Eden Hills
Community Development District

Landowners' Meeting
&
Board of Supervisors Meeting Agenda

November 16, 2026

AGENDA

Eden Hills
Community Development District

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

November 9, 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 **Monday, November 16, 2026** at **4:00 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:

Landowners' Meeting

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowner's Questions and Comments
8. Adjournment

Board of Supervisors' Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Organizational Matters
    a. Administration of Oath to Newly Elected Board Member (Seat 5)
    b. Consideration of Resolution 2027-03 Canvassing and Certifying Results of the Landowners' Election
4. Approval of Minutes of the October 14, 2026 Board of Supervisors Meeting
5. Staff Reports
    a. Attorney
    b. Engineer
    c. Field Manager's Report
    d. District Manager's Report

i. Approval of Check Register
ii. Balance Sheet and Income Statements

6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

Landowners' Meeting

Docusign Envelope ID: CFE04DE2-D8C7-820F-82BB-AC9E6D32047C

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE: November 16, 2026
TIME: 4:00 p.m.
LOCATION: Lake Alfred Public Library
245 North Seminole Avenue
Lake Alfred, Florida 33850

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two (2) years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please that a particular parcel of real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat (Seat 5), on the Board will be up for election by landowners. The candidate receiving the highest number of votes shall be elected for a term <u>of four (4) years</u>. The term of office for the successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by <u>one</u> (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

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LANDOWNER PROXY

EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the District to be held at the **Lake Alfred Public Library, 245 North Seminole Avenue, Lake Alfred, Florida 33850, on November 16, 2026, at 4:00 p.m.,** and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

_____
Printed Name of Legal Owner

_____ _____
Signature of Legal Owner Date

_____

Parcel Description	**Acreage**	**Authorized Votes**
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

Board of Supervisors' Meeting

SECTION 3

SECTION B

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within ninety (90) days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

Seat Number	Supervisor	Number of Votes
5	_____	_____

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes,* and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

Seat Number	Supervisor	Term	Term Expiration
5	_____	_____	_____

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

PASSED AND ADOPTED this 16th day of November 2026.

ATTEST**:**	**EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson/Vice Chairperson, Board of Supervisors

SECTION 4

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, **October 14, 2026,** at 4:01 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

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

Also present were:

Jill Burns	District Manager, GMS
Savannah Hancock *by Zoom*	District Counsel, Kilinski Van Wyk
Chace Arrington *by Zoom*	District Engineer
Rey Malave *by Zoom*	District Engineer
Joel Blanco	GMS

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Burns called the meeting to order at 4:01 p.m. and called the roll. Five Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Burns opened the public comment period for agenda items only. She stated that there were no members of the public present or on *Zoom*.

THIRD ORDER OF BUSINESS **Approval of Minutes of the September 9, 2026, Board of Supervisors Meeting**

Ms. Burns presented the September 9, 2026, Board of Supervisors meeting minutes and asked for any comments, corrections, or changes. The Board had no changes.

> On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Minutes of the September 9, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Financing Matters**

A. Presentation of Supplemental Engineer's Report

Ms. Burns reviewed the engineer's report for Phase Three. She explained that the Phase Three bonds would be issued separately and would not affect the debt payments for the other phases. Mr. Arrington reported that the revised Phase Three included approximately 145.31 acres and was expected to have 373 lots. The report also accounted for 12 acres still in the permitting process, which would contain another 67 lots. He estimated the construction cost at $19,985,000 and said the amount was reasonable and sufficient for the project.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Supplemental Engineer's Report, was approved.

B. Presentation of Supplemental Assessment Methodology Report

Ms. Burns reviewed the supplemental assessment methodology report for Phase Three, which included 373 units. The estimated project cost was $19,985,000, and the estimated bond amount was $9,500,000. The estimated debt per unit was $25,469.17, with an annual assessment of $1,989.25 per unit, including collection costs. The report would be updated once the bonds were priced. The preliminary assessment roll allocated the debt by acre because the area had not yet been platted. After noting questions about the acreage, the Board approved the report in substantial form.

> On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Supplemental Assessment Methodology Report, was approved in substantial form.

