

Eden Hills
Community Development District

Meeting Agenda

April 8, 2026

AGENDA

Eden Hills
Community Development District
Meeting Agenda

Wednesday
April 08, 2026
5:00 PM

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

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Approval of Minutes of the December 10, 2025 Board of Supervisors Meeting
4. Organizational Matters
 - A. Acceptance of Resignation of Kristin Cassidy
 - B. Appointment of Individual to Fill Board Vacancy in Seat #1, Exp. 11/2026
 - C. Administration of Oath to Newly Appointed Individual
 - D. Consideration of Resolution 2026-08 Appointing an Assistant Secretary
5. Consideration of Resolution 2026-05 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing to Adopt
 - A. Option A
 - B. Option B
6. Consideration of Resolution 2026-06 Relating to General Election Qualifying Period and Procedures
7. Consideration of Resolution 2026-07 Setting a Public Hearing to Adopt Amended Amenity Policies
8. Presentation of Arbitrage Report – Series 2022
9. Ratification of Data Sharing and Usage Agreement
10. Ratification of Contract Agreement with Polk County Property Appraiser
11. Ratification of Hog Removal Agreement with Swine Solutions LLC
12. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager’s Report
 - i. Consideration of Prince & Sons Landscape Maintenance Increase
 - ii. Consideration of Aquatic Weed Management Aquatic Maintenance Increase
 - D. District Manager’s Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statements
 - iii. Ratification of Funding Requests 3 & 4
13. Other Business
14. Supervisors Requests and Audience Comments
15. 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 on Wednesday, **December 10, 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 Shockley	Chairperson
Jessica Spencer	Vice Chairperson
Lindsey Roden	Assistant Secretary
Emily Hazelrig <i>joined late</i>	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Chace Arrington <i>by Zoom</i>	District Engineer
Marshall Tindall	GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period.

Resident (Joseph Lorenzo) asked about the Secretary and Treasurer not having to be residents of Eden Hills. Ms. Adams explained that they would address this resident's question when they review the Rules of Procedure item. Resident also commented about his concern regarding the replacement of sod without having a solution to the sod problem itself. Ms. Adams

responded that they will be addressing the engineer’s inspection report as well as the proposal from Prince for sod replacement during that agenda item.

Resident (Jasmine Felix) commented that she hosts events for creatives who tackle mental health. She noted it is completely free to attend. She requested hosting monthly events on CDD property. Another resident elaborated on Resident Felix’s comment. He stated that he suggested Resident Felix come to the CDD to get the HOA out of entering into agreements with the CDD to have events at the community. He noted that these agreements that taxing Districts make with HOAs eventually become a convoluted mess. He added that people already don’t understand who is responsible for what entity within their community. He recommended that the HOA should do what the HOA does, which is govern the aesthetics in their community. And the CDD should do what the CDD does on the property the CDD owns, which is manage the pool, the parking lots, and the amenities.

**Supervisor Hazelrig joined the meeting at this time.*

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 8, 2025 Board of Supervisors Meeting

Ms. Adams presented the minutes from the October 8, 2025, Board of Supervisors meeting and asked for any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Approval of the Minutes of the October 8, 2025, Board of Supervisors Meeting were approved.

FOURTH ORDER OF BUSINESS

Public Hearing to Amend Rules of Procedure

Ms. Adams asked to open the public hearing.

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

A. Consideration of Resolution 2026-04 Adopting Amended Rules of Procedure

Ms. Adams presented Resolution 2026-04. She stated that Ms. Hancock’s firm prepared the form of resolution as well as the amended Rules of Procedure.

Ms. Hancock explained that they were amending the Rules of Procedure because during the 2025 legislative session, the legislature adopted a few statutory changes that required them to go through and change their rules of procedure at all of their Districts. She explained that they took this opportunity to implement all the legislative changes that were required as well as administrative clean-up to make sure everything is matching actual business practices of 2025. She reviewed the highlights of the changes. She also addressed the resident’s question regarding the Secretary and Treasurer not having to be Board members. She explained that normally it is District staff that is the Secretary and Treasurer. She asked for any questions or comments from the Board.

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

On MOTION by Ms. Spencer, seconded by Ms. Hazelrig, with all in favor, Resolution 2026-04 Adopting Amended Rules of Procedure, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resident Request to Host Monthly Events on CDD Property

Ms. Adams stated Jill Burns has been in communication with a resident who lives within the Eden Hills CDD boundary. She explained that as the resident discussed in her narrative presented to the Board, she approached the HOA and the HOA directed her to come to the CDD. Ms. Adams explained that there is an ongoing agreement with the HOA to hold special events. She noted that from time to time, there are entities or organizations that approach the CDD and request to hold events. She stated that in such case, District Counsel often recommends there is a specific license agreement, either for a one-time event or if more than one event is approved by the Board by a way of backup. She noted that for Board discussion, there is a portion of the email correspondence on page 82 that summarizes the nature of the events. Resident Felix, who is requesting these monthly events, responded that she has an LLC. There was a question on if the vendors that come to the events sell their materials. The response was that some vendors sell, and some provide an activity or workshop. Resident Felix stated the events are completely free to attend. Access to restrooms for guests was discussed. After discussion, the Board stated that these requested events are a great idea.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Resident Request to Host Monthly Events on CDD Property, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Agreement for Hog Removal with Swine Solutions

Ms. Adams stated since this item was a time sensitive animal control issue, an agreement was signed by the Chair.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Agreement for Hog Removal with Swine Solutions, was ratified.

SEVENTH ORDER OF BUSINESS

Review of Inspection Report from District Engineer

Ms. Adams presented the inspection report from District Engineer, Mr. Arrington. Mr. Arrington provided a brief summary of the inspection report.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock reminded the Board to do their ethic’s training by the end of the year.

B. Engineer

Mr. Arrington had nothing further to report but was happy to answer any questions.

C. Field Manager’s Report

i. Consideration of Proposal from Prince & Sons – ADDED

Mr. Tindall presented the field manager’s report. He discussed the completed items which included solar entry lights installed per approved proposal, general light maintenance was done to Phase 1 entrance lights as part of routine seasonal inspections: added risers, adjusted angles, and inspected essential components, removed general trash and litter from a handful of areas around the District, and playgrounds received routine cleaning. He discussed the contracted services which included overall site maintenance is satisfactory, turf is mowed, and beds are detailed, following off season, mowing visits decreased for fall and winter in line with turf dormancy, some turf areas are being assessed for repairs, and pond treatments are sufficient to keep pond vegetation

under control. He also discussed the in progress items which included a damaged playground was identified and a report filed. He noted that replacement parts have been ordered and repairs to the plastic climbing wall will be completed once materials arrive. Other in progress items Mr. Tindall discussed are that the playground was posted closed and caution tape was added in the interim, amenity chaise lounges and chairs will be re-slung in batches to prepare for spring, and some rip rap is being coordinated for mitered ends in accordance with engineer's report.

Mr. Tindall discussed the sod replacement and erosion areas noted in the Engineer's report. He presented a proposal for turf and sod replacement from Prince & Sons for Board consideration. The total amount is \$9,740 for all the areas presented.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Proposal from Prince & Sons, was approved.

Mr. Tindall noted that there is an area in Phase 1 that he is working with Mr. Arrington on to get a full scope and to set up an informal RFP to see if it's more practical for a maintenance team to establish a concrete barrier along the sidewalk. He pointed out that this was on page 99 of the agenda package for reference. It was suggested to add caution tape around this area of concern to be safe.

D. District Manager's Report

i. Approval of the Check Register

Ms. Adams presented the check register. She offered to take questions on any of the invoices.

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

ii. Balance and Income Statement

Ms. Adams noted that the financial statements were included in the package for review, for informational purposes. She asked if there were any questions; she would be happy to answer. No action is necessary from the Board.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

**Supervisors' Requests and Audience
Comments**

Resident asked if they have an aquatic provider for the lakes. He noted the weeds on the lakes are over 12 feet tall in certain areas obstructing residents view to the lake. He cautioned that the Board needs to have a plan in place to address this issue. He also thanked the Board and staff for addressing other issues within the community.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Adams asked for a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

SECTION A

From: Monica Virgen mvirgen@gmscfl.com
Subject: Fwd: Resignation from Eden Hills
Date: April 7, 2026 at 10:44 AM
To:



From: Kristin Cassidy <Kristin@cassidylanddev.com>
Subject: Resignation from Eden Hills
Date: April 7, 2026 at 10:20:23 AM EDT
To: Jillian Burns <jburns@gmscfl.com>

Jill,

I am writing to formally resign from my position on the Eden Hill's CDD Board, effective immediately.

Thank you,

Kristin Cassidy
Cassidy Land Development
346 E Central Ave
Winter Haven, FL 33880
(863)837-0839

SECTION D

RESOLUTION 2026-08

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

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

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

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

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

Assistant Secretary _____

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

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

PASSED AND ADOPTED this 7th day of April 2026

ATTEST:

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION 5

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and 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, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

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

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

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

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the “**District’s Office**,” Governmental Management Services Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

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

DATE: July 8, 2026
HOUR: 5:00 p.m.
LOCATION: Lake Alfred Public Library
245 N Seminole Avenue
Lake Alfred, Florida 33850

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

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

5. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed by Florida law.

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

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

PASSED AND ADOPTED THIS 8TH DAY OF APRIL 2026.

ATTEST:

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Option A

Eden Hills
Community Development District

Proposed Budget
FY2027



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Eden Hills
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	\$ 615,519	\$ 603,656	\$ 11,864	\$ 615,519	\$ 615,519
Assessments - Direct Bill	\$ 67,623	\$ 33,811	\$ 33,811	\$ 67,623	\$ 318,081
Interest	\$ -	\$ 2,207	\$ 2,649	\$ 4,856	\$ -
Total Revenues	\$ 683,142	\$ 639,674	\$ 48,324	\$ 687,999	\$ 933,601

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 1,800	\$ 3,400	\$ 5,200	\$ 12,000
Employer FICA Fees	\$ 918	\$ 138	\$ 260	\$ 398	\$ 918
Engineering	\$ 15,000	\$ 6,375	\$ 4,500	\$ 10,875	\$ 15,000
Attorney	\$ 18,158	\$ 8,803	\$ 9,355	\$ 18,158	\$ 18,158
Annual Audit	\$ 5,000	\$ -	\$ 3,250	\$ 3,250	\$ 5,000
Assessment Administration	\$ 7,030	\$ 7,030	\$ -	\$ 7,030	\$ 7,382
Arbitrage	\$ 1,350	\$ -	\$ 900	\$ 900	\$ 1,350
Dissemination	\$ 7,571	\$ 3,155	\$ 4,416	\$ 7,571	\$ 7,950
Trustee Fees	\$ 14,148	\$ 6,398	\$ 7,750	\$ 14,148	\$ 14,148
Management Fees	\$ 43,775	\$ 18,240	\$ 25,535	\$ 43,775	\$ 45,964
Information Technology	\$ 1,947	\$ 811	\$ 1,136	\$ 1,947	\$ 2,044
Website Technology	\$ 1,298	\$ 541	\$ 757	\$ 1,298	\$ 1,363
Postage & Delivery	\$ 893	\$ 356	\$ 536	\$ 893	\$ 893
Insurance	\$ 8,282	\$ 6,744	\$ -	\$ 6,744	\$ 7,183
Copies	\$ 180	\$ 74	\$ 105	\$ 179	\$ 180
Legal Advertising	\$ 3,000	\$ 1,020	\$ 1,980	\$ 3,000	\$ 3,000
Other Current Charges	\$ 1,300	\$ 89	\$ 777	\$ 866	\$ 1,300
Office Supplies	\$ 180	\$ 3	\$ 105	\$ 108	\$ 180
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 142,203	\$ 61,751	\$ 64,763	\$ 126,514	\$ 144,186

Operations & Maintenance

Field Expenditures

Property Insurance	\$ 21,854	\$ 19,507	\$ -	\$ 19,507	\$ 26,225
Field Management	\$ 17,034	\$ 7,098	\$ 9,937	\$ 17,034	\$ 17,885
Landscape Maintenance	\$ 152,780	\$ 63,150	\$ 86,520	\$ 149,670	\$ 207,500
Landscape Replacement	\$ 20,000	\$ -	\$ 11,667	\$ 11,667	\$ 33,500
Lake Maintenance	\$ 4,800	\$ 2,000	\$ 2,800	\$ 4,800	\$ 4,980
Streetlights	\$ 82,420	\$ 31,442	\$ 44,019	\$ 75,461	\$ 110,000
Electric	\$ 6,292	\$ 5,530	\$ 1,190	\$ 6,720	\$ 8,300
Sidewalk & Asphalt Maintenance	\$ 2,000	\$ -	\$ 1,167	\$ 1,167	\$ 2,000
Irrigation Repairs	\$ 5,000	\$ 1,136	\$ 2,917	\$ 4,052	\$ 10,000
General Repairs & Maintenance	\$ 10,000	\$ 8,082	\$ 5,833	\$ 13,915	\$ 30,000
No Mowing Signage - Riparian Area	\$ -	\$ -	\$ -	\$ -	\$ 28,400
Contingency	\$ 6,417	\$ 2,372	\$ 4,045	\$ 6,417	\$ 7,500
Subtotal Field Expenditures	\$ 328,596	\$ 140,316	\$ 170,094	\$ 310,410	\$ 486,290

Eden Hills
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Amenity Expenditures					
Amenity - Electric	\$ 20,000	\$ 8,540	\$ 11,956	\$ 20,497	\$ 22,546
Amenity - Water	\$ 10,000	\$ 3,062	\$ 4,287	\$ 7,349	\$ 10,000
Playground & Equipment Lease	\$ 51,053	\$ 21,272	\$ 29,781	\$ 51,053	\$ 75,053
Internet	\$ 2,000	\$ 600	\$ 840	\$ 1,440	\$ 2,000
Pest Control	\$ 2,680	\$ 308	\$ 539	\$ 847	\$ 2,911
Janitorial Service	\$ 21,400	\$ 6,470	\$ 9,100	\$ 15,570	\$ 28,800
Security Services	\$ 33,000	\$ 10,903	\$ 19,250	\$ 30,153	\$ 33,000
Amenity Management	\$ 15,450	\$ 6,438	\$ 9,013	\$ 15,450	\$ 16,223
Pool Maintenance	\$ 41,760	\$ 17,100	\$ 24,360	\$ 41,460	\$ 43,020
Amenity Repairs & Maintenance	\$ 10,000	\$ 10,534	\$ 5,833	\$ 16,367	\$ 15,000
Amenity Enhancements	\$ -	\$ -	\$ -	\$ -	\$ 37,071
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Contingency	\$ 5,000	\$ -	\$ 2,917	\$ 2,917	\$ 7,500
Subtotal Amenity Expenditures	\$ 212,343	\$ 85,227	\$ 117,876	\$ 203,102	\$ 303,124
Total Operations & Maintenance	\$ 540,939	\$ 225,543	\$ 287,969	\$ 513,512	\$ 789,414
Total Expenditures	\$ 683,142	\$ 287,294	\$ 352,732	\$ 640,026	\$ 933,601
Excess Revenues/(Expenditures)	\$ -	\$ 352,380	\$ (304,407)	\$ 47,973	\$ -

Net Assessments	\$933,601
Add: Discounts & Collections 7%	\$70,271
Gross Assessments	\$1,003,872

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Platted	611	\$615,519.49	\$1,007.40	\$1,083.22
Developed - Direct	306	\$308,263.44	\$1,007.40	\$1,083.22
Unplatted Future Phases	67	\$9,817.57	\$146.53	\$157.56
	984	\$933,600.50		

Product	FY2027	FY2026	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.

