Eden Hills
Community Development District

Meeting Agenda

September 9, 2026

AGENDA

Eden Hills
Community Development District

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

September 2, 2026

Board of Supervisors Meeting
Eden Hills Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Eden Hills Community Development District** will be held on **Wednesday, September 9, 2026** at **5:00 PM** at the Lake Alfred Public Library – 245 N. Seminole Avenue, Lake Alfred, Florida 33850.

Zoom Video Join Link: https://us06web.zoom.us/j/82376848857
Call-In Information: 1-646-876-9923 **Meeting ID:** 823 7684 8857

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Approval of Minutes of the July 08, 2026 Board of Supervisors Meeting
4. Consideration of Request from HOA Regarding Mailboxes
5. Consideration of Proposals from Aquatic Weed Management
    a. Proposal to Remove 2 Rows of Silt Fence in Wetland Buffer Area
    b. Proposal to Remove 1 Dead Tree in Wetland Buffer Area
6. Consideration of Proposal for Holiday Lighting from Festive Glow
7. Staff Reports
    a. Attorney
    b. Engineer
        i. Consideration of Fiscal Year 2027 Engineering Work Authorization
    c. Field Manager’s Report
    d. District Manager’s Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statements
8. Other Business
9. Supervisors Requests and Audience Comments
10. CLOSED SECURITY SESSION
11. 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, **July 8, 2026,** at 4:00 p.m. at the Albertus Maultsby Community Center – 655 3rd Street N., Lake Alfred, FL.

Present and constituting a quorum:

Bobbie Shockley	Chairperson
Jessica Spencer	Vice Chairperson
Lindsey Roden	Assistant Secretary
Alexandra Hietala	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, Kilinski Van Wyk
Chace Arrington *by Zoom*	District Engineer
Rey Malave *by Zoom*	District Engineer
Marshall Tindall *by Zoom*	GMS

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Burns called the meeting to order at 4:00 p.m. and called the roll. Four Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Burns opened the public comment period for agenda items only.

THIRD ORDER OF BUSINESS **Approval of Minutes of the May 13, 2026 Board of Supervisors Meeting**

Ms. Burns presented the May 13, 2026 Board of Supervisors meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Minutes of the May 13, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-09 Ratifying Staff's Actions in Relocating the Public Hearing to Adopt the Fiscal Year 2027 Budget**

Ms. Burns discussed that Resolutions 2026-09 ratified staff's decision to move the public hearings for the Fiscal Year 2027 budget and amended amenity policies to a larger venue. The relocation was made because mailed notices about the proposed assessment increase could lead to higher attendance than the Lake Alfred Library could accommodate.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Resolution 2026-09 Ratifying Staff's Actions in Relocating the Public Hearing to Adopt the Fiscal Year 2027 Budget, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-10 Ratifying Staff's Actions in Relocating the Public Hearing to Adopt Amended Amenity Policies**

Ms. Burns stated Resolution 2026-10 is to ratify staff's action and relocation the public hearing on adopting the Amenity Policies as well.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-10 Ratifying Staff's Actions in Relocating the Public Hearing to Adopt Amended Amenity Policies, was ratified.

SIXTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2027 Budget**

Ms. Burns stated opened the public hearing for the FY 2027 budget, noting that the hearing had been properly advertised and that mailed notices were sent to all property owners in the community. She asked for a motion to open the public hearing.

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

A. Public Comments

Ms. Burns discussed the two FY 2027 budget options. Option A would keep assessments unchanged while still adding requested field and amenity items, such as amenity enhancements, pocket parks, benches, playground fencing, and holiday décor, using added capacity from Phase 3 lots. Option B was mostly the same but included $140,000 for wetland and wetland buffer work, which would increase assessments by $159.36 instead of the originally noticed cap of $164.16 after some line-item adjustments. She opened the floor for public comments, giving each speaker three minutes.

Jay Bledsoe stated that delaying the wetland and buffer maintenance would only postpone needed work and could increase future costs. He stated the lake benefits the broader community, not just lakefront residents, because it affects the pier, views, and overall property values.

David Joseph agreed, saying the maintenance should have been handled earlier and that lakeside residents paid premium prices for their lots. He emphasized that residents were not asking for the area to be manicured like a golf course, only properly maintained at a reasonable height, and noted that six lakefront homeowners had signed a letter requesting the work

A resident stated they understood the lakefront residents' concerns but opposed making the broader community pay equally for a benefit they viewed as limited to a small group with lake access. They argued they had done their own due diligence before buying and felt lakefront buyers should have done the same. While acknowledging the work may eventually need to be done, they suggested waiting or developing a plan that better accounts for residents who do not live on the lake. He stated the Board was otherwise doing a good job.

Ms. Burns clarified that assessments are tied to the land, not whether a home has been built or sold, so waiting for more Phase 3 homes would not add new assessment revenue because builders or developers already pay assessments on those lots. She explained that the added budget capacity came from Phase 3 lots moving from an admin-only rate to the full platted assessment rate.

The Board discussed the estimated cost of wetland/buffer maintenance under Option B.

Ms. Burns stated the $140,000 estimate included about $40,000 as a one-time cleanup cost and about $100,000 in expected annual maintenance going forward, though future costs were uncertain due to factors like gas prices and other expenses.

There was also discussion about permits and compliance. Ms. Burns explained that the wetland area is governed by SWFWMD permits and that the District is currently in compliance. The adjacent buffer was required by the City of Lake Alfred during development, which is why it was not cut or sodded. Lake Alfred had indicated it may be open to allowing the District to maintain the buffer differently, but any work would need to remain within permit requirements.

Residents and Board members debated fairness and community benefit. Some argued the lake and buffer affect broader property values and should be addressed sooner to avoid higher future costs. Others argued the work mainly benefits lakefront homeowners and could set a precedent for other lakes or areas requesting similar maintenance. Ms. Burns clarified that the CDD does not control lot premiums, home sales, builder representations, HOA matters, or private-lot issues.

Several members raised concerns about whether homeowners could pay for or perform the work themselves. Ms. Burns stated individuals should not maintain District property because of liability, but the District could potentially accept contributions from residents or the HOA and then have District-approved vendors perform the work. Ms. Gentry added that permits control what vegetation can be removed, and Ms. Burns warned that unauthorized clearing could lead to required replanting and possible fines from the Water Management District.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with Ms. Shockley, Ms. Spencer, and Ms. Roden in favor and Mr. Hietala opposed, Budget Option A, was approved 3-1.

B. Consideration of Resolution 2026-11 Adopting the Fiscal Year 2027 Budget and Appropriating Funds

i. Budget Option A

ii. Budget Option B

Ms. Burns explained that after the Board selected Option A, the FY 2027 budget needed to be approved with an added developer contribution for 137 Phase 3 lots owned by Lennar. Because a separate builder contract caps Lennar's assessment at $950 per lot, the developer would pay the difference between that cap and the current assessment amount of $1,083.22. She clarified that this would not change the budget numbers; it would simply show that part of the funding comes from a different entity that does not own the property. The Board then considered Resolution 2026-11, adopting the FY 2027 budget as Option A amended to include the deficit funding for those 137 lots.

> On MOTION by Ms. Spencer, seconded by Ms. Shockley, with Ms. Shockley, Ms. Spencer, and Ms. Roden in favor and Mr. Hietala opposed, Resolution 2026-11 Adopting the Fiscal Year 2027 Budget and Appropriating Funds Option A, was approved 3-1.

Ms. Burns asked for a motion to close the Public Hearing.

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

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-12 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Burns stated that Resolution 2026-12 imposed the special assessments and certified the assessment roll for collection based on the FY 2027 budget the Board had just approved. The resolution also continued the existing debt assessments on the properties and certified the tax roll for collection.

