

*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 (*budget to be provided under separate cover*)
  - 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. Presentation of Arbitrage Rebate Report for Series 2022 Bonds
7. Ratification of Temporary Construction Easement Agreement with Peninsula Pipeline Company
8. Ratification of 2025 Data Sharing & Usage Agreement with Polk County Property Appraiser
9. Ratification of 2025 Contract Agreement with Polk County Property Appraiser
10. Staff Reports
  - A. Attorney

- B. Engineer
- C. Field Manager's Report (*to be provided under separate cover*)
- D. District Manager's Report
  - i. Approval of Check Register
  - ii. Balance Sheet and Income Statements
- 11. Other Business
- 12. Supervisors Requests and Audience Comments
- 13. Adjournment

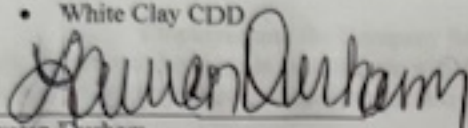
# SECTION III

# 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.
--

---

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.

\_\_\_\_\_  
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
HOUR:	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

*Budget will be  
provided under  
separate cover.*



# 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 9<sup>TH</sup> DAY OF APRIL 2025.**

ATTEST:

**EDEN HILLS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2026

*Budget will be  
provided under  
separate cover.*

# SECTION VI

# **REBATE REPORT**

**\$10,465,000**

**Eden Hills Community Development District**

**(City of Lake Alfred, Florida)**

**Special Assessment Bonds, Series 2022**

**Dated: March 11, 2022**

**Delivered: March 11, 2022**

---

**Rebate Report to the Computation Date**

**March 11, 2025**

**Reflecting Activity To**

**March 11, 2025**

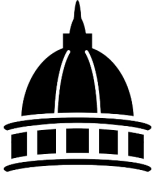


**AMTEC**

## TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Acquisition & Construction Fund – Phase 2A	13
Arbitrage Rebate Calculation Detail Report – Acquisition & Construction Fund – Phase 2B	15
Arbitrage Rebate Calculation Detail Report – Debt Service Reserve Fund	16
Arbitrage Rebate Calculation Detail Report – Capitalized Interest Fund	18
Arbitrage Rebate Calculation Detail Report – Costs of Issuance Account	19
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	20





# AMTEC

American Municipal Tax-Exempt Compliance

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

[www.amteccorp.com](http://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)
<b>Totals</b>	<b>1.801536%</b>	<b>\$73,697.08</b>	<b>\$(99,332.40)</b>
<b>Bond Yield</b>	<b>4.033781%</b>		
Rebate Computation Credits			(6,397.31)
<b>Net Rebatable Arbitrage</b>			<b>\$(105,729.71)</b>

**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 1/12<sup>th</sup> 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:

<b>Funds / Accounts</b>	<b>Account Number</b>
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**

<b>Sources of Funds</b>
-------------------------

<b>Par Amount</b>	<b>\$10,465,000.00</b>
<b>Total</b>	<b>\$10,465,000.00</b>

<b>Uses of Funds</b>
----------------------

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

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



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

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033781%)
03/11/22	Beg Bal	-196,475.00	-221,482.69
03/11/22		63,000.00	71,018.75
03/11/22		45,000.00	50,727.68
03/11/22		6,000.00	6,763.69
03/11/22		1,750.00	1,972.74
03/11/22		30,000.00	33,818.45
03/11/22		37,885.00	42,707.07
03/21/22		5,725.00	6,446.53
09/21/22		7,138.91	7,879.72
-----			
03/11/25	TOTALS:	23.91	-148.05
-----			

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

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

# 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:

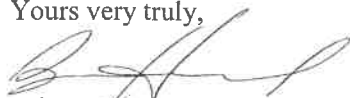
Peninsula Pipeline Company (PPC) is proposing a Temporary Construction Easement for your property and is in the process of obtaining easement rights for the project designated above.

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](mailto: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

Bobbie Henley 2/14/25  
Signature Date

Bobbie Henley  
Print Name

Chair  
Title

Kristin Cassidy  
Witness  
Kristin Cassidy

---

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 14<sup>th</sup> 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**")

**WITNESSETH:**

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

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

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

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

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

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

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

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

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

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

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

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

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

(C) Grantee acknowledges that there exist on the Property the following pre-existing easements: (1) a 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

Bobbie Henley  
[SIGNATURE]

Kristin Cassidy  
Witness 1 Print Name

Bobbie Henley  
[PRINT NAME]

346 E Central Ave W. Interlaken  
Witness 1 Address

Chair  
[TITLE]

Joe D. Braddy  
Witness 2 Signature

Joe D. Braddy  
Witness 2 Print Name

346 E Central Ave W. Interlaken  
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.



NOTARY PUBLIC:

Lindsey E Roden  
(Notary Public, Signature)

Print Name: Lindsey E Roden

(NOTARY STAMP OR SEAL)

My Commission Expires:  
8/22/2026

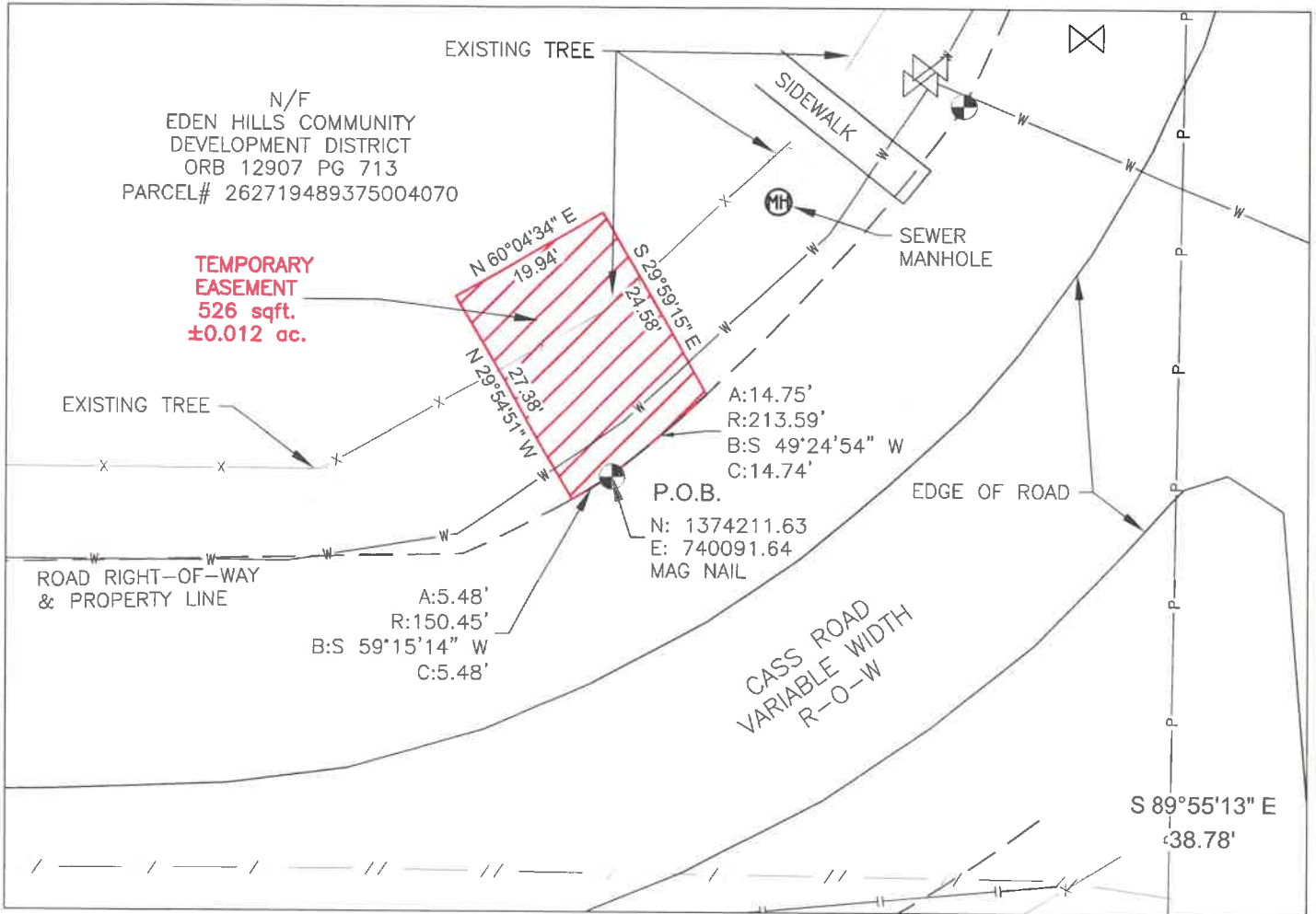
**EXHIBIT "A"**

**LEGAL DESCRIPTION OF THE PROPERTY**

All that tract or parcel of land lying and being part of Section 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
- OVERHEAD POWERLINE
- BURIED WATER LINE
- EXISTING FENCE
- EXISTING PIPELINE
- UNKNOWN UTILITY
- ROAD R-O-W
- PROPERTY LINE



Scale: 1" = 20'



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

DRAWN BY: S.P.R.

PROJECT: LAKE MATTIE GAS EXPANSION

DATE: 01-30-2025



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 VIII



## POLK COUNTY PROPERTY APPRAISER 2025 Data Sharing and Usage Agreement

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

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

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

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

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

The term of this Agreement shall commence on **January 1, 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: Eden Hills Community Development District

Agency: Jill Burns

Signature: 0CDADF4CFD22489...