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.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

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 DiBartolomeo, McBee, Hartley & Barnes, PA 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 Prince & Sons, Inc. 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 streetlights 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.

Sidewalk & Asphalt Maintenance

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

Eden Hills

Community Development District

General Fund Budget

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.

No Mowing Signage - Riparian Area

Represents the estimated cost of installing and maintaining signage in designated riparian areas to indicate no-mowing zones and support environmental protection efforts.

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 has entered into a leasing agreement for playgrounds equipment installed in the community.

Internet

Represents ongoing internet service provided for the District's existing Amenity Center.

Pest Control

Represents routine pest control services for the District's amenity facilities to maintain a clean and safe environment.

Janitorial Services

Represents ongoing janitorial services and related supplies necessary for the upkeep of the District's amenity facilities.

Security Services

Represents the cost of contracted security services and maintenance of existing security systems for the District's amenity facilities.

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 ongoing costs associated with regular cleaning, chemical treatments, and general maintenance of the District's pool.

Amenity Repairs & Maintenance

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

Amenity Enhancements

Represents the estimated cost of improvements and upgrades to the District's amenities, including additions, replacements, and enhancements to maintain and improve functionality and appearance.

Holiday Lighting

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

Contingency

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

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

Description	Adopted Budget FY2026	Actual Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	\$ 172,075	\$ 168,856	\$ 3,219	\$ 172,075	\$ 172,075
Interest Income	\$ 4,349	\$ 2,524	\$ 3,029	\$ 5,552	\$ 2,776
Carry Forward Surplus	\$ 98,480	\$ 99,192	\$ -	\$ 99,192	\$ 108,620
Total Revenues	\$ 274,904	\$ 270,572	\$ 6,247	\$ 276,820	\$ 283,471
Expenses					
Interest - 11/1	\$ 54,100	\$ 54,100	\$ -	\$ 54,100	\$ 53,125
Principal - 5/1	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 65,000
Interest - 5/1	\$ 54,100	\$ -	\$ 54,100	\$ 54,100	\$ 53,125
Total Expenditures	\$ 168,200	\$ 54,100	\$ 114,100	\$ 168,200	\$ 171,250
Excess Revenues/(Expenditures)	\$ 106,704	\$ 216,472	\$ (107,853)	\$ 108,620	\$ 112,221

Interest Expense 11/1/27	\$ 52,069
Total	\$ 52,069

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
11/01/26	\$ 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
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
		\$ 2,660,000.00	\$ 1,634,725.00	\$ 4,408,825.00

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

Description	Adopted Budget FY2026	Actual Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 604,294	\$ 591,660	\$ 12,634	\$ 604,294	\$ 604,294
Interest Income	\$ 14,761	\$ 8,376	\$ 10,052	\$ 18,428	\$ 9,214
Carry Forward Surplus	\$ 319,181	\$ 320,283	\$ -	\$ 320,283	\$ 340,830
Total Revenues	\$ 938,236	\$ 920,319	\$ 22,686	\$ 943,005	\$ 954,338
Expenses					
Interest - 11/1	\$ 196,088	\$ 196,088	\$ -	\$ 196,088	\$ 192,675
Principal - 5/1	\$ 210,000	\$ -	\$ 210,000	\$ 210,000	\$ 220,000
Interest - 5/1	\$ 196,088	\$ -	\$ 196,088	\$ 196,088	\$ 192,675
Total Expenditures	\$ 602,175	\$ 196,088	\$ 406,088	\$ 602,175	\$ 605,350
Excess Revenues/(Expenditures)	\$ 336,061	\$ 724,232	\$ (383,402)	\$ 340,830	\$ 348,988

Interest Expense 11/1/27	\$ 189,100
Total	\$ 189,100

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
11/01/26	\$ 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
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
		\$ 9,635,000.00	\$ 6,173,056.25	\$ 16,214,143.75

Eden Hills
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2026	Actual Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Interest Income	\$ 746	\$ 547	\$ 657	\$ 1,204	\$ 602
Carry Forward Surplus	\$ 14,407	\$ 39,396	\$ -	\$ 39,396	\$ 40,600
Total Revenues	\$ 15,152	\$ 39,943	\$ 657	\$ 40,600	\$ 41,201
Expenses					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ 15,152	\$ 39,943	\$ 657	\$ 40,600	\$ 41,201

Option B

Eden Hills
Community Development District

Proposed Budget
FY2027



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Eden Hills
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	\$ 615,519	\$ 603,656	\$ 11,864	\$ 615,519	\$ 708,802
Assessments - Direct Bill	\$ 67,623	\$ 33,811	\$ 33,811	\$ 67,623	\$ 364,799
Interest	\$ -	\$ 2,207	\$ 2,649	\$ 4,856	\$ -
Total Revenues	\$ 683,142	\$ 639,674	\$ 48,324	\$ 687,999	\$ 1,073,601

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 1,800	\$ 3,400	\$ 5,200	\$ 12,000
Employer FICA Fees	\$ 918	\$ 138	\$ 260	\$ 398	\$ 918
Engineering	\$ 15,000	\$ 6,375	\$ 4,500	\$ 10,875	\$ 15,000
Attorney	\$ 18,158	\$ 8,803	\$ 9,355	\$ 18,158	\$ 18,158
Annual Audit	\$ 5,000	\$ -	\$ 3,250	\$ 3,250	\$ 5,000
Assessment Administration	\$ 7,030	\$ 7,030	\$ -	\$ 7,030	\$ 7,382
Arbitrage	\$ 1,350	\$ -	\$ 900	\$ 900	\$ 1,350
Dissemination	\$ 7,571	\$ 3,155	\$ 4,416	\$ 7,571	\$ 7,950
Trustee Fees	\$ 14,148	\$ 6,398	\$ 7,750	\$ 14,148	\$ 14,148
Management Fees	\$ 43,775	\$ 18,240	\$ 25,535	\$ 43,775	\$ 45,964
Information Technology	\$ 1,947	\$ 811	\$ 1,136	\$ 1,947	\$ 2,044
Website Technology	\$ 1,298	\$ 541	\$ 757	\$ 1,298	\$ 1,363
Postage & Delivery	\$ 893	\$ 356	\$ 536	\$ 893	\$ 893
Insurance	\$ 8,282	\$ 6,744	\$ -	\$ 6,744	\$ 7,183
Copies	\$ 180	\$ 74	\$ 105	\$ 179	\$ 180
Legal Advertising	\$ 3,000	\$ 1,020	\$ 1,980	\$ 3,000	\$ 3,000
Other Current Charges	\$ 1,300	\$ 89	\$ 777	\$ 866	\$ 1,300
Office Supplies	\$ 180	\$ 3	\$ 105	\$ 108	\$ 180
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 142,203	\$ 61,751	\$ 64,763	\$ 126,514	\$ 144,186

Operations & Maintenance

Field Expenditures

Property Insurance	\$ 21,854	\$ 19,507	\$ -	\$ 19,507	\$ 26,225
Field Management	\$ 17,034	\$ 7,098	\$ 9,937	\$ 17,034	\$ 17,885
Landscape Maintenance	\$ 152,780	\$ 63,150	\$ 86,520	\$ 149,670	\$ 207,500
Landscape Replacement	\$ 20,000	\$ -	\$ 11,667	\$ 11,667	\$ 33,500
Lake Maintenance	\$ 4,800	\$ 2,000	\$ 2,800	\$ 4,800	\$ 4,980
Streetlights	\$ 82,420	\$ 31,442	\$ 44,019	\$ 75,461	\$ 110,000
Electric	\$ 6,292	\$ 5,530	\$ 1,190	\$ 6,720	\$ 8,300
Sidewalk & Asphalt Maintenance	\$ 2,000	\$ -	\$ 1,167	\$ 1,167	\$ 2,000
Irrigation Repairs	\$ 5,000	\$ 1,136	\$ 2,917	\$ 4,052	\$ 10,000
General Repairs & Maintenance	\$ 10,000	\$ 8,082	\$ 5,833	\$ 13,915	\$ 30,000
No Mowing Signage - Riparian Area	\$ -	\$ -	\$ -	\$ -	\$ 28,400
Buffer Area Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 140,000
Contingency	\$ 6,417	\$ 2,372	\$ 4,045	\$ 6,417	\$ 7,500
Subtotal Field Expenditures	\$ 328,596	\$ 140,316	\$ 170,094	\$ 310,410	\$ 626,290

Eden Hills
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Amenity Expenditures					
Amenity - Electric	\$ 20,000	\$ 8,540	\$ 11,956	\$ 20,497	\$ 22,546
Amenity - Water	\$ 10,000	\$ 3,062	\$ 4,287	\$ 7,349	\$ 10,000
Playground & Equipment Lease	\$ 51,053	\$ 21,272	\$ 29,781	\$ 51,053	\$ 75,053
Internet	\$ 2,000	\$ 600	\$ 840	\$ 1,440	\$ 2,000
Pest Control	\$ 2,680	\$ 308	\$ 539	\$ 847	\$ 2,911
Janitorial Service	\$ 21,400	\$ 6,470	\$ 9,100	\$ 15,570	\$ 28,800
Security Services	\$ 33,000	\$ 10,903	\$ 19,250	\$ 30,153	\$ 33,000
Amenity Management	\$ 15,450	\$ 6,438	\$ 9,013	\$ 15,450	\$ 16,223
Pool Maintenance	\$ 41,760	\$ 17,100	\$ 24,360	\$ 41,460	\$ 43,020
Amenity Repairs & Maintenance	\$ 10,000	\$ 10,534	\$ 5,833	\$ 16,367	\$ 15,000
Amenity Enhancements	\$ -	\$ -	\$ -	\$ -	\$ 37,071
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Contingency	\$ 5,000	\$ -	\$ 2,917	\$ 2,917	\$ 7,500
Subtotal Amenity Expenditures	\$ 212,343	\$ 85,227	\$ 117,876	\$ 203,102	\$ 303,124
Total Operations & Maintenance	\$ 540,939	\$ 225,543	\$ 287,969	\$ 513,512	\$ 929,414
Total Expenditures	\$ 683,142	\$ 287,294	\$ 352,732	\$ 640,026	\$ 1,073,601
Excess Revenues/(Expenditures)	\$ -	\$ 352,380	\$ (304,407)	\$ 47,973	\$ -

Net Assessments	\$1,073,601
Add: Discounts & Collections 7%	\$80,809
Gross Assessments	\$1,154,409

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Platted	611	\$708,801.93	\$1,160.07	\$1,247.39
Developed - Direct	306	\$354,981.00	\$1,160.07	\$1,247.39
Unplatted Future Phases	67	\$9,817.57	\$146.53	\$157.56
	984	\$1,073,600.50		

Product	FY2027	FY2026	Increase/ (Decrease)
Platted	\$1,247.39	\$1,083.22	\$164.16

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.

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.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

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 DiBartolomeo, McBee, Hartley & Barnes, PA 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 Prince & Sons, Inc. 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 streetlights 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.

Sidewalk & Asphalt Maintenance

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

Eden Hills

Community Development District

General Fund Budget

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.

No Mowing Signage - Riparian Area

Represents the estimated cost of installing and maintaining signage in designated riparian areas to indicate no-mowing zones and support environmental protection efforts.

Buffer Area Maintenance

Routine upkeep of district buffer areas, including vegetation management and general maintenance to preserve appearance and environmental quality.

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 has entered into a leasing agreement for playgrounds equipment installed in the community.

Internet

Represents ongoing internet service provided for the District's existing Amenity Center.

Pest Control

Represents routine pest control services for the District's amenity facilities to maintain a clean and safe environment.

Janitorial Services

Represents ongoing janitorial services and related supplies necessary for the upkeep of the District's amenity facilities.

Eden Hills

Community Development District

General Fund Budget

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.

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.

Amenity Enhancements

Represents the estimated cost of improvements and upgrades to the District's amenities, including additions, replacements, and enhancements to maintain and improve functionality and appearance.

Holiday Lighting

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

Contingency

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

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

Description	Adopted Budget FY2026	Actual Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	\$ 172,075	\$ 168,856	\$ 3,219	\$ 172,075	\$ 172,075
Interest Income	\$ 4,349	\$ 2,524	\$ 3,029	\$ 5,552	\$ 2,776
Carry Forward Surplus	\$ 98,480	\$ 99,192	\$ -	\$ 99,192	\$ 108,620
Total Revenues	\$ 274,904	\$ 270,572	\$ 6,247	\$ 276,820	\$ 283,471
Expenses					
Interest - 11/1	\$ 54,100	\$ 54,100	\$ -	\$ 54,100	\$ 53,125
Principal - 5/1	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 65,000
Interest - 5/1	\$ 54,100	\$ -	\$ 54,100	\$ 54,100	\$ 53,125
Total Expenditures	\$ 168,200	\$ 54,100	\$ 114,100	\$ 168,200	\$ 171,250
Excess Revenues/(Expenditures)	\$ 106,704	\$ 216,472	\$ (107,853)	\$ 108,620	\$ 112,221

Interest Expense 11/1/27	\$ 52,069
Total	\$ 52,069

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
11/01/26	\$ 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
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
		\$ 2,660,000.00	\$ 1,634,725.00	\$ 4,408,825.00

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

Description	Adopted Budget FY2026	Actual Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 604,294	\$ 591,660	\$ 12,634	\$ 604,294	\$ 604,294
Interest Income	\$ 14,761	\$ 8,376	\$ 10,052	\$ 18,428	\$ 9,214
Carry Forward Surplus	\$ 319,181	\$ 320,283	\$ -	\$ 320,283	\$ 340,830
Total Revenues	\$ 938,236	\$ 920,319	\$ 22,686	\$ 943,005	\$ 954,338
Expenses					
Interest - 11/1	\$ 196,088	\$ 196,088	\$ -	\$ 196,088	\$ 192,675
Principal - 5/1	\$ 210,000	\$ -	\$ 210,000	\$ 210,000	\$ 220,000
Interest - 5/1	\$ 196,088	\$ -	\$ 196,088	\$ 196,088	\$ 192,675
Total Expenditures	\$ 602,175	\$ 196,088	\$ 406,088	\$ 602,175	\$ 605,350
Excess Revenues/(Expenditures)	\$ 336,061	\$ 724,232	\$ (383,402)	\$ 340,830	\$ 348,988

Interest Expense 11/1/27	\$ 189,100
Total	\$ 189,100

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
11/01/26	\$ 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
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
		\$ 9,635,000.00	\$ 6,173,056.25	\$ 16,214,143.75

Eden Hills
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2026	Actual Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Interest Income	\$ 746	\$ 547	\$ 657	\$ 1,204	\$ 602
Carry Forward Surplus	\$ 14,407	\$ 39,396	\$ -	\$ 39,396	\$ 40,600
Total Revenues	\$ 15,152	\$ 39,943	\$ 657	\$ 40,600	\$ 41,201
Expenses					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ 15,152	\$ 39,943	\$ 657	\$ 40,600	\$ 41,201

SECTION 6

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES AND INSTRUCTING THE POLK COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT’S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND 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 Polk County, Florida;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Supervisor of Elections for Polk County, Florida (“**Supervisor of Elections**”), to conduct the District’s elections by the qualified electors of the District at the 2026 general election (“**General Election**”).