> On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Resolution 2026-12 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

EIGHTH ORDER OF BUSINESS **Public Hearing on Adopting the Amended Amenity Policies**

Ms. Burns asked for a motion to open the Public Hearing.

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

A. Public Comments

Ms. Burns presented the proposed amended amenity policies, noting that the Board had already discussed them when setting the public hearing. The main addition was new rules for the pier/dock area, which previously did not have specific policies. These included standard dock-related rules such as wearing shoes and guidance around fishing. She stated the proposed dock policies had not changed since the prior meeting and that a few general cleanup edits were also included. There were no Public Comments.

B. Consideration of Resolution 2026-13 Adopting Amended and Restated Amenity Policies

Ms. Gentry clarified that the amenity policy updates included standard best-practice language on smoking, drugs and alcohol, service animals, and supervision of minors at the pool. She also confirmed that the underlying policy text was entirely new. There were no questions or comments, and Ms. Burns asked for a motion to approve the resolution.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-13 Adopting Amended and Restated Amenity Policies, was approved.

Ms. Burns asked for a motion to Close the Public Hearing.

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

NINTH ORDER OF BUSINESS **Consideration of Resolution 2026-14 Adopting the Fiscal Year 2027 Meeting Schedule**

Ms. Burns stated that Resolution 2026-14 would adopt the FY 2027 meeting schedule. The regular meeting dates would remain on the second Wednesday, but the proposed meeting time would move from 5:00 p.m. to 4:00 p.m. because recent resident participation had increased and the library was only available until 6:00 p.m. She noted that the November meeting needed a different date because the regular date fell on Veterans Day, when the library is closed, and the following Wednesday conflicted with counsel’s schedule. The proposed alternative was Monday, November 16 at 4:00 p.m.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Resolution 2026-14 Adopting the Fiscal Year 2027 Meeting Schedule, was approved.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2026-15 Designating a Date, Time and Location for a Landowner's Election**

Ms. Burns stated that Resolution 2026-15 sets the date, time, and location for the landowners' election. Two seats had already turned over to resident control through the general election process, but a third seat had not yet reached the threshold for turnover and still required a landowners' election. She stated that election is typically scheduled for the same day as the regular Board meeting, which had just been set for November 16 at 4:00 p.m., though the Board could choose a different time if needed. She recommended holding both meetings at the same time for convenience and asked for a motion to approve November 16 at 4:00 p.m.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Resolution 2026-15 Designating a Date, Time and Location for a Landowner's Election for November 16, 2026 at 4:00 p.m., was approved.

ELEVENTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2025 Audit Report**

Ms. Burns stated that the Board was reviewing and accepting the FY 2025 audit report on page 33. The District is required under Florida statute to obtain an annual independent audit. She noted that the audit had no findings and no instances of noncompliance, meaning it was considered a clean audit. The report had already been submitted to the state by the June 30 deadline, so the Board was only being asked to formally accept the audit rather than approve it.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Acceptance of Fiscal Year 2025 Audit Report, was approved.

TWELTH ORDER OF BUSINESS **Ratification of Fuel Surcharge Addendum with Resort Pools**

Ms. Burns stated that the Board was being asked to ratify a fuel surcharge addendum with Resort Pools. The surcharge was described as a small monthly charge of $15.50 per month due to higher gas prices, similar to what other District vendors had been requesting. She noted that the chair had already approved it, so the Board only needed to ratify it. The surcharge would end at the close of the fiscal year or sooner if gas prices dropped below the stated threshold.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Fuel Surcharge Addendum with Resort Pools, was ratified.

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Gentry provided an update. She stated the governor vetoed two bills the District had been tracking: an e-bike bill, which would have set a passing speed limit for e-bikes near pedestrians on sidewalks and created a safety task force, and a sovereign immunity limit increase, which would have raised the amount local governments could be sued for. She noted that both topics may return in future legislative sessions, but for now the law remains unchanged, which is favorable for local governments on liability limits.

Ms. Gentry stated her firm would send a final legislative newsletter summarizing the status of the bills and providing implementation guidance for District managers, including items such as electronic payments. She reminded Board members who are staying on the Board to complete ethics training by December 31, while members leaving the Board do not need to complete it for the year. She reminded them that Form 1 financial disclosures were due July 1 and should be completed online as soon as possible to avoid late fees.

Ms. Gentry updated the Board on the boundary amendment, saying the final hearing was scheduled for July 20 after a successful first reading the prior month. The amendment would remove the commercial property from the previously planned Phase 3 area, while the residential Phase 3 lots would continue to be developed.

B. Engineer

i. Presentation of Annual Engineer's Report

Mr. Malave stated that the required annual engineer's review and report had been provided under the bond indenture requirements. The report stated that the District's facilities are maintained and operated and that the District has sufficient funds to maintain them. He noted that a more detailed report was provided for staff review to identify any issues needing attention.

Ms. Burns noted that the Board was being asked to accept the engineer's report letter.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Accepting the Annual Engineer's Report t, was approved.

C. Field Manager's Report

Ms. Burns gave the field manager's report because Mr. Tindall was sick but available on the call for questions. She reported that a car had driven through a District fence, the police report had been submitted to the District's insurance carrier, and repairs were pending once the replacement fencing arrived. The driver had contacted the District, so the matter was being handled through insurance rather than as a hit-and-run.

She noted that the children's playgrounds had been sprayed for spiders and bugs, and a damaged footer at the Sophia Lane children's park had been replaced. The landscape contractor's service was described as generally satisfactory, although residents had complained about pesticide spraying near the amenity area, especially around the dog park fence lines. She stated Prince and Sons had been asked to post notices at the dog park gate when spraying occurs, even though posting at that specific gate is not required, and the vendor said staff would be reminded to do so.

Regarding sod replacement, She stated the work had been previously approved but was delayed until the rainy season. Prince and Sons expected to begin after completing another large sod installation, hopefully by the end of the month.

Mr. Tindall added that the sod project would take time to complete and that the rainy season was important to help the sod take. He also clarified that the Phase 2B playground issue was not just a damaged footer: a car had driven over the parking area and hit the climbing wall, post, and footer. Ms. Burns and Mr. Tindall then described the location as the park near the mailboxes at the end of Selenia Street in Phase 2B.

D. District Manager's Report

i. Approval of the Check Register

Ms. Burns presented the check register that is included in the package for review.

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

ii. Balance and Income Statement

Ms. Burns stated financial statements are included in the agenda package for review. She offered to take questions on those. No action is necessary from the Board.

iii. Goals and Objectives

a) Adoption of Fiscal Year 2027 Goals and Objectives

b) Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives

Ms. Burns stated that recent statutory changes require the District to adopt annual goals and objectives. The Board was being asked to approve the 2027 goals and objectives, which are the same as the 2026 version, and to authorize the Chair to review the 2026 goals with staff and sign off on the required form at the end of the fiscal year. She noted that placing this item on the budget-hearing agenda helps avoid the need for a special meeting if no other Board action is needed later, and said the District is currently on track to meet all of its goals.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives, was approved.

iv. Registered Voters

Ms. Burns reported that the District is required to determine the number of registered voters in the community as of April 15. The current count is 762 registered voters. She explained that this number is tracked for resident turnover purposes, but because the District has already reached the turnover threshold, it was being provided for informational purposes only.

FOURTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS **Supervisors Requests and Audience Comments**

Resident (Mr. Jay Bledsoe) asked about future resident seat turnover. Ms. Burns explained that three seats are up in 2026 and the next two resident seats are up in 2028; Ms. Gentry added that the landowner election seat elected this year would be a four-year term.