Print: Jill Burns

Title: District Manager

Date: 3/10/2025

Please email the signed agreement to [pataxroll@polk-county.net](mailto:pataxroll@polk-county.net).

# SECTION IX

# 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:  
  
 \_\_\_\_\_  
 0CDADF4CFD22489...

Special District Representative

Jill Burns

Print name

District Manager

3/10/2025

Title

Date

Neil Combee  
 Polk County Property Appraiser  
 By:



Neil Combee, Property Appraiser



# SECTION X

# SECTION C

*Item will be  
provided under  
separate cover.*

# 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
<b>Total Amount</b>			<b>\$ 867,040.48</b>

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

EDEN EDEN HILLS ZYAN

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



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
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

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/25/25	00039	2/18/25	11577	202501	310	51300	31500		GENERAL COUNSEL JAN25 KILINSKI VAN WYK PLLC	*	1,742.00	1,742.00	000186
2/25/25	00056	2/11/25	64154654	202502	330	57200	48100		PEST CONTROL FEB25 MASSEY SERVICES, INC.	*	77.00	77.00	000187
3/04/25	00029	2/24/25	22438680	202501	310	51300	31100		GENERAL ENGINEERING JAN25 DEWBERRY ENGINEERS INC.	*	57.50	57.50	000188
3/04/25	00036	3/04/25	03042025	202503	300	15500	10000		PLAYGRND/FUR LEASE APR25 PARK LAKE PROPERTY MANAGEMENT, INC	*	4,254.39	4,254.39	000189
3/13/25	00052	2/28/25	19254	202502	320	53800	46400		POND HERBICIDE FEB25 AQUATIC WEED MANAGEMENT, INC	*	400.00	400.00	000190
3/13/25	00047	2/27/25	14407	202502	330	57200	48201		CLEANING SVCS FEB25 CSS CLEAN STAR SERVICES CENTRAL FL	*	1,160.00	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 MCDONNELL CORPORATION DBA RESORT	*	3,380.00	3,380.00	000193

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



# Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2020</u>
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
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 647,674	\$ -	\$ -	\$ -	\$ 647,674
Capital Projects Account	\$ -	\$ -	\$ 30	\$ -	\$ 30
Money Market Account	\$ -	\$ -	\$ -	\$ 38,544	\$ 38,544
<b>Investments:</b>					
<b>Series 2020</b>					
Reserve	\$ -	\$ 86,038	\$ -	\$ -	\$ 86,038
Revenue	\$ -	\$ 203,971	\$ -	\$ -	\$ 203,971
<b>Series 2022</b>					
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
<b>Total Assets</b>	<b>\$ 651,929</b>	<b>\$ 1,289,026</b>	<b>\$ 30</b>	<b>\$ 38,544</b>	<b>\$ 1,979,529</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 7,124	\$ -	\$ -	\$ -	\$ 7,124
Employee FICA Payable	\$ 92	\$ -	\$ -	\$ -	\$ 92
Due to Debt Service	\$ 7,927	\$ -	\$ -	\$ -	\$ 7,927
<b>Total Liabilities</b>	<b>\$ 15,143</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,143</b>
<b>Fund Balance:</b>					
<b>Nonspendable:</b>					
Prepaid Items	\$ 4,254	\$ -	\$ -	\$ -	\$ 4,254
<b>Restricted for:</b>					
Debt Service - Series 2020	\$ -	\$ 291,768	\$ -	\$ -	\$ 291,768
Debt Service - Series 2022	\$ -	\$ 997,257	\$ -	\$ -	\$ 997,257
Capital Projects - Series 2020	\$ -	\$ -	\$ 30	\$ -	\$ 30
<b>Assigned for:</b>					
Capital Reserves	\$ -	\$ -	\$ -	\$ 38,544	\$ 38,544
Unassigned	\$ 632,532	\$ -	\$ -	\$ -	\$ 632,532
<b>Total Fund Balances</b>	<b>\$ 636,786</b>	<b>\$ 1,289,025</b>	<b>\$ 30</b>	<b>\$ 38,544</b>	<b>\$ 1,964,385</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 651,929</b>	<b>\$ 1,289,025</b>	<b>\$ 30</b>	<b>\$ 38,544</b>	<b>\$ 1,979,528</b>

# 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
<b>Revenues:</b>				
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
<b>Total Revenues</b>	<b>\$ 752,817</b>	<b>\$ 628,120</b>	<b>\$ 629,120</b>	<b>\$ 1,000</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
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	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 148,426</b>	<b>\$ 67,500</b>	<b>\$ 48,388</b>	<b>\$ 19,112</b>