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

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Kristin Cassidy	November 2026
2	Jessica Spencer	November 2028
3	Bobbie Shockley	November 2028
4	Emily Hazelrig	November 2026
5	Lindsey Roden	November 2026

2. GENERAL ELECTION SEATS. Seat 1 and Seat 4 with terms expiring in November 2026 are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year. The remaining seat expiring in November 2026, Seat 5, will be filled by landowner election.

3. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. COMPENSATION. Each member of the Board is entitled to receive \$200 per meeting for their attendance; up to a maximum of \$4,800 per year.

5. TERM OF OFFICE. The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. REQUEST TO SUPERVISOR OF ELECTIONS. The District hereby requests that the Supervisor of Elections conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

7. PUBLICATION. The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

8. 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.

9. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 8th day of April 2026.

ATTEST:

**EDEN HILLS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: Sample Notice of Qualifying Period

EXHIBIT A
SAMPLE NOTICE OF QUALIFYING PERIOD

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Eden Hills Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.** Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at 250 S. Broadway Ave., Bartow, FL 33830. The Supervisor of elections may be contacted by phone at (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Eden Hills Community Development District has two (2) seats up for election through the general election process, specifically Seats 1 and 4. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Polk County Supervisor of Elections.

Publish on or before _____, 2026

SECTION 7

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZE PUBLICATION OF NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED AND RESTATED AMENITY RULES AND RATES OF THE DISTRICT 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 Polk County, Florida; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, Florida Statutes, and to authorize user charges or fees; and

WHEREAS, the Board finds it is in the District’s best interests to set a public hearing to adopt the amended and restated amenity rules, rates, fees, and charges set forth in **Exhibit A**, which relate to the District’s amenity facilities and operation of public improvements.

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

SECTION 1. A public hearing will be held to adopt amended and restated amenity rules, rates, fees, and charges of the District on **July 8, 2026, at 5:00 p.m., at the Lake Alfred Public Library, 245 North Seminole Avenue, Lake Alfred, Florida 33850.**

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

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

PASSED AND ADOPTED this 8th day of April 2026.

ATTEST:

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: Proposed Amended and Restated Amenity Rules and Rates

EXHIBIT A

Proposed Amended and Restated Amenity Rules and Rates

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT

AMENITY POLICIES AND RATES

ADOPTED – APRIL 12, 2023 ¹
AMENDED – JULY 9, 2025
AMENDED - _____

¹ LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2025); In accordance with Chapter 190 of the Florida Statutes, and on April 12, 2023 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Eden Hills Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services.

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DEFINITIONS

“Amenities” or “Amenity Facilities”– shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to swimming pool, pool deck, dog park, walking trails, parks, dock, tot lot, and playground, together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – shall mean these Amenity Policies and Rates of the Eden Hills Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – shall mean those rates and fees established by the Board of Supervisors of the Eden Hills Community Development District as provided in **Exhibit A** attached hereto.

“Access Card” – shall mean an electronic Access Card issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – shall mean the Board of Supervisors of the Eden Hills Community Development District.

“District” – shall mean the Eden Hills Community Development District.

“District Staff” – shall mean the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, and District Counsel.

“Guest” – shall mean any person or persons, other than a Resident or Non-Resident Patron, who are expressly authorized by the District to use the Amenities, or invited for a specific visit by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – shall mean an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – shall mean a residential unit or a group of individuals residing within a Resident’s home. ***This does not include visiting friends, guests, relatives or extended family not permanently residing in the home.*** Upon District’s request, proof of residency for individuals over the age of eighteen (18) years may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Lakes” or “Ponds” – shall mean those water management and control facilities and waterways within the District, including but not limited stormwater management facilities, lakes and ponds.

“Non-Resident” – shall mean any person who does not own property within the District.

“Non-Resident Patron” – shall mean any person or Household not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” or “Annual User Fee” – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Patron” – shall mean Residents, Guests, Non-Resident Patrons and Renters.

“Renter” – shall mean a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required.

“Resident” – shall mean any person or Household owning property within the District, or any Renter who has been approved for issuance of an Access Card.

The words "hereof," "herein," "hereto," "hereby," "hereinafter" and "hereunder" and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, if any.
- (2) **Use at your Own Risk.** *All persons using the Amenities do so at their own risk and agree to abide by the Amenity Policies. The District shall assume no responsibility and shall not be liable in any incidents, accidents, personal injury or death, or damage to or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities.*
- (3) **Resident Access and Usage.** Residents are permitted to access and use the Amenities in accordance with the policies and rules set forth herein, and are not responsible for paying the Annual Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies maintenance special assessments payable by property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year, and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any maintenance special assessments or debt service special assessments due to closure of the Amenities or suspension of that Resident's access privileges. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and receive an Access Card.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Annual Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Patron Household is entitled to bring four (4) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must always accompany its Guests during its Guests' use of the Amenities and are responsible for all actions, omissions and negligence of such Guests, including Guests' adherence to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's access and usage privileges. *Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Patron Household's access and usage privileges.*
- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Upon notice, Resident shall be required to pay any applicable fee before his or her Renter receives an Access Card. Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities

shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** Access Cards will be issued to each Household at the time they are closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities. A maximum of two (2) Access Cards will be issued per Household.

All Patrons must use their Access Cards for entrance to the Amenity Facilities. Each Household will be authorized two (2) initial Access Cards free of charge after which a fee shall be charged for each additional Access Card in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards.

GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable Amenity facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website or at the applicable Amenity facility, all outdoor Amenities are open only from dawn until dusk. The specific, current hours of operation for several of the Amenities, which may be amended from time to time and which may be subject to closure for holidays and other special circumstances, are as published on the District's website and/or as posted at the applicable Amenity facility. No Patron is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
 - (a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued. In the case of Guests, Guests must be accompanied by a Patron possessing a valid Access Card at all times.
 - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons must be properly attired with shirts and shoes to use the Amenities for each facility's intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
 - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs) and motorized scooters are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.
 - (e) **Fireworks/Flames.** Fireworks and open flames of any kind are not permitted anywhere on District-owned property or adjacent areas.
 - (f) **Skateboards, Etc.** Bicycles, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, open fields, dog park, trails, dock, playground area and sidewalks surrounding these areas.
 - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District-owned property.
 - (h) **Firearms.** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
 - (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
 - (j) **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.

- (k) **Bounce Houses and Other Structures.** The installation and use of bounce houses and similar apparatus is prohibited on District property. No exceptions will be made.
- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension or termination of the Patron's privileges to use or access the Amenities.
- (p) **Courtesy.** Patrons and all users shall treat all staff members and other Patrons and Guests with courtesy and respect. Disrespectful or abusive treatment of District Staff or District contractors may result in suspension or termination of Amenity access and usage privileges. If District Staff requests that a Patron leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity access and usage privileges.
- (q) **Profanity/Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.
- (r) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (s) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.
- (t) **Outside Vendors/Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.
- (u) **Organized Activities.** Any organized activities taking place at the Amenity Center must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in Florida law, including the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property absent express permission by the District subject to the provisions herein. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health.
- (2) **Swim at Your Own Risk.** No Lifeguards will be on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Non-swimming children should have adult supervision with them and within arm's reach at all times. Persons unable to swim safely and/or without assistance must be accompanied by a capable adult at all times in and around the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device MUST be supervised by an adult who is in the water and within arm's length of the child. Even proficient swimmers could find themselves at risk, the District recommends Patrons and Guests not swim alone.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times. No thongs or Brazilian bikinis are allowed. Wearing prohibited attire will result in immediate expulsion from the pool area.
- (7) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (8) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (9) **Music / Audio.** Radios and other audio devices are prohibited; other than when used with headphones.
- (10) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
- (11) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.
- (12) **Entrances.** Pool entrances must be kept clear at all times.
- (13) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (14) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.
- (15) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.
- (16) **Pool Closure.** In addition to Polk County and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool may be closed for the following reasons:

- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
 - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - Operational and mechanical treatments or difficulties affecting pool water quality.
 - For a reasonable period following any mishap that resulted in contamination of pool water.
 - Any other reason deemed to be in the best interests of the District as determined by District staff.
- (17) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (18) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (19) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District.

DOG PARK POLICIES

The Dog Park is restricted to use only by Patrons of the District and their Guests. ALL OTHER PERSONS ARE CONSIDERED TRESPASSERS AND MAY BE PROSECUTED AS SUCH UNDER FLORIDA LAW.

- (1) Dogs must be on leashes at all times, except within the Dog Park area.
- (2) Dogs inside the Dog park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
- (3) Dog handler must have the leash with them at all times.
- (4) Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
- (5) Dogs must be vaccinated and wear a visible rabies and license tag at all times.
- (6) Limit of 3 dogs per ADULT dog handler.
- (7) Puppies under four months of age should not enter the Dog Park.
- (8) Children under the age of twelve (12) are not permitted within the Dog Park area.
- (9) Dog handlers are responsible for the behavior of their animals.
- (10) Aggressive dogs are not allowed in the Dog Park. Any dogs showing signs of aggression should be removed from the Dog Park immediately.
- (11) Female dogs in heat are not permitted in the Dog Park.
- (12) Human or dog food inside the Dog Park is prohibited.
- (13) Dog handlers must clean up any dog droppings made by their pets.
- (14) Dog handlers must fill in any holes made by their pets.
- (15) Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
- (16) Only licensed and insured dog trainers will be permitted to do training at the Dog Park. Owner must register trainer with the District prior to working with the dog.
- (17) The Dog Park is a designated “No Smoking” area.

USE OF THE DOG PARK IS AT PATRON’S OWN RISK

Use of the Dog Park is voluntary and evidences your waiver of any claims against the District resulting from activities occurring at the Dog Park. The District is not responsible for any injury or harm caused by use of the Dog Park.

DOCK POLICIES

- (1) The dock is open from dawn to dusk.
- (2) Patrons may use the dock at their own risk and must comply with all posted signage.
- (3) Supervision by an adult eighteen (18) years and older is required for children fourteen (14) years of age or under. Children must always remain within the line of sight of the supervising adult.
- (4) Be courteous. Do not obstruct the path or space of others on the dock.
- (5) Radios and other audio devices are prohibited; other than when used with headphones.
- (6) Proper footwear is required.
- (7) Do not clean fish on the dock. Do not cut bait on the dock or handrails.
- (8) Be considerate. Properly dispose of all unused bait, fish and trash.
- (9) Alcoholic beverages, glass containers, and other breakable items are prohibited.
- (10) Any hazardous condition concerning the Dock must immediately be reported to the District Manager and the proper authorities.
- (11) No diving or jumping off of the District dock is permitted.
- (12) Use caution. Dock is slippery when wet. No jumping, pushing, running, wrestling, or other horseplay is allowed on the dock.
- (13) No boats, paddleboards, kayaks, or other recreational water vessel may be tied to the dock or launched at the dock.

PLAYGROUND POLICIES

- (1) **Use at Own Risk.** Patrons may use the playgrounds and parks at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all playground and park hours are from dawn to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for children fourteen (14) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Shoes.** Proper footwear is required and no loose clothing, especially with strings, should be worn.
- (5) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (6) **Food & Drink.** No food, drinks or gum are permitted on the playground, other than such water in non-breakable containers as may be necessary for reasonable hydration, but are permitted at the parks. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the parks.
- (7) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the playground or parks.

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 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.

SUSPENSION AND TERMINATION OF PRIVILEGES

- (1) **General Policy.** All persons using the Amenities and entering District property shall comply with the Amenity Policies established for the safe operations and maintenance of the District's Amenities. In order to protect the rights and privileges of rule-abiding Patrons, inappropriate behavior by Patrons will not be tolerated.
- (2) **Suspension of Access and Use Privileges.** The District, through its Board, District Manager, Amenity Manager and District Counsel shall have the right to restrict, suspend or terminate the Amenity privileges of any person to use the Amenities for any of the following behavior:
 - Submits false information on any application for use of the Amenities;
 - Permits the unauthorized use of an Access Card;
 - Exhibits unsatisfactory behavior, deportment or appearance;
 - Fails to pay amounts owed to the District in a proper and timely manner;
 - Fails to abide by any District rules or policies (e.g., Amenity Policies);
 - Treats the District's supervisors, staff, general/amenity management, contractors or other representatives, or other Patrons, in an unreasonable or abusive manner;
 - Damages or destroys District property; or
 - Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors or other representatives, or other residents or guests.
- (3) **Authority of District Staff.** District Staff or their designee, may immediately remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. District Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors.
- (4) **Process for Suspension or Termination of Access and Use Privileges.** Subject to the rights of District Staff set forth in Paragraph (3) above, the following process shall govern suspension and termination of privileges:
 - (a) Offenses:
 - i First Offense: Verbal warning by District Staff and suspension from the Amenities for up to one (1) week from the commencement of the suspension. Violation is recorded by District Staff, signed by the individual offender(s), and held on file by the District.
 - ii Second Offense: Automatic suspension of all Amenity privileges for up to thirty (30) days from the commencement of the suspension, with the preparation by District Staff of a written report to be signed by the offender(s) and filed with the District.
 - iii Third Offense: Suspension of all Amenity privileges for up to one (1) year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.
 - (b) Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record

until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses

- (c) Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender's privileges, which suspension or termination may include members of the offender's Household and may, upon the first offense, equal or exceed one year. In situations that pose a long-term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be warranted and considered.
 - (d) Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final and binding.
- (5) **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Paragraph 2 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

USE AT OWN RISK; INDEMNIFICATION

Any Patron or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron or other person and any of his or her Guests and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys' fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron or other person shall be liable to the District for all attorneys' fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term "Activities" shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity, or limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

The above Amenity Policies and Rates were adopted on April 12, 2023, by the Board of Supervisors for the Eden Hills Community Development District, at a duly noticed public hearing and meeting.