C. Consideration of Rule G-17 Disclosure Letter from FMS Bonds

Ms. Burns reviewed the Rule G-17 disclosure and updated letter from FMS Bonds to serve as underwriter for the new bond issuance. FMS Bonds had also served as underwriter for the prior bond series. The Board approved the disclosure and letter.

> On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Rule G-17 Disclosure Letter from FMS Bonds, was approved.

D. Consideration of Delegation Resolution 2027-01

Ms. Burns discussed the delegation resolution for the Phase 3 Series 2026 bonds. The resolution allowed for a bond issuance of up to $12 million, although the actual amount could be less. The Board approved Resolution 2027-01.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Delegation Resolution 2027-01, was approved.

E. Consideration of Delegated Supplemental Assessment Resolution

Ms. Burns reviewed the delegated supplemental assessment resolution, which outlined the bond parameters and allowed the District to move forward with pricing and closing the bonds.

> On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Delegated Supplemental Assessment Resolution, was approved.

F. Consideration of Ancillary Agreements

i. True-Up Agreement

Ms. Hancock reviewed the ancillary agreements and explained that the true-up agreement would require the developer to make a payment if the planned number of units was not built. This would help ensure the debt was spread across the phase. She noted that the agreements were in substantial form in case the unit count changed.

ii. Completion Agreement

Ms. Burns stated that the completion agreement stated that the developer was responsible for paying any costs needed to complete the project if there was a funding shortfall or unfinished work. If the District had to step in to finish the infrastructure, the developer would fund those costs.

iii. Collateral Assignment Agreement

Ms. Burns stated that the collateral agreement was reviewed. It allowed the District to take over the developer's permits and development rights if a foreclosure or default occurred.

iv. Acquisition Agreement

Ms. Burns stated that the acquisition agreement outlined how the District would acquire improvements, including amenities, water and sewer infrastructure, and the related property, plans and permits. The improvements could be acquired before or after the bonds were issued.

v. Declaration of Consent

1. **GLK Real Estate, LLC**
2. **Lennar**

Ms. Burns stated that the declaration of consent required both landowners, GLK and Lennar, to agree to the bond issuance and assessments on the lots. Lennar had already closed on some of the lots, and GLK was closing on the remaining property under contract.

vi. Notice of Assessments

Ms. Burns stated that the Board was advised that the notice of assessments would be recorded in the public record so that a title search would show the bond assessments on the parcels. The Board approved the ancillary agreements in substantial form.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Ancillary Agreements, were approved in substantial form.

G. Assignment of Phase 3 Development Agreements

Ms. Hancock explained that the assignment of the Phase Three development agreements would allow the applicable ancillary agreements to be assigned to builders who purchased lots before the bonds were issued. She said the parties were still being worked out with the developer

and that the same form of agreement had been used at Westside Haines City. The Board approved the agreement in substantial form.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Assignment of Phase 3 Development Agreements, was approved in substantial form.

FIFTH ORDER OF BUSINESS **Consideration of Agreement with PayGov.US for Electronic Payment Processing**

Ms. Burns discussed an agreement with PayGov.US to allow residents to make electronic payments. She explained that Florida law would require the District to accept electronic payments beginning January 1. There would be no cost to the District, and residents who chose to pay electronically would be charged a 3% fee paid directly to the vendor. The agreement was presented for a vote, but the outcome was not captured in the transcript.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Agreement with PayGov.US for Electronic Payment Processing, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Audit Engagement Letter with DiBartolomeo, McBee, Hartley & Barnes**

Ms. Burns stated that the Board had discussed the fiscal year 2026 audit engagement letter with DiBartolomeo, McBee, Hartley & Barnes. The letter was a renewal under the existing multi-year agreement, with a fee not to exceed $3,450. The Board approved the engagement letter.

