

*Eden Hills*  
*Community Development District*

*Meeting Agenda*

*September 9, 2026*

# AGENDA

# *Eden Hills*

## *Community Development District*

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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
    - i. SWFWMD Response - ADDED**
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
    - i. Consideration of Proposal for Monthly Fish Hook Disposal with CSS - ADDED**
  - 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 3<sup>rd</sup> Street N., Lake Alfred, FL.

Present and constituting a quorum:

Bobbie Shockley  
Jessica Spencer  
Lindsey Roden  
Alexandra Hietala

Chairperson  
Vice Chairperson  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns  
Lauren Gentry  
Chace Arrington *by Zoom*  
Rey Malave *by Zoom*  
Marshall Tindall *by Zoom*

District Manager, GMS  
District Counsel, Kilinski Van Wyk  
District Engineer  
District Engineer  
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.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



## SECTION 4



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

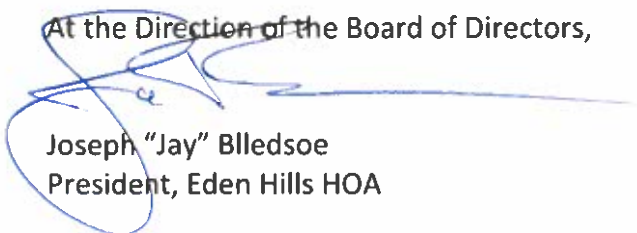
Re: Eden Hills Mailboxes

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](mailto:Seat3@EdenHillsHOA.com).

If there are further questions, please feel free to email [Eric@PrimeHOA.com](mailto: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 dateAccepted 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 dateAccepted by

# SECTION i





Joel Blanco <jblanco@gmscfl.com>

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## Site Meeting Follow Up - Eden Hills CDD - Removal of tree in Wetland Buffer Zone

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**Chaz LaRiche** <Chaz.LaRiche@swfwmd.state.fl.us>

Wed, Aug 12, 2026 at 3:59 PM

To: Joel Blanco <jblanco@gmscfl.com>

Cc: Marshall Tindall <Mtindall@gmscfl.com>

Good Afternoon,

Thank you for taking time out of your busy schedule to meet with me to discuss the dead located in the wetland buffer of Eden Hills adjacent to Grassy Lake in Lake Alfred. The tree definitely looks to be extremely stressed and probably dead; however, if it were to fall in a storm, I do not think it would cause property damage to any of the houses or structures owned by the CDD. Previous communications regarding the wetland buffer and the tree made the same determination. Pursuant to our conversation, the dead tree, whether standing or on the ground, is providing habitat for the animals utilizing the wetland area so it has value and it is the District's opinion that it remain in its current condition.

However, since the tree is an exotic species and located in the wetland buffer. If the CDD wants to obtain a report from an expert (arborist or vegetation management) stating the tree is dead and provide details of how it would be removed (no heavy machinery that would cause rutting), then I can possibly approve it to removed depending on the information provided.

Please let me know if you have any further questions,

Chaz

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Chastity "Chaz" LaRiche, C.W.E

Senior Environmental Scientist

Bartow Service Office – Compliance

Environmental Resource Permit Bureau

Southwest Florida Water Management District

[170 Century Blvd.](#)

[Bartow, FL 33830](#)

(863) 345-3137

(800) 836-0797 (Florida Only)

Fax: (813) 987-6746

[chaz.lariche@watermatters.org](mailto:chaz.lariche@watermatters.org)



Note: All E-mails sent and received are Public Record.

# SECTION 6

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 Engineers Inc. | 407.843.5120  
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax  
Orlando, FL 32803 | 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.

