing Dog Station Locations

SECTION (b)



PRICING TRASH COLLECT FOR SERVICES

- Trash and Pet stations Once a Week → \$ 35.00/per station/month
- Trash and Pet stations Two X a week → \$ 50.00/per station/month
- Trash and Pet stations Three X a week → \$ 75.00/per station/month
- Mail trash removal, 3 times a week → \$100.00/per station/month
- Dog waist Dispenser bags, as needed, 200 bags/box → \$10.00/box

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

SECTION 3



REQUEST FOR INCREASE IN SERVICE

EDEN HILLS CDD

To the Board

Resort Pool Services would like to request a 3% increase in service cost to take effect October 2025. 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 \$3,380.

New monthly cost of \$3,480.

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 D

SECTION 1

Eden Hills Community Development District

Summary of Check Register

December 25, 2024 through March 26, 2025

Fund	Date	Check No.'s	Amount
General Fund	12/30/24	161-163	\$ 1,136.23
	1/7/25	164-165	\$ 745,925.69
	1/14/25	166-170	\$ 25,694.42
	1/22/25	171-172	\$ 912.57
	2/4/25	173-177	\$ 8,075.28
	2/11/25	178-184	\$ 46,740.78
	2/25/25	185-187	\$ 4,148.19
	3/4/25	188-189	\$ 4,311.89
	3/13/25	190-195	\$ 29,105.49
	3/19/25	196-199	\$ 989.94
Total Amount			\$ 867,040.48

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/30/24	00052	12/23/24 18868	202412 320-53800-46400	POND HERBICIDE DEC24	*	400.00	
				AQUATIC WEED MANAGEMENT, INC			400.00 000161
12/30/24	00029	12/26/24 22431846	202411 310-51300-31100	GENERAL ENGINEERING NOV24	*	540.00	
				DEWBERRY ENGINEERS INC.			540.00 000162
12/30/24	00024	12/17/24 15714	202412 320-53800-47300	REPLC SPRAY HEAD/NOZZLES	*	196.23	
				PRINCE & SONS, INC.			196.23 000163
1/07/25	00030	1/03/25 01032025	202501 300-20700-10000	FY24 S2020 ASSESS TXFER	*	164,672.23	
		1/03/25 01032025	202501 300-20700-10000	FY24 S2022 ASSESS TXFER	*	576,999.06	
				EDEN HILLS CDD C/O USBANK			741,671.29 000164
1/07/25	00036	1/07/25 01072025	202501 300-15500-10000	PLAYGRND/FUR LEASE FEB25	*	4,254.40	
				PARK LAKE PROPERTY MANAGEMENT, INC			4,254.40 000165
1/14/25	00047	12/30/24 13944	202412 330-57200-48201	CLEANING SVCS DEC24	*	1,180.00	
		12/30/24 13944	202412 330-57200-47800	CLEAN/DISINFECT POOL FURN	*	666.00	
				CSS CLEAN STAR SERVICES CENTRAL FL			1,846.00 000166
1/14/25	00053	12/31/24 00068838	202412 310-51300-48000	NOT OF AUDITOR SELECT MTG	*	325.72	
				GANNETT MEDIA CORP DBA			325.72 000167
1/14/25	00008	11/30/24 161	202411 320-53800-47800	INSTALL 2 PARKING SIGNS	*	1,101.95	
		1/01/25 162	202501 310-51300-34000	MANAGEMENT FEES JAN25	*	3,541.67	
		1/01/25 162	202501 310-51300-35200	WEBSITE ADMIN JAN25	*	105.00	
		1/01/25 162	202501 310-51300-35100	INFORMATION TECH JAN25	*	157.50	
		1/01/25 162	202501 310-51300-31300	DISSEMINATION SVCS JAN25	*	612.50	
		1/01/25 162	202501 330-57200-48300	AMENITY ACCESS JAN25	*	1,250.00	
		1/01/25 162	202501 310-51300-51000	OFFICE SUPPLIES JAN25	*	.66	