> On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Fiscal Year 2026 Audit Engagement Letter with DiBartolomeo, McBee, Hartley and Barnes NTE $3,450, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Current Demands Proposal for Overnight Monitoring**

Ms. Burns stated that the Board had reviewed the Current Demands proposal for overnight camera monitoring at $160 per month, or $1,920 per year. The previous service cost approximately

$7,000 to $8,000 annually, so the new service was expected to provide significant savings while performing the same function. The final camera buyout amount from the previous vendor was still pending, but the savings were expected to offset that cost in approximately one year.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Current Demands Proposal for Overnight Monitoring, was approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Hancock stated that she had nothing to report but could answer any questions.

B. Engineer

Mr. Arrington stated that he had nothing to report.

C. Field Manager's Report

Mr. Blanco reported that graffiti on the west end of Cass Road had been removed and the remaining grading and sod work behind homes on Griffin Avenue had been completed. He said pier and dock signs and a fishhook dispenser had been installed at the Griffin Avenue dock. Additional playground rules signage had been installed at the Salina Street playground, and the dog park fence near the amenity had been repaired. Mr. Blanco continued to monitor the Cass Road improvements and the beginning stages of Phase Three. Most of the dry ponds had been excavated and sodded. He planned to monitor the sod until it was established, then add the areas to the landscape maintenance agreement. Pressure washing and sealing of the dock's pier flooring had been scheduled, along with minor pressure washing at the amenity. Mr. Blanco also mentioned a proposal for a gas increase.

i. Consideration of Proposal from Prince & Sons to Continue Fuel Surcharge

Mr. Blanco reported The Board discussed Prince and Sons' request to extend its 3% fuel surcharge, which had expired on September 30. He explained that fuel prices were checked monthly using the AAA Florida average and that the surcharge would not be billed if prices fell below the applicable threshold. He noted that the surcharge was not specifically included in the

budget, but there was some room in the landscaping budget for Phase 3. The landscaping contract might need to be formally bid once Phase 3 was added, depending on the cost. The Board approved extending the fuel surcharge through September 30, 2027.

> On MOTION by Ms. Roden, seconded by Ms. Hietala, with all in favor, the Proposal from Prince & Sons to Continue Fuel Surcharge, was approved.

ii. Consideration of Proposals for Perimeter Fence Pressure Washing

Mr. Blanco presented two proposals to clean the perimeter and split-rail fencing throughout Eden Hills. GMS submitted a proposal for $5,945**,** and another company quoted $6,200. The work covered approximately 9,640 feet of fencing and included removing mildew stains and soft washing. Both sides would be cleaned where accessible. The Board approved the GMS proposal. A Board member asked about graffiti on the "coming soon" Publix sign. Mr. Blanco explained that the sign was not on CDD property and was not the District's responsibility to clean. Mr. Blanco also reported that they had received a complaint about hogs in the community. He planned to inspect the area and contact the trapper previously used by the District. The Board authorized the Chair to approve the trapping outside of a meeting so the issue could be addressed promptly.

> On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Proposals for Perimeter Fence Pressure Washing, was approved.

> On MOTION by Ms. Roden, seconded by Ms. Hietala, with all in favor, Authorizing the Chair to Approve Hog Trapping Outside of a Meeting, was approved.

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.

NINTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

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

Ms. Burns discussed possible amenity enhancements, including benches or pocket parks in green spaces, a fence around the playground, dog park improvements, and additional lighting and cameras. Mr. Blanco was going to work on proposals and options for the Board to review at upcoming meetings. Security-related improvements were expected to be discussed in a closed session. The Board discussed requests for more lighting, along with concerns that bright lights could shine into nearby homes. He suggested solar lighting as a less expensive option for the pool and mailbox areas and planned to review the existing lighting and bring back options. A drainage issue that had caused street flooding after heavy rain was reported to have improved. It was explained that drain socks used during construction could slow drainage and said they would take a look. Residents were asked to report any further flooding. Parking sign concerns were also discussed. Ms. Burns clarified that the City of Lake Alfred owned the roadways and that the District could not establish parking policies for them.

ELEVENTH ORDER OF BUSINESS **Adjournment**

Ms. Burns asked for a motion to adjourn.

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION 5

SECTION C

November 15, 2026

Eden Hills CDD

Field Management Report

Completed Items

- Pier dock pressure wash was completed and prepped for sealant application.
- Both silt fence rows have been removed throughout the east side of Grassy Lake.



