

Eden Hills
Community Development District

Meeting Agenda

July 9, 2025

AGENDA

Eden Hills

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 - Fax: 407-839-1526

July 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, July 9, 2025** from **4:00 PM to 5:00 PM** at the **Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, FL 33850**.

Zoom Video Join Link: <https://us06web.zoom.us/j/82376848857>

Call-In Information: 1-646-876-9923

Meeting ID: 823 7684 8857

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. Approval of Minutes of the April 9, 2025 Board of Supervisors Meeting
4. Public Hearing
 - A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget
 - i. Consideration of Resolution 2025-05 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds
 - ii. Consideration of Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2025-07 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026
6. Consideration of Resolution 2025-08 Adopting Amended Amenity Rules
7. Presentation of Fiscal Year 2024 Audit Report
8. Goals and Objectives
 - A. Adoption of Fiscal Year 2026 Goals & Objectives
 - B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Work Authorization 2025-2 for Annual Engineer's Report 2024 Preparation from Dewberry
 - 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
 - iii. Presentation of Number of Registered Voters—638
10. Other Business
11. Supervisors Requests and Audience Comments
12. Adjournment

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, April 9, 2025** at 5:00 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Bobbie Henley
Jessica Spencer
Kristin Cassidy
Lindsey Roden

Chairperson
Vice Chairperson
Assistant Secretary
Appointed as Assistant Secretary

Also present were:

Jill Burns
Savannah Hancock
Lauren Gentry
Rey Malave *via Zoom*
Chace Arrington *via Zoom*
Marshall Tindall *via Zoom*

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 5:01 p.m. and called the roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted there were no members of the public present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Lauren Durham (Seat #5)

Ms. Burns presented a letter of resignation from Lauren Durham in Seat #5. She asked for a motion to accept the letter of resignation.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, Accepting the Resignation of Lauren Durham from Seat #5, was approved.

B. Appointment to Fill Vacant Board Seat #5

Ms. Burns noted that leaves a vacancy in seat #5 and asked for a nomination to fill that vacancy. Ms. Henley nominated Lindsey Roden.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Appointment of Lindsey Roden to Seat #5, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Burns administered the oath to Lindsey Roden.

D. Consideration of Resolution 2025-02 Appointing an Assistant Secretary

Ms. Burns noted Resolution 2025-02 appoints Lindsey Roden as an Assistant Secretary.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, Resolution 2025-02 Appointing Lindsey Roden as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the January 8,
2025 Board of Supervisors Meeting & the
January 8, 2025 Audit Committee Meeting**

Ms. Burns presented the minutes from the January 8, 2025 Board of Supervisors meeting and the January 8, 2025 audit committee 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. Henley, with all in favor, the Minutes of the January 8, 2025 Board of Supervisors, Meeting & January 8, 2025 Audit Committee Meeting, were approved.

FIFTH ORDER OF BUSINESS

**Items Pertaining to Fiscal Year 2025/2026
Budget Adoption**

A. Consideration of Resolution 2025-03 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 9, 2025) and Setting the Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget (Option A)

B. Consideration of Resolution 2025-03 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 9, 2025), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments (Option B)

Ms. Burns noted this will kick off the budget process. She noted that the preliminary budget has to be approved prior to June 15th each year and the budget will be sent to the city or county at least 60 days prior to the public hearing date that will be set today. Ms. Burns noted with Option A the assessments will be kept the same. Option B will result in an increase. A few items have been included such as holiday lighting and larger contingency amounts. It would be a \$128.59 increase. The public hearing will be July 9, 2025 at 4:00 p.m. at this location.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, Resolution 2025-03 Approving the Proposed Fiscal Year 2025/2026 Budget and Setting the Public Hearing for July 9, 2025 at 4:00 p.m. on the Adoption of the Fiscal Year 2025/2026 Budget (Option A), was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-04
Extending Board Terms of Office to Align
with General Election**

Ms. Burns stated currently the election schedule falls on odd years. As the District the threshold of six years and having at least 250 voters, they need to align with the even years because the process transfers to the Supervisor of Election office. This will extend the existing terms another year. Instead of being up in 2025, they will be up in 2026.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Resolution 2025-04 Extending Board Terms of Office to Align with General Election, was approved.

SEVENTH ORDER OF BUSINESS

**Presentation of Arbitrage Rebate Report
for Series 2022 Bonds**

Ms. Burns stated under internal revenue code, the District has to demonstrate they do not earn more interest than they pay on the bonds. On page 4 of the report shows a negative amount listed.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Arbitrage Rebate Report for Series 2022 Bonds, was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Temporary Construction Easement with Peninsula Pipeline Company

Ms. Burns stated there was a request from them as they are installing some lines in the area and it was approved that Bobbie work with them to provide this easement agreement so they could stage some equipment on a District parcel as well as install that pipe.

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

NINTH ORDER OF BUSINESS

Ratification of 2025 Data Sharing & Usage Agreement with Polk County Property Appraiser

Ms. Burns stated this is just the annual renewal of this agreement.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the 2025 Data Sharing & Usage Agreement with Polk County Property Appraiser, was ratified.

TENTH ORDER OF BUSINESS

Ratification of 2025 Contract Agreement with Polk County Property Appraiser

Ms. Burns stated this is just the annual renewal of this agreement.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the 2025 Contract Agreement with Polk County Property Appraiser, was ratified.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry reminded Board members that the 4 hours of ethics training resets and is due again in 2025.

B. Engineer

Mr. Malave had nothing to report.

C. Field Manager's Report

Mr. Tindall reviewed the Field Managers Report on page 100 of the agenda package.

i. Consideration of Landscape Maintenance Proposals

a) Proposal to Replace Oak Trees Around the Lake

Mr. Tindall noted this proposal is for 20 oak trees primarily along the main pond on the north side for \$10,100.

b) Proposal for Mulch Replacement *(to be provided under separate cover)*

Mr. Tindall noted this proposal is for mulch to cover the walls. Mr. Tindall noted the last proposal is to sod an area where there used to be an easement road on the south side that the city is worried about.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Proposal to Replace Oak Trees Around the Lake and Proposal for Mulch Replacement, was approved.

Based on Board discussion, Ms. Burns asked for a motion to approve the sod and authorize the Chair to sign off on final approval with a NTE amount after coordination with the city.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, to Approve the Sod and Authorize Chair to Sign off on Final Approval with a NTE Amount after Coordination with the City, was approved.

ii. Consideration of Placement of Dog Waste Stations in Community

a) Consideration of Estimate for Purchase and Installation of Dog Waste Stations (Map of Possible Placements Included)

The Board reviewed the map and discussed potential dog waste station locations. The Board approved two dog stations near the walking trail and the dock.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Two Dog Waste Stations Near the Walking Trail and the Dock, were approved.

b) Consideration of Estimate for Janitorial Services for Dog Waste Stations

Ms. Burns asked for a motion to approve the additional janitorial costs for the waste stations at \$100 per month, \$50 for each station with a total of \$1,200 per year to the increased scope for janitorial.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Estimate for Janitorial Services for Dog Waste Stations - \$1,200 per year, was approved.

iii. Consideration of Request for 3% Increase in Services Costs from Pool Maintenance Services Vendor (Resort Pool Services)

Mr. Tindall reviewed Resort Pool's request for a 3% increase in service costs for pool maintenance effective in October.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Request for 3% Increase in Service Costs from Pool Maintenance Services Vendor from Resort Pool Services, was approved.

D. District Manager's Report

i. Approval of the Check Register

Ms. Burns presented the check register and offered to take questions on any of the invoices.

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

ii. Balance Sheet and Income Statement

Ms. Burns noted the financial statements are included in the package for review. If anyone has any questions, she would be happy to answer. No action is necessary from the Board.

TWELFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

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

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2025-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Eden Hills Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Eden Hills Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in

the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

PASSED AND ADOPTED THIS 9TH DAY OF JULY 2025.

ATTEST:	EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
 _____	By: _____
Secretary/Assistant Secretary	Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Eden Hills
Community Development District

Proposed Budget
FY2026



Table of Contents

1-2	General Fund
3-7	General Fund Narrative
8	Series 2020 Debt Service Fund
9-10	Series 2020 Amortization Schedule
11	Series 2022 Debt Service Fund
12-13	Series 2022 Amortization Schedule
14	Capital Reserve Fund

Eden Hills
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - Tax Roll	\$ 615,519	\$ 614,543	\$ 977	\$ 615,519	\$ 615,519
Assessments - Direct Bill	\$ 40,000	\$ 30,000	\$ 10,000	\$ 40,000	\$ 67,623
Other Income	\$ -	\$ 1,030	\$ 12,974	\$ 14,004	\$ -
Deficit Funding	\$ 97,297	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 752,817	\$ 645,573	\$ 23,951	\$ 669,523	\$ 683,142

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 1,400	\$ 2,400	\$ 3,800	\$ 12,000
Employer FICA Fees	\$ -	\$ 107	\$ 184	\$ 291	\$ 918
Engineering	\$ 15,000	\$ 2,198	\$ 3,500	\$ 5,698	\$ 15,000
Attorney	\$ 25,000	\$ 6,479	\$ 7,000	\$ 13,479	\$ 18,158
Annual Audit	\$ 5,000	\$ 2,975	\$ -	\$ 2,975	\$ 5,000
Assessment Administration	\$ 6,825	\$ 6,825	\$ -	\$ 6,825	\$ 7,030
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ 900	\$ 1,350
Dissemination	\$ 7,350	\$ 4,900	\$ 2,450	\$ 7,350	\$ 7,571
Trustee Fees	\$ 12,861	\$ 8,081	\$ 4,780	\$ 12,861	\$ 14,148
Management Fees	\$ 42,500	\$ 28,333	\$ 14,167	\$ 42,500	\$ 43,775
Information Technology	\$ 1,890	\$ 1,260	\$ 630	\$ 1,890	\$ 1,947
Website Technology	\$ 1,260	\$ 840	\$ 420	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 893	\$ 654	\$ 238	\$ 893	\$ 893
Insurance	\$ 6,622	\$ 6,161	\$ -	\$ 6,161	\$ 8,282
Copies	\$ 500	\$ 11	\$ 167	\$ 177	\$ 180
Legal Advertising	\$ 7,500	\$ 714	\$ 3,000	\$ 3,714	\$ 3,000
Other Current Charges	\$ 1,200	\$ 880	\$ 440	\$ 1,319	\$ 1,300
Office Supplies	\$ 500	\$ 14	\$ 167	\$ 180	\$ 180
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 148,426	\$ 72,456	\$ 39,992	\$ 112,448	\$ 142,203

Operations & Maintenance

Field Expenditures

Property Insurance	\$ 22,500	\$ 20,235	\$ -	\$ 20,235	\$ 21,854
Field Management	\$ 16,538	\$ 11,025	\$ 5,513	\$ 16,538	\$ 17,034
Landscape Maintenance	\$ 188,000	\$ 97,442	\$ 49,440	\$ 146,882	\$ 152,780
Landscape Replacement	\$ 25,000	\$ 11,383	\$ 16,350	\$ 27,733	\$ 20,000
Lake Maintenance	\$ 7,500	\$ 3,200	\$ 1,600	\$ 4,800	\$ 4,800
Streetlights	\$ 75,713	\$ 50,407	\$ 25,204	\$ 75,611	\$ 82,420
Electric	\$ 6,000	\$ 2,883	\$ 1,442	\$ 4,325	\$ 6,292
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 833	\$ 833	\$ 2,000
Irrigation Repairs	\$ 7,500	\$ 6,961	\$ 2,500	\$ 9,461	\$ 5,000
General Repairs & Maintenance	\$ 17,500	\$ 1,897	\$ 5,833	\$ 7,730	\$ 10,000
Contingency	\$ 7,500	\$ 12,974	\$ 2,500	\$ 15,474	\$ 6,417
Subtotal Field Expenditures	\$ 376,250	\$ 218,408	\$ 111,215	\$ 329,622	\$ 328,596