# 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
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
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
<b>Subtotal Field Expenditures</b>	<b>\$ 376,250</b>	<b>\$ 169,896</b>	<b>\$ 128,463</b>	<b>\$ 41,433</b>
<b>Amenity Expenditures</b>				
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
<b>Subtotal Amenity Expenditures</b>	<b>\$ 228,141</b>	<b>\$ 95,059</b>	<b>\$ 79,864</b>	<b>\$ 15,194</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 604,391</b>	<b>\$ 264,955</b>	<b>\$ 208,328</b>	<b>\$ 56,627</b>
<b>Total Expenditures</b>	<b>\$ 752,817</b>	<b>\$ 332,454</b>	<b>\$ 256,716</b>	<b>\$ 75,739</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 372,404</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 264,382</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 636,786</b>	

**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 Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 172,075	\$ 170,105	\$ 170,105	\$ -
Interest	\$ 4,369	\$ 2,994	\$ 2,994	\$ -
<b>Total Revenues</b>	<b>\$ 176,444</b>	<b>\$ 173,099</b>	<b>\$ 173,099</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 54,925	\$ 54,925	\$ 54,925	\$ -
Principal - 5/1	\$ 60,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 54,925	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 169,850</b>	<b>\$ 54,925</b>	<b>\$ 54,925</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 6,594</b>		<b>\$ 118,174</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 86,219</b>		<b>\$ 173,594</b>	
<b>Fund Balance - Ending</b>	<b>\$ 92,813</b>		<b>\$ 291,768</b>	

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

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

# 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
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 629	\$ 629
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 629</b>	<b>\$ 629</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 25,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (25,000)</b>		<b>\$ 629</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 37,800</b>		<b>\$ 37,915</b>	
<b>Fund Balance - Ending</b>	<b>\$ 12,800</b>		<b>\$ 38,544</b>	

**Eden Hills**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
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
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 69,084</b>	<b>\$ 518,254</b>	<b>\$ 33,551</b>	<b>\$ 8,231</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 629,120</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
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
<b>Total General &amp; Administrative</b>	<b>\$ 21,869</b>	<b>\$ 5,857</b>	<b>\$ 8,531</b>	<b>\$ 6,558</b>	<b>\$ 5,573</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 48,388</b>

**Eden Hills**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Operations &amp; Maintenance</i></b>													
<b>Field Expenditures</b>													
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Subtotal Field Expenditures</b>	<b>\$ 40,693</b>	<b>\$ 21,713</b>	<b>\$ 21,431</b>	<b>\$ 21,300</b>	<b>\$ 23,327</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>128,463</b>
<b>Amenity Expenditures</b>													
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Subtotal Amenity Expenditures</b>	<b>\$ 16,510</b>	<b>\$ 14,326</b>	<b>\$ 17,123</b>	<b>\$ 16,786</b>	<b>\$ 15,120</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>79,864</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 57,202</b>	<b>\$ 36,039</b>	<b>\$ 38,554</b>	<b>\$ 38,086</b>	<b>\$ 38,447</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>208,328</b>
<b>Total Expenditures</b>	<b>\$ 79,071</b>	<b>\$ 41,896</b>	<b>\$ 47,085</b>	<b>\$ 44,644</b>	<b>\$ 44,020</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>256,716</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (79,071)</b>	<b>\$ 27,189</b>	<b>\$ 471,169</b>	<b>\$ (11,093)</b>	<b>\$ (35,789)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>372,404</b>
<b>Net Change in Fund Balance</b>	<b>\$ (79,071)</b>	<b>\$ 27,189</b>	<b>\$ 471,169</b>	<b>\$ (11,093)</b>	<b>\$ (35,789)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>372,404</b>

# Eden Hills

## Community Development District

### Long Term Debt Report

<b>Series 2020, Special Assessment Revenue Bonds</b>	
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)
<b>Current Bonds Outstanding</b>	<b>\$2,780,000</b>

<b>Series 2022, Special Assessment Revenue Bonds</b>	
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)
<b>Current Bonds Outstanding</b>	<b>\$10,050,000</b>



**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	%			Total
							44%	12%	43%	
							General Fund	2020 Debt Service	2022 Debt Service	
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
<b>Total</b>		<b>\$ 1,458,645.62</b>	<b>\$ (58,199.01)</b>	<b>\$ (28,308.06)</b>	<b>\$ 2,121.59</b>	<b>\$ 1,374,260.14</b>	<b>\$ 608,119.79</b>	<b>\$ 170,105.06</b>	<b>\$ 596,035.29</b>	<b>\$ 1,374,260.14</b>

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

DIRECT BILL ASSESSMENTS

Lucerne Park Investment, LLC					
2025-01					
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
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		
			<b>\$ 40,000.00</b>	<b>\$ 20,000.00</b>	<b>\$ 20,000.00</b>