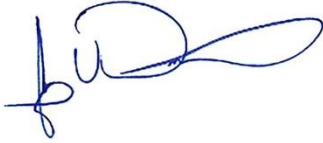
## **II. Other Direct Costs**

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: \_\_\_\_\_

## STANDARD HOURLY BILLING RATE SCHEDULE

### Professional/Technical/Construction/Surveying Services

| LABOR CLASSIFICATION                         | HOURLY RATES                                    |
|----------------------------------------------|-------------------------------------------------|
| <b>Professional</b>                          |                                                 |
| 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                                        |
| <b>Technical</b>                             |                                                 |
| 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                    |
| <b>Construction</b>                          |                                                 |
| Construction Professional I, II, III         | \$135.00, \$170.00, \$200.00                    |
| Construction Professional IV, V, VI          | \$240.00, \$280.00, \$335.00                    |
| <b>Survey</b>                                |                                                 |
| 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                              |
| <b>Administration</b>                        |                                                 |
| Administrative Professional I, II, III, IV   | \$78.00, \$110.00, \$135.00, \$165.00           |
| Other Direct Costs (Printing, Postage, Etc.) | Cost + 15%                                      |

\*\*COMPANY CONFIDENTIAL AND PROPRIETARY: USE OR DISCLOSURE OF DATA CONTAINED ON THIS SHEET IS SUBJECT TO RESTRICTION

Revised 05-30-26\Subject to Revision\Standard Hourly Billing Rate Schedule

## SECTION c)

# Eden Hills CDD

## Field Management Report

### Completed Items

- Areas requiring sod installation per the district engineer's annual report has been completed including areas around MES that experienced erosion.
- Concrete walkway was installed on playground on Selenia St. with both playgrounds and pavilion swept for spiders.
- Misc. maintenance items were completed such as installation of "6" on pavilion on Selenia St., realignment of ramp for the playground amenity, and replace (1) dog waste station in the large dog park.



### Contracted Services

- GMS staff performed thorough reviews of contracted services including pool and janitorial for the amenity.
- Overall, the district is receiving satisfactory performance from contracted vendors.

### Site Items

- Field staff are continuing to monitor the road improvements on Cass Rd.
- Monitoring the beginning stages of Phase 3,

### In Progress

- Creation and installation of fishhook dispenser in the pier on Griffon Ave.
- Pressure wash and application of seal on the pier flooring.
- Installation of playground sign on Selenia St. and pier sign.





# Eden Hills - CDD

## Field Management Report – Photo Supplement

### Sod Installation (Engineer's Report)



#### Photo Description:

✚ Sod installation around MES, fencelines and areas along Mariah Pl.



# Sod Installation (Engineer's Report)

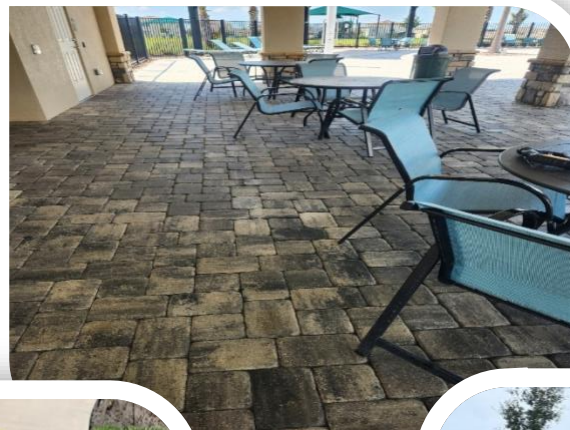
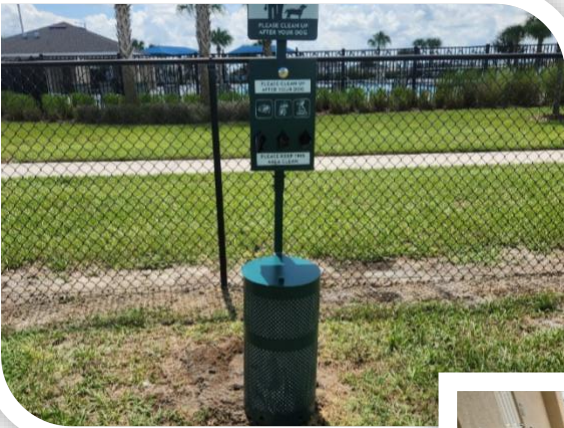




# Completed Maintenance Items

## Photo Description:

✚ Dog waste station, pressure wash of the amenity floor, and installation of the damage fence on Cass Rd.