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

- Monitoring the beginning stages of Phase 3. (Dry ponds have been excavated and sod laid around the tracts with easement sod pending.) (Roads have been paved since the last inspection report.)
- Resident drainage pipe remains on CDD owned area behind Sofia Ln.
- Hog activity was found on Grassy Lake and by Sofia Ln. with rutting found on easement on Mariah Pl. Area to be restored.
- Sidewalk with minor drop was found on walking path behind Sofia Ln. Requested proposal for hand rail installation and restoration of drainage area underneath the sidewalk.



In Progress

- Perimeter fence pressure washing is currently being scheduled.
- Playground maintenance has been scheduled (pressure washing and cobweb removal.)
- Dislodged grate was found in dry pond by Grassy Lake. Grate to be reset by maintenance staff.



November 15, 2026

Eden Hills - CDD

Field Management Report – Photo Supplement

Monitoring Phase 3









Photo Description:

- Both dry ponds close to conveyance (recently laid sod on the sides of tracts but missing towards the sidewalk and easement.
- Parking lot paved.

Resident Drainage Pipe on CDD Owned on Sofia Ln.





Photo Description:

- Resident drainage pipe from 241 Sofia Ln. is currently on CDD owned tract.
- Backyard has paver deck with pool.

Sidewalk with Minor Drop on Walkway on Sofia Ln.







Photo Description:

- Sidewalk with minor drop was found on walkway behind Sofia Ln.
- Requested a proposal to install a handrail (16 ft. in length) and restore drainage area.

SECTION D

SECTION i

Eden Hills
Community Development District

Summary of Check Register

October 1, 2026 to October 26, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	10/6/26	457-459	$	2,943.94
	10/13/26	460-466	$	46,861.23
	10/20/26	467-472	$	22,276.65
			$	72,081.82
Supervisor Fees				
	October 1, 2026 to October 26, 2026			
	Emily Hazelrig	50037	$	184.70
	Alexandra Hietala	50038	$	184.70
	Lindsey Roden	50039	$	150.00
	Bobbie Shockley	50040	$	150.00
	Jessica Spencer	50041	$	184.70
			$	854.10
		Total Amount	**$**	**72,935.92**

*** CHECK DATES 10/01/2026 - 10/26/2026 *** EDEN HILLS - GENERAL FUND
BANK B GENERAL FUND-4332

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
10/06/26	00052	9/30/26	22676	202609	320-53800-46400		*	400.00		
			POND HERBICIDE-SEP26							
						AQUATIC WEED MANAGEMENT, INC			400.00	000457
10/06/26	00070	9/29/26	09292026	202609	300-36600-10100		*	42.84		
			FY26 FR - BA 4 REFUND							
						DUNPHY PROPERTIES LLC			42.84	000458
10/06/26	00054	9/30/26	12708925	202609	330-57200-34500		*	2,501.10		
			SECURITY SVCS-SEP26							
						SECURITAS SECURITY SERVICES USA INC			2,501.10	000459
10/13/26	00009	10/01/26	95566	202610	310-51300-54000		*	175.00		
			SPECIAL DISTRICT FEE-FY27							
						FLORIDA DEPARTMENT OF COMMERCE			175.00	000460
10/13/26	00029	10/08/26	22505792	202609	310-51300-31100		*	8,750.00		
			ENGINEERING SVCS-SEP26							
						DEWBERRY ENGINEERS INC.			8,750.00	000461
10/13/26	00008	10/01/26	261	202610	310-51300-34000		*	3,830.33		
			MANAGEMENT FEES-OCT26							
		10/01/26	261	202610	310-51300-35200		*	113.58		
			WEBSITE MANAGEMENT-OCT26							
		10/01/26	261	202610	310-51300-35100		*	170.33		
			INFORMATION TECH-OCT26							
		10/01/26	261	202610	310-51300-31300		*	662.50		
			DISSEMINATION SVCS-OCT26							
		10/01/26	261	202610	330-57200-48300		*	1,351.92		
			AMENITY ACCESS-OCT26							
		10/01/26	261	202610	310-51300-51000		*	.51		
			OFFICE SUPPLIES							
		10/01/26	261	202610	310-51300-42000		*	13.31		
			POSTAGE							
		10/01/26	261	202610	310-51300-42500		*	18.90		
			COPIES							
		10/01/26	262	202610	320-53800-12000		*	1,490.42		
			FIELD MANAGEMENT-OCT26							
		10/08/26	263	202610	310-51300-31700		*	7,382.00		
			ASSESSMENT ROLL FY27							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			15,033.80	000462
10/13/26	00039	10/08/26	16148	202609	310-51300-31500		*	2,910.50		
			ATTORNEY SVCS-SEP26							
						KILINSKI VAN WYK PLLC			2,910.50	000463