A resident also raised concerns about landscaping trailers parking on the wrong side of the road, and Ms. Burns said she would contact the vendor's site supervisor. Another discussion involved pressure washing the split rail fencing, including both the front and back sides. Mr. Tindall said he would coordinate with the maintenance vendor and use an outside vendor if needed.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

Ms. Burns asked for a motion to adjourn.

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

______________________________ ______________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION 4

PRIME
COMMUNITY MANAGEMENT

Eden Hills Phase 1 Homeowners' Association, Inc.
c/o Prime Community Management
375 Avenue A S.E.
Winter Haven, Florida 33880

July 28, 2026

Eden Hills Community Development District
c/o Governmental Management Services
219 E. Livingston St.
Orlando, FL 32801

Re: Eden Hills Mailboxes

To Jill Burns, District Manager,

At the Eden Hills Homeowners' Association Board of Directors Meeting held July 28, 2026, the Board voted to convey all mailboxes owned by the Eden Hills Phase 1 Homeowners' Association, Inc. to the Eden Hills Community Development District. Please direct any forms or agreements that must be signed by the Board President to Seat3@EdenHillsHOA.com.

If there are further questions, please feel free to email Eric@PrimeHOA.com.

At the Direction of the Board of Directors,

Joseph "Jay" Blledsoe
President, Eden Hills HOA

SECTION 5

SECTION a)

ESTIMATE

Aquatic Weed Management, Inc.
PO Box 1259
Haines City, FL 33845

WATERWEED1@AOL.COM
+1 (863) 412-1919

Bill to
Eden Hills CDD
219 E Livingston St
Orlando, FL 32801

Estimate details
Estimate no.: 1776
Estimate date: 08/04/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Scope of Work**	Removal and disposal of two rows of silt fence approximately 1 mile long.	1	$8,000.00	$8,000.00

Total **$8,000.00**

Note to customer
Thank you for your business!

Accepted date

Accepted by

SECTION b)

ESTIMATE

Aquatic Weed Management, Inc.
PO Box 1259
Haines City, FL 33845

WATERWEED1@AOL.COM
+1 (863) 412-1919

Bill to
Eden Hills CDD
219 E Livingston St
Orlando, FL 32801

Estimate details
Estimate no.: 1904
Estimate date: 08/20/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Scope of Work**	Dead tree removal and disposal in wetland buffer.	1	$2,500.00	$2,500.00

Total **$2,500.00**

Note to customer
Thank you for your business!

Accepted date **Accepted by**

SECTION 6

Festive Glow **PROPOSAL**

Checks payable to: Festive Glow
6333 SW 46th Drive Gainesville, FL. 32608
Phone: (352) 827 – XMAS (9627)
Website: FestiveGlowLighting.com

Residential • Commercial • Community
Supplies • Installation • Removal
Email:FestiveGlow@outlook.com

Customer: Eden Hills CDD – Attn: Joel Blanco Date: 08 / 07 / 2026

Address: 219 E Livingston Street City: Orlando Zip: 32801

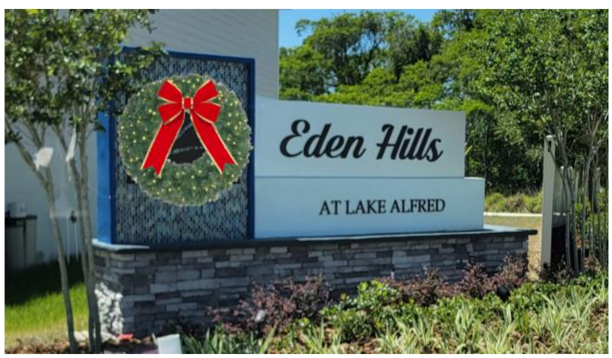
Phone W: (407)-841-5524 E-mail: jblanco@gmscfl.com

Eden Hills– FY 2027 Holiday Lighting Proposal

Eden Hills Entrance Signs → $4,800.00

- Airdale Way & Cass (West) – Double sided in median (No power) – 2 x 48" Commercial grade Douglas Fir Battery Powered Wreath lit with Warm White LED mini lights (one wreath per side)
- Airdale Way & Cass (East) – Double sided in median (No power) – 2 x 30" Commercial grade Douglas Fir Battery Powered Wreath lit with Warm White LED mini lights (one wreath per side)
- Pyreness Way & Cass - Double sided in median (No power) – 2 x 48" Commercial grade Douglas Fir Battery Powered Wreath lit with Warm White LED mini lights (one wreath per side)
- Aviana Street & Cass – 2 signs; single sided (No power at one entry sign; power present at the other) - 2 x 30" Commercial grade Douglas Fir Battery Powered Wreath lit with Warm White LED mini lights (one wreath per side)
- Sofia Lane & Cass - 2 signs; single sided (No power at one entry sign; power present at the other) - 2 x 48" Commercial grade Douglas Fir Battery Powered Wreath lit with Warm White LED mini lights (one wreath per side)

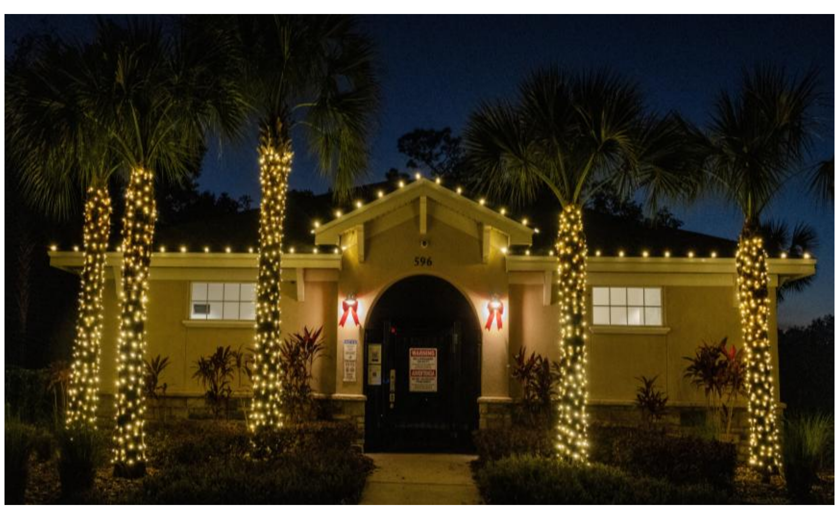
All wreaths will be adorned with a UV -protected red bow with gold trim. Timers on battery operated wreaths will be set from 6 pm - midnight



Eden Hills Amenity Center → $5,400.00

- All sides of the amenity center roofline will be lined with warm white C9 LED bulbs (shown in warm white) → **$3,000.00**
- Six palm trees directly in front of the amenity center will be trunk wrapped with warm white LED mini lights → **$2250.00**
- Two UV protected Red/Gold trim bows will be placed on the entry lights leading into the pool area → **$150.00**

Inspiration (North Powerline Road CDD- Horse Creek – Clubhouse)



2026 Holiday Lighting Proposal - ~~$ 10,200.00~~ $10,000.00

***Pricing Based off 3-year Agreement for the 2026, 2027, and 2028 Holiday Seasons!**
Price lock-in; pending budget availability

Proposal cost includes design, lease of commercial grade products and materials, all equipment needed for installation and removal, as well as temperature-controlled storage at the end of the holiday season.
Proposal also assumes limited power sources at most signs – as this was the case during our August 2026 site visit

SECTION 7

SECTION b)

SECTION i

Dewberry

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

407.843.5120
407.649.8664 fax
www.dewberry.com

Sent Via Email: jburns@gmscfl.com

August 24, 2026

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

Subject: **Work Authorization Number 2027-1**
Eden Hills Community Development District
District Engineering Services – FY 2027
Polk County, Florida

Dear Ms. Burns:

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

I. General Engineering Services

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

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2027 only. We estimate a budget of $15,000, plus other direct costs.