## Monitoring Cass Rd. Road Work



### Photo Description:

✚ Road work has progressed east of Cass Rd. with road widened, repaved, and easements with sod.



## Items for Wetland Buffer Area



### Photo Description:

- ✚ Resident request was made for the removal of a tree in Wetland Buffer and (2) layers of silt fencing around the wetland buffer area.



# SECTION i



## PROPOSAL

|                        |                   |
|------------------------|-------------------|
| <b>DATE</b>            | September 2, 2026 |
| <b>CUSTOMER NAME</b>   | Eden Hills        |
| <b>REQUESTED BY</b>    | Joel Blanco       |
| <b>LOCATION OF JOB</b> | Fishing Pier Dock |

Remove and dispose of trash in the Fishing Pier Container once a Month

**\$ 80.00 monthly**

Materials and equipment are included on the proposal

Please call us if you have any question and thank you for your business, we appreciate it very much.

Sincerely,

**CSS Clean Star Services of Central Florida, INC**

**Tracy Chacon**  
**(407) 456-9174**  
[tchacon@starcss.com](mailto:tchacon@starcss.com)

**Sandro Di Lollo**  
**(407) 668-1338**  
[sdilollo@starcss.com](mailto:sdilollo@starcss.com)

## 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         |
|                     |                                  |             | <u>\$ 133,292.75</u> |
| 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            |
|                     |                                  |             | <u>\$ 669.40</u>     |
| <b>Total Amount</b> |                                  |             | <b>\$ 133,962.15</b> |

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



| CHECK<br>DATE | VEND# | INVOICE<br>DATE | INVOICE                   | EXPENSED TO<br>YRMO DPT ACCT# | SUB | SUBCLASS | VENDOR NAME                           | STATUS | AMOUNT   | CHECK<br>AMOUNT | CHECK<br># |
|---------------|-------|-----------------|---------------------------|-------------------------------|-----|----------|---------------------------------------|--------|----------|-----------------|------------|
| 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      |                               |     |          |                                       |        |          |                 |            |
|               |       |                 |                           |                               |     |          | GOVERNMENTAL 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     |
|               |       |                 |                           |                               |     |          |                                       |        |          |                 |            |
|               |       |                 |                           |                               |     |          | EDEN EDEN HILLS                       |        |          |                 |            |
|               |       |                 |                           |                               |     |          | ZYAN                                  |        |          |                 |            |

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

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

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

EDEN EDEN HILLS ZYAN

| CHECK<br>DATE      | VEND# | .....INVOICE.....<br>DATE INVOICE                                   | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT     | ....CHECK.....<br>AMOUNT # |
|--------------------|-------|---------------------------------------------------------------------|--------------------------------------------------|-------------|--------|------------|----------------------------|
| 8/03/26            | 00032 | 7/31/26 5618-07. 202607 320-53800-43000<br>500 AVIANA ST-JUL.26     |                                                  |             | *      | 29.84      |                            |
|                    |       |                                                                     | TECO                                             |             |        |            | 29.84 080092               |
| 8/03/26            | 00032 | 7/31/26 5626-07. 202607 320-53800-43000<br>419 SOPHIA LANE-JUL.26   |                                                  |             | *      | 30.84      |                            |
|                    |       |                                                                     | TECO                                             |             |        |            | 30.84 080093               |
| 8/03/26            | 00032 | 7/31/26 8579-07. 202607 320-53800-43100<br>CASS ROAD-JUL.26         |                                                  |             | *      | 6,289.91   |                            |
|                    |       |                                                                     | TECO                                             |             |        |            | 6,289.91 080094            |
| 8/10/26            | 00062 | 8/05/26 9172-08. 202608 330-57200-44000<br>2011 AIREDALE WAY-AUG.26 |                                                  |             | *      | 160.00     |                            |
|                    |       |                                                                     | SPECTRUM                                         |             |        |            | 160.00 080095              |
| 8/17/26            | 00013 | 8/10/26 5427-07. 202607 330-57200-43200<br>2011 AIREDALE WAY-JUL.26 |                                                  |             | *      | 431.04     |                            |
|                    |       |                                                                     | CITY OF LAKE ALFRED                              |             |        |            | 431.04 080096              |
| 8/17/26            | 00013 | 8/10/26 5716-07. 202607 330-57200-43200<br>2376 SELENIA ST-JUL.26   |                                                  |             | *      | 53.42      |                            |
|                    |       |                                                                     | CITY OF LAKE ALFRED                              |             |        |            | 53.42 080097               |
| TOTAL FOR BANK Z   |       |                                                                     |                                                  |             |        | 17,812.95  |                            |
| TOTAL FOR REGISTER |       |                                                                     |                                                  |             |        | 133,292.75 |                            |