Eden Hills
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Amenity Expenditures					
Amenity - Electric	\$ 24,951	\$ 10,541	\$ 5,271	\$ 15,812	\$ 20,000
Amenity - Water	\$ 11,000	\$ 5,955	\$ 2,977	\$ 8,932	\$ 10,000
Playground & Equipment Lease	\$ 62,800	\$ 34,035	\$ 17,018	\$ 51,053	\$ 51,053
Internet	\$ 2,000	\$ 837	\$ 480	\$ 1,317	\$ 2,000
Pest Control	\$ 890	\$ 539	\$ 351	\$ 890	\$ 2,680
Janitorial Service	\$ 15,400	\$ 9,565	\$ 4,783	\$ 14,348	\$ 21,400
Security Services	\$ 33,000	\$ 26,394	\$ 11,000	\$ 37,394	\$ 33,000
Amenity Management	\$ 15,000	\$ 10,000	\$ 5,000	\$ 15,000	\$ 15,450
Pool Maintenance	\$ 40,600	\$ 27,490	\$ 13,520	\$ 41,010	\$ 41,760
Amenity Repairs & Maintenance	\$ 15,000	\$ 5,466	\$ 9,534	\$ 15,000	\$ 10,000
Contingency	\$ 7,500	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Subtotal Amenity Expenditures	\$ 228,141	\$ 130,822	\$ 72,433	\$ 203,255	\$ 212,343
<i>Total Operations & Maintenance</i>	\$ 604,391	\$ 349,229	\$ 183,648	\$ 532,877	\$ 540,939
Total Expenditures	\$ 752,817	\$ 421,685	\$ 223,640	\$ 645,325	\$ 683,142
Excess Revenues/(Expenditures)	\$ -	\$ 223,888	\$ (199,689)	\$ 24,199	\$ -

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

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

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

Eden Hills

Community Development District

General Fund Budget

Revenues:

Assessments

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

Developer Contributions

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage

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

Eden Hills

Community Development District

General Fund Budget

Dissemination

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

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

Legal Advertising

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

Other Current Charges

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

Eden Hills
Community Development District
General Fund Budget

Office Supplies

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

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

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Lake Maintenance

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

Streetlights

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

Electric

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

Eden Hills

Community Development District

General Fund Budget

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity - Water

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

Playground Equipment Lease

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

Internet

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

Pest Control

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

Janitorial Services

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

Security Services

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

Eden Hills

Community Development District

General Fund Budget

Amenity Management

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

Pool Maintenance

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

Amenity Repairs & Maintenance

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

Contingency

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

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

Description	Adopted Budget FY2025	Actual Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - Tax Roll	\$ 172,075	\$ 171,902	\$ 173	\$ 172,075	\$ 172,075
Interest Income	\$ 4,369	\$ 5,799	\$ 2,900	\$ 8,699	\$ 4,349
Carry Forward Surplus	\$ 86,219	\$ 87,556	\$ -	\$ 87,556	\$ 98,480
Total Revenues	\$ 262,663	\$ 265,257	\$ 3,073	\$ 268,330	\$ 274,904
Expenses					
Interest - 11/1	\$ 54,925	\$ 54,925	\$ -	\$ 54,925	\$ 54,100
Principal - 5/1	\$ 60,000	\$ 60,000	\$ -	\$ 60,000	\$ 60,000
Interest - 5/1	\$ 54,925	\$ 54,925	\$ -	\$ 54,925	\$ 54,100
Total Expenditures	\$ 169,850	\$ 169,850	\$ -	\$ 169,850	\$ 168,200
Excess Revenues/(Expenditures)	\$ 92,813	\$ 95,407	\$ 3,073	\$ 98,480	\$ 106,704

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

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

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

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

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

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

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

Description	Adopted Budget FY2025	Actual Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments	\$ 604,294	\$ 602,330	\$ 1,964	\$ 604,294	\$ 604,294
Interest Income	\$ 21,921	\$ 19,681	\$ 9,841	\$ 29,522	\$ 14,761
Carry Forward Surplus	\$ 288,680	\$ 289,203	\$ -	\$ 289,203	\$ 319,181
Total Revenues	\$ 914,895	\$ 911,214	\$ 11,804	\$ 923,019	\$ 938,236
Expenses					
Interest - 11/1	\$ 199,419	\$ 199,419	\$ -	\$ 199,419	\$ 196,088
Principal - 5/1	\$ 205,000	\$ 205,000	\$ -	\$ 205,000	\$ 210,000
Interest - 5/1	\$ 199,419	\$ 199,419	\$ -	\$ 199,419	\$ 196,088
Total Expenditures	\$ 603,838	\$ 603,838	\$ -	\$ 603,838	\$ 602,175
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ 311,057	\$ 307,377	\$ 11,804	\$ 319,181	\$ 336,061
Interest Expense 11/1/26					\$ 192,675
Total					\$ 192,675

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

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

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

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

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

Eden Hills
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actual Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Interest Income	\$ -	\$ 994	\$ 497	\$ 1,492	\$ 746
Carry Forward Surplus	\$ 37,800	\$ 37,915	\$ -	\$ 37,915	\$ 14,407
Total Revenues	\$ 37,800	\$ 38,910	\$ 497	\$ 39,407	\$ 15,152
<u>Expenses</u>					
Capital Outlay	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ -
Total Expenditures	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ -
<u>Other Financing Sources</u>					
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ 12,800	\$ 38,910	\$ (24,503)	\$ 14,407	\$ 15,152

SECTION 2

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), attached hereto as **Exhibit A**; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

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

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

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

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

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

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

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. Tax Roll Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.

B. Direct Bill Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

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

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

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

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

PASSED AND ADOPTED THIS 9TH DAY OF JULY 2025.

ATTEST:

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

Eden Hills
Community Development District

Proposed Budget
FY2026



Table of Contents

1-2	General Fund
3-7	General Fund Narrative
8	Series 2020 Debt Service Fund
9-10	Series 2020 Amortization Schedule
11	Series 2022 Debt Service Fund
12-13	Series 2022 Amortization Schedule
14	Capital Reserve Fund

Eden Hills
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - Tax Roll	\$ 615,519	\$ 614,543	\$ 977	\$ 615,519	\$ 615,519
Assessments - Direct Bill	\$ 40,000	\$ 30,000	\$ 10,000	\$ 40,000	\$ 67,623
Other Income	\$ -	\$ 1,030	\$ 12,974	\$ 14,004	\$ -
Deficit Funding	\$ 97,297	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 752,817	\$ 645,573	\$ 23,951	\$ 669,523	\$ 683,142

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 1,400	\$ 2,400	\$ 3,800	\$ 12,000
Employer FICA Fees	\$ -	\$ 107	\$ 184	\$ 291	\$ 918
Engineering	\$ 15,000	\$ 2,198	\$ 3,500	\$ 5,698	\$ 15,000
Attorney	\$ 25,000	\$ 6,479	\$ 7,000	\$ 13,479	\$ 18,158
Annual Audit	\$ 5,000	\$ 2,975	\$ -	\$ 2,975	\$ 5,000
Assessment Administration	\$ 6,825	\$ 6,825	\$ -	\$ 6,825	\$ 7,030
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ 900	\$ 1,350
Dissemination	\$ 7,350	\$ 4,900	\$ 2,450	\$ 7,350	\$ 7,571
Trustee Fees	\$ 12,861	\$ 8,081	\$ 4,780	\$ 12,861	\$ 14,148
Management Fees	\$ 42,500	\$ 28,333	\$ 14,167	\$ 42,500	\$ 43,775
Information Technology	\$ 1,890	\$ 1,260	\$ 630	\$ 1,890	\$ 1,947
Website Technology	\$ 1,260	\$ 840	\$ 420	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 893	\$ 654	\$ 238	\$ 893	\$ 893
Insurance	\$ 6,622	\$ 6,161	\$ -	\$ 6,161	\$ 8,282
Copies	\$ 500	\$ 11	\$ 167	\$ 177	\$ 180
Legal Advertising	\$ 7,500	\$ 714	\$ 3,000	\$ 3,714	\$ 3,000
Other Current Charges	\$ 1,200	\$ 880	\$ 440	\$ 1,319	\$ 1,300
Office Supplies	\$ 500	\$ 14	\$ 167	\$ 180	\$ 180
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 148,426	\$ 72,456	\$ 39,992	\$ 112,448	\$ 142,203

Operations & Maintenance

Field Expenditures

Property Insurance	\$ 22,500	\$ 20,235	\$ -	\$ 20,235	\$ 21,854
Field Management	\$ 16,538	\$ 11,025	\$ 5,513	\$ 16,538	\$ 17,034
Landscape Maintenance	\$ 188,000	\$ 97,442	\$ 49,440	\$ 146,882	\$ 152,780
Landscape Replacement	\$ 25,000	\$ 11,383	\$ 16,350	\$ 27,733	\$ 20,000
Lake Maintenance	\$ 7,500	\$ 3,200	\$ 1,600	\$ 4,800	\$ 4,800
Streetlights	\$ 75,713	\$ 50,407	\$ 25,204	\$ 75,611	\$ 82,420
Electric	\$ 6,000	\$ 2,883	\$ 1,442	\$ 4,325	\$ 6,292
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 833	\$ 833	\$ 2,000
Irrigation Repairs	\$ 7,500	\$ 6,961	\$ 2,500	\$ 9,461	\$ 5,000
General Repairs & Maintenance	\$ 17,500	\$ 1,897	\$ 5,833	\$ 7,730	\$ 10,000
Contingency	\$ 7,500	\$ 12,974	\$ 2,500	\$ 15,474	\$ 6,417
Subtotal Field Expenditures	\$ 376,250	\$ 218,408	\$ 111,215	\$ 329,622	\$ 328,596

Eden Hills
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Amenity Expenditures					
Amenity - Electric	\$ 24,951	\$ 10,541	\$ 5,271	\$ 15,812	\$ 20,000
Amenity - Water	\$ 11,000	\$ 5,955	\$ 2,977	\$ 8,932	\$ 10,000
Playground & Equipment Lease	\$ 62,800	\$ 34,035	\$ 17,018	\$ 51,053	\$ 51,053
Internet	\$ 2,000	\$ 837	\$ 480	\$ 1,317	\$ 2,000
Pest Control	\$ 890	\$ 539	\$ 351	\$ 890	\$ 2,680
Janitorial Service	\$ 15,400	\$ 9,565	\$ 4,783	\$ 14,348	\$ 21,400
Security Services	\$ 33,000	\$ 26,394	\$ 11,000	\$ 37,394	\$ 33,000
Amenity Management	\$ 15,000	\$ 10,000	\$ 5,000	\$ 15,000	\$ 15,450
Pool Maintenance	\$ 40,600	\$ 27,490	\$ 13,520	\$ 41,010	\$ 41,760
Amenity Repairs & Maintenance	\$ 15,000	\$ 5,466	\$ 9,534	\$ 15,000	\$ 10,000
Contingency	\$ 7,500	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Subtotal Amenity Expenditures	\$ 228,141	\$ 130,822	\$ 72,433	\$ 203,255	\$ 212,343
<i>Total Operations & Maintenance</i>	\$ 604,391	\$ 349,229	\$ 183,648	\$ 532,877	\$ 540,939
Total Expenditures	\$ 752,817	\$ 421,685	\$ 223,640	\$ 645,325	\$ 683,142
Excess Revenues/(Expenditures)	\$ -	\$ 223,888	\$ (199,689)	\$ 24,199	\$ -