II. Other Direct Costs

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

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

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

Sincerely,

Joey V. Duncan, PE
Principal Engineer

Reinardo Malavé, P.E.
Associate Vice President

JD:RM:ap
M:\Proposals - Public\Municipal\Eden Hills CDD\Eden Hills CDD FY 2027 District Engineering Services – 08-24-2026
Enclosures

APPROVED AND ACCEPTED

By: ________________________________
Authorized Representative of
Eden Hills Community Development District

Date: ______________________________

Dewberry

Attachment A

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	$135.00, $150.00, $170.00
Engineer IV, V, VI	$195.00, $225.00, $255.00
Engineer VII, VIII, IX	$295.00, $325.00, $365.00
Environmental Specialist I, II, III	$115.00, $145.00, $170.00
Senior Environmental Scientist IV, V, VI	$185.00, $205.00, $230.00
Planner I, II, III	$115.00, $145.00, $170.00
Senior Planner IV, V, VI	$185.00, $205.00, $230.00
Landscape Designer I, II, III	$115.00, $145.00, $170.00
Senior Landscape Architect IV, V, VI	$185.00, $205.00, $230.00
Principal	$395.00
Technical	
CADD Technician I, II, III, IV, V	$95.00, $115.00, $140.00, $155.00, $205.00
Designer I, II, III	$115.00, $150.00, $180.00
Designer IV, V, VI	$200.00, $220.00, $260.00
Construction	
Construction Professional I, II, III	$135.00, $170.00, $200.00
Construction Professional IV, V, VI	$240.00, $280.00, $335.00
Survey	
Surveyor I, II, III	$75.00, $90.00, $120.00
Surveyor IV, V, VI	$140.00, $155.00, $170.00
Surveyor VII, VIII, IX	$190.00, $225.00, $270.00
Senior Surveyor IX	$330.00
Fully Equipped 1, 2, 3 Person Field Crew	$170.00, $215.00, $290.00
Laser Scanner 1, 2 Person Field Crew	$225.00, $270.00
Administration	
Administrative Professional I, II, III, IV	$78.00, $110.00, $135.00, $165.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

SECTION c)

This item will be provided under separate cover

SECTION d)

SECTION i

Eden Hills
Community Development District

Summary of Check Register

June 25, 2026 to August 26, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	6/30/26	411-413	$	17,799.54
	7/7/26	414-418	$	22,973.78
	7/10/26	419-420	$	4,063.26
	7/14/26	421-421	$	7,314.50
	7/21/26	422-426	$	8,075.79
	7/28/26	427-428	$	1,468.58
	8/4/26	429-432	$	20,487.26
	8/11/26	433-436	$	4,586.02
	8/19/26	437-442	$	28,297.05
	8/25/26	443-443	$	414.02
		Autodraft	$	17,812.95
			$	133,292.75
Supervisor Fees				
	June 25, 2026 to August 26, 2026			
	Alexandra Hietala	50028	$	184.70
	Lindsey Roden	50029	$	150.00
	Bobbie Shockley	50030	$	150.00
	Jessica Spencer	50031	$	184.70
			$	669.40
		Total Amount	**$**	**133,962.15**

*** CHECK DATES 06/25/2026 - 08/26/2026 *** EDEN HILLS - GENERAL FUND
BANK B GENERAL FUND-4332

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/30/26	00008	4/30/26	245	202604	330-57200-47800		*	2,128.81		
			SEAL DOCK							
		4/30/26	246	202604	320-53800-47800		*	1,096.84		
			MINOR FENCE REPAIRS							
		4/30/26	247	202604	330-57200-47800		*	660.00		
			PLAYGROUND CLEANING/SIGNS							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			3,885.65	000411
6/30/26	00056	6/18/26	71086130	202606	330-57200-48100		*	77.00		
			PEST CONTROL-JUN26							
						MASSEY SERVICES, INC.			77.00	000412
6/30/26	00024	5/08/26	23928	202605	320-53800-46200		*	370.80		
			ADDITIONAL FUEL CHARGE							
		5/14/26	24048	202605	320-53800-47300		*	220.29		
			RPLCD SPRAYS/NOZZLES							
		5/15/26	24109	202605	320-53800-47300		*	885.80		
			RPLCD BAD DECODER							
		6/01/26	24305	202606	320-53800-46200		*	12,360.00		
			LANDSCAPE MAINT-JUN26							
						PRINCE & SONS, INC.			13,836.89	000413
7/07/26	00052	6/30/26	22081	202606	320-53800-46400		*	400.00		
			POND HERBICIDE-JUN26							
						AQUATIC WEED MANAGEMENT, INC			400.00	000414
7/07/26	00044	7/01/26	AV32587	202607	330-57200-48500		*	3,480.00		
			POOL MAINTENANCE-JUL26							
						MCDONNELL CORPORATION DBA RESORT			3,480.00	000415
7/07/26	00036	7/07/26	07072026	202607	300-15500-10000		*	4,254.40		
			PLAYGRND/FUR LEASE-AUG26							
						PARK LAKE PROPERTY MANAGEMENT,INC			4,254.40	000416
7/07/26	00024	7/01/26	24825	202607	320-53800-46200		*	12,360.00		
			LANDSCAPE MAINT-JUL26							
						PRINCE & SONS, INC.			12,360.00	000417
7/07/26	00054	6/30/26	12613085	202606	330-57200-34500		*	2,479.38		
			SECURITY SVCS-JUN26							
						SECURITAS SECURITY SERVICES USA INC			2,479.38	000418
7/10/26	00013	3/30/26	3083	202603	310-51300-49100		*	42.84		
			ANALYZING APPLICATION							
						CITY OF LAKE ALFRED			42.84	000419

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/10/26	00068	6/30/26	00077782	202606	310-51300-48000		*	3,453.20		
			NOT OF BUDGET MTG 6/10							
		6/30/26	00077782	202606	310-51300-48000		*	567.22		
			NOT OF RULEMAKING 6/03							
						USA TODAY MEDIA CORP.			4,020.42	000420
7/14/26	00008	7/01/26	250	202607	320-53800-12000		*	1,419.50		
			FIELD MANAGEMENT-JUL27							
		7/01/26	250	202607	330-57200-48300		*	13.39		
			SIFER P FOB PRE-PROG							
		7/01/26	251	202607	310-51300-34000		*	3,647.92		
			MANAGEMENT FEES-JUL26							
		7/01/26	251	202607	310-51300-35200		*	108.17		
			WEBSITE MANAGEMENT-JUL26							
		7/01/26	251	202607	310-51300-35100		*	162.25		
			INFORMATION TECH-JUL26							
		7/01/26	251	202607	310-51300-31300		*	630.92		
			DISSEMINATION SVCS-JUL26							
		7/01/26	251	202607	330-57200-48300		*	1,287.50		
			AMENITY ACCESS MGMT-JUL26							
		7/01/26	251	202607	310-51300-51000		*	.66		
			OFFICE SUPPLIES							
		7/01/26	251	202607	310-51300-42000		*	16.35		
			POSTAGE							
		7/01/26	251	202607	310-51300-42500		*	27.84		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			7,314.50	000421
7/21/26	00047	6/30/26	18308	202606	330-57200-48201		*	1,575.00		
			CLEANING SVCS-JUN26							
						CSS CLEAN STAR SERVICES CENTRAL FL			1,575.00	000422
7/21/26	00029	7/13/26	22495966	202606	310-51300-31100		*	2,747.50		
			ENGINEERING SVCS-JUN26							
		7/13/26	22495968	202606	310-51300-31100		*	912.50		
			ANNUAL ENG REPORT JUN26							
						DEWBERRY ENGINEERS INC.			3,660.00	000423
7/21/26	00061	5/31/26	5	202605	320-53800-47800		*	1,354.00		
			CLEAN MONUMENT SIGNS							
						GOVERMENTAL MGMT SERVICES TAMPA,LLC			1,354.00	000424
7/21/26	00039	7/16/26	15378	202606	310-51300-31500		*	852.00		
			ATTORNEY SVCS-JUN26							
						KILINSKI VAN WYK PLLC			852.00	000425