EDEN EDEN HILLS ZYAN

## SECTION ii

***Eden Hills***  
***Community Development District***

***Unaudited Financial Reporting***  
***July 31, 2026***





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**Eden Hills**  
**Community Development District**  
**Combined Balance Sheet**  
**July 31, 2026**

|                                             | General<br>Fund   | Debt Service<br>Fund | Capital Projects<br>Fund | Capital Reserve<br>Fund | Totals<br>Governmental Funds |
|---------------------------------------------|-------------------|----------------------|--------------------------|-------------------------|------------------------------|
| <b>Assets:</b>                              |                   |                      |                          |                         |                              |
| <b>Cash:</b>                                |                   |                      |                          |                         |                              |
| Operating Account                           | \$ 422,038        | \$ -                 | \$ -                     | \$ -                    | \$ 422,038                   |
| Money Market Account                        | \$ -              | \$ -                 | \$ -                     | \$ 40,488               | \$ 40,488                    |
| Custody Account                             | \$ -              | \$ -                 | \$ 49,039                | \$ -                    | \$ 49,039                    |
| <b>Investments:</b>                         |                   |                      |                          |                         |                              |
| <b>Series 2020</b>                          |                   |                      |                          |                         |                              |
| Reserve                                     | \$ -              | \$ 86,038            | \$ -                     | \$ -                    | \$ 86,038                    |
| Revenue                                     | \$ -              | \$ 108,925           | \$ -                     | \$ -                    | \$ 108,925                   |
| <b>Series 2022</b>                          |                   |                      |                          |                         |                              |
| 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                     |
| <b>Total Assets</b>                         | <b>\$ 429,255</b> | <b>\$ 841,042</b>    | <b>\$ 1,082,918</b>      | <b>\$ 40,488</b>        | <b>\$ 2,393,703</b>          |
| <b>Liabilities:</b>                         |                   |                      |                          |                         |                              |
| Accounts Payable                            | \$ 20,399         | \$ -                 | \$ -                     | \$ -                    | \$ 20,399                    |
| Due to Debt Service                         | \$ 4,132          | \$ -                 | \$ -                     | \$ -                    | \$ 4,132                     |
| <b>Total Liabilities</b>                    | <b>\$ 24,531</b>  | <b>\$ -</b>          | <b>\$ -</b>              | <b>\$ -</b>             | <b>\$ 24,531</b>             |
| <b>Fund Balance:</b>                        |                   |                      |                          |                         |                              |
| <b>Nonspendable:</b>                        |                   |                      |                          |                         |                              |
| Prepaid Items                               | \$ 7,218          | \$ -                 | \$ -                     | \$ -                    | \$ 7,218                     |
| <b>Restricted for:</b>                      |                   |                      |                          |                         |                              |
| 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                 |
| <b>Assigned for:</b>                        |                   |                      |                          |                         |                              |
| Capital Reserves                            | \$ -              | \$ -                 | \$ -                     | \$ 40,488               | \$ 40,488                    |
| Unassigned                                  | \$ 397,506        | \$ -                 | \$ -                     | \$ -                    | \$ 397,506                   |
| <b>Total Fund Balances</b>                  | <b>\$ 404,724</b> | <b>\$ 841,042</b>    | <b>\$ 1,082,918</b>      | <b>\$ 40,488</b>        | <b>\$ 2,369,171</b>          |
| <b>Total Liabilities &amp; Fund Balance</b> | <b>\$ 429,255</b> | <b>\$ 841,042</b>    | <b>\$ 1,082,918</b>      | <b>\$ 40,488</b>        | <b>\$ 2,393,702</b>          |