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

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

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

Eden Hills

Community Development District

General Fund Budget

Revenues:

Assessments

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

Developer Contributions

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage

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

Eden Hills

Community Development District

General Fund Budget

Dissemination

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

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

Legal Advertising

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

Other Current Charges

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

Eden Hills

Community Development District

General Fund Budget

Office Supplies

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

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

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Lake Maintenance

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

Streetlights

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

Electric

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

Eden Hills
Community Development District
General Fund Budget

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity - Water

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

Playground Equipment Lease

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

Internet

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

Pest Control

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

Janitorial Services

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

Security Services

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

Eden Hills

Community Development District

General Fund Budget

Amenity Management

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

Pool Maintenance

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

Amenity Repairs & Maintenance

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

Contingency

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

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

Description	Adopted Budget FY2025	Actual Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - Tax Roll	\$ 172,075	\$ 171,902	\$ 173	\$ 172,075	\$ 172,075
Interest Income	\$ 4,369	\$ 5,799	\$ 2,900	\$ 8,699	\$ 4,349
Carry Forward Surplus	\$ 86,219	\$ 87,556	\$ -	\$ 87,556	\$ 98,480
Total Revenues	\$ 262,663	\$ 265,257	\$ 3,073	\$ 268,330	\$ 274,904
Expenses					
Interest - 11/1	\$ 54,925	\$ 54,925	\$ -	\$ 54,925	\$ 54,100
Principal - 5/1	\$ 60,000	\$ 60,000	\$ -	\$ 60,000	\$ 60,000
Interest - 5/1	\$ 54,925	\$ 54,925	\$ -	\$ 54,925	\$ 54,100
Total Expenditures	\$ 169,850	\$ 169,850	\$ -	\$ 169,850	\$ 168,200
Excess Revenues/(Expenditures)	\$ 92,813	\$ 95,407	\$ 3,073	\$ 98,480	\$ 106,704

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

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

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

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

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

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

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

Description	Adopted Budget FY2025	Actual Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments	\$ 604,294	\$ 602,330	\$ 1,964	\$ 604,294	\$ 604,294
Interest Income	\$ 21,921	\$ 19,681	\$ 9,841	\$ 29,522	\$ 14,761
Carry Forward Surplus	\$ 288,680	\$ 289,203	\$ -	\$ 289,203	\$ 319,181
Total Revenues	\$ 914,895	\$ 911,214	\$ 11,804	\$ 923,019	\$ 938,236
Expenses					
Interest - 11/1	\$ 199,419	\$ 199,419	\$ -	\$ 199,419	\$ 196,088
Principal - 5/1	\$ 205,000	\$ 205,000	\$ -	\$ 205,000	\$ 210,000
Interest - 5/1	\$ 199,419	\$ 199,419	\$ -	\$ 199,419	\$ 196,088
Total Expenditures	\$ 603,838	\$ 603,838	\$ -	\$ 603,838	\$ 602,175
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ 311,057	\$ 307,377	\$ 11,804	\$ 319,181	\$ 336,061
Interest Expense 11/1/26					\$ 192,675
Total					\$ 192,675

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

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

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

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

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

Eden Hills
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actual Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Interest Income	\$ -	\$ 994	\$ 497	\$ 1,492	\$ 746
Carry Forward Surplus	\$ 37,800	\$ 37,915	\$ -	\$ 37,915	\$ 14,407
Total Revenues	\$ 37,800	\$ 38,910	\$ 497	\$ 39,407	\$ 15,152
<u>Expenses</u>					
Capital Outlay	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ -
Total Expenditures	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ -
<u>Other Financing Sources</u>					
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ 12,800	\$ 38,910	\$ (24,503)	\$ 14,407	\$ 15,152

Eden Hills CDD
FY 26 Assessment Roll[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

PARCEL ID	Units	O&M	Series 2020	Series 2022	Total
262719489375003700	1.00	\$1,083.22	\$0.00	\$1,451.61	\$2,534.83
262719489375003710	1.00	\$1,083.22	\$0.00	\$1,451.61	\$2,534.83
262719489375003720	1.00	\$1,083.22	\$0.00	\$1,451.61	\$2,534.83
262719489375003730	1.00	\$1,083.22	\$0.00	\$1,451.61	\$2,534.83
262719489375003740	1.00	\$1,083.22	\$0.00	\$1,451.61	\$2,534.83
262719489375003750	1.00	\$1,083.22	\$0.00	\$1,451.61	\$2,534.83
262719489375003760	1.00	\$1,083.22	\$0.00	\$1,451.61	\$2,534.83
262719489375003770	1.00	\$1,083.22	\$0.00	\$1,451.61	\$2,534.83
262719489375003780	1.00	\$1,083.22	\$0.00	\$1,303.76	\$2,386.98
262719489375003790	1.00	\$1,083.22	\$0.00	\$1,303.76	\$2,386.98
262719489375003800	1.00	\$1,083.22	\$0.00	\$1,303.76	\$2,386.98
262719489375003810	1.00	\$1,083.22	\$0.00	\$1,303.76	\$2,386.98
262719489375003820	1.00	\$1,083.22	\$0.00	\$1,303.76	\$2,386.98
262719489375003830	1.00	\$1,083.22	\$0.00	\$1,303.76	\$2,386.98
262719489375003840	1.00	\$1,083.22	\$0.00	\$1,303.76	\$2,386.98
262719489375003850	1.00	\$1,083.22	\$0.00	\$1,303.76	\$2,386.98
262719489375003860	1.00	\$1,083.22	\$0.00	\$1,303.76	\$2,386.98
262719489375003870	1.00	\$1,083.22	\$0.00	\$1,303.76	\$2,386.98
262719489375003880	1.00	\$1,083.22	\$0.00	\$1,303.76	\$2,386.98
262719489375003890	1.00	\$1,083.22	\$0.00	\$1,303.76	\$2,386.98
262719489375003900	1.00	\$1,083.22	\$0.00	\$1,303.76	\$2,386.98
262719489375003910	1.00	\$1,083.22	\$0.00	\$1,303.76	\$2,386.98
262719489375003920	1.00	\$1,083.22	\$0.00	\$1,303.76	\$2,386.98
262719489375003930	1.00	\$1,083.22	\$0.00	\$1,303.76	\$2,386.98
262719489375003940	1.00	\$1,083.22	\$0.00	\$1,303.76	\$2,386.98
262719489375003950	1.00	\$1,083.22	\$0.00	\$1,303.76	\$2,386.98
262719489375003960	1.00	\$1,083.22	\$0.00	\$1,303.76	\$2,386.98
262719489375003970	1.00	\$1,083.22	\$0.00	\$1,303.76	\$2,386.98
262719489375003980	1.00	\$1,083.22	\$0.00	\$1,303.76	\$2,386.98
262719489375003990	1.00	\$1,083.22	\$0.00	\$1,303.76	\$2,386.98
262719489375004000	1.00	\$1,083.22	\$0.00	\$1,303.76	\$2,386.98
262719489375004010		\$0.00			\$0.00
262719489375004020		\$0.00			\$0.00
262719489375004030		\$0.00			\$0.00
262719489375004040		\$0.00			\$0.00
262719489375004050		\$0.00			\$0.00
262719489375004060		\$0.00			\$0.00
262719489375004070		\$0.00			\$0.00
262719489375004080		\$0.00			\$0.00
262719489375004090		\$0.00			\$0.00
262719489375004100		\$0.00			\$0.00
262719489375004110		\$0.00			\$0.00
262719489375004120		\$0.00			\$0.00
262720000000032010		\$0.00			\$0.00
262720000000032040		\$0.00			\$0.00
262720000000042010		\$0.00			\$0.00
262720000000042030		\$0.00			\$0.00
262720000000044010		\$0.00			\$0.00
262729496504000010	1.00	\$1,083.22	\$0.00	\$1,344.09	\$2,427.31
262729496504000020	1.00	\$1,083.22	\$0.00	\$1,344.09	\$2,427.31
262729496504000030	1.00	\$1,083.22	\$0.00	\$1,344.09	\$2,427.31
262729496504000040	1.00	\$1,083.22	\$0.00	\$1,344.09	\$2,427.31
262729496504000050	1.00	\$1,083.22	\$0.00	\$1,344.09	\$2,427.31
262729496504000060	1.00	\$1,083.22	\$0.00	\$1,344.09	\$2,427.31
262729496504000070	1.00	\$1,083.22	\$0.00	\$1,344.09	\$2,427.31
262729496504000080	1.00	\$1,083.22	\$0.00	\$1,344.09	\$2,427.31
262729496504000090	1.00	\$1,083.22	\$0.00	\$1,344.09	\$2,427.31
262729496504000100	1.00	\$1,083.22	\$0.00	\$1,344.09	\$2,427.31
262729496504000110	1.00	\$1,083.22	\$0.00	\$1,344.09	\$2,427.31
262729496504000120	1.00	\$1,083.22	\$0.00	\$1,344.09	\$2,427.31
262729496504000130	1.00	\$1,083.22	\$0.00	\$1,344.09	\$2,427.31
262729496504000140	1.00	\$1,083.22	\$0.00	\$1,344.09	\$2,427.31

[illegible]

[illegible]

[illegible]

PARCEL ID	Units	O&M	Series 2020	Series 2022	Total
262730496752001260	1.00	\$1,083.22	\$1,303.76	\$0.00	\$2,386.98
262730496752001270	1.00	\$1,083.22	\$1,303.76	\$0.00	\$2,386.98
262730496752001280	1.00	\$1,083.22	\$1,303.76	\$0.00	\$2,386.98
262730496752001290	1.00	\$1,083.22	\$1,303.76	\$0.00	\$2,386.98
262730496752001300	1.00	\$1,083.22	\$1,303.76	\$0.00	\$2,386.98
262730496752001310	1.00	\$1,083.22	\$1,303.76	\$0.00	\$2,386.98
262730496752001320	1.00	\$1,083.22	\$1,303.76	\$0.00	\$2,386.98
262730496752001330	1.00	\$1,083.22	\$1,303.76	\$0.00	\$2,386.98
262730496752001340	1.00	\$1,083.22	\$1,303.76	\$0.00	\$2,386.98
262730496752001350	1.00	\$1,083.22	\$1,303.76	\$0.00	\$2,386.98
262730496752001360	1.00	\$1,083.22	\$1,303.76	\$0.00	\$2,386.98
262730496752001370	1.00	\$1,083.22	\$1,303.76	\$0.00	\$2,386.98
262730496752001380	1.00	\$1,083.22	\$1,303.76	\$0.00	\$2,386.98
262730496752001390	1.00	\$1,083.22	\$1,303.76	\$0.00	\$2,386.98
262730496752001400	1.00	\$1,083.22	\$1,303.76	\$0.00	\$2,386.98
262730496752001410	1.00	\$1,083.22	\$1,303.76	\$0.00	\$2,386.98
262730496752001420	1.00	\$1,083.22	\$1,303.76	\$0.00	\$2,386.98
262730496752001430					
262730496752001440					
262730496752001450					
Total Gross Assessments		\$661,847.42	\$185,133.92	\$648,695.26	\$1,495,676.60
Total Net Assessments		\$615,518.10	\$172,174.55	\$603,286.59	\$1,390,979.24
Direct Billing	Acres				
262720000000032010	37.59	\$17,658.04	\$0.00	\$0.00	\$17,658.04
262720000000032040	62.78	\$29,491.52	\$0.00	\$0.00	\$29,491.52
262720000000042010	40.65	\$19,095.37	\$0.00	\$0.00	\$19,095.37
262720000000042030	9.72	\$4,566.28	\$0.00	\$0.00	\$4,566.28
262720000000044010	4.05	\$1,901.29	\$0.00	\$0.00	\$1,901.29
Total Gross Direct	154.78	\$72,712.50	\$0.00	\$0.00	\$72,712.50
Total Net Direct		\$67,622.63	\$0.00	\$0.00	\$67,622.63
Total Gross Assessments		\$734,559.92	\$185,133.92	\$648,695.26	\$1,568,389.10
Total Net Assessments		\$683,140.73	\$172,174.55	\$603,286.59	\$1,458,601.86

SECTION V

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 9th day of July 2025.