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/21/26	00024	6/23/26	24787	202606	320-53800-47300		*	387.79		
			RPLCD SPRAY HEADS/NOZZLES							
		7/06/26	25019	202607	320-53800-46200		*	247.00		
			MONTHLY MAINT FUEL CHARGE							
						PRINCE & SONS, INC.			634.79	000426
7/28/26	00052	7/24/26	22206	202607	320-53800-46400		*	400.00		
			POND HERBICIDE-JUL.26							
						AQUATIC WEED MANAGEMENT, INC			400.00	000427
7/28/26	00008	6/30/26	252	202606	330-57200-49000		*	188.58		
			SIGNAGE REFRESH							
		6/30/26	253	202606	330-57200-49000		*	880.00		
			REPAIR CASE#LA250000860							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			1,068.58	000428
8/04/26	00044	8/01/26	AV32985	202608	330-57200-48500		*	3,480.00		
			POOL MAINTENANCE-AUG26							
						MCDONNELL CORPORATION DBA RESORT			3,480.00	000429
8/04/26	00036	8/03/26	08032026	202608	300-15500-10000		*	4,254.40		
			PLAYGRND/FUR LEASE-SEP26							
						PARK LAKE PROPERTY MANAGEMENT,INC			4,254.40	000430
8/04/26	00024	8/01/26	25470	202608	320-53800-46200		*	12,360.00		
			LANDSCAPE MAINT-AUG26							
						PRINCE & SONS, INC.			12,360.00	000431
8/04/26	00024	7/24/26	25306	202607	320-53800-47300		*	392.86		
			RPLCD SPRAYS HEADS/NOZZLE							
						PRINCE & SONS, INC.			392.86	000432
8/11/26	00047	7/29/26	18565	202607	330-57200-48201		*	1,645.00		
			CLEANING SVCS-JUL26							
						CSS CLEAN STAR SERVICES CENTRAL FL			1,645.00	000433
8/11/26	00056	7/29/26	71500528	202607	330-57200-48100		*	77.00		
			PEST CONTROL-JUL26							
						MASSEY SERVICES, INC.			77.00	000434
8/11/26	00024	8/01/26	25602	202608	320-53800-46200		*	247.00		
			MONTHLY MAINT FUEL CHARGE							
						PRINCE & SONS, INC.			247.00	000435
8/11/26	00054	7/31/26	12647331	202607	330-57200-34500		*	2,617.02		
			SECURITY SVCS-JUL26							
						SECURITAS SECURITY SERVICES USA INC			2,617.02	000436

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/19/26	00029	8/17/26	22499704	202607	310-51300-31100		*	3,187.50		
			ENGINEERING SVCS-JUL26							
		8/17/26	22499705	202607	310-51300-31100		*	62.50		
			ANNUAL ENG REPORT-JUL26							
						DEWBERRY ENGINEERS INC.			3,250.00	000437
8/19/26	00030	8/11/26	08112026	202608	300-20700-10000		*	917.52		
			S2020 ASSESSMENT TRANSFER							
		8/11/26	08112026	202608	300-20700-10000		*	3,214.93		
			S2022 ASSESSMENT TRANSFER							
						EDEN HILLS CDD CO USBANK			4,132.45	000438
8/19/26	00008	8/01/26	254	202608	320-53800-12000		*	1,419.50		
			FIELD MANAGEMENT-AUG26							
		8/01/26	255	202608	310-51300-34000		*	3,647.92		
			MANAGEMENT FEES-AUG26							
		8/01/26	255	202608	310-51300-35200		*	108.17		
			WEBSITE MANAGEMENT-AUG26							
		8/01/26	255	202608	310-51300-35100		*	162.25		
			INFORMATION TECH-AUG26							
		8/01/26	255	202608	310-51300-31300		*	630.92		
			DISSEMINATION SVCS-AUG26							
		8/01/26	255	202608	330-57200-48300		*	1,287.50		
			AMENITY ACCESS MGMT-AUG26							
		8/01/26	255	202608	310-51300-51000		*	.93		
			OFFICE SUPPLIES							
		8/01/26	255	202608	310-51300-42000		*	38.28		
			POSTAGE							
		8/01/26	255	202608	310-51300-42500		*	174.00		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			7,469.47	000439
8/19/26	00039	8/14/26	15672	202607	310-51300-31500		*	3,728.13		
			ATTORNEY SVCS-JUL26							
						KILINSKI VAN WYK PLLC			3,728.13	000440
8/19/26	00056	8/14/26	72100160	202608	330-57200-48100		*	77.00		
			PEST CONTROL-AUG26							
						MASSEY SERVICES, INC.			77.00	000441
8/19/26	00024	8/07/26	25750	202608	320-53800-46300		*	3,990.00		
			BAHIA SOD INSTALLED							
		8/07/26	25751	202608	320-53800-46300		*	1,050.00		
			BAHIA SOD INSTALLED							
		8/07/26	25752	202608	320-53800-46300		*	1,200.00		
			BAHIA SOD INSTALLED							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/07/26	25753	202608	320-53800-46300		*	1,200.00		
			BAHIA SOD INSTALLED							
		8/07/26	25754	202608	320-53800-46300		*	1,960.00		
			BAHIA SOD INSTALLED							
		8/07/26	25770	202608	320-53800-46300		*	240.00		
			PINE BARK MULCH INSTALLED							
						PRINCE & SONS, INC.			9,640.00	000442
8/25/26	00024	8/20/26	25962	202608	320-53800-47300		*	97.22		
			REPLACE ROTOR/NOZZLES							
		8/20/26	25963	202608	320-53800-47300		*	316.80		
			RPLCD SPRAY HEADS/NOZLE							
						PRINCE & SONS, INC.			414.02	000443

TOTAL FOR BANK B 115,479.80

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/06/26	00062	7/05/26	9172-07.	202607	330-57200-44000		*	160.00		
			2011 AIREDALE WAY-JUL.26							
						SPECTRUM			160.00	080080
7/06/26	00032	7/01/26	1359-06.	202606	320-53800-43000		*	64.88		
			197 SOPHIA LANE-JUN.26							
						TECO			64.88	080081
7/06/26	00032	7/01/26	4468-06.	202606	330-57200-43000		*	1,728.93		
			2011 AIREDALE WAY-JUN.26							
						TECO			1,728.93	080082
7/06/26	00032	7/01/26	5618-06.	202606	320-53800-43000		*	27.70		
			500 AVIANA ST-JUN.26							
						TECO			27.70	080083
7/06/26	00032	7/01/26	5626-06.	202606	320-53800-43000		*	27.89		
			419 SOPHIA LANE-JUN.26							
						TECO			27.89	080084
7/06/26	00032	7/01/26	8579-06.	202606	320-53800-43100		*	6,289.91		
			CASS ROAD AT OLD-JUN.26							
						TECO			6,289.91	080085
7/13/26	00013	7/10/26	5427-06.	202606	330-57200-43200		*	545.28		
			2011 AIREDALE WAY-JUN.26							
						CITY OF LAKE ALFRED			545.28	080086
7/13/26	00013	7/10/26	5716-06.	202606	330-57200-43200		*	63.69		
			2376 SELENIA ST-JUN.26							
						CITY OF LAKE ALFRED			63.69	080087
6/30/26	00032	6/02/26	5618-05.	202605	320-53800-43000		*	27.93		
			500 AVIANA ST-MAY.26							
						TECO			27.93	080088
6/30/26	00032	6/02/26	5626-05.	202605	320-53800-43000		*	27.93		
			419 SOPHIA LANE-MAY.26							
						TECO			27.93	080089
8/03/26	00032	7/31/26	1359-07.	202607	320-53800-43000		*	79.10		
			197 SOPHIA LANE-JUL.26							
						TECO			79.10	080090
8/03/26	00032	7/31/26	4468-07.	202607	330-57200-43000		*	1,774.66		
			2011 AIREDALE WAY-JUL.26							
						TECO			1,774.66	080091