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/13/26	00036	10/13/26	10132026	202610	300-15500-10000			*	4,254.40		
			PLAYGRND/FUR LEASE-NOV26								
							PARK LAKE PROPERTY MANAGEMENT,INC			4,254.40	000464
10/13/26	00026	10/12/26	4652456	202610	300-15500-10000			*	8,338.29		
			1% ADMIN FEE - DEBT								
		10/12/26	4652457	202610	300-15500-10000			*	6,618.47		
			1% ADMIN FEE - MAINT								
							POLK COUNTY PROPERTY APPRAISER			14,956.76	000465
10/13/26	00068	9/30/26	00079078	202609	310-51300-48000			*	392.78		
			NOT OF BOS MTG 09/01/26								
		9/30/26	00079078	202609	310-51300-48000			*	387.99		
			NOT OF FY27 MTG 09/22/26								
							USA TODAY MEDIA CORP.			780.77	000466
10/20/26	00047	9/25/26	19100	202609	330-57200-48201			*	1,575.00		
			CLEANING SVCS-SEP26								
							CSS CLEAN STAR SERVICES CENTRAL FL			1,575.00	000467
10/20/26	00046	10/15/26	30031	202610	330-57200-49000			*	168.22		
			RECHARGE BATTERY								
							CURRENT DEMANDS ELECTRICAL &			168.22	000468
10/20/26	00008	8/31/26	258	202608	330-57200-47800			*	740.45		
			PLAYGROUND MAINTENANCE								
		8/31/26	259	202608	320-53800-47800			*	220.00		
			STREET SIGN REPAIR								
		8/31/26	260	202608	320-53800-49000			*	220.00		
			DRY POND GRATE RESET								
							GOVERNMENTAL MANAGEMENT SERVICES-CF			1,180.45	000469
10/20/26	00061	8/31/26	6	202608	330-57200-47800			*	1,370.25		
			AMENITY REPAIRS								
		8/31/26	7	202608	320-53800-49000			*	716.93		
			SIDEWALK REPAIRS								
							GOVERMENTAL MGMT SERVICES TAMPA,LLC			2,087.18	000470
10/20/26	00044	10/01/26	34095	202610	330-57200-48500			*	3,480.00		
			POOL MAINTENANCE-OCT26								
							MCDONNELL CORPORATION DBA RESORT			3,480.00	000471
10/20/26	00024	10/01/26	26760	202610	320-53800-46200			*	12,360.00		
			LANDSCAPE MAINT-OCT26								
		10/03/26	26911	202610	320-53800-46200			*	370.80		
			MONTHLY MAINT FUEL CHARGE								

*** CHECK DATES 10/01/2026 - 10/26/2026 ***
EDEN HILLS - GENERAL FUND
BANK B GENERAL FUND-4332

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		10/16/26	27201 INSTALL BAHIA SOD	202610	320	53800	46300			*	1,055.00		
									PRINCE & SONS, INC.			13,785.80	000472