ATTEST:

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

The Board of Supervisors of the Eden Hills Community Development District will hold their regular meetings for Fiscal Year 2025/2026 at the Lake Alfred Public Library, 245 North Seminole Avenue, Lake Alfred, Florida 33850, on the 2nd Wednesday of every month from 5:00 PM to 6:00 PM unless otherwise indicated as follows:

**October 8, 2025
November 12, 2025
December 10, 2025
January 14, 2026
February 11, 2026
March 11, 2026
April 8, 2026
May 13, 2026
June 10, 2026
July 8, 2026
August 12, 2026
September 9, 2026**

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

SECTION VI

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDMENT TO THE AMENITY RULES AND RATES OF THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District’s Board of Supervisors (“Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules, rates, charges and fees; and

WHEREAS, the Board accordingly finds that it is in the best interest of the District to adopt by resolution an amendment to the rules and rates set forth at **Exhibit A** (“Amendment”), which relate to use of the District’s amenity facilities and other District-owned property, for immediate use and application.

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

SECTION 1. The above stated recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. The Amendment attached hereto as **Exhibit A** is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The amended rules and rates shall remain in full force and effect until such time as the Board may amend or replace them.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 9th day of July 2025.

ATTEST:

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: Amendment to Rules and Rates

EXHIBIT A
Amendment to Rules and Rates

LAKES AND PONDS POLICIES

Lakes and Ponds (used interchangeably and reference to one shall implicate the other) within the District primarily function as retention ponds to facilitate the District's system for treatment and attenuation of stormwater run-off and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure the continued operations of the Ponds while allowing limited recreational use of the same.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulation of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.
- (3) Boating (motorized and non-motorized), paddleboarding, and other recreational water activities are prohibited in District Lakes.
- (4) Patrons may fish from the banks of District Lakes. However, the District has a "catch and release" policy for all fish caught in these waters.
- (5) Pets are not allowed in the District Lakes.
- (6) Owners of property lying contiguous to the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty, setting and safety of the property.
- (7) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities.
- (8) No pipes, pumps or other devices used for irrigation or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (9) No foreign materials may be disposed of in the District Lakes, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (10) Easements through residential backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (11) Beware of wildlife - water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted

and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission (“FWC”). Anyone concerned about an alligator is encouraged to call FWC’s toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).

- (12)** Any hazardous condition concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

SECTION VII

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2024

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2024

CONTENTS

	<u>PAGE</u>
Independent Auditors' Report.....	1-3
Management's Discussion and Analysis	4-8
Government-wide Financial Statements:	
Statement of Net Position	9
Statement of Activities.....	10
Fund Financial Statements:	
Balance Sheet – General Fund.....	11
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities.....	12
Statement of Revenues, Expenditures and Changes in Fund Balances – General Fund	13
Reconciliation of Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities.....	14
Notes to the Financial Statements.....	15-27
Required Supplementary Information	
Statement of Revenues and Expenditures – Budget and Actual – General Fund.....	28
Notes to Required Supplementary Information	29
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	30-31
Independent Auditor's Report on Compliance With the Requirements of Section 218.415, Florida Statutes, Required by Rule 10.556(10) of the Auditor General of the State of Florida	32
Auditor's Management Letter Required by Chapter 10.550, <i>Florida Statutes</i>	33-35

INDEPENDENT AUDITORS' REPORT

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

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Eden Hills Community Development District, City of Lake Alfred, Florida ("District") as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

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

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

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 17, 2025, on our consideration of the Eden Hills Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 17, 2025 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 17, 2025

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

Our discussion and analysis of Eden Hills Community Development District, City of Lake Alfred, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The of the assets District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$5,800,995.
- The change in the District's total net position in comparison with the prior fiscal year was (\$1,117,475), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$1,066,673. A portion of fund balance is restricted for debt service and future capital repairs and replacement, nonspendable prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

The government-wide financial statements include all governmental activities that are principally supported by developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. Both funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The balance of unrestricted net position may be used to meet the District's obligations.

Key components of net position were as follows:

Statement of Net Position

	2024	2023
Current assets	\$ 1,080,147	\$ 1,211,631
Capital assets	17,908,253	19,308,230
Total assets	18,988,400	20,519,861
Current liabilities	525,835	638,652
Long-term liabilities	12,661,570	12,962,739
Total liabilities	13,187,405	13,601,391
Net position		
Net invested in capital assets	4,945,815	6,743,004
Restricted for debt service	552,645	107,437
Restricted for capital projects	38,153	-
Unrestricted	264,382	68,029
Total net position	\$ 5,800,995	\$ 6,918,470

The District's net position decreased during the most recent fiscal year. The majority of the change represents the degree to which the ongoing cost of operations exceeded program revenues.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2024	2023
Program revenues	\$ 1,841,259	\$ 5,784,541
General revenues	49,538	39,909
Total revenues	1,890,797	5,824,450
Expenses		
General government	99,356	102,173
Physical environment	391,091	147,993
Conveyance of infrastructure	1,859,076	-
Culture and recreation	126,223	70,563
Interest on long-term debt	532,526	555,215
Total expenses	3,008,272	875,944
Change in net position	(1,117,475)	4,948,506
Net position - beginning of year	6,918,470	1,969,964
Net position - end of year	\$ 5,800,995	\$ 6,918,470

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$3,008,272, which consisted of conveyance of infrastructure, interest on long-term debt and costs associated with general expenditures and constructing and maintaining certain capital improvements of the District. The costs of the District's activities were funded by developer contributions and special assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$17,908,253 invested in capital assets and construction in process. Construction in process has not completed as of September 30, 2024 and therefore is not depreciated to date. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$12,962,438 in notes payable and Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2025, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Eden Hills Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida 32801.

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT**STATEMENT OF NET POSITION**

September 30, 2024

	<u>GOVERNMENTAL ACTIVITIES</u>
ASSETS	
Cash and cash equivalents	\$ 274,481
Assessments receivable	1,359
Prepaid items	40,169
Restricted assets:	
Investments	762,426
Assessments receivable	1,712
Capital assets:	
Non-depreciable	15,513,341
Depreciable	2,394,912
TOTAL ASSETS	<u><u>\$ 18,988,400</u></u>
LIABILITIES	
Accounts payable and accrued expenses	\$ 13,474
Accrued interest payable	211,493
Bonds and notes payable, due within one year	300,868
Bonds and notes payable, due in more than one year	12,661,570
TOTAL LIABILITIES	<u><u>13,187,405</u></u>
NET POSITION	
Net investment in capital assets	4,945,815
Restricted for:	
Debt service	552,645
Capital projects	38,153
Unrestricted	264,382
TOTAL NET POSITION	<u><u>\$ 5,800,995</u></u>

The accompanying notes are an integral part of this financial statement

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenues and Changes in Net Position
		Charges for Services	Operating Contributions	Governmental Activities
Governmental activities				
General government	\$ 99,356	\$ 99,356	\$ -	\$ -
Physical environment	391,091	487,966	346,187	443,062
Conveyance of infrastructure	1,859,076	-	-	(1,859,076)
Culture and recreation	126,223	126,223	-	-
Interest on long-term debt	532,526	781,527	-	249,001
Total governmental activities	<u>\$ 3,008,272</u>	<u>\$ 1,495,072</u>	<u>\$ 346,187</u>	<u>(1,167,013)</u>
General revenues:				
Investment earnings				<u>49,538</u>
Total general revenues				<u>49,538</u>
Change in net position				<u>(1,117,475)</u>
Net position - October 1, 2023				<u>6,918,470</u>
Net position - September 30, 2024				<u>\$ 5,800,995</u>

The accompanying notes are an integral part of this financial statement

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT**BALANCE SHEET – GOVERNMENTAL FUNDS**

September 30, 2024

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
<u>ASSETS</u>				
Cash and cash equivalents	\$ 236,328	\$ -	\$ 38,153	\$ 274,481
Assessments receivable	1,359	-	-	1,359
Prepaid items	40,169	-	-	40,169
Restricted assets:				
Investments	-	762,426	-	762,426
Assessments receivable	-	1,712	-	1,712
TOTAL ASSETS	<u>\$ 277,856</u>	<u>\$ 764,138</u>	<u>\$ 38,153</u>	<u>\$ 1,080,147</u>
<u>LIABILITIES AND FUND BALANCES</u>				
LIABILITIES				
Accounts payable and accrued expenses	\$ 13,474	\$ -	\$ -	\$ 13,474
TOTAL LIABILITIES	<u>13,474</u>	<u>-</u>	<u>-</u>	<u>13,474</u>
FUND BALANCES				
Nonspendable:				
Prepaid items	40,169	-	-	40,169
Restricted for:				
Debt service	-	764,138	-	764,138
Capital projects	-	-	38,153	38,153
Unassigned	224,213	-	-	224,213
TOTAL FUND BALANCES	<u>264,382</u>	<u>764,138</u>	<u>38,153</u>	<u>1,066,673</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 277,856</u>	<u>\$ 764,138</u>	<u>\$ 38,153</u>	<u>\$ 1,080,147</u>

The accompanying notes are an integral part of this financial statement

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances in the Balance Sheet	\$ 1,066,673
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	18,043,638
Less accumulated depreciation	(135,385)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(211,493)
Original issue premium	(7,956)
Governmental bonds payable	(12,954,482)
Net Position of Governmental Activities	<u>\$ 5,800,995</u>

The accompanying notes are an integral part of this financial statement

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2024

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
REVENUES				
Developer contributions	\$ -	\$ -	\$ 346,187	\$ 346,187
Special assessments	713,545	781,527	-	1,495,072
Investment earnings	-	49,283	255	49,538
TOTAL REVENUES	<u>713,545</u>	<u>830,810</u>	<u>346,442</u>	<u>1,890,797</u>
EXPENDITURES				
General government	98,833	-	523	99,356
Physical environment	276,274	-	-	276,274
Culture and recreation	126,223	-	-	126,223
Capital outlay	-	-	573,916	573,916
Debt				
Principal	31,206	260,000	-	291,206
Interest expense	19,847	516,838	-	536,685
TOTAL EXPENDITURES	<u>552,383</u>	<u>776,838</u>	<u>574,439</u>	<u>1,903,660</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	161,162	53,972	(227,997)	(12,863)
OTHER SOURCES (USES)				
Transfers in (out)	(37,800)	(301,342)	339,142	-
TOTAL OTHER SOURCES (USES)	<u>(37,800)</u>	<u>(301,342)</u>	<u>339,142</u>	<u>-</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	123,362	(247,370)	111,145	(12,863)
FUND BALANCE				
Beginning of year	141,020	1,011,508	(72,992)	1,079,536
End of year	<u>\$ 264,382</u>	<u>\$ 764,138</u>	<u>\$ 38,153</u>	<u>\$ 1,066,673</u>