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/03/26	00032	7/31/26	5618-07.	202607	320-53800-43000		*	29.84		
			500 AVIANA ST-JUL.26							
						TECO			29.84	080092
8/03/26	00032	7/31/26	5626-07.	202607	320-53800-43000		*	30.84		
			419 SOPHIA LANE-JUL.26							
						TECO			30.84	080093
8/03/26	00032	7/31/26	8579-07.	202607	320-53800-43100		*	6,289.91		
			CASS ROAD-JUL.26							
						TECO			6,289.91	080094
8/10/26	00062	8/05/26	9172-08.	202608	330-57200-44000		*	160.00		
			2011 AIREDALE WAY-AUG.26							
						SPECTRUM			160.00	080095
8/17/26	00013	8/10/26	5427-07.	202607	330-57200-43200		*	431.04		
			2011 AIREDALE WAY-JUL.26							
						CITY OF LAKE ALFRED			431.04	080096
8/17/26	00013	8/10/26	5716-07.	202607	330-57200-43200		*	53.42		
			2376 SELENIA ST-JUL.26							
						CITY OF LAKE ALFRED			53.42	080097

TOTAL FOR BANK Z 17,812.95

TOTAL FOR REGISTER 133,292.75

SECTION ii

Eden Hills

Community Development District

Unaudited Financial Reporting

July 31, 2026

Table of Contents

Eden Hills

Community Development District

Combined Balance Sheet

July 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	$ 422,038	$ -	$ -	$ -	$ 422,038
Money Market Account	$ -	$ -	$ -	$ 40,488	$ 40,488
Custody Account	$ -	$ -	$ 49,039	$ -	$ 49,039
Investments:					
Series 2020					
Reserve	$ -	$ 86,038	$ -	$ -	$ 86,038
Revenue	$ -	$ 108,925	$ -	$ -	$ 108,925
Series 2022					
Reserve	$ -	$ 301,342	$ -	$ -	$ 301,342
Revenue	$ -	$ 338,688	$ -	$ -	$ 338,688
Prepayment	$ -	$ 1,916	$ -	$ -	$ 1,916
Due from Developer	$ -	$ -	$ 1,033,878	$ -	$ 1,033,878
Due from General Fund	$ -	$ 4,132	$ -	$ -	$ 4,132
Prepaid Expenses	$ 7,218	$ -	$ -	$ -	$ 7,218
Total Assets	**$ 429,255**	**$ 841,042**	**$ 1,082,918**	**$ 40,488**	**$ 2,393,703**
Liabilities:					
Accounts Payable	$ 20,399	$ -	$ -	$ -	$ 20,399
Due to Debt Service	$ 4,132	$ -	$ -	$ -	$ 4,132
Total Liabilites	**$ 24,531**	**$ -**	**$ -**	**$ -**	**$ 24,531**
Fund Balance:					
Nonspendable:					
Prepaid Items	$ 7,218	$ -	$ -	$ -	$ 7,218
Restricted for:					
Debt Service - Series 2020	$ -	$ 195,880	$ -	$ -	$ 195,880
Debt Service - Series 2022	$ -	$ 645,162	$ -	$ -	$ 645,162
Capital Projects - Series 2026	$ -	$ -	$ 1,082,918	$ -	$ 1,082,918
Assigned for:					
Capital Reserves	$ -	$ -	$ -	$ 40,488	$ 40,488
Unassigned	$ 397,506	$ -	$ -	$ -	$ 397,506
Total Fund Balances	**$ 404,724**	**$ 841,042**	**$ 1,082,918**	**$ 40,488**	**$ 2,369,171**
Total Liabilities & Fund Balance	$ 429,255	$ 841,042	$ 1,082,918	$ 40,488	$ 2,393,702

Eden Hills

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 615,519	$ 615,519	$ 618,008	$ 2,488
Assessments - Direct Bill	$ 67,623	$ 67,623	$ 67,623	$ -
Other Income	$ -	$ -	$ 390	$ 390
Boundary Amendment Contributions	$ -	$ -	$ 43	$ 43
Interest	$ -	$ -	$ 6,832	$ 6,832
Total Revenues	**$ 683,142**	**$ 683,142**	**$ 692,895**	**$ 9,753**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 10,000	$ 4,400	$ 5,600
Employer FICA Fees	$ 918	$ 765	$ 337	$ 428
Engineering	$ 15,000	$ 12,500	$ 17,100	$ (4,600)
Attorney	$ 18,158	$ 15,132	$ 23,169	$ (8,038)
Annual Audit	$ 5,000	$ 3,350	$ 3,350	$ -
Assessment Administration	$ 7,030	$ 7,030	$ 7,030	$ -
Arbitrage	$ 1,350	$ 450	$ 450	$ -
Dissemination	$ 7,571	$ 6,309	$ 6,309	$ -
Trustee Fees	$ 14,148	$ 8,620	$ 8,620	$ -
Management Fees	$ 43,775	$ 36,479	$ 36,479	$ -
Information Technology	$ 1,947	$ 1,622	$ 1,623	$ (0)
Website Technology	$ 1,298	$ 1,082	$ 1,082	$ (0)
Postage & Delivery	$ 893	$ 744	$ 1,409	$ (666)
Insurance	$ 8,282	$ 8,282	$ 6,744	$ 1,538
Copies	$ 180	$ 150	$ 197	$ (47)
Legal Advertising	$ 3,000	$ 2,500	$ 5,577	$ (3,077)
Other Current Charges	$ 1,300	$ 1,083	$ 635	$ 448
Office Supplies	$ 180	$ 150	$ 6	$ 144
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Boundary Amendment Expense	$ -	$ -	$ 43	$ (43)
Total General & Administrative	**$ 142,203**	**$ 116,423**	**$ 124,735**	**$ (8,312)**