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amenity Rates

Exhibit B: Amenity Access Registration Form

EXHIBIT A
AMENITY RATES

TYPE	RATE
Annual Non-Resident User Fee	\$2,500.00
Replacement Access Card	\$30.00

EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM

**EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
AMENITIES ACCESS REGISTRATION FORM**

NAME: _____

ADDRESS: _____

HOME TELEPHONE: _____ CELL PHONE: _____

EMAIL ADDRESS: _____

ADDITIONAL RESIDENT 1: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 2: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 3: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 4: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 5: _____ DOB IF UNDER 18 _____

ACCEPTANCE:

I acknowledge receipt of the Access Card(s) for the above listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the Eden Hills Community Development District ("District") for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damages caused by me, my family members or my guests and the damages resulting from the loss or theft of my or my family members' Access Card(s). It is understood that Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations, and any necessary replacement will be at an applicable Replacement Access Card fee. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its supervisors, agents, officers, professional staff and employees from any and all liability for any injuries that might occur, whether such occurrence happens wholly or in part by me or my family members' or guests' fault, in conjunction with the use of any of the District's Amenity Facilities (as defined in the District's Amenity Policies & Rates), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature of Patron (Parent or Legal Guardian if Minor)

Date

AFFIDAVIT OF RESIDENCY: (REQUIRED IF LEGAL FORM OF PROOF OF RESIDENCY NOT PROVIDED)

I hereby state that the address listed above is the bona fide residence for all residents listed in this Amenities Access Registration Form and that such address is located within the Eden Hills Community Development District. I acknowledge that a false statement in this affidavit may subject me to penalties for making a false statement pursuant to Section 837.06, *Florida Statutes*. I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Signature of Patron

State of Florida

County of _____

The foregoing was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 20__, by _____ who is [] personally known to me or [] produced _____ as identification.

(NOTARY SEAL)

Official Notary Public Signature _____

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms in the **Amenity Policies and Rates** of the Eden Hills Community Development District.

_____ Signature of Patron (Parent or Legal Guardian if minor)	_____ Date
---	---------------

GUEST POLICY:
Please refer to the **Amenity Policies and Rates** for the most current policies regarding guests.

PLEASE RETURN THIS FORM TO:
Eden Hills Community Development District
Attn: Amenity Access Coordinator
219 East Livingston Street
Orlando, Florida 32801
Telephone: (407) 841-5524
Email: amenityaccess@gmscfl.com

OFFICE USE ONLY:

_____ Date Received	_____ Date Entered in System	_____ Staff Member Signature
PRIMARY RESIDENT:		Access Card #

ADDITIONAL INFORMATION:

Phase ___ - ___ Phase ___ - ___ Phase ___ - ___

New Construction: _____ Re-Sale: _____ Prior Owner: _____

Rental: _____ Landlord/Owner: _____

Lease Term: _____ Tenant/Renter: _____

SECTION 8

REBATE REPORT

\$10,465,000

Eden Hills Community Development District

(City of Lake Alfred, Florida)

Special Assessment Bonds, Series 2022

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

Rebate Report to the Computation Date
March 11, 2029
Reflecting Activity To
February 28, 2026



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

March 11, 2026

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

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

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of February 28, 2027. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the March 11, 2029 Computation Date
Reflecting Activity from March 11, 2022 through February 28, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund - Phase 2A	0.353075%	5,737.19	(77,794.97)
Acquisition & Construction Fund - Phase 2B	0.977191%	6,508.52	(26,380.91)
Debt Service Reserve Fund	3.734992%	70,264.10	(6,892.27)
Capitalized Interest Fund	1.175318%	1,977.55	(6,217.90)
Costs of Issuance Account	0.610768%	23.91	(173.69)
Totals	1.923598%	\$84,511.27	\$(117,459.74)
Bond Yield	4.033781%		
Rebate Computation Credits			(7,505.41)
Net Rebatable Arbitrage			\$(124,965.15)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from March 11, 2022, the date of the closing, to February 28, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of March 11, 2029.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between March 11, 2022 and February 28, 2026, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

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

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

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is February 28, 2026.

DEFINITIONS

7. Computation Date

March 11, 2029.

8. Computation Period

The period beginning on March 11, 2022, the date of the closing, and ending on February 28, 2026.

9. Bond Year

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

10. Bond Yield

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

11. Taxable Investment Yield

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

12. Issue Price

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

13. Rebtable Arbitrage

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

14. Funds and Accounts

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

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

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of February 28, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to March 11, 2029. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on March 11, 2029, is the Rebatable Arbitrage.

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

Sources of Funds	
-------------------------	--

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

Uses of Funds	
----------------------	--

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

PROOF OF ARBITRAGE YIELD

\$10,465,000

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

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

PROOF OF ARBITRAGE YIELD

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

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

Proceeds Summary

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

BOND DEBT SERVICE

\$10,465,000

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

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

BOND DEBT SERVICE

\$10,465,000

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033781%)
03/11/22	Beg Bal	-7,861,059.87	-10,396,574.27
03/15/22		1,663,884.07	2,199,578.71
03/15/22		7,500.00	9,914.66
03/22/22		42,018.40	55,503.29
03/22/22		47,883.00	63,250.00
03/22/22		395,305.62	522,170.32
04/13/22		7,500.00	9,883.91
04/13/22		17.00	22.40
04/13/22		4,500.00	5,930.35
04/13/22		5,662.50	7,462.35
04/14/22		894,273.00	1,178,390.94
04/27/22		1,021.00	1,343.44
04/27/22		3,750.00	4,934.28
05/03/22		142,637.40	187,558.74
05/03/22		16,805.50	22,098.12
05/03/22		3,750.00	4,931.00
05/03/22		189,617.69	249,334.71
05/03/22		140.00	184.09
05/03/22		4,046.25	5,320.55
05/18/22		6,696.89	8,791.33
05/18/22		450.00	590.74
05/18/22		3,750.00	4,922.80
05/18/22		1,205.00	1,581.86
05/18/22		166,684.00	218,814.01
06/01/22		626,297.09	820,985.13
06/01/22		5.85	7.67
06/08/22		3,750.00	4,911.89
06/08/22		57.00	74.66
06/08/22		7,570.00	9,915.48
06/13/22		-17.00	-22.25
06/22/22		3,750.00	4,904.27
06/22/22		1,236,121.71	1,616,606.75
06/22/22		1,942.00	2,539.76
06/28/22		513,491.06	671,099.59
07/14/22		3,750.00	4,892.32
07/14/22		4,729.66	6,170.40
07/14/22		534,942.62	697,895.56
07/14/22		13,145.00	17,149.20
07/27/22		7,500.00	9,770.53
07/27/22		-4,500.00	-5,862.32
08/04/22		66.30	86.30
08/04/22		53,675.00	69,870.16
08/18/22		1,141,642.76	1,483,800.11
08/18/22		3,750.00	4,873.90
09/23/22		38,894.00	50,354.88
09/23/22		379.45	491.26
09/23/22		3,750.00	4,855.01
10/11/22		21,030.82	27,173.65

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033781%)
10/11/22		3,750.00	4,845.33
10/25/22		8,500.00	10,965.69
10/25/22		3,750.00	4,837.81
11/15/22		11,000.00	14,159.45
11/15/22		1.65	2.12
11/15/22		6,122.44	7,880.94
02/06/23		39.00	49.75
09/08/23		5,000.00	6,230.28
09/08/23		3,750.00	4,672.71
09/30/23	de minimis	63.33	78.72

03/11/29	TOTALS:	5,737.19	-77,794.97

ISSUE DATE:	03/11/22	REBATABLE ARBITRAGE:	-77,794.97
COMP DATE:	03/11/29	NET INCOME:	5,737.19
BOND YIELD:	4.033781%	TAX INV YIELD:	0.353075%

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033781%)
03/11/22	Beg Bal	-1,330,353.67	-1,759,447.32
07/27/22		1,000.73	1,303.69
08/10/22		764,638.31	994,687.48
10/13/22		194,161.50	250,817.88
10/26/22		165,600.00	213,613.84
10/27/22		202,000.00	260,538.70
01/10/23		9,452.35	12,093.27
09/30/23	de minimis	9.30	11.56

03/11/29	TOTALS:	6,508.52	-26,380.91

ISSUE DATE:	03/11/22	REBATABLE ARBITRAGE:	-26,380.91
COMP DATE:	03/11/29	NET INCOME:	6,508.52
BOND YIELD:	4.033781%	TAX INV YIELD:	0.977191%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033781%)
03/11/22	Beg Bal	-604,293.75	-799,203.28
04/04/22		2.11	2.78
05/03/22		2.97	3.91
06/02/22		152.33	199.66
07/05/22		347.85	454.26
08/02/22		607.31	790.73
09/02/22		914.84	1,187.18
10/04/22		1,045.07	1,351.37
11/02/22		1,368.80	1,764.49
12/02/22		1,668.12	2,143.20
01/04/23		1,884.62	2,412.77
02/02/23		2,006.65	2,561.04
03/02/23		1,923.35	2,446.57
04/04/23		2,174.14	2,755.78
05/02/23		2,195.49	2,774.21
06/02/23		2,388.45	3,008.01
07/05/23		2,337.76	2,933.41
08/01/23		1,578.12	1,974.51
08/02/23		2,442.52	3,055.69
09/05/23		2,529.44	3,152.87
10/03/23		2,449.45	3,043.70
11/02/23		2,536.07	3,141.21
11/02/23		31.25	38.71
12/04/23		2,459.88	3,036.04
12/21/23		0.60	0.74
01/03/24		2,541.07	3,126.18
02/02/24		2,528.84	3,101.14
03/04/24		2,355.82	2,878.72
03/21/24		0.02	0.02
04/02/24		2,513.03	3,061.31
05/02/24		2,426.70	2,946.32
06/04/24		2,508.79	3,035.19
06/17/24		258,260.30	311,999.12
06/17/24		43,081.89	52,046.37
07/02/24		1,860.54	2,243.94
08/02/24		1,252.34	1,505.39
09/04/24		1,247.15	1,493.84
10/02/24		1,166.06	1,392.38
11/04/24		1,137.52	1,353.49
12/03/24		1,062.17	1,259.77
01/03/25		1,063.48	1,257.14
02/04/25		1,024.57	1,206.98
03/04/25		920.56	1,080.85
04/02/25		1,010.49	1,182.76
05/02/25		975.35	1,137.84
06/03/25		1,003.14	1,166.24
07/02/25		968.08	1,121.86
08/04/25		1,000.44	1,155.26

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033781%)
09/03/25		997.79	1,148.50
10/02/25		942.64	1,081.53
11/04/25		947.35	1,083.08
12/02/25		886.74	1,010.64
01/05/26		873.42	991.83
02/03/26		848.71	960.78
02/28/26	Bal	301,342.19	340,187.81
02/28/26	Acc	763.47	861.89

03/11/29	TOTALS:	70,264.10	-6,892.27

ISSUE DATE:	03/11/22	REBATABLE ARBITRAGE:	-6,892.27
COMP DATE:	03/11/29	NET INCOME:	70,264.10
BOND YIELD:	4.033781%	TAX INV YIELD:	3.734992%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033781%)
03/11/22	Beg Bal	-263,517.71	-348,512.99
04/04/22		0.92	1.21
05/03/22		1.30	1.71
06/02/22		66.43	87.07
07/05/22		151.69	198.10
08/02/22		264.83	344.81
09/02/22		398.94	517.70
10/04/22		460.63	595.64
11/01/22		263,517.71	339,733.18
11/02/22		613.08	790.31
12/02/22		19.73	25.35

03/11/29	TOTALS:	1,977.55	-6,217.90

ISSUE DATE:	03/11/22	REBATABL ARBITRAGE:	-6,217.90
COMP DATE:	03/11/29	NET INCOME:	1,977.55
BOND YIELD:	4.033781%	TAX INV YIELD:	1.175318%

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033781%)
03/11/22	Beg Bal	-196,475.00	-259,846.25
03/11/22		63,000.00	83,320.09
03/11/22		45,000.00	59,514.35
03/11/22		6,000.00	7,935.25
03/11/22		1,750.00	2,314.45
03/11/22		30,000.00	39,676.23
03/11/22		37,885.00	50,104.47
03/21/22		5,725.00	7,563.15
09/21/22		7,138.91	9,244.58

03/11/29	TOTALS:	23.91	-173.69

ISSUE DATE:	03/11/22	REBATABLE ARBITRAGE:	-173.69
COMP DATE:	03/11/29	NET INCOME:	23.91
BOND YIELD:	4.033781%	TAX INV YIELD:	0.610768%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033781%)
03/11/23		-1,960.00	-2,490.70
03/11/24		-2,070.00	-2,527.50
03/11/25		-2,120.00	-2,487.21

03/11/29	TOTALS:	-6,150.00	-7,505.41

ISSUE DATE: 03/11/22 REBATABLE ARBITRAGE: -7,505.41
COMP DATE: 03/11/29
BOND YIELD: 4.033781%

SECTION 9



POLK COUNTY

Property Appraiser
Neil Combee

2026 Data Sharing and Usage Agreement

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

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

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

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

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

The term of this Agreement shall commence on **January 1, 2026**, and shall run until **December 31, 2026**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

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

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 1, 2026

Agency: Eden Hills CDD

Signature: Jill Burns
0CDADF4CFD22489...

Print: Jill Burns

Title: District Manager

Date: 2026-01-05

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

SECTION 10

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 14, 2026 by and between the Eden Hills Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2026 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Eden Hills Community Development District.
3. The term of this Agreement shall commence on January 1, 2026 or the date signed below, whichever is later, and shall run until December 31, 2026, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2026 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 10, 2026**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Tuesday, September 15, 2026**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2026 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2026 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Tuesday, September 15, 2026** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

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

EXECUTED By: Signed by:
Bobbie Shockley


 Special District Representative
 Bobbie Shockley

 Print name
 Chair

 Title

2026-01-27

 Date

Neil Combee
 Polk County Property Appraiser
 By: _____


 Neil Combee, Property Appraiser

SECTION 11

AGREEMENT BETWEEN EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT AND SWINE SOLUTIONS LLC

Proposal

Prepared For: Marshall Tindall
Job Name: Eden Hills CDD
Job Location: Lake Alfred

Starting Date:
End Date:

We propose to furnish all materials and perform all labor necessary to complete the following:

Hunt and trap all feral hogs possible using state-of-the art GPS camera systems, night vision, trained K9's, and any other means necessary to control and eliminate the feral hog population. We DO NOT use any type of firearms to ensure the safety of residents and any other/all people around. Property and traps are monitored 24/7 via GPS/Mobile Cameras along with a representative of the company being onsite 2 to 4 times a week minimum to help eliminate and control the hog population onsite.