TOTAL FOR BANK B 72,081.82

TOTAL FOR REGISTER 72,081.82

SECTION ii

Eden Hills

Community Development District

Unaudited Financial Reporting

September 30, 2026

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Eden Hills
Community Development District
Combined Balance Sheet
September 30, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	$ 415,413	$ -	$ -	$ -	$ 415,413
Money Market Account	$ -	$ -	$ -	$ 40,598	$ 40,598
Custody Account	$ -	$ -	$ 72	$ -	$ 72
Investments:					
Series 2020					
Reserve	$ -	$ 86,038	$ -	$ -	$ 86,038
Revenue	$ -	$ 110,930	$ -	$ -	$ 110,930
Series 2022					
Reserve	$ -	$ 301,342	$ -	$ -	$ 301,342
Revenue	$ -	$ 345,473	$ -	$ -	$ 345,473
Prepayment	$ -	$ 1,927	$ -	$ -	$ 1,927
Due from Developer	$ -	$ -	$ 1,884,972	$ -	$ 1,884,972
Prepaid Expenses	$ 30,402	$ -	$ -	$ -	$ 30,402
Total Assets	**$ 445,814**	**$ 845,709**	**$ 1,885,044**	**$ 40,598**	**$ 3,217,166**
Liabilities:					
Accounts Payable	$ 29,037	$ -	$ -	$ -	$ 29,037
Deferred Revenues	$ 125,563	$ -	$ -	$ -	$ 125,563
Total Liabilities	**$ 154,600**	**$ -**	**$ -**	**$ -**	**$ 154,600**
Fund Balance:					
Nonspendable:					
Prepaid Items	$ 30,402	$ -	$ -	$ -	$ 30,402
Restricted for:					
Debt Service - Series 2020	$ -	$ 196,967	$ -	$ -	$ 196,967
Debt Service - Series 2022	$ -	$ 648,742	$ -	$ -	$ 648,742
Capital Projects - Series 2026	$ -	$ -	$ 1,885,044	$ -	$ 1,885,044
Assigned for:					
Capital Reserves	$ -	$ -	$ -	$ 40,598	$ 40,598
Unassigned	$ 260,813	$ -	$ -	$ -	$ 260,813
Total Fund Balances	**$ 291,215**	**$ 845,709**	**$ 1,885,044**	**$ 40,598**	**$ 3,062,566**
Total Liabilities & Fund Balance	$ 445,814	$ 845,709	$ 1,885,044	$ 40,598	$ 3,217,165

Eden Hills

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 615,519	$ 615,519	$ 618,008	$ 2,488
Assessments - Direct Bill	$ 67,623	$ 67,623	$ 67,623	$ -
Other Income	$ -	$ -	$ 480	$ 480
Interest	$ -	$ -	$ 8,105	$ 8,105
Total Revenues	**$ 683,142**	**$ 683,142**	**$ 694,215**	**$ 11,073**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 5,400	$ 6,600
Employer FICA Fees	$ 918	$ 918	$ 413	$ 505
Engineering	$ 15,000	$ 15,000	$ 29,250	$ (14,250)
Attorney	$ 18,158	$ 18,158	$ 26,815	$ (8,657)
Annual Audit	$ 5,000	$ 5,000	$ 3,350	$ 1,650
Assessment Administration	$ 7,030	$ 7,030	$ 7,030	$ -
Arbitrage	$ 1,350	$ 1,350	$ 450	$ 900
Dissemination	$ 7,571	$ 7,571	$ 7,571	$ (1)
Trustee Fees	$ 14,148	$ 14,148	$ 8,620	$ 5,528
Management Fees	$ 43,775	$ 43,775	$ 43,775	$ -
Information Technology	$ 1,947	$ 1,947	$ 1,947	$ (0)
Website Technology	$ 1,298	$ 1,298	$ 1,298	$ (0)
Postage & Delivery	$ 893	$ 893	$ 1,488	$ (595)
Insurance	$ 8,282	$ 8,282	$ 6,744	$ 1,538
Copies	$ 180	$ 180	$ 371	$ (191)
Legal Advertising	$ 3,000	$ 3,000	$ 6,358	$ (3,358)
Other Current Charges	$ 1,300	$ 1,300	$ 747	$ 553
Office Supplies	$ 180	$ 180	$ 8	$ 172
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Boundary Amendment Expense	$ -	$ -	$ -	$ -
Total General & Administrative	**$ 142,203**	**$ 142,203**	**$ 151,810**	**$ (9,607)**