Eden Hills

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 21,854	$ 21,854	$ 19,507	$ 2,347
Field Management	$ 17,034	$ 14,195	$ 14,195	$ (0)
Landscape Maintenance	$ 152,780	$ 127,317	$ 125,939	$ 1,378
Landscape Replacement	$ 20,000	$ 16,667	$ 2,313	$ 14,354
Lake Maintenance	$ 4,800	$ 4,000	$ 4,000	$ -
Streetlights	$ 82,420	$ 68,683	$ 62,892	$ 5,792
Electric	$ 6,292	$ 5,243	$ 6,191	$ (948)
Sidewalk & Asphalt Maintenance	$ 2,000	$ 1,667	$ -	$ 1,667
Irrigation Repairs	$ 5,000	$ 4,167	$ 3,591	$ 576
General Repairs & Maintenance	$ 10,000	$ 8,333	$ 11,998	$ (3,664)
Contingency	$ 6,417	$ 5,347	$ 4,387	$ 960
Subtotal Field Expenditures	**$ 328,596**	**$ 277,473**	**$ 255,011**	**$ 22,462**
Amenity Expenditures				
Amenity - Electric	$ 20,000	$ 16,667	$ 16,927	$ (260)
Amenity - Water	$ 10,000	$ 8,333	$ 6,209	$ 2,124
Playground Lease	$ 51,053	$ 42,544	$ 42,544	$ 0
Internet	$ 2,000	$ 1,667	$ 1,360	$ 307
Pest Control	$ 2,680	$ 2,233	$ 770	$ 1,463
Janitorial Service	$ 21,400	$ 17,833	$ 13,955	$ 3,878
Security Services	$ 33,000	$ 27,500	$ 27,272	$ 228
Amenity Access Management	$ 15,450	$ 12,875	$ 12,888	$ (13)
Pool Maintenance	$ 41,760	$ 34,800	$ 34,830	$ (30)
Amenity Repairs & Maintenance	$ 10,000	$ 8,333	$ 15,658	$ (7,325)
Contingency	$ 5,000	$ 4,167	$ 1,069	$ 3,098
Subtotal Amenity Expenditures	**$ 212,343**	**$ 176,952**	**$ 173,482**	**$ 3,470**
Total Operations & Maintenance	**$ 540,939**	**$ 454,425**	**$ 428,493**	**$ 25,932**
Total Expenditures	**$ 683,142**	**$ 570,848**	**$ 553,228**	**$ 17,620**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 139,667	
Fund Balance - Beginning	$ -		$ 265,057	
Fund Balance - Ending	$ -		$ 404,724	

Eden Hills

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 172,075	$ 172,075	$ 172,865	$ 790
Interest	$ 4,349	$ 4,349	$ 5,985	$ 1,636
Total Revenues	**$ 176,424**	**$ 176,424**	**$ 178,850**	**$ 2,426**
Expenditures:				
Interest - 11/1	$ 54,100	$ 54,100	$ 54,100	$ -
Principal - 5/1	$ 60,000	$ 60,000	$ 60,000	$ -
Interest - 5/1	$ 54,100	$ 54,100	$ 54,100	$ -
Total Expenditures	**$ 168,200**	**$ 168,200**	**$ 168,200**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 8,224		$ 10,650	
Fund Balance - Beginning	$ 98,480		$ 185,230	
Fund Balance - Ending	$ 106,704		$ 195,880	

Eden Hills

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 604,294	$ 604,294	$ 605,707	$ 1,413
Interest	$ 14,761	$ 14,761	$ 20,005	$ 5,244
Total Revenues	**$ 619,055**	**$ 619,055**	**$ 625,712**	**$ 6,657**
Expenditures:				
Interest - 11/1	$ 196,088	$ 196,088	$ 196,088	$ (0)
Principal - 5/1	$ 210,000	$ 210,000	$ 210,000	$ -
Interest - 5/1	$ 196,088	$ 196,088	$ 196,088	$ (0)
Total Expenditures	**$ 602,175**	**$ 602,175**	**$ 602,175**	**$ (0)**
Excess (Deficiency) of Revenues over Expenditures	$ 16,880		$ 23,537	
Fund Balance - Beginning	$ 319,181		$ 621,625	
Fund Balance - Ending	$ 336,061		$ 645,162	

Eden Hills

Community Development District

Capital Projects Fund Series 2026

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues				
Developer Advances	$ -	$ -	$ 1,140,320	$ 1,140,320
Interest	$ -	$ -	$ 33	$ 33
Total Revenues	**$ -**	**$ -**	**$ 1,140,354**	**$ 1,140,354**
Expenditures:				
Capital Outlay - PH 3&4	$ -	$ -	$ 9,046	$ (9,046)
Capital Outlay - Cost of Issuance	$ -	$ -	$ 48,390	$ (48,390)
Total Expenditures	**$ -**	**$ -**	**$ 57,436**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ 1,082,918**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 1,082,918	

Eden Hills

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues				
Interest	$ 746	$ 746	$ 1,092	$ 346
Total Revenues	**$ 746**	**$ 746**	**$ 1,092**	**$ 346**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 746**		**$ 1,092**	
Fund Balance - Beginning	**$ 14,407**		**$ 39,396**	
Fund Balance - Ending	**$ 15,152**		**$ 40,488**	

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	$ 4,279	$ 4,575	$ 2,198	$ 3,280	$ 20	$ -	$ -	$ 618,008
Assessments - Direct Bill	$ 33,811	$ -	$ -	$ -	$ -	$ 4,593	$ -	$ 12,801	$ -	$ 16,417	$ -	$ -	$ 67,623
Other Income	$ -	$ -	$ -	$ -	$ -	$ -	$ 60	$ 120	$ 30	$ 180	$ -	$ -	$ 390
Boundary Amendment Contributions	$ -	$ -	$ -	$ -	$ -	$ -	$ 43	$ -	$ -	$ -	$ -	$ -	$ 43
Interest	$ -	$ -	$ 3	$ 1,110	$ 1,094	$ 1,064	$ 982	$ 943	$ 840	$ 795	$ -	$ -	$ 6,832
Total Revenues	**$ 33,811**	**$ 7,330**	**$ 587,901**	**$ 4,340**	**$ 6,292**	**$ 9,935**	**$ 5,660**	**$ 16,063**	**$ 4,150**	**$ 17,412**	**$ -**	**$ -**	**$ 692,895**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ -	$ 800	$ -	$ -	$ -	$ 1,000	$ 800	$ -	$ 800	$ -	$ -	$ 4,400
Employer FICA Fees	$ 77	$ -	$ 61	$ -	$ -	$ -	$ 77	$ 61	$ -	$ 61	$ -	$ -	$ 337
Engineering	$ 2,563	$ 625	$ 1,375	$ 1,813	$ 125	$ -	$ 563	$ 3,128	$ 3,660	$ 3,250	$ -	$ -	$ 17,100
Attorney	$ 4,509	$ 414	$ 3,646	$ 234	$ 308	$ 1,923	$ 3,288	$ -	$ 5,119	$ 3,728	$ -	$ -	$ 23,169
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,350	$ -	$ -	$ -	$ -	$ 3,350
Assessment Administration	$ 7,030	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,030
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ 450	$ -	$ -	$ -	$ -	$ -	$ -	$ 450
Dissemination	$ 631	$ 631	$ 631	$ 631	$ 631	$ 631	$ 631	$ 631	$ 631	$ 631	$ -	$ -	$ 6,309
Trustee Fees	$ 2,694	$ -	$ 3,704	$ -	$ -	$ -	$ 2,222	$ -	$ -	$ -	$ -	$ -	$ 8,620
Management Fees	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ -	$ -	$ 36,479
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ -	$ -	$ 1,623
Website Technology	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ -	$ -	$ 1,082
Postage & Delivery	$ 44	$ 33	$ 9	$ 251	$ 20	$ 13	$ 8	$ 58	$ 957	$ 16	$ -	$ -	$ 1,409
Insurance	$ 6,744	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,744
Copies	$ 46	$ 1	$ -	$ 2	$ 25	$ -	$ 11	$ 84	$ -	$ 28	$ -	$ -	$ 197
Legal Advertising	$ 378	$ 642	$ -	$ -	$ -	$ -	$ -	$ 536	$ 4,020	$ -	$ -	$ -	$ 5,577
Other Current Charges	$ -	$ -	$ -	$ 46	$ 43	$ 43	$ 42	$ 368	$ 52	$ 42	$ -	$ -	$ 635
Office Supplies	$ 0	$ 1	$ 0	$ 1	$ 1	$ 1	$ 0	$ 1	$ 1	$ 1	$ -	$ -	$ 6
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Boundary Amendment Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 43	$ -	$ -	$ -	$ 43
Total General & Administrative	**$ 29,809**	**$ 6,265**	**$ 14,145**	**$ 6,895**	**$ 5,070**	**$ 6,979**	**$ 11,760**	**$ 12,936**	**$ 18,401**	**$ 12,475**	**$ -**	**$ -**	**$ 124,735**