EDEN EDEN HILLS ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		1/01/25 162	202501 310-51300-42000		*	15.25	
		POSTAGE JAN25					
		1/01/25 163	202501 320-53800-12000		*	1,378.17	
		FIELD MANAGEMENT JAN25					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			8,162.70 000168
1/14/25 00044		1/01/25 25950	202501 330-57200-48500		*	3,000.00	
		POOL MAINTENANCE JAN25					
				MCDONNELL CORPORATION DBA RESORT			3,000.00 000169
1/14/25 00024		1/01/25 15865	202501 320-53800-46200		*	12,360.00	
		LANDSCAPE MAINT JAN25					
				PRINCE & SONS, INC.			12,360.00 000170
1/22/25 00039		1/15/25 11269	202412 310-51300-31500		*	693.00	
		GENERAL COUNSEL DEC24					
				KILINSKI VAN WYK PLLC			693.00 000171
1/22/25 00059		1/15/25 58	202501 310-51300-42000		*	219.57	
		REIMBURSEMENT OF POSTAGE					
				POLK COUNTY TAX COLLECTOR			219.57 000172
2/04/25 00056		1/03/25 64154653	202501 330-57200-48100		*	77.00	
		PEST CONTROL JAN25					
				MASSEY SERVICES, INC.			77.00 000173
2/04/25 00044		1/27/25 26208	202501 330-57200-47800		*	465.00	
		NEW CUP/SPICKET/SPRING					
				MCDONNELL CORPORATION DBA RESORT			465.00 000174
2/04/25 00036		2/04/25 02042025	202502 300-15500-10000		*	4,254.40	
		PLAYGRND/FUR LEASE MAR25					
				PARK LAKE PROPERTY MANAGEMENT, INC			4,254.40 000175
2/04/25 00024		1/20/25 16123	202501 320-53800-47300		*	258.44	
		LABOR/REP SPRAYS/NOZZLES					
				PRINCE & SONS, INC.			258.44 000176
2/04/25 00054		12/31/24 12002783	202412 330-57200-34500		*	3,020.44	
		SECURITY SVCS DEC24					
				SECURITAS SECURITY SERVICES USA INC			3,020.44 000177
2/11/25 00052		1/31/25 19088	202501 320-53800-46400		*	400.00	
		POND HERBICIDE JAN25					
				AQUATIC WEED MANAGEMENT, INC			400.00 000178

EDEN EDEN HILLS ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/11/25	00047	1/28/25 14180	202501 330-57200-48201	CLEANING SVCS JAN25	*	1,180.00	
				CSS CLEAN STAR SERVICES CENTRAL FL			1,180.00 000179
2/11/25	00030	2/07/25 02072025	202502 300-20700-10000	FY25 S2020 ASSESS TRANSFR	*	4,053.00	
		2/07/25 02072025	202502 300-20700-10000	FY25 S2022 ASSESS TRANSFR	*	14,201.41	
				EDEN HILLS CDD C/O USBANK			18,254.41 000180
2/11/25	00008	2/01/25 166	202502 310-51300-34000	MANAGEMENT FEES FEB25	*	3,541.67	
		2/01/25 166	202502 310-51300-35200	WEBSITE ADMIN FEB25	*	105.00	
		2/01/25 166	202502 310-51300-35100	INFORMATION TECH FEB25	*	157.50	
		2/01/25 166	202502 310-51300-31300	DISSEMINATION SVCS FEB25	*	612.50	
		2/01/25 166	202502 330-57200-48300	AMENITY ACCESS FEB25	*	1,250.00	
		2/01/25 166	202502 310-51300-51000	OFFICE SUPPLIES FEB25	*	3.16	
		2/01/25 166	202502 310-51300-42000	POSTAGE FEB25	*	97.27	
		2/01/25 167	202502 320-53800-12000	FIELD MANAGEMENT FEB25	*	1,378.17	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			7,145.27 000181
2/11/25	00044	1/28/25 26216	202501 330-57200-48500	ADJ POOL MAINT OCT-JAN	*	1,520.00	
		2/01/25 26302	202502 330-57200-48500	POOL MAINTENANCE FEB25	*	3,380.00	
				MCDONNELL CORPORATION DBA RESORT			4,900.00 000182
2/11/25	00024	2/01/25 16243	202502 320-53800-46200	LANDSCAPE MAINT FEB25	*	12,360.00	
				PRINCE & SONS, INC.			12,360.00 000183
2/11/25	00054	1/31/25 12040864	202501 330-57200-34500	SECURITY SVCS JAN25	*	2,501.10	
				SECURITAS SECURITY SERVICES USA INC			2,501.10 000184
2/25/25	00008	12/31/24 165	202412 320-53800-47800	GENERAL MAINTENANCE DEC25	*	795.00	
		12/31/24 165	202412 330-57200-47800	AMENITY REPAIRS DEC25	*	1,534.19	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			2,329.19 000185
				EDEN EDEN HILLS ZYAN			