We have provided our services with great success to several properties throughout Hillsborough, Pasco, and Manatee County. Which include the following subdivisions and county preserves Panther Trace 1-2, River Reach, Carriage Pointe HOA/CDD, Tanglewood CDD, Belmont CDD, Concord Station CDD, Lower Green Swamp Preserve, Bell Creek Preserve, BlackWater Creek Preserve, Boyete Oak Scrub, and Menard Park, Reserve of Pradera CDD, Ballantrae CDD, Bexley CDD, Triple Creek CDD, Fishhawk Preserve, FishHawk Trails HOA, Wilderness Park CDD, Meadow Point CDD, JayMar Farms, Diehl Farms, Goodson Farms, Bickett Groves, Simmons Ranch, Double D Ranch, and Hillsborough County Parks and Recreations to name just a few

We specialize in hog removal with 15 years of experience. We take pride in being discreet (out of sight out of mind). We set the standards high in controlling the feral hog population. The purpose of this proposal is to assist the HOA/CDD, Property Management, and landowners in controlling feral hogs which cause tremendous and costly property damage as well as pose a serious health and safety risk to humans and other animals. We will continue to work efficiently and effectively using an integrated approach to remove feral hogs from the approved properties.

Our monthly service fee of \$1650 per month. All service includes capturing feral hogs by any means necessary with the exception of firearms of any kind, camera set up and monitoring, bait to contain and capture the hogs in traps to prevent further property damage endured by the feral hogs. Extended contracts for 1 year or more are offered at a discounted rate. There is a set up or removal fee of \$365 per trap location.



ANY AND ALL ILLEGAL ACTIVITY ON THE PROPERTY WILL BE REPORTED TO THE PROPERTY MANAGER ALONG WITH APPROPRIATE AUTHORITES.

We are fully licensed and insured by the State of Florida to remove all nuisance wildlife and have the Feral Swine Transport License as well. We strive to provide the best service at a reasonable cost. Our team have all been background checked. Never to have been convicted of a felony, or misdemeanor within the last five years

Under no circumstance shall this contract be superseded by any other terms or conditions other than stated agreement. Any alterations or deviation from the above specifications involving extra cost of material or labor will be executed, and will become an extra cost.

By signing this contract, you acknowledge the term to be Month to Month. If you choose to terminate this contract prior to the month term, you will still be billed for the remaining month there are no prorated fees. Upon termination of contract a 30-day written notice needs to be sent. All One-year or other contracts will continue unless a notice to end Service is submitted by signing this contract, you are agreeing to all terms and conditions.

By signing this contract, you provide authorization for Swine Solutions LLC to set traps and Hunt feral Hogs. Swine Solutions LLC and his agents are authorized to set traps as he sees fit on the areas throughout the Land within Boundaries of said propriety where hog damage may occur.

Signed by: Bobbie Shockley
Approved By: _____
B4BFE8F149CE478...
Respectfully Submitted By: _____ Thomas Sewell _____

ADDENDUM TO AGREEMENT BETWEEN EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT AND SWINE SOLUTIONS LLC

Agreement: Agreement between Eden Hills Community Development District and Swine Solutions LLC (“**Agreement**”)
Contractor: Swine Solutions LLC (“**Contractor**”)
District: Eden Hills Community Development District (“**District**”)
Services: Wild Hog Removal Services, as described in the Agreement (“**Services**”)

The following provisions govern the Agreement referenced above:

1. Effective Date; Term. The Agreement, as amended by this Addendum, (together, the “Agreement”) shall be deemed effective as of the date of execution (the “Effective Date”). The term of the Agreement shall be for thirty (30) days from the Effective Date.
2. Duties.
 - a. Contractor agrees, as an independent contractor, to undertake the work described in the Agreement in a neat and professional manner reasonably acceptable to the District, in accordance with industry standards, and in accordance with all applicable federal, state, and local laws, regulations, and ordinances.
 - b. Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor’s actions or inactions.
 - c. All permits or licenses necessary for the Contractor to perform under the Agreement shall be obtained and paid for by the Contractor.
3. Insurance.
 - a. The Contractor, or any subcontractor performing the work described in the Agreement, shall maintain throughout the term of the Agreement the following insurance:
 - i. Workers’ Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. Commercial General Liability Insurance covering the Contractor’s legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors’ operation.
 - iii. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-

owned, or hired automobiles, trailers, or other equipment required to be licensed.

- b. Contractor shall provide the District with a certificate naming the District and its respective officers, supervisors, agents, managers, counsel, engineers, staff and representatives as additional insureds on all policies above except for Workers' Compensation. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of the Agreement without at least thirty (30) days' written notice to the District. Such insurance shall be considered primary and non-contributory with respect to the additional insureds, all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds, and a 30-Day Notice of Cancellation applies in favor of the additional insureds. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
 - c. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.
4. Compensation. In exchange for performing the work, the District agrees to pay the Contractor the not to exceed amount of **One Thousand Six Hundred Fifty Dollars and No Cents (\$1,650.00)**. The District also agrees to pay the Contractor a one-time lump sum payment in the not to exceed amount of **Three Hundred Sixty-Five Dollars and No Cents (\$365.00)** per trap location. This compensation includes all labor necessary to complete the work as described in the Agreement and this Addendum. Compensation under the Agreement shall be paid by the District to Contractor in accordance with the Local Government Prompt Payment Act, as set forth in sections 218.70 et seq. of the Florida Statutes.
5. Limitations on Governmental Liability. Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.
6. Termination. The Agreement may be terminated immediately by the District for any or no reason. Contractor may terminate the Agreement upon ten (10) days' written notice to the District for any or no reason, provided however that any termination by the Contractor shall only be effective after providing the District with a reasonable opportunity to cure any default. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any termination by the District.
7. Public Records. The Contractor understands and agrees that all documents of any kind provided to the District in connection with the Agreement may be public records, and,

accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jill Burns** (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement’s term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (407) 841-5524, JBURNS@GMSCFL.COM, OR AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

8. Assignment. Neither the District nor the Contractor may assign the Agreement or any monies to become due hereunder without the prior written approval of the other.
9. Liens and Claims. Notwithstanding any other language in the Agreement, the parties agree that lien rights are not available under Florida law because the District is a governmental entity. That said, the District represents that it has sufficient funds on hand to pay any amounts due pursuant to the terms of the Agreement and this Addendum.
10. Controlling Law and Venue. In the event that either party is required to enforce the Agreement, as amended by this Addendum, by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys’ fees and costs for trial, alternative dispute resolution, or appellate proceedings. The Agreement, as amended, and the provisions contained in the Agreement and this Addendum shall be construed,

interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding the Agreement or this Addendum shall be Polk County, Florida.

11. E-Verify. The Contractor shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated section 448.09(1), *Florida Statutes*. By entering into the Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.
12. Scrutinized Companies Statement. In accordance with section 287.135, *Florida Statutes*, Contractor represents that in entering into the Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies and Other Entities that Boycott Israel List created pursuant to sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies or Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Agreement.
13. Anti-Human Trafficking Requirements. Contractor certifies, by acceptance of the Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with section 787.06(14), *Florida Statutes*.
14. Addendum Controls. The Agreement, as amended by this Addendum, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of the Agreement. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.

[Signature page follows]

[Signature page to Addendum to Agreement between Eden Hills Community Development District and Swine Solutions LLC]

SWINE SOLUTIONS LLC,
a Florida limited liability company

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Its: _____

Date: _____

Signed by:
Bobbie Shockley
B4BFE8F149CE478...

By: Bobbie Shockley

Its: Chair

Date: 2026-04-03

SECTION 12

SECTION C

Eden Hills CDD

Field Management Report

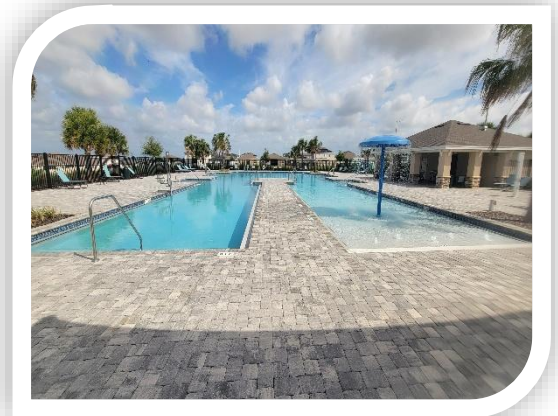
Completed Items

- Pool furniture re-slinging.
- Playground equipment cleaning.
- Routine inspection and repairs of restroom fixtures as needed.
- Application of water sealer to wooder pier components.
- Supplemental trash pickup for buffer areas and dock.
- Minor fence repairs on perimeter fences.
- Rip rap was installed and drains cleared out in line with the engineer's report and site inspections.



Contracted Services

- Turf is mowed and beds are detailed.
- Increase in mowing frequency with onset of spring as planned in contract as turf comes out of dormancy.
- Mainline leak identified by well was repaired.
- Community landscaping did well overall through the freeze. Inventory is being completed, and a proposal is being prepared for replacements that were needed.
- No issues reported by Janitorial nor Pool Vendor.



In Progress

- Buffer areas options assessment is being reviewed with relevant parties. Site walk was coordinated last month with SFWMD, City of Lake Alfred, and associated vendor representatives.
- Some renewed hog activity has been noted in phase 1, and a trapper is being arranged.



Eden Hills CDD

Field Management Report – Photo Supplement

Temporary Construction Easement



Photo Description:

- ✚ Work was executed at the beginning of March.



Photo Description:

- ✚ Completed work area. Reviewing final sod repairs related to work.

Hogs



Photo Description:

- Renewed hog activity in phase 1 is being monitored and a trapper coordinated.



2B Buffer Area Incident Monitoring



Photo Description:

✚ An issue occurred where private parties modified the buffer area in 2B. Staff are monitoring for compliance.



SECTION i



Corporate (Orlando/ Polk County)
200 South F Street
Haines City, Florida 33844

Tampa
9513 US 92 East
Tampa, Florida 33610

(863) 422-5207
www.princeandsonsinc.com

GMS-Central Florida
3/18/2026

We sincerely appreciate the opportunity for Prince and Sons to enhance the quality of your landscape. Due to economic conditions, any property that is under renewal will have an increase of 3% for the renewal beginning fiscal year 2027. Please contact me to discuss this particular property.

Eden Hills CDD:
Current annual \$152,772 (\$12,731 month)

3% increase
\$157,344 year (\$13,112 month)

Lucas Dean Martin
Vice President
Horticulturalist
Phone: 863-422-5207 Office
Mobile: 863-500-0312
lmartin@princeandsonsinc.com



SECTION ii



2/27/26

R/e: Eden Hills CDD Budget 26/27

Marshall,

Eden Hills CDD is currently paying \$4,800 annually for pond maintenance. Annual fees for the new budget year will increase 4% to \$4,980. This will be the first price increase our company has requested while servicing this CDD.

Thank you,

Bill Snively

Aquatic Weed Management, Inc.
PO Box 1259 Haines City, FL 33845
waterweed1@aol.com
(863) 412-1919

SECTION D

SECTION i

Eden Hills Community Development District

Summary of Check Register

November 27, 2025 to March 25, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	12/3/25	305-311	\$ 22,444.70
	12/11/25	312-314	\$ 3,712.62
	12/17/25	315-317	\$ 106,708.89
	12/30/25	318-322	\$ 8,391.09
	1/7/26	323-326	\$ 22,495.50
	1/13/26	327-327	\$ 4,444.69
	1/20/26	328-333	\$ 668,664.58
	1/27/26	334-337	\$ 8,578.41
	2/3/26	338-344	\$ 11,209.25
	2/4/26	345-347	\$ 11,382.50
	2/11/26	348-349	\$ 15,092.94
	2/17/26	350-350	\$ 7,547.96
	2/23/26	351-352	\$ 44,017.44
	3/3/26	353-358	\$ 15,215.56
	3/11/26	359-363	\$ 19,345.99
	3/17/26	364-365	\$ 7,720.17
	3/24/26	366-366	\$ 308.00
			\$ 977,280.29
General Fund - Autopay			
	12/9/25	80018-80026	\$ 9,864.78
	1/12/26	80027-80035	\$ 9,787.14
	2/10/26	80036-80044	\$ 8,948.14
	2/28/26	80045-80045	\$ 1,040.49
	3/4/26	80046-80051	\$ 9,069.56
	3/10/26	80052-80054	\$ 780.89
			\$ 39,491.00
Supervisor Fees			
	November 27, 2025 to March 25, 2026		
	Emily Hazelrig	50015	\$ 184.70
	Jessica Spencer	50016	\$ 184.70
	Lindsey Roden	50017	\$ 184.70
	Bobbie Shockley	50018	\$ 184.70
			\$ 738.80
Total Amount \$			1,017,510.09