The accompanying notes are an integral part of this financial statement

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds \$ (12,863)

Amount reported for governmental activities in the Statement of Activities
are different because:

Governmental funds report capital outlays as expenditures. However,
in the Statement of Activities, the costs of those assets are depreciated
over their estimated useful lives:

Capital outlay 573,916

Conveyances of infrastructure improvements to other governments
of previously capitalized capital assets is recorded as an expense
in the statement of activities. (1,859,076)

Repayment of long-term liabilities are reported as expenditures in the
governmental fund financial statements, but such repayments reduce
liabilities in the Statement of Net Position and are eliminated in the
Statement of Activities:

Payments on long-term debt 291,206

Certain items reported in the Statement of Activities do not require
the use of current financial resources and therefore are not reported
expenditures in the governmental funds:

Curent year provision for depreciation (114,817)

Change in accrued interest payable 3,855

Provision for amortization of bond premium 304

Change in Net Position of Governmental Activities \$ (1,117,475)

The accompanying notes are an integral part of this financial statement

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Eden Hills Community Development District ("District") was created on October 21, 2019 by the City Commissioners of the City of Lake Alfred, Florida Ordinance No. 1422-19, as amended by Ordinance 1456-21 effective June 7, 2021, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. All of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by the property owners with the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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

Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

Assessments (continued)

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Equipment	5
Stormwater	30
Parks and recreation	30
Entry features	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Equity/Net Position (continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

Investment	Fair Value	Credit Risk	Maturities
Money Market Mutual Funds - First			Weighted average of the
American Treasury Obligation CL Y	\$ 762,426	S&P AAAM	fund portfolio: 31 days
Total Investments	<u>\$ 762,426</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

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

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs – other than quotes market prices – are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE E – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

<u>Fund</u>	<u>Transfer In</u>	<u>Transfer Out</u>
General	\$ -	\$ 37,800
Debt service	-	301,342
Capital projects	339,142	-
Total	<u>\$ 339,142</u>	<u>\$ 339,142</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the general fund to the capital projects fund per the approved budget were made in order to accumulate funds for repairs and maintenance projects. Transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE F – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Balance 10/01/2023	Increases	Decreases	Balance 09/30/2024
Governmental activities:				
Capital assets, not being depreciated:				
Land	\$ 1,450,000	\$ -	\$ -	\$ 1,450,000
Construction in progress	17,695,956	573,916	(4,206,531)	14,063,341
Total capital assets, not being depreciated	19,145,956	573,916	(4,206,531)	15,513,341
Capital assets, being depreciated				
Equipment - financed purchase	182,842	-	-	182,842
Stormwater	-	1,753,846	-	1,753,846
Parks and recreation	-	337,278	-	337,278
Entry features	-	256,331	-	256,331
Total capital assets, being depreciated	182,842	2,347,455	-	2,530,297
Less accumulated depreciation for:				
Equipment - financed purchase	20,568	36,568	-	57,136
Stormwater	-	58,462	-	58,462
Parks and recreation	-	11,243	-	11,243
Entry features	-	8,544	-	8,544
Total accumulated depreciation	20,568	114,817	-	135,385
Total capital assets, being depreciated - net	162,274	2,232,638	-	2,394,912
Governmental activities capital assets - net	\$ 19,308,230	\$ 2,806,554	\$ (4,206,531)	\$ 17,908,253

Depreciation expense was charged to function/programs as follows:

Governmental activities:

Culture and recreation	\$ 47,811
Physical environment	67,006
Total depreciation expense	<u>\$ 114,817</u>

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE F – CAPITAL ASSETS (CONTINUED)

The District Capital Improvement Project (“CIP”) is being built in phases. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. The infrastructure will include roadways, potable water and wastewater systems, and land improvements. Upon completion, certain infrastructure is to be conveyed to others for ownership and maintenance. During 2024, the District conveyed \$1,859,076 of improvements, roadways and wastewater systems to other governmental entities.

Developer contributions to the capital projects fund for the current fiscal year were \$346,187.

NOTE G – LONG-TERM LIABILITIES

\$2,950,000 Special Assessment Bonds, Series 2020 – On November 24, 2020, the District issued \$2,950,000 in Special Assessment Bonds, Series 2020. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable through May 2051. The Bonds bear interest ranging from 2.75% to 4.125% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2022.

\$10,465,000 Special Assessment Bonds, Series 2022 – On March 11, 2022, the District issued \$10,465,000 in Special Assessment Bonds, Series 2022. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable through May 2052. The Bonds bear interest ranging from 4.750% to 5.625% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2023.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2024.

Financed Purchase Agreement

In September 2022, the District entered into a capital lease agreement for the acquisition of pool furniture and playground equipment. The total acquisition cost of the equipment was \$182,841 which was recognized as a capital lease obligation. The term of the lease is from October 1, 2022 through September 1, 2027 and is payable in monthly installments of \$4,254.

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE G – LONG-TERM LIABILITIES (CONTINUED)

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2024:

	Balance 10/01/2023	Additions	Deletions	Balance 09/30/2024	Due Within One Year
Special Assessments Bonds, Series 2020	\$ 2,840,000	\$ -	\$ 60,000	\$ 2,780,000	\$ 60,000
Special Assessments Bonds, Series 2022	10,250,000	-	200,000	10,050,000	205,000
Note payable - financed purchased	155,688	-	31,206	124,482	35,868
	13,245,688	-	291,206	12,954,482	300,868
Unamortized bond premium	8,260	-	304	7,956	-
	<u>\$ 13,253,948</u>	<u>\$ -</u>	<u>\$ 291,510</u>	<u>\$ 12,962,438</u>	<u>\$ 300,868</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

September 30,	Principal	Interest	Total
2025	\$ 265,000	\$ 508,688	\$ 773,688
2026	270,000	500,375	770,375
2027	285,000	491,600	776,600
2028	290,000	482,338	772,338
2029	305,000	472,069	777,069
2030-2034	1,695,000	2,186,713	3,881,713
2035-2039	2,065,000	1,825,556	3,890,556
2040-2044	2,530,000	1,375,800	3,905,800
2045-2049	3,105,000	811,594	3,916,594
2050-2052	2,020,000	162,113	2,182,113
	<u>\$ 12,830,000</u>	<u>\$ 8,816,846</u>	<u>\$ 21,646,846</u>

The scheduled payments for years September 30, 2024 are as follows:

September 30,	Principal	Interest	Total
2025	\$ 35,868	\$ 15,185	\$ 51,053
2026	41,228	9,825	51,053
2027	47,386	3,667	51,053
2028	-	-	-
2029	-	-	-
	<u>\$ 124,482</u>	<u>\$ 28,677</u>	<u>\$ 153,159</u>

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE H – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the debt service funds include the assessments levied on those lots owned by the Developer. See Note F for other Developer transactions.

NOTE I - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE K - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE J – CONCENTRATION

The Districts activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District operations.

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2024

	<u>* BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)</u>
REVENUES			
Special assessments	708,732	713,545	4,813
TOTAL REVENUES	<u>708,732</u>	<u>713,545</u>	<u>4,813</u>
 EXPENDITURES			
Current			
General government	150,682	98,833	51,849
Physical environment	326,750	276,274	50,476
Culture and recreation	193,500	126,223	67,277
Debt			
Principal	-	31,206	(31,206)
Interest	-	19,847	(19,847)
TOTAL EXPENDITURES	<u>670,932</u>	<u>552,383</u>	<u>118,549</u>
 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	37,800	161,162	123,362
 OTHER FINANCING SOURCES (USES)			
Transfer in (out)	<u>(37,800)</u>	<u>(37,800)</u>	<u>-</u>
 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	<u>\$ -</u>	123,362	<u>\$ 123,362</u>
 FUND BALANCES			
Beginning of year		<u>141,020</u>	
End of year		<u>\$ 264,382</u>	

* Original and final budget.

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

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

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

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Eden Hills Community Development District, as of September 30, 2024 and for the year ended September 30, 2024, which collectively comprise the Eden Hills Community Development District's basic financial statements and have issued our report thereon dated June 17, 2025.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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



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

Fort Pierce, Florida

June 17, 2025

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

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

We have examined Eden Hills Community Development District, City of Lake Alfred, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Eden Hills Community Development District, City of Lake Alfred, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
June 17, 2025

Management Letter

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

Report on the Financial Statements

We have audited the financial statements of the Eden Hills Community Development District (“District”) as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 17, 2025.

Auditors’ Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 17, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

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

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

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

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

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

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as N/A.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 18.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as N/A.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$588,899.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Eden Hills Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$1,083 to \$1,452 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$1,495,072.
- c. The total amount of outstanding bonds issued by the District as \$12,830,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

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

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 17, 2025

SECTION VIII

SECTION A

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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Eden Hills Community Development District

District Manager: _____

Date: _____

Print Name: _____

Eden Hills Community Development District

SECTION B

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

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Eden Hills Community Development District

District Manager: _____

Date: _____

Print Name: _____

Eden Hills Community Development District

SECTION IX

SECTION B

SECTION 1



Dewberry Engineers Inc.
800 N. Magnolia Ave, Suite 1000
Orlando, FL 32803

407.843.5120
407.649.8664 fax
www.dewberry.com

Sent Via Email: jburns@gmscfl.com

May 29, 2025

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

Subject: **Work Authorization Number 2025-2
Eden Hills Community Development District
Annual Engineer's Report 2025**

Dear Ms. Burns:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide professional consulting engineering services for the Eden Hills Community Development District (CDD). We will provide these services pursuant to our current agreement ("District Engineering Agreement") as follows:

I. Scope of Work

We will provide the Annual Engineer's Report for the CDD as required by the Trust Indenture for this fiscal year. The report will address the requirements as detailed in Section 9.21 of the Trust.

II. Fees

The CDD will compensate the Engineer pursuant to the hourly rate schedule contained in the District Engineering Agreement. We estimate a budget in the amount of \$4,000, plus other direct costs. The CDD will reimburse the Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

Thank you for considering Dewberry. We look forward to helping you create a quality project.