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	4/02/25	PAGE	4
*** CHECK DATES 12/25/2024 - 03/26/2025 ***														
EDEN HILLS - GENERAL FUND														
BANK B GENERAL FUND-4332														
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS			VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #			
2/25/25	00039	2/18/25	11577	202501	310-51300-31500	GENERAL COUNSEL JAN25			*	1,742.00				
KILINSKI VAN WYK PLLC										1,742.00	000186			
2/25/25	00056	2/11/25	64154654	202502	330-57200-48100	PEST CONTROL FEB25			*	77.00				
MASSEY SERVICES, INC.										77.00	000187			
3/04/25	00029	2/24/25	22438680	202501	310-51300-31100	GENERAL ENGINEERING JAN25			*	57.50				
DEWBERRY ENGINEERS INC.										57.50	000188			
3/04/25	00036	3/04/25	03042025	202503	300-15500-10000	PLAYGRND/FUR LEASE APR25			*	4,254.39				
PARK LAKE PROPERTY MANAGEMENT, INC										4,254.39	000189			
3/13/25	00052	2/28/25	19254	202502	320-53800-46400	POND HERBICIDE FEB25			*	400.00				
AQUATIC WEED MANAGEMENT, INC										400.00	000190			
3/13/25	00047	2/27/25	14407	202502	330-57200-48201	CLEANING SVCS FEB25			*	1,160.00				
CSS CLEAN STAR SERVICES CENTRAL FL										1,160.00	000191			
3/13/25	00008	3/01/25	168	202503	310-51300-34000	MANAGEMENT FEES MAR25			*	3,541.67				
		3/01/25	168	202503	310-51300-35200	WEBSITE ADMIN MAR25			*	105.00				
		3/01/25	168	202503	310-51300-35100	INFORMATION TECH MAR25			*	157.50				
		3/01/25	168	202503	310-51300-31300	DISSEMINATION SVCS MAR25			*	612.50				
		3/01/25	168	202503	330-57200-48300	AMENITY ACCESS MAR25			*	1,250.00				
		3/01/25	168	202503	310-51300-51000	OFFICE SUPPLIES MAR25			*	.69				
		3/01/25	168	202503	310-51300-42000	POSTAGE MAR25			*	73.06				
		3/01/25	168	202503	310-51300-42500	COPIES MAR25			*	10.80				
		3/01/25	169	202503	320-53800-12000	FIELD MANAGEMENT MAR25			*	1,378.17				
GOVERNMENTAL MANAGEMENT SERVICES-CF										7,129.39	000192			
3/13/25	00044	3/01/25	26634	202503	330-57200-48500	POOL MAINTENANCE MAR25			*	3,380.00				
MCDONNELL CORPORATION DBA RESORT										3,380.00	000193			
EDEN EDEN HILLS ZYAN														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/13/25	00024	2/28/25 16760	202502 320-53800-46300		*	2,175.00	
		FLAX LILY 1 GAL/CHOC MULC					
		3/01/25 16655	202503 320-53800-46200		*	12,360.00	
		LANDSCAPE MAINT MAR25					
				PRINCE & SONS, INC.			14,535.00 000194
3/13/25	00054	2/28/25 12072837	202502 330-57200-34500		*	2,501.10	
		SECURITY SVCS FEB25					
				SECURITAS SECURITY SERVICES USA INC			2,501.10 000195
3/19/25	00008	1/31/25 170	202501 330-57200-47800		*	300.00	
		AMENITY REPAIRS JAN25					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			300.00 000196
3/19/25	00039	3/17/25 11823	202502 310-51300-31500		*	299.50	
		GENERAL COUNSEL FEB25					
				KILINSKI VAN WYK PLLC			299.50 000197
3/19/25	00044	3/05/25 26815	202503 330-57200-47800		*	160.00	
		INSTLD ONE NEW STEP					
				MCDONNELL CORPORATION DBA RESORT			160.00 000198
3/19/25	00024	2/28/25 16778	202502 320-53800-47300		*	230.44	
		REP SPRAYS/NOZZLES/ROTOR					
				PRINCE & SONS, INC.			230.44 000199
						TOTAL FOR BANK B	867,040.48
						TOTAL FOR REGISTER	867,040.48