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/03/25	00052	11/25/25 20793	202511 320-53800-46400	POND HERBICIDE NOV25 AQUATIC WEED MANAGEMENT, INC	*	400.00	400.00 000305
12/03/25	00047	11/30/25 16536	202511 330-57200-48201	CLEANING SVCS NOV25 CSS CLEAN STAR SERVICES CENTRAL FL	*	1,300.00	1,300.00 000306
12/03/25	00061	10/31/25 3	202510 330-57200-47800	AMENITY MAINTENANCE GOVERMENTAL MGMT SERVICES TAMPA,LLC	*	320.00	320.00 000307
12/03/25	00039	11/22/25 13529	202510 310-51300-31500	ATTORNEY SVCS-OCT25 KILINSKI VAN WYK PLLC	*	3,410.30	3,410.30 000308
12/03/25	00044	11/17/25 29672	202511 330-57200-47800	RPLD TORO VALVE/AUTO FIL MCDONNELL CORPORATION DBA RESORT	*	400.00	400.00 000309
12/03/25	00036	12/03/25 12032025	202512 300-15500-10000	PLAYGRND/FUR LEASE-JAN26 PARK LAKE PROPERTY MANAGEMENT, INC	*	4,254.40	4,254.40 000310
12/03/25	00024	12/01/25 21224	202512 320-53800-46200	LANDSCAPE MAINT-DEC25 PRINCE & SONS, INC.	*	12,360.00	12,360.00 000311
12/11/25	00053	11/30/25 00074530	202511 310-51300-48000	NOT OF MTG 11/05/25 GANNETT MEDIA CORP DBA	*	641.86	641.86 000312
12/11/25	00056	12/02/25 68499200	202512 330-57200-48100	PEST CONTROL-DEC25 MASSEY SERVICES, INC.	*	77.00	77.00 000313
12/11/25	00054	11/30/25 12383655	202511 330-57200-34500	SECURITY SVCS NOV25 SECURITAS SECURITY SERVICES USA INC	*	2,993.76	2,993.76 000314
12/17/25	00029	12/15/25 22472053	202511 310-51300-31100	ENGINEERING SVCS-NOV25 DEWBERRY ENGINEERS INC.	*	625.00	625.00 000315
12/17/25	00030	12/12/25 12122025	202512 300-20700-10000	S2020 ASSESSMENT TRANSFER	*	21,930.39	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/12/25		12122025	202512 300-20700-10000						S2022 ASSESSMENT TRANSFER	*	76,842.44		
									EDEN HILLS CDD C/O USBANK			98,772.83	000316
12/17/25	00008	12/01/25	217	202512	320-53800-12000				FIELD MANAGEMENT-DEC25	*	1,419.50		
		12/01/25	218-A	202512	310-51300-34000				MANAGEMENT FEES-DEC25	*	3,647.92		
		12/01/25	218-A	202512	310-51300-35200				WEBSITE MANAGEMENT-DEC25	*	108.17		
		12/01/25	218-A	202512	310-51300-35100				INFORMATION TECH-DEC25	*	162.25		
		12/01/25	218-A	202512	310-51300-31300				DISSEMINATION SVCS-DEC25	*	630.00		
		12/01/25	218-A	202512	330-57200-48300				AMENITY ACCESS MGMT-DEC25	*	1,287.50		
		12/01/25	218-A	202512	310-51300-51000				OFFICE SUPPLIES	*	.36		
		12/01/25	218-A	202512	310-51300-42000				POSTAGE	*	8.92		
		12/01/25	218-B	202510	310-51300-42500				STAPLES-COPIES COVER 10/8	*	46.44		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			7,311.06	000317
12/30/25	00047	12/19/25	16784	202512	330-57200-48201				CLEANING SVCS DEC25	*	1,300.00		
									CSS CLEAN STAR SERVICES CENTRAL FL			1,300.00	000318
12/30/25	00063	12/15/25	3984	202512	330-57200-47800				RE-SLINGED LOUNGES CHAIRS	*	2,095.00		
									FLORIDA PATIO FURNITURE &			2,095.00	000319
12/30/25	00039	12/22/25	13763	202511	310-51300-31500				ATTORNEY SVCS-NOV25	*	414.00		
		12/23/25	13890-A	202509	310-51300-31500				ATTORNEY SVCS-SEP25	*	907.00		
		12/23/25	13890-B	202510	310-51300-31500				ATTORNEY SVCS-OCT25	*	1,098.50		
									KILINSKI VAN WYK PLLC			2,419.50	000320
12/30/25	00024	10/30/25	20914	202510	320-53800-47300				RPLCD NOZZLES & BUBBLERS	*	65.39		
		11/25/25	21163	202511	320-53800-47300				RPLCD ROTORS/SPRAYS	*	146.20		
									PRINCE & SONS, INC.			211.59	000321

EDEN EDEN HILLS ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/30/25	00043	12/16/25	677	202512	320	53800	49000		TRAP SET/CARCASS REMOVAL SWINE SOLUTIONS	*	2,365.00	2,365.00	000322
1/07/26	00044	1/01/26	30094	202601	330	57200	48500		POOL MAINTENANCE-JAN26 MCDONNELL CORPORATION DBA RESORT	*	3,380.00	3,380.00	000323
1/07/26	00036	1/07/26	01072026	202601	300	15500	10000		PLAYGRND/FUR LEASE-FEB26 PARK LAKE PROPERTY MANAGEMENT, INC	*	4,254.40	4,254.40	000324
1/07/26	00024	1/01/26	21710	202601	320	53800	46200		LANDSCAPE MAINT-JAN26 PRINCE & SONS, INC.	*	12,360.00	12,360.00	000325
1/07/26	00054	12/31/25	12416227	202512	330	57200	34500		SECURITY SVCS DEC25 SECURITAS SECURITY SERVICES USA INC	*	2,501.10	2,501.10	000326
1/13/26	00027	12/24/25	8014695	202512	310	51300	32300		TRUSTEE FEES FY26 SER20	*	3,703.91		
		12/24/25	8014695	202512	300	15500	10000		TRUSTEE FEES FY27 SER20 US BANK	*	740.78	4,444.69	000327
1/20/26	00030	1/16/26	01162026	202601	300	20700	10000		S2020 ASSESSMENT TRANSFER	*	145,632.89		
		1/16/26	01162026	202601	300	20700	10000		S2022 ASSESSMENT TRANSFER EDEN HILLS CDD C/O USBANK	*	510,286.64	655,919.53	000328
1/20/26	99999	1/20/26	VOID	202601	000	00000	00000		VOID CHECK	C	.00		
									*****INVALID VENDOR NUMBER*****			.00	000329
1/20/26	00008	11/30/25	219	202511	330	57200	47800		FOUNTAIN MAINTENANCE	*	466.10		
		11/30/25	220	202511	330	57200	47800		PLAYGROUND CLEANING	*	220.00		
		11/30/25	221	202511	320	53800	47800		ENTRY LIGHT TEST & REPAIR	*	759.85		
		11/30/25	222	202511	330	57200	47800		AMENITY MAINTENANCE-NOV25	*	701.98		
		11/30/25	223	202511	320	53800	47800		TRASH CLEAN UP	*	660.00		

EDEN EDEN HILLS ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/30/25	224		202511	320	53800	47800				*	220.00		
			DRAIN CLEANING										
1/01/26	226		202601	320	53800	12000				*	1,419.50		
			FIELD MANAGEMENT-JAN26										
1/01/26	227		202601	310	51300	34000				*	3,647.92		
			MANAGEMENT FEES-JAN26										
1/01/26	227		202601	310	51300	35200				*	108.17		
			WEBSITE MANAGEMENT-JAN26										
1/01/26	227		202601	310	51300	35100				*	162.25		
			INFORMATION TECH-JAN26										
1/01/26	227		202601	310	51300	31300				*	630.92		
			DISSEMINATION SVCS-JAN26										
1/01/26	227		202601	330	57200	48300				*	1,287.50		
			AMENITY ACCESS MGMT-JAN26										
1/01/26	227		202601	310	51300	51000				*	.60		
			OFFICE SUPPLIES										
1/01/26	227		202601	310	51300	42000				*	21.45		
			POSTAGE										
1/01/26	227		202601	310	51300	42500				*	1.65		
			COPIES										
											10,307.89	000330	

1/20/26	00059	1/13/26	212	202601	310	51300	42000			*	229.47		
			REIMBURSEMENT OF POSTAGE										
											229.47	000331	

1/20/26	00024	12/31/25	21584	202512	320	53800	47300			*	227.72		
			RPLCD SPRAYS/NOZZLES										
		12/31/25	21598	202512	320	53800	47300			*	418.92		
			RPLCD PVG VALVE										
											646.64	000332	

1/20/26	00034	12/10/25	8322	202512	330	57200	47800			*	1,561.05		
			REPLACE CARROT CLIMBER										
											1,561.05	000333	

1/27/26	00029	1/19/26	22476752	202512	310	51300	31100			*	1,375.00		
			ENGINEERING SVCS-DEC25										
											1,375.00	000334	

1/27/26	00039	1/16/26	13981	202512	310	51300	31500			*	3,646.41		
			ATTORNEY SVCS-DEC25										
											3,646.41	000335	

1/27/26	00056	1/16/26	68978039	202601	330	57200	48100			*	77.00		
			PEST CONTROL-JAN26										
											77.00	000336	

										EDEN EDEN HILLS	ZYAN		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/27/26	00044	12/01/25	29777	202512	330	57200	48500		MCDONNELL CORPORATION DBA RESORT	*	3,480.00	3,480.00	000337
2/03/26	00052	1/28/26	21194	202601	320	53800	46400		AQUATIC WEED MANAGEMENT, INC	*	400.00	400.00	000338
2/03/26	00047	1/27/26	17031	202601	330	57200	48201		CSS CLEAN STAR SERVICES CENTRAL FL	*	1,280.00	1,280.00	000339
2/03/26	00008	12/01/25	218-A	202512	310	51300	31300		GOVERNMENTAL MANAGEMENT SERVICES-CF	*	.92	.92	000340
2/03/26	00061	12/31/25	4	202512	320	53800	47800		GOVERNMENTAL MGMT SERVICES TAMPA,LLC	*	1,393.94	1,393.94	000341
2/03/26	00044	2/01/26	30614	202602	330	57200	48500		MCDONNELL CORPORATION DBA RESORT	*	3,480.00	3,480.00	000342
2/03/26	00036	2/03/26	02032026	202602	300	15500	10000		PARK LAKE PROPERTY MANAGEMENT, INC	*	4,254.39	4,254.39	000343
2/03/26	00052	12/22/25	20839	202512	320	53800	46400		AQUATIC WEED MANAGEMENT, INC	*	400.00	400.00	000344
2/04/26	00066	12/31/25	022649	202601	300	20700	10100		ABSOLUTE ENGINEERING INC	*	44,017.44	44,017.44	000345
2/20/26	00066	12/31/25	022649	202601	300	20700	10100		ABSOLUTE ENGINEERING INC	V	44,017.44	44,017.44	000345
2/04/26	00064	12/18/25	ARIV1048	202601	300	20700	10100		QUIDDITY ENGINEERING LLC	*	882.50	882.50	000346
2/04/26	00065	12/26/25	2-541310	202601	300	20700	10100		RAYSOR TRANSPORTATION CONSULTING	*	10,500.00	10,500.00	000347

EDEN EDEN HILLS ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/11/26	00024	2/01/26	22113	202602	320	53800	46200		LANDSCAPE MAINT-FEB26 PRINCE & SONS, INC.	*	12,360.00	12,360.00	000348
2/11/26	00054	1/31/26	12455702	202601	330	57200	34500		SECURITY SVCS JAN26 SECURITAS SECURITY SERVICES USA INC	*	2,732.94	2,732.94	000349
2/17/26	00008	12/31/25	231	202512	320	53800	47800		PH2 VIOLATION SIGNS	*	246.10		
		2/01/26	232	202602	320	53800	12000		FIELD MANAGEMENT-FEB26	*	1,419.50		
		2/01/26	233	202602	310	51300	34000		MANAGEMENT FEES-FEB26	*	3,647.92		
		2/01/26	233	202602	310	51300	35200		WEBSITE MANAGEMENT-FEB26	*	108.17		
		2/01/26	233	202602	310	51300	35100		INFORMATION TECH-FEB26	*	162.25		
		2/01/26	233	202602	310	51300	31300		DISSEMINATION SVCS-FEB26	*	630.92		
		2/01/26	233	202602	330	57200	48300		AMENITY ACCESS MGMT-FEB26	*	1,287.50		
		2/01/26	233	202602	310	51300	51000		OFFICE SUPPLIES	*	.81		
		2/01/26	233	202602	310	51300	42000		POSTAGE	*	20.06		
		2/01/26	233	202602	310	51300	42500		COPIES-STAPLES COVER MTG	*	24.73		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			7,547.96	000350
2/23/26	00066	12/31/25	022649-1	202601	300	20700	10100		033 FR#1 ABSOLUTE ENGINEERING INC	*	37,007.44	37,007.44	000351
2/23/26	00067	2/20/26	02202026	202601	300	20700	10100		REFUND OVPYMT PH3&4 FR#1 GLK LAND DEVELOPMENT LLC	*	7,010.00	7,010.00	000352
3/03/26	00052	2/24/26	21364	202602	320	53800	46400		POND HERBICIDE-FEB26 AQUATIC WEED MANAGEMENT, INC	*	400.00	400.00	000353
3/03/26	00029	2/19/26	22480236	202601	310	51300	31100		ENGINEERING SVCS-JAN26 DEWBERRY ENGINEERS INC.	*	1,812.50	1,812.50	000354

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/03/26	00008	12/31/25	230	202512	330	57200	47800		PLAYGROUND REPAIRS	*	232.65		
		1/31/26	234	202601	320	53800	47800		STORMWATER MAINTENCE	*	4,802.01		
GOVERNMENTAL MANAGEMENT SERVICES-CF												5,034.66	000355
3/03/26	00039	2/16/26	14178	202601	310	51300	31500		ATTORNEY SVCS-JAN26	*	234.00		
KILINSKI VAN WYK PLLC												234.00	000356
3/03/26	00044	3/01/26	30987	202603	330	57200	48500		POOL MAINTENANCE-MAR26	*	3,480.00		
MCDONNELL CORPORATION DBA RESORT												3,480.00	000357
3/03/26	00036	3/03/26	03032026	202603	300	15500	10000		PLAYGRND/FUR LEASE-APR26	*	4,254.40		
PARK LAKE PROPERTY MANAGEMENT, INC												4,254.40	000358
3/11/26	00063	12/30/25	3985	202512	330	57200	47800		RE-SLINGED LOUNGES CHAIRS	*	3,615.00		
FLORIDA PATIO FURNITURE &												3,615.00	000359
3/11/26	00008	10/31/25	215	202510	330	57200	47800		RPLCD AMENITY RESTRM SIGN	*	417.30		
		10/31/25	216	202510	330	57200	47800		AMENITY MAINTENANCE	*	330.00		
GOVERNMENTAL MANAGEMENT SERVICES-CF												747.30	000360
3/11/26	00056	2/24/26	69416327	202502	330	57200	48100		PEST CONTROL-FEB26	*	77.00		
MASSEY SERVICES, INC.												77.00	000361
3/11/26	00024	3/01/25	22495	202503	320	53800	46200		LANDSCAPE MAINT-MAR26	*	12,360.00		
		1/26/26	22003	202601	320	53800	47300		RPLCD SPRAYS/NOZZLES	*	277.43		
PRINCE & SONS, INC.												12,637.43	000362
3/11/26	00054	2/28/26	12483321	202603	330	57200	34500		SECURITY SVCS-FEB26	*	2,269.26		
SECURITAS SECURITY SERVICES USA INC												2,269.26	000363
3/17/26	00051	3/11/26	7381-03-	202603	310	51300	31200		SPECIAL ASSESS BOND S2022	*	450.00		
AMERICAN MUNICIPAL TAX-EXEMPT												450.00	000364