Sincerely,

Joey V. Duncan, PE
Principal Engineer

Reinardo Malavé, P.E.
Associate Vice President

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Eden Hills Community Development District

Date

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$125.00, \$140.00, \$160.00
Engineer IV, V, VI	\$185.00, \$210.00, \$240.00
Engineer VII, VIII, IX	\$270.00, \$300.00, \$335.00
Environmental Specialist I, II, III	\$110.00, \$135.00, \$160.00
Senior Environmental Scientist IV, V, VI	\$175.00, \$195.00, \$220.00
Planner I, II, III	\$110.00, \$135.00, \$160.00
Senior Planner IV, V, VI	\$175.00, \$195.00, \$220.00
Landscape Designer I, II, III	\$110.00, \$135.00, \$160.00
Senior Landscape Architect IV, V, VI	\$175.00, \$195.00, \$220.00
Principal	\$375.00
Technical	
CADD Technician I, II, III, IV, V	\$90.00, \$110.00, \$130.00, \$145.00, \$190.00
Designer I, II, III	\$110.00, \$140.00, \$170.00
Designer IV, V, VI	\$190.00, \$210.00, \$245.00
Construction	
Construction Professional I, II, III	\$125.00, \$160.00, \$190.00
Construction Professional IV, V, VI, VII	\$225.00, \$255.00, \$305.00, \$340.00
Survey	
Surveyor I, II, III	\$70.00, \$85.00, \$110.00
Surveyor IV, V, VI	\$130.00, \$145.00, \$160.00
Surveyor VII, VIII, IX	\$180.00, \$210.00, \$255.00
Senior Surveyor IX	\$310.00
Fully Equipped 1, 2, 3 Person Field Crew	\$160.00, \$200.00, \$270.00
Administration	
Administrative Professional I, II, III, IV	\$72.00, \$105.00, \$125.00, \$155.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

SECTION C

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Eden Hills Community Development District

Summary of Check Register

March 27, 2025 through June 25, 2025

Fund	Date	Check No.'s	Amount
General Fund	3/8/25	200	\$ 12,974.00
	4/2/25	201-202	\$ 4,704.40
	4/8/25	203-205	\$ 16,207.76
	4/15/25	206-211	\$ 25,173.33
	4/22/25	212-215	\$ 7,628.81
	5/6/25	216-217	\$ 6,755.50
	5/13/25	218-223	\$ 29,108.16
	5/21/25	224	\$ 1,526.50
	5/29/25	225	\$ 880.00
	6/3/25	226-227	\$ 4,331.40
	6/10/25	228-229	\$ 4,641.33
	6/18/25	230-235	\$ 41,758.83
	6/24/25	236	\$ 670.50
Total Amount			\$ 156,360.52

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/28/25	00038	3/17/25 20-26	202503 320-53800-49000	MILTON-VINYL FENCE REPAIR	*	12,974.00	
				DAVID LEE NICHOLS DBA HILLCREST			12,974.00 000200
4/02/25	00051	3/25/25 7381-03-	202503 310-51300-31200	SPECIAL ASSESS BOND S2022	*	450.00	
				AMERICAN MUNICIPAL TAX-EXEMPT			450.00 000201
4/02/25	00036	4/01/25 04012025	202504 300-15500-10000	PLAYGRND/FUR LEASE MAY25	*	4,254.40	
				PARK LAKE PROPERTY MANAGEMENT, INC			4,254.40 000202
4/08/25	00030	4/02/25 04022025	202504 300-20700-10000	FY25 S2020 ASSESS TRANSFR	*	1,760.07	
		4/02/25 04022025	202504 300-20700-10000	FY25 S2022 ASSESS TRANSFR	*	6,167.16	
				EDEN HILLS CDD C/O USBANK			7,927.23 000203
4/08/25	00054	3/31/25 12111008	202503 330-57200-34500	SECURITY SVCS MAR25	*	4,239.90	
				SECURITAS SECURITY SERVICES USA INC			4,239.90 000204
4/08/25	00027	12/24/24 7589411	202412 310-51300-32300	TRUSTEE FEES FY25 SER20	*	3,367.19	
		12/24/24 7589411	202412 300-15500-10000	TRUSTEE FEES FY26 SER20	*	673.44	
				US BANK			4,040.63 000205
4/15/25	00052	3/28/25 19306	202503 320-53800-46400	POND HERBICIDE MAR25	*	400.00	
				AQUATIC WEED MANAGEMENT, INC			400.00 000206
4/15/25	00047	3/26/25 14644	202503 330-57200-48201	CLEANING SVCS MAR25	*	1,150.00	
				CSS CLEAN STAR SERVICES CENTRAL FL			1,150.00 000207
4/15/25	00008	4/01/25 173	202504 310-51300-34000	MANAGEMENT FEES APR25	*	3,541.67	
		4/01/25 173	202504 310-51300-35200	WEBSITE ADMIN APR25	*	105.00	
		4/01/25 173	202504 310-51300-35100	INFORMATION TECH APR25	*	157.50	
		4/01/25 173	202504 310-51300-31300	DISSEMINATION SVCS APR25	*	612.50	
		4/01/25 173	202504 330-57200-48300	AMENITY ACCESS APR25	*	1,250.00	

EDEN EDEN HILLS ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		4/01/25 173	202504 310-51300-51000		*	1.11	
		OFFICE SUPPLIES APR25					
		4/01/25 173	202504 310-51300-42000		*	31.49	
		POSTAGE APR25					
		4/01/25 174	202504 320-53800-12000		*	1,378.17	
		FIELD MANAGEMENT APR25					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			7,077.44 000208
4/15/25 00056		3/27/25 64416425	202503 330-57200-48100		*	77.00	
		PEST CONTROL MAR25					
				MASSEY SERVICES, INC.			77.00 000209
4/15/25 00044		4/01/25 26952	202504 330-57200-48500		*	3,380.00	
		POOL MAINTENANCE APR25					
				MCDONNELL CORPORATION DBA RESORT			3,380.00 000210
4/15/25 00024		3/25/25 16966	202503 320-53800-47300		*	99.39	
		MOVING 12IN SPRAY HEAD					
		3/27/25 16982	202503 320-53800-47300		*	629.50	
		REPLC LATERAL PIPE/HEADS					
		4/01/25 17071	202504 320-53800-46200		*	12,360.00	
		LANDSCAPE MAINT APR25					
				PRINCE & SONS, INC.			13,088.89 000211
4/22/25 00030		4/16/25 04162025	202504 300-20700-10000		*	1,501.55	
		FY25 S2020 ASSESS TXFER					
		4/16/25 04162025	202504 300-20700-10000		*	5,261.33	
		FY25 S2022 ASSESS TXFER					
				EDEN HILLS CDD C/O USBANK			6,762.88 000212
4/22/25 00008		2/28/25 172	202502 330-57200-47800		*	332.43	
		REPLD GFI AT POOL					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			332.43 000213
4/22/25 00039		4/15/25 12036	202503 310-51300-31500		*	456.50	
		GENERAL COUNSEL MAR25					
				KILINSKI VAN WYK PLLC			456.50 000214
4/22/25 00056		4/11/25 64912831	202504 330-57200-48100		*	77.00	
		PEST CONTROL APR25					
				MASSEY SERVICES, INC.			77.00 000215
5/06/25 00036		5/06/25 05062025	202505 300-15500-10000		*	4,254.40	
		PLAYGRND/FUR LEASE JUN25					
				PARK LAKE PROPERTY MANAGEMENT, INC			4,254.40 000216
				EDEN EDEN HILLS ZYAN			

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 7/02/25		PAGE 3		
*** CHECK DATES 03/27/2025 - 06/25/2025 ***		EDEN HILLS - GENERAL FUND									
		BANK B GENERAL FUND-4332									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME		STATUS	AMOUNT	....CHECK..... AMOUNT #		
5/06/25	00054	4/30/25 12140085	202504 330-57200-34500	SECURITY SVCS APR25		*	2,501.10				
		SECURITAS SECURITY SERVICES USA INC						2,501.10	000217		
5/13/25	00052	4/25/25 19547	202504 320-53800-46400	POND HERBICIDE APR25		*	400.00				
		AQUATIC WEED MANAGEMENT, INC						400.00	000218		
5/13/25	00047	4/28/25 14865	202504 330-57200-48201	CLEANING SVCS APR25		*	1,150.00				
		CSS CLEAN STAR SERVICES CENTRAL FL						1,150.00	000219		
5/13/25	00008	5/01/25 176	202505 310-51300-34000	MANAGEMENT FEES-MAY25		*	3,541.67				
		5/01/25 176	202505 310-51300-35200	WEBSITE MANAGEMENT-MAY25		*	105.00				
		5/01/25 176	202505 310-51300-35100	INFORMATION TECH-MAY25		*	157.50				
		5/01/25 176	202505 310-51300-31300	DISSEMINATION SVCS-MAY25		*	612.50				
		5/01/25 176	202505 330-57200-48300	AMENITY ACCESS MGMT-MAY25		*	1,250.00				
		5/01/25 176	202505 310-51300-51000	OFFICE SUPPLIES		*	3.37				
		5/01/25 176	202505 310-51300-42000	POSTAGE		*	120.92				
		5/01/25 177	202505 320-53800-12000	FIELD MANAGEMENT-MAY25		*	1,378.17				
		GOVERNMENTAL MANAGEMENT SERVICES-CF						7,169.13	000220		
5/13/25	00044	5/01/25 27285	202505 330-57200-48500	POOL MAINTENANCE-MAY25		*	3,380.00				
		MCDONNELL CORPORATION DBA RESORT						3,380.00	000221		
5/13/25	00024	4/24/25 17543	202504 320-53800-46300	INSTALL BAHIA SOD		*	507.50				
		4/30/25 17664	202504 320-53800-47300	REPLC SPRAY HEAD/NOZZLES		*	100.90				
		5/01/25 17696	202505 320-53800-46200	LANDSCAPE MAINT-MAY25		*	12,360.00				
		PRINCE & SONS, INC.						12,968.40	000222		
5/13/25	00027	4/25/25 7727490	202504 310-51300-32300	TRUSTEE FEES S2022 FY25		*	2,020.31				
		4/25/25 7727490	202504 300-15500-10000	TRUSTEE FEES S2022 FY26		*	2,020.32				
		US BANK						4,040.63	000223		
		EDEN EDEN HILLS					ZYAN				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/21/25	00039	5/18/25 12290	202504 310-51300-31500	ATTORNEY SVCS-APR25	*	1,526.50	
				KILINSKI VAN WYK PLLC			1,526.50 000224
5/29/25	00029	5/21/25 22449308	202504 310-51300-31100	GENERAL ENGINEERING APR25	*	880.00	
				DEWBERRY ENGINEERS INC.			880.00 000225
6/03/25	00056	5/15/25 65288882	202505 330-57200-48100	PEST CONTROL MAY25	*	77.00	
				MASSEY SERVICES, INC.			77.00 000226
6/03/25	00036	6/03/25 06032025	202506 300-15500-10000	PLAYGRND/FUR LEASE JUL25	*	4,254.40	
				PARK LAKE PROPERTY MANAGEMENT, INC			4,254.40 000227
6/10/25	00030	6/04/25 06042025	202506 300-20700-10000	FY25 S2020 ASSESS TRANSFR	*	295.03	
		6/04/25 06042025	202506 300-20700-10000	FY25 S2022 ASSESS TRANSFR	*	1,033.76	
				EDEN HILLS CDD C/O USBANK			1,328.79 000228
6/10/25	00054	5/31/25 12178659	202505 330-57200-34500	SECURITY SVCS MAY25	*	3,312.54	
				SECURITAS SECURITY SERVICES USA INC			3,312.54 000229
6/18/25	00052	5/27/25 19615	202505 320-53800-46400	POND HERBICIDE MAY25	*	400.00	
				AQUATIC WEED MANAGEMENT, INC			400.00 000230
6/18/25	00047	5/23/25 15099	202505 330-57200-48201	CLEANING SVCS MAY25	*	1,435.00	
				CSS CLEAN STAR SERVICES CENTRAL FL			1,435.00 000231
6/18/25	00046	5/22/25 23295	202505 330-57200-34500	SIFER ISO CARDS-500	*	3,190.00	
				CURRENT DEMANDS ELECTRICAL &			3,190.00 000232
6/18/25	00008	6/01/25 181	202506 320-53800-12000	FIELD MANAGEMENT-JUN25	*	1,378.17	
		6/01/25 181	202506 310-51300-42500	STAPLES-PRINT OUT FOR BOS	*	25.33	
		6/01/25 182	202506 310-51300-34000	MANAGEMENT FEES-JUN25	*	3,541.67	
		6/01/25 182	202506 310-51300-35200	WEBSITE MANAGEMENT-JUN25	*	105.00	