**Eden Hills**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2026**

|                                             | Adopted           | Prorated Budget   | Actual            |                   |
|---------------------------------------------|-------------------|-------------------|-------------------|-------------------|
|                                             | Budget            | Thru 07/31/26     | Thru 07/31/26     | Variance          |
| <b><u>Revenues:</u></b>                     |                   |                   |                   |                   |
| 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          |
| <b>Total Revenues</b>                       | <b>\$ 683,142</b> | <b>\$ 683,142</b> | <b>\$ 692,895</b> | <b>\$ 9,753</b>   |
| <b><u>Expenditures:</u></b>                 |                   |                   |                   |                   |
| <b><u>General &amp; Administrative:</u></b> |                   |                   |                   |                   |
| 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)           |
| <b>Total General &amp; Administrative</b>   | <b>\$ 142,203</b> | <b>\$ 116,423</b> | <b>\$ 124,735</b> | <b>\$ (8,312)</b> |

**Eden Hills**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2026**

|                                                          | Adopted           | Prorated Budget   | Actual            |                  |
|----------------------------------------------------------|-------------------|-------------------|-------------------|------------------|
|                                                          | Budget            | Thru 07/31/26     | Thru 07/31/26     | Variance         |
| <b><u>Operations &amp; Maintenance</u></b>               |                   |                   |                   |                  |
| <b>Field Expenditures</b>                                |                   |                   |                   |                  |
| 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           |
| <b>Subtotal Field Expenditures</b>                       | <b>\$ 328,596</b> | <b>\$ 277,473</b> | <b>\$ 255,011</b> | <b>\$ 22,462</b> |
| <b>Amenity Expenditures</b>                              |                   |                   |                   |                  |
| 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         |
| <b>Subtotal Amenity Expenditures</b>                     | <b>\$ 212,343</b> | <b>\$ 176,952</b> | <b>\$ 173,482</b> | <b>\$ 3,470</b>  |
| <b>Total Operations &amp; Maintenance</b>                | <b>\$ 540,939</b> | <b>\$ 454,425</b> | <b>\$ 428,493</b> | <b>\$ 25,932</b> |
| <b>Total Expenditures</b>                                | <b>\$ 683,142</b> | <b>\$ 570,848</b> | <b>\$ 553,228</b> | <b>\$ 17,620</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ -</b>       |                   | <b>\$ 139,667</b> |                  |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>       |                   | <b>\$ 265,057</b> |                  |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b>       |                   | <b>\$ 404,724</b> |                  |

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

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

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

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



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

|                                             | Oct              | Nov             | Dec               | Jan             | Feb             | March           | April            | May              | June             | July             | Aug         | Sept        | Total             |
|---------------------------------------------|------------------|-----------------|-------------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|------------------|-------------|-------------|-------------------|
| <b><u>Revenues:</u></b>                     |                  |                 |                   |                 |                 |                 |                  |                  |                  |                  |             |             |                   |
| 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          |
| <b>Total Revenues</b>                       | <b>\$ 33,811</b> | <b>\$ 7,330</b> | <b>\$ 587,901</b> | <b>\$ 4,340</b> | <b>\$ 6,292</b> | <b>\$ 9,935</b> | <b>\$ 5,660</b>  | <b>\$ 16,063</b> | <b>\$ 4,150</b>  | <b>\$ 17,412</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 692,895</b> |
| <b><u>Expenditures:</u></b>                 |                  |                 |                   |                 |                 |                 |                  |                  |                  |                  |             |             |                   |
| <b><u>General &amp; Administrative:</u></b> |                  |                 |                   |                 |                 |                 |                  |                  |                  |                  |             |             |                   |
| 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             |
| <b>Total General &amp; Administrative</b>   | <b>\$ 29,809</b> | <b>\$ 6,265</b> | <b>\$ 14,145</b>  | <b>\$ 6,895</b> | <b>\$ 5,070</b> | <b>\$ 6,979</b> | <b>\$ 11,760</b> | <b>\$ 12,936</b> | <b>\$ 18,401</b> | <b>\$ 12,475</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 124,735</b> |