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/09/25	00013	12/10/25 5427-11.	202511 330-57200-43200		2011 AIREDALE-NOV.25 CITY OF LAKE ALFRED	*	603.87	603.87 080018
12/09/25	00013	12/10/25 5716-11.	202511 330-57200-43200		2376 SELENIA-NOV.25 CITY OF LAKE ALFRED	*	52.82	52.82 080019
12/09/25	00062	12/05/25 9172-12.	202512 330-57200-44000		2011 AIREDALE WAY-DEC.25 SPECTRUM	*	120.00	120.00 080020
12/09/25	00032	12/02/25 1359-11.	202511 320-53800-43000		197 SOPHIA LN-NOV.25 TECO	*	109.89	109.89 080021
12/09/25	00032	12/02/25 1983-11.	202511 320-53800-43000		700 CASS ROAD LFT-NOV.25 TECO	*	827.60	827.60 080022
12/09/25	00032	12/02/25 4468-11.	202511 330-57200-43000		2011 AIREDALE WAY-NOV.25 TECO	*	1,802.71	1,802.71 080023
12/09/25	00032	12/02/25 5618-11.	202511 320-53800-43000		500 AVIANA ST-NOV.25 TECO	*	30.43	30.43 080024
12/09/25	00032	12/02/25 5626-11.	202511 320-53800-43000		419 SOPHIA LN-NOV.25 TECO	*	30.03	30.03 080025
12/09/25	00032	12/02/25 8579-11.	202511 320-53800-43100		CASS ROAD AT OLD LK-NOV25 TECO	*	6,287.43	6,287.43 080026
1/12/26	00013	1/10/26 5427-12.	202512 330-57200-43200		2011 AIREDALE WAY-DEC.25 CITY OF LAKE ALFRED	*	547.59	547.59 080027
1/12/26	00013	1/10/26 5716-12.	202512 330-57200-43200		2376 SELENIA ST-DEC.25 CITY OF LAKE ALFRED	*	57.45	57.45 080028
1/12/26	00062	1/05/25 9172-01.	202601 330-57200-44000		2011 AIREDALE WAY-JAN.26 SPECTRUM	*	120.00	120.00 080029

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/12/26	00032	1/02/26	1359-12.	202512	320	53800	43000		197 SOPHIA LN-DEC.25	*	107.50	107.50	080030
								TECO					
1/12/26	00032	1/02/26	1983-12.	202512	320	53800	43000		700 CASS ROAD LFT-DEC.25	*	908.34	908.34	080031
								TECO					
1/12/26	00032	1/02/26	4468-12.	202512	330	57200	43000		2011 AIREDALE WAY-DEC.25	*	1,701.31	1,701.31	080032
								TECO					
1/12/26	00032	1/02/26	5618-12.	202612	320	53800	43000		500 AVIANA ST-DEC.25	*	28.83	28.83	080033
								TECO					
1/12/26	00032	1/02/26	5626-12.	202512	320	53800	43000		419 SOPHIA LN-DEC.25	*	28.69	28.69	080034
								TECO					
1/12/26	00032	1/02/26	8579-12.	202512	320	53800	43100		CASS RD AT OLD LK-DEC.25	*	6,287.43	6,287.43	080035
								TECO					
2/10/26	00013	2/10/26	5427-01.	202601	330	57200	43200		2011 AIREDALE WAY-JAN.26	*	539.35	539.35	080036
								CITY OF LAKE ALFRED					
2/10/26	00013	2/10/26	5716-01.	202601	330	57200	43200		2376 SELENIA ST-JAN.26	*	56.95	56.95	080037
								CITY OF LAKE ALFRED					
2/10/26	00062	2/05/26	9172-02.	202602	330	57200	44000		2011 AIREDALE WAY-FEB.26	*	120.00	120.00	080038
								SPECTRUM					
2/10/26	00032	2/02/26	1359-01.	202601	320	53800	43000		197 SOPHIA LANE-JAN.26	*	101.82	101.82	080039
								TECO					
2/10/26	00032	2/02/26	1983-01.	202601	320	53800	43000		700 CASS ROAD LFT-JAN.26	*	1,113.75	1,113.75	
		2/02/26	1983-01.	202601	320	53800	43000		700 CASS ROAD LFT-JAN.26	V	1,113.75		
								TECO				.00	080040

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/10/26	00032	2/02/26	4468-01.	202601	330	57200	43000		2011 AIREDALE WAY-JAN.26	*	1,776.21	1,776.21	080041
								TECO					
2/10/26	00032	2/02/26	5618-01.	202601	320	53800	43000		500 AVIANA ST-JAN.26	*	31.86	31.86	080042
								TECO					
2/10/26	00032	2/02/26	5626-01.	202601	320	53800	43000		419 SOPHIA LANE-JAN.26	*	32.04	32.04	080043
								TECO					
2/10/26	00032	2/02/26	8579-01.	202601	320	53800	43100		CASS RD AT OLD LK-JAN.26	*	6,289.91	6,289.91	080044
								TECO					
2/28/26	00032	2/02/26	1983-01.	202601	320	53800	43000		700 CASS ROAD-JAN.26	*	1,040.49	1,040.49	080045
								TECO					
3/04/26	00032	2/13/26	1983-02.	202602	320	53800	43000		700 CASS ROAD-FEB.26	*	1,126.87	1,126.87	080046
								TECO					
3/04/26	00032	3/03/26	1359-02.	202602	320	53800	43000		197 SOPHIA LANE-FEB.26	*	39.55	39.55	080047
								TECO					
3/04/26	00032	3/03/26	4468-02.	202602	330	57200	43000		2011 AIREDALE WAY-FEB.26	*	1,554.80	1,554.80	080048
								TECO					
3/04/26	00032	3/03/26	5618-02.	202602	320	53800	43000		500 AVIANA ST-FEB.26	*	29.75	29.75	080049
								TECO					
3/04/26	00032	3/03/26	5626-02.	202602	320	53800	43000		419 SOPHIA LANE-FEB.26	*	28.68	28.68	080050
								TECO					
3/04/26	00032	3/03/26	8579-02.	202602	320	53800	43100		CASS ROAD-FEB.26	*	6,289.91	6,289.91	080051
								TECO					
3/10/26	00013	3/10/26	5427-02.	202602	330	57200	43200		2011 AIREDALE WAY-FEB.26	*	618.72	618.72	080052
								CITY OF LAKE ALFRED					

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/10/26	00013	3/10/26 5716-02.	202602 330-57200-43200	2376 SELENIA ST-FEB.26 CITY OF LAKE ALFRED	*	42.17	42.17 080053
3/10/26	00062	3/05/26 9172-03.	202603 330-57200-44000	2011 AIREDALE WAY-MAR.26 SPECTRUM	*	120.00	120.00 080054
TOTAL FOR BANK Z						39,491.00	
TOTAL FOR REGISTER						1,016,771.29	

SECTION ii

Eden Hills
Community Development District

Unaudited Financial Reporting
February 28, 2026



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Eden Hills
Community Development District
Combined Balance Sheet
February 28, 2026

	<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	\$ 639,662	\$ -	\$ -	\$ -	\$ 639,662
Money Market Account	\$ -	\$ -	\$ -	\$ 39,943	\$ 39,943
Investments:					
Series 2020					
Reserve	\$ -	\$ 86,038	\$ -	\$ -	\$ 86,038
Revenue	\$ -	\$ 214,712	\$ -	\$ -	\$ 214,712
Series 2022					
Reserve	\$ -	\$ 301,342	\$ -	\$ -	\$ 301,342
Revenue	\$ -	\$ 716,170	\$ -	\$ -	\$ 716,170
Prepayment	\$ -	\$ 1,891	\$ -	\$ -	\$ 1,891
Due from Developer	\$ -	\$ -	\$ 3,000	\$ -	\$ 3,000
Due from General Fund	\$ -	\$ 7,932	\$ -	\$ -	\$ 7,932
Prepaid Expenses	\$ 4,995	\$ -	\$ -	\$ -	\$ 4,995
Total Assets	\$ 644,657	\$ 1,328,084	\$ 3,000	\$ 39,943	\$ 2,015,684
Liabilities:					
Accounts Payable	\$ 35,550	\$ -	\$ -	\$ -	\$ 35,550
Due to Debt Service	\$ 7,932	\$ -	\$ -	\$ -	\$ 7,932
Total Liabilities	\$ 43,481	\$ -	\$ -	\$ -	\$ 43,481
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 4,995	\$ -	\$ -	\$ -	\$ 4,995
Restricted for:					
Debt Service - Series 2020	\$ -	\$ 302,510	\$ -	\$ -	\$ 302,510
Debt Service - Series 2022	\$ -	\$ 1,025,574	\$ -	\$ -	\$ 1,025,574
Capital Projects - Series 2026	\$ -	\$ -	\$ 3,000	\$ -	\$ 3,000
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 39,943	\$ 39,943
Unassigned	\$ 596,181	\$ -	\$ -	\$ -	\$ 596,181
Total Fund Balances	\$ 601,176	\$ 1,328,084	\$ 3,000	\$ 39,943	\$ 1,972,202
Total Liabilities & Fund Balance	\$ 644,657	\$ 1,328,084	\$ 3,000	\$ 39,943	\$ 2,015,684

Eden Hills
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 615,519	\$ 603,656	\$ 603,656	\$ -
Assessments - Direct Bill	\$ 67,623	\$ 33,811	\$ 33,811	\$ -
Interest	\$ -	\$ -	\$ 2,207	\$ 2,207
Total Revenues	\$ 683,142	\$ 637,467	\$ 639,674	\$ 2,207
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,800	\$ 3,200
Employer FICA Fees	\$ 918	\$ 383	\$ 138	\$ 245
Engineering	\$ 15,000	\$ 6,250	\$ 6,375	\$ (125)
Attorney	\$ 18,158	\$ 7,566	\$ 8,803	\$ (1,237)
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 7,030	\$ 7,030	\$ 7,030	\$ -
Arbitrage	\$ 1,350	\$ -	\$ -	\$ -
Dissemination	\$ 7,571	\$ 3,154	\$ 3,155	\$ -
Trustee Fees	\$ 14,148	\$ 6,398	\$ 6,398	\$ -
Management Fees	\$ 43,775	\$ 18,240	\$ 18,240	\$ -
Information Technology	\$ 1,947	\$ 811	\$ 811	\$ (0)
Website Technology	\$ 1,298	\$ 541	\$ 541	\$ (0)
Postage & Delivery	\$ 893	\$ 372	\$ 356	\$ 16
Insurance	\$ 8,282	\$ 8,282	\$ 6,744	\$ 1,538
Copies	\$ 180	\$ 75	\$ 74	\$ 1
Legal Advertising	\$ 3,000	\$ 1,250	\$ 1,020	\$ 230
Other Current Charges	\$ 1,300	\$ 542	\$ 89	\$ 453
Office Supplies	\$ 180	\$ 75	\$ 3	\$ 72
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 142,203	\$ 66,142	\$ 61,751	\$ 4,391

Eden Hills

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 21,854	\$ 21,854	\$ 19,507	\$ 2,347
Field Management	\$ 17,034	\$ 7,097	\$ 7,098	\$ (0)
Landscape Maintenance	\$ 152,780	\$ 63,658	\$ 63,150	\$ 508
Landscape Replacement	\$ 20,000	\$ 8,333	\$ -	\$ 8,333
Lake Maintenance	\$ 4,800	\$ 2,000	\$ 2,000	\$ -
Streetlights	\$ 82,420	\$ 34,342	\$ 31,442	\$ 2,900
Electric	\$ 6,292	\$ 2,622	\$ 5,530	\$ (2,908)
Sidewalk & Asphalt Maintenance	\$ 2,000	\$ 833	\$ -	\$ 833
Irrigation Repairs	\$ 5,000	\$ 2,083	\$ 1,136	\$ 948
General Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 8,082	\$ (3,915)
Contingency	\$ 6,417	\$ 2,674	\$ 2,372	\$ 302
Subtotal Field Expenditures	\$ 328,596	\$ 149,663	\$ 140,316	\$ 9,347
Amenity Expenditures				
Amenity - Electric	\$ 20,000	\$ 8,333	\$ 8,540	\$ (207)
Amenity - Water	\$ 10,000	\$ 4,167	\$ 3,062	\$ 1,105
Playground Lease	\$ 51,053	\$ 21,272	\$ 21,272	\$ 0
Internet	\$ 2,000	\$ 833	\$ 600	\$ 233
Pest Control	\$ 2,680	\$ 1,117	\$ 308	\$ 809
Janitorial Service	\$ 21,400	\$ 8,917	\$ 6,470	\$ 2,447
Security Services	\$ 33,000	\$ 13,750	\$ 10,903	\$ 2,847
Amenity Access Management	\$ 15,450	\$ 6,438	\$ 6,438	\$ -
Pool Maintenance	\$ 41,760	\$ 17,400	\$ 17,100	\$ 300
Amenity Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 10,534	\$ (6,367)
Contingency	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Subtotal Amenity Expenditures	\$ 212,343	\$ 88,476	\$ 85,227	\$ 3,249
Total Operations & Maintenance	\$ 540,939	\$ 238,139	\$ 225,543	\$ 12,597
Total Expenditures	\$ 683,142	\$ 304,282	\$ 287,294	\$ 16,988
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 352,380	
Fund Balance - Beginning	\$ -		\$ 248,795	
Fund Balance - Ending	\$ -		\$ 601,176	

Eden Hills
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 172,075	\$ 168,856	\$ 168,856	\$ -
Interest	\$ 4,349	\$ 2,524	\$ 2,524	\$ -
Total Revenues	\$ 176,424	\$ 171,380	\$ 171,380	\$ -
Expenditures:				
Interest - 11/1	\$ 54,100	\$ 54,100	\$ 54,100	\$ -
Principal - 5/1	\$ 60,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 54,100	\$ -	\$ -	\$ -
Total Expenditures	\$ 168,200	\$ 54,100	\$ 54,100	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 8,224		\$ 117,280	
Fund Balance - Beginning	\$ 98,480		\$ 185,230	
Fund Balance - Ending	\$ 106,704		\$ 302,510	

Eden Hills
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 604,294	\$ 591,660	\$ 591,660	\$ -
Interest	\$ 14,761	\$ 8,376	\$ 8,376	\$ -
Total Revenues	\$ 619,055	\$ 600,036	\$ 600,036	\$ -
Expenditures:				
Interest - 11/1	\$ 196,088	\$ 196,088	\$ 196,088	\$ -
Principal - 5/1	\$ 210,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 196,088	\$ -	\$ -	\$ -
Total Expenditures	\$ 602,175	\$ 196,088	\$ 196,088	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 16,880		\$ 403,949	
Fund Balance - Beginning	\$ 319,181		\$ 621,625	
Fund Balance - Ending	\$ 336,061		\$ 1,025,574	