EDEN EDEN HILLS ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/01/25 182	202506 310-51300-35100	INFORMATION TECH-JUN25	*	157.50	
		6/01/25 182	202506 310-51300-31300	DISSEMINATION SVCS-JUN25	*	612.50	
		6/01/25 182	202506 330-57200-48300	AMENITY ACCESS MGMT-JUN25	*	1,250.00	
		6/01/25 182	202506 310-51300-51000	OFFICE SUPPLIES	*	.54	
		6/01/25 182	202506 310-51300-42000	POSTAGE	*	12.47	
GOVERNMENTAL MANAGEMENT SERVICES-CF							7,083.18 000233
6/18/25 00044	6/01/25 27640	202506 330-57200-48500	POOL MAINTENANCE-JUN25		*	3,380.00	
MCDONNELL CORPORATION DBA RESORT							3,380.00 000234
6/18/25 00024	6/01/24 18233	202506 320-53800-46200	LANDSCAPE MAINT-JUN25		*	12,360.00	
	5/23/25 18075	202505 320-53800-47300	RPLCD CLOCK IN PHASE 1		*	5,210.65	
	5/29/25 18171	202505 320-53800-46300	PINE BARK MULCH		*	8,700.00	
PRINCE & SONS, INC.							26,270.65 000235
6/24/25 00039	6/16/25 12506	202505 310-51300-31500	ATTORNEY SVCS-MAY25		*	670.50	
KILINSKI VAN WYK PLLC							670.50 000236
TOTAL FOR BANK B						156,360.52	
TOTAL FOR REGISTER						156,360.52	

SECTION 2

Eden Hills
Community Development District

Unaudited Financial Reporting
May 31, 2025



Table of Contents

1	<hr/> Balance Sheet
2-3	<hr/> General Fund
4	<hr/> Debt Service Fund Series 2020
5	<hr/> Debt Service Fund Series 2022
6	<hr/> Capital Projects Fund Series 2020
7	<hr/> Capital Reserve Fund
8-9	<hr/> Month to Month
10	<hr/> Long Term Debt Report
11	<hr/> Assessment Receipt Schedule

Eden Hills
Community Development District
Combined Balance Sheet
May 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash:					
Operating Account	\$ 505,646	\$ -	\$ -	\$ -	\$ 505,646
Money Market Account	\$ -	\$ -	\$ -	\$ 38,910	\$ 38,910
Investments:					
Series 2020:					
Reserve	\$ -	\$ 86,038	\$ -	\$ -	\$ 86,038
Revenue	\$ -	\$ 95,112	\$ -	\$ -	\$ 95,112
Series 2022:					
Reserve	\$ -	\$ 301,342	\$ -	\$ -	\$ 301,342
Revenue	\$ -	\$ 304,504	\$ -	\$ -	\$ 304,504
Prepayment	\$ -	\$ 1,839	\$ -	\$ -	\$ 1,839
Due from General Fund	\$ -	\$ 1,329	\$ -	\$ -	\$ 1,329
Prepaid Expenses	\$ 6,948	\$ -	\$ -	\$ -	\$ 6,948
Total Assets	\$ 512,594	\$ 790,163	\$ -	\$ 38,910	\$ 1,341,667
Liabilities:					
Accounts Payable	\$ 22,996	\$ -	\$ -	\$ -	\$ 22,996
Due to Debt Service	\$ 1,329	\$ -	\$ -	\$ -	\$ 1,329
Total Liabilities	\$ 24,324	\$ -	\$ -	\$ -	\$ 24,324
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 6,948	\$ -	\$ -	\$ -	\$ 6,948
Restricted for:					
Debt Service - Series 2020	\$ -	\$ 181,444	\$ -	\$ -	\$ 181,444
Debt Service - Series 2022	\$ -	\$ 608,719	\$ -	\$ -	\$ 608,719
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 38,910	\$ 38,910
Unassigned	\$ 481,322	\$ -	\$ -	\$ -	\$ 481,322
Total Fund Balances	\$ 488,270	\$ 790,163	\$ -	\$ 38,910	\$ 1,317,342
Total Liabilities & Fund Balance	\$ 512,594	\$ 790,163	\$ -	\$ 38,910	\$ 1,341,666

Eden Hills
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 615,519	\$ 615,519	\$ 614,543	\$ (977)
Assessments - Direct Bill	\$ 40,000	\$ 40,000	\$ 30,000	\$ (10,000)
Developer Contributions	\$ 97,297	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ 1,030	\$ 1,030
Total Revenues	\$ 752,817	\$ 655,519	\$ 645,573	\$ (9,947)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 8,000	\$ 1,400	\$ 6,600
Employer FICA Fees	\$ -	\$ -	\$ 107	\$ (107)
Engineering	\$ 15,000	\$ 10,000	\$ 2,198	\$ 7,803
Attorney	\$ 25,000	\$ 16,667	\$ 6,479	\$ 10,188
Annual Audit	\$ 5,000	\$ 2,975	\$ 2,975	\$ -
Assessment Administration	\$ 6,825	\$ 6,825	\$ 6,825	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,350	\$ 4,900	\$ 4,900	\$ -
Trustee Fees	\$ 12,861	\$ 8,081	\$ 8,081	\$ -
Management Fees	\$ 42,500	\$ 28,333	\$ 28,333	\$ -
Information Technology	\$ 1,890	\$ 1,260	\$ 1,260	\$ -
Website Technology	\$ 1,260	\$ 840	\$ 840	\$ -
Postage & Delivery	\$ 893	\$ 595	\$ 654	\$ (59)
Insurance	\$ 6,622	\$ 6,622	\$ 6,161	\$ 461
Copies	\$ 500	\$ 333	\$ 11	\$ 323
Legal Advertising	\$ 7,500	\$ 5,000	\$ 714	\$ 4,286
Other Current Charges	\$ 1,200	\$ 800	\$ 880	\$ (80)
Office Supplies	\$ 500	\$ 333	\$ 14	\$ 320
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 148,426	\$ 102,190	\$ 72,456	\$ 29,734

Eden Hills
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 22,500	\$ 22,500	\$ 20,235	\$ 2,265
Field Management	\$ 16,538	\$ 11,025	\$ 11,025	\$ (0)
Landscape Maintenance	\$ 188,000	\$ 125,333	\$ 97,442	\$ 27,891
Landscape Replacement	\$ 25,000	\$ 16,667	\$ 11,383	\$ 5,284
Lake Maintenance	\$ 7,500	\$ 5,000	\$ 3,200	\$ 1,800
Streetlights	\$ 75,713	\$ 50,475	\$ 50,407	\$ 68
Electric	\$ 6,000	\$ 4,000	\$ 2,883	\$ 1,117
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Irrigation Repairs	\$ 7,500	\$ 5,000	\$ 6,961	\$ (1,961)
General Repairs & Maintenance	\$ 17,500	\$ 11,667	\$ 1,897	\$ 9,770
Contingency	\$ 7,500	\$ 5,000	\$ 12,974	\$ (7,974)
Subtotal Field Expenditures	\$ 376,250	\$ 258,334	\$ 218,408	\$ 39,926
Amenity Expenditures				
Amenity - Electric	\$ 24,951	\$ 16,634	\$ 10,541	\$ 6,092
Amenity - Water	\$ 11,000	\$ 7,333	\$ 5,955	\$ 1,379
Playground Lease	\$ 62,800	\$ 41,867	\$ 34,035	\$ 7,831
Internet	\$ 2,000	\$ 1,333	\$ 837	\$ 497
Pest Control	\$ 890	\$ 593	\$ 539	\$ 54
Janitorial Service	\$ 15,400	\$ 10,267	\$ 9,565	\$ 702
Security Services	\$ 33,000	\$ 22,000	\$ 26,394	\$ (4,394)
Amenity Access Management	\$ 15,000	\$ 10,000	\$ 10,000	\$ -
Pool Maintenance	\$ 40,600	\$ 27,067	\$ 27,490	\$ (423)
Amenity Repairs & Maintenance	\$ 15,000	\$ 10,000	\$ 5,466	\$ 4,534
Contingency	\$ 7,500	\$ 5,000	\$ -	\$ 5,000
Subtotal Amenity Expenditures	\$ 228,141	\$ 152,094	\$ 130,822	\$ 21,272
Total Operations & Maintenance	\$ 604,391	\$ 410,427	\$ 349,229	\$ 61,198
Total Expenditures	\$ 752,817	\$ 512,617	\$ 421,685	\$ 90,932
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 223,888	
Fund Balance - Beginning	\$ -		\$ 264,382	
Fund Balance - Ending	\$ -		\$ 488,270	

Eden Hills
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 172,075	\$ 172,075	\$ 171,902	\$ (173)
Interest	\$ 4,369	\$ 4,369	\$ 5,799	\$ 1,430
Total Revenues	\$ 176,444	\$ 176,444	\$ 177,701	\$ 1,257
Expenditures:				
Interest - 11/1	\$ 54,925	\$ 54,925	\$ 54,925	\$ -
Principal - 5/1	\$ 60,000	\$ 60,000	\$ 60,000	\$ -
Interest - 5/1	\$ 54,925	\$ 54,925	\$ 54,925	\$ -
Total Expenditures	\$ 169,850	\$ 169,850	\$ 169,850	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,594		\$ 7,851	
Fund Balance - Beginning	\$ 86,219		\$ 173,594	
Fund Balance - Ending	\$ 92,813		\$ 181,444	

Eden Hills
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 604,294	\$ 604,294	\$ 602,330	\$ (1,964)
Interest	\$ 21,921	\$ 19,681	\$ 19,681	\$ -
Total Revenues	\$ 626,215	\$ 623,975	\$ 622,012	\$ (1,964)
Expenditures:				
Interest - 11/1	\$ 199,419	\$ 199,419	\$ 199,419	\$ -
Principal - 5/1	\$ 205,000	\$ 205,000	\$ 205,000	\$ -
Interest - 5/1	\$ 199,419	\$ 199,419	\$ 199,419	\$ -
Total Expenditures	\$ 603,838	\$ 603,838	\$ 603,838	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 22,377		\$ 18,174	
Fund Balance - Beginning	\$ 288,680		\$ 590,545	
Fund Balance - Ending	\$ 311,057		\$ 608,719	

Eden Hills
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Revenues</u>				
Developer Contributions	\$ -	\$ -	\$ 66	\$ 66
Total Revenues	\$ -	\$ -	\$ 66	\$ 66
<u>Expenditures:</u>				
Miscellaneous Expense	\$ -	\$ -	\$ 304	\$ (304)
Total Expenditures	\$ -	\$ -	\$ 304	\$ (304)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (238)	
Fund Balance - Beginning	\$ -		\$ 238	
Fund Balance - Ending	\$ -		\$ -	

Eden Hills

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 994	\$ 994
Total Revenues	\$ -	\$ -	\$ 994	\$ 994
Expenditures:				
Capital Outlay	\$ 25,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 25,000	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (25,000)		\$ 994	
Fund Balance - Beginning	\$ 37,800		\$ 37,915	
Fund Balance - Ending	\$ 12,800		\$ 38,910	