Eden Hills

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	19,507	-	-	-	-	-	-	-	-	-	-	-	19,507
Field Management	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	-	-	14,195
Landscape Maintenance	13,710	12,360	12,360	12,360	12,360	12,360	12,360	12,731	12,731	12,607	-	-	125,939
Landscape Replacement	-	-	-	-	-	-	-	2,313	-	-	-	-	2,313
Lake Maintenance	400	400	400	400	400	400	400	400	400	400	-	-	4,000
Streetlights	6,287	6,287	6,287	6,290	6,290	6,290	6,290	6,290	6,290	6,290	-	-	62,892
Electric	1,056	998	1,045	1,206	1,225	110	140	124	147	140	-	-	6,191
Sidewalk & Asphalt Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	65	146	647	277	-	405	163	1,106	388	393	-	-	3,591
General Repairs & Maintenance	-	1,640	1,640	4,802	440	815	210	-	2,451	-	-	-	11,998
Contingency	-	7	2,365	-	-	-	-	2,015	-	-	-	-	4,387
Subtotal Field Expenditures	**42,446**	**23,258**	**26,163**	**26,755**	**22,134**	**21,800**	**20,982**	**26,398**	**23,826**	**21,249**	**-**	**-**	**255,011**
Amenity Expenditures													
Amenity - Electric	1,705	1,803	1,701	1,776	1,555	1,592	1,620	1,670	1,729	1,775	-	-	16,927
Amenity - Water	543	657	605	596	661	652	677	725	609	484	-	-	6,209
Playground Lease	4,254	4,254	4,254	4,254	4,254	4,254	4,254	4,254	4,254	4,254	-	-	42,544
Internet	120	120	120	120	120	120	160	160	160	160	-	-	1,360
Pest Control	77	77	77	77	77	77	77	77	77	77	-	-	770
Janitorial Service	1,300	1,300	1,300	1,280	1,290	1,270	1,390	1,605	1,575	1,645	-	-	13,955
Security Services	2,675	2,994	2,501	2,873	563	5,002	2,255	3,313	2,479	2,617	-	-	27,272
Amenity Access Management	1,288	1,288	1,288	1,288	1,288	1,288	1,288	1,288	1,288	1,301	-	-	12,888
Pool Maintenance	3,380	3,380	3,480	3,380	3,480	3,480	3,480	3,760	3,530	3,480	-	-	34,830
Amenity Repairs & Maintenance	1,242	1,788	7,504	-	1,675	660	-	-	2,789	-	-	-	15,658
Contingency	-	-	-	-	-	-	-	-	1,069	-	-	-	1,069
Subtotal Amenity Expenditures	**16,585**	**17,660**	**22,830**	**15,644**	**14,963**	**18,396**	**15,201**	**16,852**	**19,559**	**15,793**	**-**	**-**	**173,482**
Total Operations & Maintenance	**59,030**	**40,918**	**48,993**	**42,399**	**37,097**	**40,196**	**36,183**	**43,250**	**43,385**	**37,042**	**-**	**-**	**428,493**
Total Expenditures	**88,839**	**47,183**	**63,138**	**49,295**	**42,167**	**47,175**	**47,942**	**56,185**	**61,786**	**49,518**	**-**	**-**	**553,228**
Excess (Deficiency) of Revenues over Expenditures	(55,028)	(39,853)	524,763	(44,954)	(35,876)	(37,239)	(42,282)	(40,123)	(57,636)	(32,106)	-	-	139,667
Net Change in Fund Balance	**(55,028)**	**(39,853)**	**524,763**	**(44,954)**	**(35,876)**	**(37,239)**	**(42,282)**	**(40,123)**	**(57,636)**	**(32,106)**	**-**	**-**	**139,667**

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)
Less: Principal Payment - 5/1/26		($60,000)
Current Bonds Outstanding		**$2,660,000**

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)
Less: Principal Payment - 5/1/26		($210,000)
Current Bonds Outstanding		**$9,635,000**

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

							44%	12%	43%	100%
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Net Receipts*	*General Fund*	*2020 Debt Service*	*2022 Debt Service*	*Total*
11/10/2025	ACH	$1,082.76	($24.34)	($21.17)	$0.00	$1,037.25	$458.99	$128.39	$449.87	$1,037.25
11/14/2025	ACH	$4,962.14	($198.48)	($95.27)	$0.00	$4,668.39	$2,065.80	$577.85	$2,024.74	$4,668.39
11/21/2025	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
11/26/2025	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
12/8/2025	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
12/8/2025	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)
12/19/2025	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
12/31/2025	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
1/9/2026	ACH	$5,069.66	($152.09)	($98.35)	$0.00	$4,819.22	$2,132.54	$596.52	$2,090.16	$4,819.22
1/29/2026	ACH	$0.00	$0.00	$0.00	$2,481.07	$2,481.07	$1,097.89	$307.11	$1,076.07	$2,481.07
2/12/2026	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
3/13/2026	ACH	$9,866.22	$0.00	($197.32)	$0.00	$9,668.90	$4,278.56	$1,196.81	$4,193.53	$9,668.90
4/17/2026	ACH	$10,520.44	$0.00	($210.41)	$0.00	$10,310.03	$4,562.26	$1,276.17	$4,471.60	$10,310.03
4/30/2026	ACH	$0.00	$0.00	$0.00	$11.90	$11.90	$5.27	$1.47	$5.16	$11.90
4/30/2026	ACH	$0.00	$0.00	$0.00	$16.19	$16.19	$7.17	$2.00	$7.02	$16.19
5/13/2026	ACH	$5,069.46	$0.00	($101.39)	$0.00	$4,968.07	$2,198.41	$614.94	$2,154.72	$4,968.07
6/15/2026	ACH	$5,069.46	$0.00	($101.39)	$0.00	$4,968.07	$2,198.41	$614.94	$2,154.72	$4,968.07
6/24/2026	ACH	$2,494.39	$0.00	($49.89)	$0.00	$2,444.50	$1,081.71	$302.58	$1,060.21	$2,444.50
7/31/2026	ACH	$0.00	$0.00	$0.00	$20.34	$20.34	$20.34	$0.00	$0.00	$20.34
	Total	$ 1,480,948.08	$ (58,142.77)	$ (28,755.23)	$ 2,529.50	$ 1,396,579.58	$ 618,007.69	$ 172,865.21	$ 605,706.68	$ 1,396,579.58

100.40%	Net Percent Collected
0	Balance Remaining to Collect

Lucerne Park Investment, LLC					
2026-01			Net Assessments	$ 51,205.76	$ 51,205.76
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
10/21/2025	10/1/2025	2582	$ 25,602.88	$ 25,602.88	$ 25,602.88
10/21/2025; 3/12/26	2/1/2026	2582/ 2775	$ 12,801.44	$ 12,801.44	$ 12,801.44
5/5/2026	5/1/2026	2826	$ 12,801.44	$ 12,801.44	$ 12,801.44
			$ 51,205.76	$ 51,205.76	$ 51,205.76

Memos Florida, LLC					
2026-02			Net Assessments	$ 16,416.87	$ 16,416.87
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
	10/1/2025		$ 8,208.43		
	2/1/2026		$ 4,104.22		
7/21/2026	5/1/2026	Wire	$ 4,104.22	$ 16,416.86	$ 16,416.86
			$ 16,416.87	$ 16,416.86	$ 16,416.86