SECTION 2

Eden Hills
Community Development District

Unaudited Financial Reporting
February 28, 2025



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5	<u>Debt Service Fund Series 2022</u>
6	<u>Capital Projects Fund Series 2020</u>
7	<u>Capital Reserve Fund</u>
8-9	<u>Month to Month</u>
10	<u>Long Term Debt Report</u>
11	<u>Assessment Receipt Schedule</u>

Eden Hills
Community Development District
Combined Balance Sheet
February 28, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 647,674	\$ -	\$ -	\$ -	\$ 647,674
Capital Projects Account	\$ -	\$ -	\$ 30	\$ -	\$ 30
Money Market Account	\$ -	\$ -	\$ -	\$ 38,544	\$ 38,544
Investments:					
Series 2020					
Reserve	\$ -	\$ 86,038	\$ -	\$ -	\$ 86,038
Revenue	\$ -	\$ 203,971	\$ -	\$ -	\$ 203,971
Series 2022					
Reserve	\$ -	\$ 301,342	\$ -	\$ -	\$ 301,342
Revenue	\$ -	\$ 687,927	\$ -	\$ -	\$ 687,927
Prepayment	\$ -	\$ 1,821	\$ -	\$ -	\$ 1,821
Due from General Fund	\$ -	\$ 7,927	\$ -	\$ -	\$ 7,927
Prepaid Expenses	\$ 4,254	\$ -	\$ -	\$ -	\$ 4,254
Total Assets	\$ 651,929	\$ 1,289,026	\$ 30	\$ 38,544	\$ 1,979,529
Liabilities:					
Accounts Payable	\$ 7,124	\$ -	\$ -	\$ -	\$ 7,124
Employee FICA Payable	\$ 92	\$ -	\$ -	\$ -	\$ 92
Due to Debt Service	\$ 7,927	\$ -	\$ -	\$ -	\$ 7,927
Total Liabilities	\$ 15,143	\$ -	\$ -	\$ -	\$ 15,143
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 4,254	\$ -	\$ -	\$ -	\$ 4,254
Restricted for:					
Debt Service - Series 2020	\$ -	\$ 291,768	\$ -	\$ -	\$ 291,768
Debt Service - Series 2022	\$ -	\$ 997,257	\$ -	\$ -	\$ 997,257
Capital Projects - Series 2020	\$ -	\$ -	\$ 30	\$ -	\$ 30
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 38,544	\$ 38,544
Unassigned	\$ 632,532	\$ -	\$ -	\$ -	\$ 632,532
Total Fund Balances	\$ 636,786	\$ 1,289,025	\$ 30	\$ 38,544	\$ 1,964,385
Total Liabilities & Fund Balance	\$ 651,929	\$ 1,289,025	\$ 30	\$ 38,544	\$ 1,979,528

Eden Hills
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance

Revenues:

Assessments - Tax Roll	\$ 615,519	\$ 608,120	\$ 608,120	\$ -
Assessments - Direct Bill	\$ 40,000	\$ 20,000	\$ 20,000	\$ -
Developer Contributions	\$ 97,297	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ 1,000	\$ 1,000
Total Revenues	\$ 752,817	\$ 628,120	\$ 629,120	\$ 1,000

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 600	\$ 4,400
Employer FICA Fees	\$ -	\$ 46	\$ 46	\$ -
Engineering	\$ 15,000	\$ 6,250	\$ 1,318	\$ 4,933
Attorney	\$ 25,000	\$ 10,417	\$ 3,825	\$ 6,592
Annual Audit	\$ 5,000	\$ 2,975	\$ 2,975	\$ -
Assessment Administration	\$ 6,825	\$ 6,825	\$ 6,825	\$ -
Arbitrage	\$ 1,350	\$ -	\$ -	\$ -
Dissemination	\$ 7,350	\$ 3,063	\$ 3,063	\$ -
Trustee Fees	\$ 12,861	\$ 2,694	\$ 2,694	\$ -
Management Fees	\$ 42,500	\$ 17,708	\$ 17,708	\$ -
Information Technology	\$ 1,890	\$ 788	\$ 788	\$ -
Website Technology	\$ 1,260	\$ 525	\$ 525	\$ -
Postage & Delivery	\$ 893	\$ 372	\$ 429	\$ (57)
Insurance	\$ 6,622	\$ 6,622	\$ 6,161	\$ 461
Copies	\$ 500	\$ 208	\$ -	\$ 208
Legal Advertising	\$ 7,500	\$ 3,125	\$ 714	\$ 2,411
Other Current Charges	\$ 1,200	\$ 500	\$ 536	\$ (36)
Office Supplies	\$ 500	\$ 208	\$ 9	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 148,426	\$ 67,500	\$ 48,388	\$ 19,112

Eden Hills
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 22,500	\$ 22,500	\$ 20,235	\$ 2,265
Field Management	\$ 16,538	\$ 6,891	\$ 6,891	\$ (0)
Landscape Maintenance	\$ 188,000	\$ 78,333	\$ 60,362	\$ 17,971
Landscape Replacement	\$ 25,000	\$ 10,417	\$ 2,175	\$ 8,242
Lake Maintenance	\$ 7,500	\$ 3,125	\$ 2,000	\$ 1,125
Streetlights	\$ 75,713	\$ 31,547	\$ 31,599	\$ (52)
Electric	\$ 6,000	\$ 2,500	\$ 2,384	\$ 116
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Irrigation Repairs	\$ 7,500	\$ 3,125	\$ 921	\$ 2,204
General Repairs & Maintenance	\$ 17,500	\$ 7,292	\$ 1,897	\$ 5,395
Contingency	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Subtotal Field Expenditures	\$ 376,250	\$ 169,896	\$ 128,463	\$ 41,433
Amenity Expenditures				
Amenity - Electric	\$ 24,951	\$ 10,396	\$ 6,719	\$ 3,677
Amenity - Water	\$ 11,000	\$ 4,583	\$ 3,515	\$ 1,068
Playground Lease	\$ 62,800	\$ 26,167	\$ 21,272	\$ 4,895
Internet	\$ 2,000	\$ 833	\$ 497	\$ 337
Pest Control	\$ 890	\$ 371	\$ 308	\$ 63
Janitorial Service	\$ 15,400	\$ 6,417	\$ 5,830	\$ 587
Security Services	\$ 33,000	\$ 13,750	\$ 13,150	\$ 600
Amenity Access Management	\$ 15,000	\$ 6,250	\$ 6,250	\$ -
Pool Maintenance	\$ 40,600	\$ 16,917	\$ 17,350	\$ (433)
Amenity Repairs & Maintenance	\$ 15,000	\$ 6,250	\$ 4,974	\$ 1,276
Contingency	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Subtotal Amenity Expenditures	\$ 228,141	\$ 95,059	\$ 79,864	\$ 15,194
Total Operations & Maintenance	\$ 604,391	\$ 264,955	\$ 208,328	\$ 56,627
Total Expenditures	\$ 752,817	\$ 332,454	\$ 256,716	\$ 75,739
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 372,404	
Fund Balance - Beginning	\$ -		\$ 264,382	
Fund Balance - Ending	\$ -		\$ 636,786	