Eden Hills
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 69,084	\$ 518,254	\$ 13,551	\$ 7,231	\$ -	\$ 5,388	\$ 1,035	\$ -	\$ -	\$ -	\$ -	\$ 614,543
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Other Income	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,030
Total Revenues	\$ -	\$ 69,084	\$ 518,254	\$ 33,551	\$ 8,231	\$ -	\$ 15,418	\$ 1,035	\$ -	\$ -	\$ -	\$ -	\$ 645,573
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 1,400
Employer FICA Fees	\$ -	\$ -	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ 107
Engineering	\$ 720	\$ 540	\$ -	\$ 58	\$ -	\$ -	\$ 880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,198
Attorney	\$ 345	\$ 746	\$ 693	\$ 1,742	\$ 300	\$ 457	\$ 1,527	\$ 671	\$ -	\$ -	\$ -	\$ -	\$ 6,479
Annual Audit	\$ -	\$ -	\$ 2,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,975
Assessment Administration	\$ 6,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,825
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 613	\$ 613	\$ 613	\$ 613	\$ 613	\$ 613	\$ 613	\$ 613	\$ -	\$ -	\$ -	\$ -	\$ 4,900
Trustee Fees	\$ 2,694	\$ -	\$ 3,367	\$ -	\$ -	\$ -	\$ 2,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,081
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ 28,333
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ 1,260
Website Technology	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ 840
Postage & Delivery	\$ 35	\$ 48	\$ 14	\$ 235	\$ 97	\$ 73	\$ 31	\$ 121	\$ -	\$ -	\$ -	\$ -	\$ 654
Insurance	\$ 6,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,161
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11
Legal Advertising	\$ 388	\$ -	\$ 326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 714
Other Current Charges	\$ 106	\$ 106	\$ 107	\$ 106	\$ 111	\$ 121	\$ 111	\$ 111	\$ -	\$ -	\$ -	\$ -	\$ 880
Office Supplies	\$ 3	\$ 1	\$ 1	\$ 1	\$ 3	\$ 1	\$ 1	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ 14
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 21,869	\$ 5,857	\$ 11,899	\$ 6,558	\$ 5,573	\$ 5,529	\$ 8,987	\$ 6,184	\$ -	\$ -	\$ -	\$ -	\$ 72,456

Eden Hills
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ 20,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,235
Field Management	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ -	\$ -	\$ -	\$ -	11,025
Landscape Maintenance	\$ 11,881	\$ 11,881	\$ 11,881	\$ 12,360	\$ 12,360	\$ 12,360	\$ 12,360	\$ 12,360	\$ -	\$ -	\$ -	\$ -	97,442
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 2,175	\$ -	\$ 508	\$ 8,700	\$ -	\$ -	\$ -	\$ -	11,383
Lake Maintenance	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ -	3,200
Streetlights	\$ 6,338	\$ 6,338	\$ 6,338	\$ 6,338	\$ 6,248	\$ 6,248	\$ 6,280	\$ 6,280	\$ -	\$ -	\$ -	\$ -	50,407
Electric	\$ 461	\$ 379	\$ 443	\$ 566	\$ 535	\$ 378	\$ (439)	\$ 561	\$ -	\$ -	\$ -	\$ -	2,883
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ 236	\$ 196	\$ 258	\$ 230	\$ 729	\$ 101	\$ 5,211	\$ -	\$ -	\$ -	\$ -	6,961
General Repairs & Maintenance	\$ -	\$ 1,102	\$ 795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,897
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,974	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,974
Subtotal Field Expenditures	\$ 40,693	\$ 21,713	\$ 21,431	\$ 21,300	\$ 23,327	\$ 34,468	\$ 20,587	\$ 34,890	\$ -	\$ -	\$ -	\$ -	218,408
Amenity Expenditures													
Amenity - Electric	\$ 1,255	\$ 1,119	\$ 1,295	\$ 1,427	\$ 1,623	\$ 635	\$ 1,581	\$ 1,607	\$ -	\$ -	\$ -	\$ -	10,541
Amenity - Water	\$ 637	\$ 646	\$ 745	\$ 712	\$ 775	\$ 782	\$ 728	\$ 929	\$ -	\$ -	\$ -	\$ -	5,955
Playground Lease	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ -	\$ -	\$ -	\$ -	34,035
Internet	\$ 100	\$ 97	\$ 100	\$ 100	\$ 100	\$ 100	\$ 120	\$ 120	\$ -	\$ -	\$ -	\$ -	837
Pest Control	\$ -	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	539
Janitorial Service	\$ 1,160	\$ 1,150	\$ 1,180	\$ 1,180	\$ 1,160	\$ 1,150	\$ 1,150	\$ 1,435	\$ -	\$ -	\$ -	\$ -	9,565
Security Services	\$ 2,394	\$ 2,733	\$ 3,020	\$ 2,501	\$ 2,501	\$ 4,240	\$ 2,501	\$ 6,503	\$ -	\$ -	\$ -	\$ -	26,394
Amenity Access Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	10,000
Pool Maintenance	\$ 3,450	\$ 3,000	\$ 3,000	\$ 4,520	\$ 3,380	\$ 3,380	\$ 3,380	\$ 3,380	\$ -	\$ -	\$ -	\$ -	27,490
Amenity Repairs & Maintenance	\$ 2,009	\$ -	\$ 2,200	\$ 765	\$ 332	\$ 160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,466
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 16,510	\$ 14,326	\$ 17,123	\$ 16,786	\$ 15,453	\$ 16,028	\$ 15,042	\$ 19,555	\$ -	\$ -	\$ -	\$ -	130,822
Total Operations & Maintenance	\$ 57,202	\$ 36,039	\$ 38,554	\$ 38,086	\$ 38,779	\$ 50,496	\$ 35,629	\$ 54,444	\$ -	\$ -	\$ -	\$ -	349,229
Total Expenditures	\$ 79,071	\$ 41,896	\$ 50,452	\$ 44,644	\$ 44,353	\$ 56,025	\$ 44,617	\$ 60,628	\$ -	\$ -	\$ -	\$ -	421,685
Excess (Deficiency) of Revenues over Expenditures	\$ (79,071)	\$ 27,189	\$ 467,801	\$ (11,093)	\$ (36,122)	\$ (56,025)	\$ (29,199)	\$ (59,593)	\$ -	\$ -	\$ -	\$ -	223,888
Net Change in Fund Balance	\$ (79,071)	\$ 27,189	\$ 467,801	\$ (11,093)	\$ (36,122)	\$ (56,025)	\$ (29,199)	\$ (59,593)	\$ -	\$ -	\$ -	\$ -	223,888

Eden Hills

Community Development District

Long Term Debt Report

Series 2020, Special Assessment Revenue Bonds		
Interest Rate:	2.750%, 3.300%, 3.850%, 4.125%	
Maturity Date:	5/1/2051	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$86,038	
Reserve Fund Balance	\$86,038	
Bonds Outstanding - 11/24/20		\$2,950,000
Less: Principal Payment - 5/1/22		(\$55,000)
Less: Principal Payment - 5/1/23		(\$55,000)
Less: Principal Payment - 5/1/24		(\$60,000)
Less: Principal Payment - 5/1/25		(\$60,000)
Current Bonds Outstanding		\$2,720,000

Series 2022, Special Assessment Revenue Bonds		
Interest Rate:	3.250%, 3.625%, 4.000%, 4.125%	
Maturity Date:	5/1/2052	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$301,342	
Reserve Fund Balance	\$301,342	
Bonds Outstanding - 03/11/22		\$10,465,000
Less: Principal Payment - 5/1/23		(\$195,000)
Less: Special Call - 8/1/23		(\$20,000)
Less: Principal Payment - 5/1/24		(\$200,000)
Less: Principal Payment - 5/1/25		(\$205,000)
Current Bonds Outstanding		\$9,845,000

Eden Hills
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments	\$ 661,847.42	\$	185,133.92	\$	648,695.26	\$ 1,495,676.60
Net Assessments	\$ 615,518.10	\$	172,174.55	\$	603,286.59	\$ 1,390,979.24

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	44%	12%	43%	100%
							General Fund	2020 Debt Service	2022 Debt Service	Total
11/19/24	11/1-11/7/24	\$12,674.15	(\$506.97)	(\$243.34)	\$0.00	\$11,923.84	\$5,276.38	\$1,475.93	\$5,171.53	\$11,923.84
11/26/24	11/8-11/15/24	\$153,269.95	(\$6,130.60)	(\$2,942.79)	\$0.00	\$144,196.56	\$63,807.99	\$17,848.56	\$62,540.01	\$144,196.56
12/6/24	11/16-11/26/24	\$215,478.88	(\$8,618.70)	(\$4,137.20)	\$0.00	\$202,722.98	\$89,706.35	\$25,092.92	\$87,923.71	\$202,722.98
12/20/24	11/27-11/30/25	\$889,183.44	(\$35,566.52)	(\$17,072.34)	\$0.00	\$836,544.58	\$370,176.86	\$103,546.97	\$362,820.75	\$836,544.58
12/27/24	12/1-12/15/26	\$155,976.66	(\$6,113.66)	(\$2,997.26)	\$0.00	\$146,865.74	\$64,989.12	\$18,178.95	\$63,697.67	\$146,865.74
12/31/24	1% Fee Adj	(\$14,956.76)	\$0.00	\$0.00	\$0.00	(\$14,956.76)	(\$6,618.47)	(\$1,851.34)	(\$6,486.95)	(\$14,956.76)
1/10/25	12/16-12/31/24	\$32,213.54	(\$966.43)	(\$624.94)	\$0.00	\$30,622.17	\$13,550.53	\$3,790.39	\$13,281.25	\$30,622.17
2/3/25	10/1-12/31/24	\$0.00	\$0.00	\$0.00	\$2,121.59	\$2,121.59	\$938.82	\$262.61	\$920.16	\$2,121.59
2/10/25	1/1-1/31/25	\$14,805.76	(\$296.13)	(\$290.19)	\$0.00	\$14,219.44	\$6,292.21	\$1,760.07	\$6,167.16	\$14,219.44
4/11/25	3/1-3/31/25	\$12,378.45	\$0.00	(\$247.57)	\$0.00	\$12,130.88	\$5,368.00	\$1,501.55	\$5,261.33	\$12,130.88
4/30/25	1/1-3/31/25	\$0.00	\$0.00	\$0.00	\$44.27	\$44.27	\$19.59	\$5.48	\$19.20	\$44.27
5/9/25	4/1-4/30/25	\$2,386.98	\$0.00	(\$47.74)	\$0.00	\$2,339.24	\$1,035.13	\$289.55	\$1,014.56	\$2,339.24
Total		\$ 1,473,411.05	\$ (58,199.01)	\$ (28,603.37)	\$ 2,165.86	\$ 1,388,774.53	\$ 614,542.51	\$ 171,901.64	\$ 602,330.38	\$ 1,388,774.53

99.84%	Net Percent Collected
\$ 2,204.71	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Lucerne Park Investment, LLC			Net Assessments		\$ 40,000.00	\$ 40,000.00
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	
3/27/25	2/1/25	2329	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	
	5/1/25		\$ 10,000.00			
			\$ 40,000.00	\$ 30,000.00	\$ 30,000.00	

SECTION 3



April 22, 2025

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

RE: Eden Hills Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **638** voters within the Eden Hills Community Development District. This number of registered voters in said District is as of **April 15, 2025**.

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

Sincerely,

A handwritten signature in black ink that reads "Melony M. Bell".

Melony M. Bell
Supervisor of Elections
Polk County, Florida

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

PolkElections.gov

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