Eden Hills
Community Development District
Capital Projects Fund Series 2026
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Developer Advances	\$ -	\$ -	\$ 51,390	\$ 51,390
Total Revenues	\$ -	\$ -	\$ 51,390	\$ 51,390
Expenditures:				
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 48,390	\$ (48,390)
Total Expenditures	\$ -	\$ -	\$ 48,390	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 3,000	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 3,000	

Eden Hills

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Interest	\$ 746	\$ 547	\$ 547	\$ -
Total Revenues	\$ 746	\$ 547	\$ 547	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 746		\$ 547	
Fund Balance - Beginning	\$ 14,407		\$ 39,396	
Fund Balance - Ending	\$ 15,152		\$ 39,943	

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	\$ -	\$ 7,330	\$ 587,898	\$ 3,230	\$ 5,198	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 603,656
Assessments - Direct Bill	\$ 33,811	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,811
Interest	\$ -	\$ -	\$ 3	\$ 1,110	\$ 1,094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,207
Total Revenues	\$ 33,811	\$ 7,330	\$ 587,901	\$ 4,340	\$ 6,292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 639,674
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Employer FICA Fees	\$ 77	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138
Engineering	\$ 2,563	\$ 625	\$ 1,375	\$ 1,813	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,375
Attorney	\$ 4,509	\$ 414	\$ 3,646	\$ 234	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,803
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 7,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,030
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 631	\$ 631	\$ 631	\$ 631	\$ 631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,155
Trustee Fees	\$ 2,694	\$ -	\$ 3,704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,398
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,240
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 811
Website Technology	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 541
Postage & Delivery	\$ 44	\$ 33	\$ 9	\$ 251	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 356
Insurance	\$ 6,744	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,744
Copies	\$ 46	\$ 1	\$ -	\$ 2	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74
Legal Advertising	\$ 378	\$ 642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,020
Other Current Charges	\$ -	\$ -	\$ -	\$ 46	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89
Office Supplies	\$ 0	\$ 1	\$ 0	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 29,809	\$ 6,265	\$ 14,145	\$ 6,895	\$ 4,637	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,751

Eden Hills
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Property Insurance	\$ 19,507	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,507
Field Management	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,098
Landscape Maintenance	\$ 13,710	\$ 12,360	\$ 12,360	\$ 12,360	\$ 12,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,150
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Streetlights	\$ 6,287	\$ 6,287	\$ 6,287	\$ 6,290	\$ 6,290	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,442
Electric	\$ 1,056	\$ 998	\$ 1,045	\$ 1,206	\$ 1,225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,530
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 65	\$ 146	\$ 647	\$ 277	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,136
General Repairs & Maintenance	\$ -	\$ 1,640	\$ 1,640	\$ 4,802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,082
Contingency	\$ -	\$ 7	\$ 2,365	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,372
Subtotal Field Expenditures	\$ 42,446	\$ 23,258	\$ 26,163	\$ 26,755	\$ 21,694	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,316
Amenity Expenditures													
Amenity - Electric	\$ 1,705	\$ 1,803	\$ 1,701	\$ 1,776	\$ 1,555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,540
Amenity - Water	\$ 543	\$ 657	\$ 605	\$ 596	\$ 661	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,062
Playground Lease	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ 4,254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,272
Internet	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Pest Control	\$ 77	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 308
Janitorial Service	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,280	\$ 1,290	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,470
Security Services	\$ 2,675	\$ 2,994	\$ 2,501	\$ 2,733	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,903
Amenity Access Management	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,438
Pool Maintenance	\$ 3,380	\$ 3,380	\$ 3,480	\$ 3,380	\$ 3,480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,100
Amenity Repairs & Maintenance	\$ 1,242	\$ 1,788	\$ 7,504	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,534
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 16,585	\$ 17,660	\$ 22,830	\$ 15,504	\$ 12,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,227
Total Operations & Maintenance	\$ 59,030	\$ 40,918	\$ 48,993	\$ 42,259	\$ 34,342	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,543
Total Expenditures	\$ 88,839	\$ 47,183	\$ 63,138	\$ 49,155	\$ 38,979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 287,294
Excess (Deficiency) of Revenues over Expenditures	\$ (55,028)	\$ (39,853)	\$ 524,763	\$ (44,814)	\$ (32,687)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352,380
Net Change in Fund Balance	\$ (55,028)	\$ (39,853)	\$ 524,763	\$ (44,814)	\$ (32,687)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352,380

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 2026

ON ROLL ASSESSMENTS

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

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	%				Total
							44%	12%	43%	100%	
							General Fund	2020 Debt Service	2022 Debt Service		
11/10/25	ACH	\$1,082.76	(\$24.34)	(\$21.17)	\$0.00	\$1,037.25	\$458.99	\$128.39	\$449.87	\$1,037.25	
11/14/25	ACH	\$4,962.14	(\$198.48)	(\$95.27)	\$0.00	\$4,668.39	\$2,065.80	\$577.85	\$2,024.74	\$4,668.39	
11/21/25	ACH	\$9,991.47	(\$399.66)	(\$191.84)	\$0.00	\$9,399.97	\$4,159.56	\$1,163.52	\$4,076.89	\$9,399.97	
11/26/25	ACH	\$17,448.11	(\$697.90)	(\$335.00)	\$0.00	\$16,415.21	\$7,263.85	\$2,031.86	\$7,119.50	\$16,415.21	
12/8/25	ACH	\$166,696.66	(\$6,668.02)	(\$3,200.57)	\$0.00	\$156,828.07	\$69,397.53	\$19,412.08	\$68,018.46	\$156,828.07	
12/8/25	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)	
12/19/25	ACH	\$1,227,377.18	(\$49,094.52)	(\$23,565.65)	\$0.00	\$1,154,717.01	\$510,970.41	\$142,930.15	\$500,816.45	\$1,154,717.01	
12/31/25	ACH	\$18,026.29	(\$663.12)	(\$347.26)	\$0.00	\$17,015.91	\$7,529.66	\$2,106.22	\$7,380.03	\$17,015.91	
1/9/26	ACH	\$5,069.66	(\$152.09)	(\$98.35)	\$0.00	\$4,819.22	\$2,132.54	\$596.52	\$2,090.16	\$4,819.22	
1/29/26	ACH	\$0.00	\$0.00	\$0.00	\$2,481.07	\$2,481.07	\$1,097.89	\$307.11	\$1,076.07	\$2,481.07	
2/12/26	ACH	\$12,230.60	(\$244.64)	(\$239.72)	\$0.00	\$11,746.24	\$5,197.80	\$1,453.94	\$5,094.50	\$11,746.24	
Total		\$ 1,447,928.11	\$ (58,142.77)	\$ (28,094.83)	\$ 2,481.07	\$ 1,364,171.58	\$ 603,655.56	\$ 168,856.30	\$ 591,659.72	\$ 1,364,171.58	

98.07%	Net Percent Collected
\$ 26,807.66	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Lucerne Park Investment, LLC						
2026-01						
			Net Assessments	\$	67,622.63	\$ 67,622.63
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	
10/21/25	10/1/25	2582	\$ 33,811.31	\$ 33,811.31	\$ 33,811.31	
	2/1/26		\$ 16,905.66			
	5/1/26		\$ 16,905.66			
			\$ 67,622.63	\$ 33,811.31	\$ 33,811.31	

SECTION iii

EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT

219 E. Livingston Street, Orlando, FL 32801 Telephone (407) 841-5524 Fax (407) 839-1526

March 17, 2026

Scott A. Schuhle
Barry Knack
U.S. Bank Trust Company, National Association
500 West Cypress Creek Road, Suite 460
Fort Lauderdale, Florida 33309

Re: Eden Hills Community Development District
Custody Agreement dated February 2, 2026
(the "Custody Agreement")

Gentlemen:

Pursuant to Section 4 of the above-referenced Custody Agreement, the District hereby directs the following disbursement from Custody Account No. 298973000:


Payee: HUB International Midwest West \$ 4,936.00
Quiddity Engineering \$1,110.00

Payment Instructions: Send regular Mail

Purpose for which paid or incurred: Funding Request # 3

The undersigned hereby affirms that the above disbursement has been requested and shall be processed in a manner consistent with the terms of the Custody Agreement. Please do not hesitate to contact me if any additional information is needed.

Sincerely,



Jill Burns, Authorized Officer
Eden Hills

#331

Eden Hills
Community Development District

REVISED

Funding Request # 3
March 2, 2026

Bill to: JMBI Real Estate, LLC

Capital Projects Fund
Phase 3 & 4

Payee

400100

1 **HUB International Midwest West**
Invoice # 4329667 - Renewal Business \$ 4,936.00

PO#126

2 **Quiddity Engineering**
Invoice # ARIV1047315 - Offsite ROW Improvements \$ 1,110.00

\$ 6,046.00

Total: \$ 6,046.00

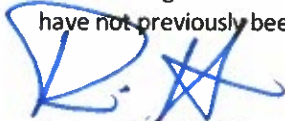
Please make check payable to:

Eden Hills Community Development District

6200 Lee Vista Blvd, Suite 300

Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the project which have not previously been paid.



Responsible Officer



Hub International Midwest West

Phone: 630-468-5600

Fax:

Phase 3

Invoice # 4329667		Page 1 of 1
ACCOUNT NUMBER	DATE	
HIGHLLC-01	10/13/2025	
BALANCE DUE ON	AMOUNT DUE	
11/27/2025	\$4,936.00	

**Eden Hills Community Development District
 Cassidy Land Development, LLC
 346 East Central Avenue
 Winter Haven, FL 33880**

Pay My Bill Online

Visit our online portal to easily and securely pay your HUB invoice using your banking information (ACH)

www.hubinternational.com/paymybill

Bond (Renewable)	PolicyNumber: LICX1984016	Effective: 11/27/2025 to 11/27/2026
------------------	---------------------------	-------------------------------------

Item #	Trans Eff Date	Due Date	Trans	Description	Amount
53251947	11/27/2025	11/27/2025	RENB	Subd. Lake Alfred, FL. Eden Hills Phase 2. \$197,446.50 -	\$4,936.00
Subd. Lake Alfred, FL. Eden Hills Phase 2. \$197,446.50					
Policy Invoice Balance:					\$4,936.00
Total Invoice Balance:					\$4,936.00

Thank you for your business!

ADDITIONAL PAYMENT OPTIONS

PAY BY CHECK

Please remit your payment to:

HUB International

203 N La Salle St Ste 2000

Chicago, IL 60601-1245

*** PREMIUM FINANCING OPTIONS MAY BE AVAILABLE UPON REQUEST; PLEASE CONTACT YOUR HUB REPRESENTATIVE ***

*** PLEASE RETURN A COPY OF THIS INVOICE WITH YOUR CHECK, AND REFERENCE ON THE PAYMENT YOUR INVOICE # 4329667 ***



Invoice Total: \$1,110.00

Invoice #: ARIV1047315
 Invoice date: 12/1/2025
 Project Number: 29410-0001-01

JMBI Development, LLC
 346 East Central Avenue
 Winter Haven, FL 33880

PAYMENT INFORMATION

<u>Remit Address</u>	<u>ACH Info</u>
Quiddity Engineering, LLC	Vantage Bank
PO Box 919955	Acct: 108119104
Orlando, FL 32891	ABA: 114915272
EIN: 87-3888184	Email: Payment@Quiddity.com

Payments are due upon receipt. Standard payment options are ACH or check. We also accept all major credit cards subject to a 3% convenience fee.

For professional services

29410-0001-01 Eden Hills ROW Contract - CR 557

Phase	Fee	Percent complete	Previous billing	Remaining contract	Current billing
Offsite ROW Improvements	9,600.00	80.00%	6,720.00	1,920.00	960.00
Permitting & Calculations	3,500.00	55.00%	1,925.00	1,575.00	0.00
Reimbursable	1,050.00	45.00%	472.50	577.50	0.00
Subtotal	14,150.00	71.22%	9,117.50	4,072.50	960.00
		Subtotal			960.00

29410-0001-01.210 - Cass Road/CR 557 Engineers Estimate

Role	Hours	Rate	Amount
Principal Engineer	1.00	150.00	150.00
	Subtotal	1.00	150.00

Invoice subtotal 1,110.00
Total 1,110.00

EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT

219 E. Livingston Street, Orlando, FL 32801 Telephone (407) 841-5524 Fax (407) 839-1526

March 17, 2026

Scott A. Schuhle
Barry Knack
U.S. Bank Trust Company, National Association
500 West Cypress Creek Road, Suite 460
Fort Lauderdale, Florida 33309

Re: Eden Hills Community Development District
Custody Agreement dated February 2, 2026
(the "Custody Agreement")

Gentlemen:

Pursuant to Section 4 of the above-referenced Custody Agreement, the District hereby directs the following disbursement from Custody Account No. 298973000:

Payee: Greenland Services, LLC \$3,000

Payment Instructions: Send regular Mail

Purpose for which paid or incurred: Funding Request # 4

The undersigned hereby affirms that the above disbursement has been requested and shall be processed in a manner consistent with the terms of the Custody Agreement. Please do not hesitate to contact me if any additional information is needed.

Sincerely,



Jill Burns, Authorized Officer
Eden Hills

#331
PO# 106

Eden Hills
Community Development District

Funding Request # 4
February 22, 2026

Bill to: JMBI Real Estate, LLC

Capital Projects Fund
Phase 3 & 4

Payee

1	Greenland Services, LLC Invoice # 220702 - Mowing	\$ 3,000.00
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\$ 3,000.00

Total: \$ 3,000.00

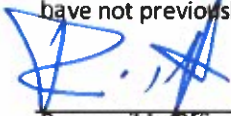
Please make check payable to:

Eden Hills Community Development District

6200 Lee Vista Blvd, Suite 300

Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the project which have not previously been paid.



Responsible Officer

PO Box 1757
Winter Haven, FL 33882



greenlandservicesllc@gmail.com

CGC 1518878 SCC131152201

Bill To

Cassidy Land Development LLC
346 E Central Ave
Winter Haven, FL 33880

Invoice # 220702

Date 2/17/2026

Due on receipt

Service Address:

Eden Hills CDD

331 - Eden Hills Ph3

PO # 106 Eden Hills - Phase 3 Mowing on 1/16 - 400100	1	3,000.00	3,000.00

Invoice Total \$3,000.00

\$3,000.00

Please remit payments to:

Greenland Services, LLC
P.O. Box 1757
Winter Haven, FL 33882

220702