Eden Hills
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 172,075	\$ 170,105	\$ 170,105	\$ -
Interest	\$ 4,369	\$ 2,994	\$ 2,994	\$ -
Total Revenues	\$ 176,444	\$ 173,099	\$ 173,099	\$ -
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		\$ 118,174	
Fund Balance - Beginning	\$ 86,219		\$ 173,594	
Fund Balance - Ending	\$ 92,813		\$ 291,768	

Eden Hills
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 604,294	\$ 596,035	\$ 596,035	\$ -
Interest	\$ 21,921	\$ 10,096	\$ 10,096	\$ -
Total Revenues	\$ 626,215	\$ 606,132	\$ 606,132	\$ -
Expenditures:				
Interest - 11/1	\$ 199,419	\$ 199,419	\$ 199,419	\$ -
Principal - 5/1	\$ 205,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 199,419	\$ -	\$ -	\$ -
Total Expenditures	\$ 603,838	\$ 199,419	\$ 199,419	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 22,377		\$ 406,713	
Fund Balance - Beginning	\$ 288,680		\$ 590,545	
Fund Balance - Ending	\$ 311,057		\$ 997,257	

Eden Hills
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Miscellaneous Expense	\$ -	\$ -	\$ 208	\$ (208)
Total Expenditures	\$ -	\$ -	\$ 208	\$ (208)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (208)	
Fund Balance - Beginning	\$ -		\$ 238	
Fund Balance - Ending	\$ -		\$ 30	

Eden Hills

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 629	\$ 629
Total Revenues	\$ -	\$ -	\$ 629	\$ 629
Expenditures:				
Capital Outlay	\$ 25,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 25,000	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (25,000)		\$ 629	
Fund Balance - Beginning	\$ 37,800		\$ 37,915	
Fund Balance - Ending	\$ 12,800		\$ 38,544	

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	\$ 518,254	\$ 13,551	\$ 7,231	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	608,120
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,000
Other Income	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,000
Total Revenues	\$ -	\$ 69,084	\$ 518,254	\$ 33,551	\$ 8,231	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	629,120
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Employer FICA Fees	\$ -	\$ -	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	46
Engineering	\$ 720	\$ 540	\$ -	\$ 58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,318
Attorney	\$ 345	\$ 746	\$ 693	\$ 1,742	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,825
Annual Audit	\$ -	\$ -	\$ 2,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,975
Assessment Administration	\$ 6,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,825
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 613	\$ 613	\$ 613	\$ 613	\$ 613	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,063
Trustee Fees	\$ 2,694	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,694
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,708
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	788
Website Technology	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	525
Postage & Delivery	\$ 35	\$ 48	\$ 14	\$ 235	\$ 97	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	429
Insurance	\$ 6,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,161
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ 388	\$ -	\$ 326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	714
Other Current Charges	\$ 106	\$ 106	\$ 107	\$ 106	\$ 111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	536
Office Supplies	\$ 3	\$ 1	\$ 1	\$ 1	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 21,869	\$ 5,857	\$ 8,531	\$ 6,558	\$ 5,573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	48,388