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

|                                                          | Oct                | Nov                | Dec               | Jan                | Feb                | March              | April              | May                | June               | July               | Aug         | Sept        | Total          |
|----------------------------------------------------------|--------------------|--------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------|-------------|----------------|
| <b><u>Operations &amp; Maintenance</u></b>               |                    |                    |                   |                    |                    |                    |                    |                    |                    |                    |             |             |                |
| <b>Field Expenditures</b>                                |                    |                    |                   |                    |                    |                    |                    |                    |                    |                    |             |             |                |
| 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          |
| <b>Subtotal Field Expenditures</b>                       | <b>\$ 42,446</b>   | <b>\$ 23,258</b>   | <b>\$ 26,163</b>  | <b>\$ 26,755</b>   | <b>\$ 22,134</b>   | <b>\$ 21,800</b>   | <b>\$ 20,982</b>   | <b>\$ 26,398</b>   | <b>\$ 23,826</b>   | <b>\$ 21,249</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>255,011</b> |
| <b>Amenity Expenditures</b>                              |                    |                    |                   |                    |                    |                    |                    |                    |                    |                    |             |             |                |
| 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          |
| <b>Subtotal Amenity Expenditures</b>                     | <b>\$ 16,585</b>   | <b>\$ 17,660</b>   | <b>\$ 22,830</b>  | <b>\$ 15,644</b>   | <b>\$ 14,963</b>   | <b>\$ 18,396</b>   | <b>\$ 15,201</b>   | <b>\$ 16,852</b>   | <b>\$ 19,559</b>   | <b>\$ 15,793</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>173,482</b> |
| <b>Total Operations &amp; Maintenance</b>                | <b>\$ 59,030</b>   | <b>\$ 40,918</b>   | <b>\$ 48,993</b>  | <b>\$ 42,399</b>   | <b>\$ 37,097</b>   | <b>\$ 40,196</b>   | <b>\$ 36,183</b>   | <b>\$ 43,250</b>   | <b>\$ 43,385</b>   | <b>\$ 37,042</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>428,493</b> |
| <b>Total Expenditures</b>                                | <b>\$ 88,839</b>   | <b>\$ 47,183</b>   | <b>\$ 63,138</b>  | <b>\$ 49,295</b>   | <b>\$ 42,167</b>   | <b>\$ 47,175</b>   | <b>\$ 47,942</b>   | <b>\$ 56,185</b>   | <b>\$ 61,786</b>   | <b>\$ 49,518</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>553,228</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ (55,028)</b> | <b>\$ (39,853)</b> | <b>\$ 524,763</b> | <b>\$ (44,954)</b> | <b>\$ (35,876)</b> | <b>\$ (37,239)</b> | <b>\$ (42,282)</b> | <b>\$ (40,123)</b> | <b>\$ (57,636)</b> | <b>\$ (32,106)</b> | <b>\$ -</b> | <b>\$ -</b> | <b>139,667</b> |
| <b>Net Change in Fund Balance</b>                        | <b>\$ (55,028)</b> | <b>\$ (39,853)</b> | <b>\$ 524,763</b> | <b>\$ (44,954)</b> | <b>\$ (35,876)</b> | <b>\$ (37,239)</b> | <b>\$ (42,282)</b> | <b>\$ (40,123)</b> | <b>\$ (57,636)</b> | <b>\$ (32,106)</b> | <b>\$ -</b> | <b>\$ -</b> | <b>139,667</b> |

# 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)         |
| <b>Current Bonds Outstanding</b>              |                                    | <b>\$2,660,000</b> |

| 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)        |
| <b>Current Bonds Outstanding</b>              |                                    | <b>\$9,635,000</b> |

**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    | 44%           | 12%               | 43%               | 100%            |
|------------|--------------|-----------------|------------------|----------------|-------------|-----------------|---------------|-------------------|-------------------|-----------------|
|            |              |                 |                  |                |             |                 | 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 |