Eden Hills
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ 20,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,235
Field Management	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,891
Landscape Maintenance	\$ 11,881	\$ 11,881	\$ 11,881	\$ 12,360	\$ 12,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	60,362
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 2,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,175
Lake Maintenance	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,000
Streetlights	\$ 6,338	\$ 6,338	\$ 6,338	\$ 6,338	\$ 6,248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	31,599
Electric	\$ 461	\$ 379	\$ 443	\$ 566	\$ 535	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,384
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ 236	\$ 196	\$ 258	\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	921
General Repairs & Maintenance	\$ -	\$ 1,102	\$ 795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,897
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 40,693	\$ 21,713	\$ 21,431	\$ 21,300	\$ 23,327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	128,463
Amenity Expenditures													
Amenity - Electric	\$ 1,255	\$ 1,119	\$ 1,295	\$ 1,427	\$ 1,623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,719
Amenity - Water	\$ 637	\$ 646	\$ 745	\$ 712	\$ 775	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,515
Playground Lease	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,272
Internet	\$ 100	\$ 97	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	497
Pest Control	\$ -	\$ 77	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	308
Janitorial Service	\$ 1,160	\$ 1,150	\$ 1,180	\$ 1,180	\$ 1,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,830
Security Services	\$ 2,394	\$ 2,733	\$ 3,020	\$ 2,501	\$ 2,501	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,150
Amenity Access Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,250
Pool Maintenance	\$ 3,450	\$ 3,000	\$ 3,000	\$ 4,520	\$ 3,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,350
Amenity Repairs & Maintenance	\$ 2,009	\$ -	\$ 2,200	\$ 765	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,974
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 16,510	\$ 14,326	\$ 17,123	\$ 16,786	\$ 15,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	79,864
Total Operations & Maintenance	\$ 57,202	\$ 36,039	\$ 38,554	\$ 38,086	\$ 38,447	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	208,328
Total Expenditures	\$ 79,071	\$ 41,896	\$ 47,085	\$ 44,644	\$ 44,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	256,716
Excess (Deficiency) of Revenues over Expenditures	\$ (79,071)	\$ 27,189	\$ 471,169	\$ (11,093)	\$ (35,789)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	372,404
Net Change in Fund Balance	\$ (79,071)	\$ 27,189	\$ 471,169	\$ (11,093)	\$ (35,789)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	372,404

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
12/6/24	11/16-11/26/24	\$215,478.88	(\$8,618.70)	(\$4,137.20)	\$0.00	\$202,722.98	\$89,706.35	\$25,092.92	\$87,923.71	\$202,722.98
12/20/24	11/27-11/30/25	\$889,183.44	(\$35,566.52)	(\$17,072.34)	\$0.00	\$836,544.58	\$370,176.86	\$103,546.97	\$362,820.75	\$836,544.58
12/27/24	12/1-12/15/26	\$155,976.66	(\$6,113.66)	(\$2,997.26)	\$0.00	\$146,865.74	\$64,989.12	\$18,178.95	\$63,697.67	\$146,865.74
12/31/24	1% Fee Adj	(\$14,956.76)	\$0.00	\$0.00	\$0.00	(\$14,956.76)	(\$6,618.47)	(\$1,851.34)	(\$6,486.95)	(\$14,956.76)
1/10/25	12/16-12/31/24	\$32,213.54	(\$966.43)	(\$624.94)	\$0.00	\$30,622.17	\$13,550.53	\$3,790.39	\$13,281.25	\$30,622.17
2/3/25	10/1-12/31/24	\$0.00	\$0.00	\$0.00	\$2,121.59	\$2,121.59	\$938.82	\$262.61	\$920.16	\$2,121.59
2/10/25	1/1-1/31/25	\$ 14,805.76	(\$296.13)	(\$290.19)	\$0.00	\$14,219.44	\$6,292.21	\$1,760.07	\$6,167.16	\$14,219.44
Total		\$ 1,458,645.62	\$ (58,199.01)	\$ (28,308.06)	\$ 2,121.59	\$ 1,374,260.14	\$ 608,119.79	\$ 170,105.06	\$ 596,035.29	\$ 1,374,260.14

98.80%	Net Percent Collected
\$ 16,719.10	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Lucerne Park Investment, LLC					
2025-01			Net Assessments	\$ 40,000.00	\$ 40,000.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
1/23/25	10/1/24	2231	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
	2/1/25		\$ 10,000.00		
	5/1/25		\$ 10,000.00		
			\$ 40,000.00	\$ 20,000.00	\$ 20,000.00