Eden Hills

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 21,854	$ 21,854	$ 19,507	$ 2,347
Field Management	$ 17,034	$ 17,034	$ 17,034	$ (0)
Landscape Maintenance	$ 152,780	$ 152,780	$ 151,153	$ 1,627
Landscape Replacement	$ 20,000	$ 20,000	$ 11,953	$ 8,048
Lake Maintenance	$ 4,800	$ 4,800	$ 4,800	$ -
Streetlights	$ 82,420	$ 82,420	$ 75,408	$ 7,012
Electric	$ 6,292	$ 6,292	$ 6,478	$ (186)
Sidewalk & Asphalt Maintenance	$ 2,000	$ 2,000	$ -	$ 2,000
Irrigation Repairs	$ 5,000	$ 5,000	$ 4,558	$ 442
General Repairs & Maintenance	$ 10,000	$ 10,000	$ 12,218	$ (2,218)
Contingency	$ 6,417	$ 6,417	$ 5,324	$ 1,093
Subtotal Field Expenditures	**$ 328,596**	**$ 328,596**	**$ 308,432**	**$ 20,165**
Amenity Expenditures				
Amenity - Electric	$ 20,000	$ 20,000	$ 20,181	$ (181)
Amenity - Water	$ 10,000	$ 10,000	$ 7,230	$ 2,770
Playground Lease	$ 51,053	$ 51,053	$ 51,053	$ 0
Internet	$ 2,000	$ 2,000	$ 1,680	$ 320
Pest Control	$ 2,680	$ 2,680	$ 924	$ 1,756
Janitorial Service	$ 21,400	$ 21,400	$ 17,135	$ 4,265
Security Services	$ 33,000	$ 33,000	$ 32,738	$ 262
Amenity Access Management	$ 15,450	$ 15,450	$ 15,463	$ (13)
Pool Maintenance	$ 41,760	$ 41,760	$ 41,790	$ (30)
Amenity Repairs & Maintenance	$ 10,000	$ 10,000	$ 17,769	$ (7,769)
Contingency	$ 5,000	$ 5,000	$ 1,854	$ 3,146
Subtotal Amenity Expenditures	**$ 212,343**	**$ 212,343**	**$ 207,816**	**$ 4,526**
Total Operations & Maintenance	**$ 540,939**	**$ 540,939**	**$ 516,248**	**$ 24,691**
Total Expenditures	**$ 683,142**	**$ 683,142**	**$ 668,057**	**$ 15,085**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 26,158	
Fund Balance - Beginning	$ -		$ 265,057	
Fund Balance - Ending	$ -		$ 291,215	

Eden Hills

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 172,075	$ 172,075	$ 172,865	$ 790
Interest	$ 4,349	$ 4,349	$ 7,072	$ 2,723
Total Revenues	**$ 176,424**	**$ 176,424**	**$ 179,937**	**$ 3,513**
Expenditures:				
Interest - 11/1	$ 54,100	$ 54,100	$ 54,100	$ -
Principal - 5/1	$ 60,000	$ 60,000	$ 60,000	$ -
Interest - 5/1	$ 54,100	$ 54,100	$ 54,100	$ -
Total Expenditures	**$ 168,200**	**$ 168,200**	**$ 168,200**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 8,224		$ 11,737	
Fund Balance - Beginning	$ 98,480		$ 185,230	
Fund Balance - Ending	$ 106,704		$ 196,967	

Eden Hills

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 604,294	$ 604,294	$ 605,707	$ 1,413
Interest	$ 14,761	$ 14,761	$ 23,585	$ 8,824
Total Revenues	**$ 619,055**	**$ 619,055**	**$ 629,291**	**$ 10,236**
Expenditures:				
Interest - 11/1	$ 196,088	$ 196,088	$ 196,088	$ (0)
Principal - 5/1	$ 210,000	$ 210,000	$ 210,000	$ -
Interest - 5/1	$ 196,088	$ 196,088	$ 196,088	$ (0)
Total Expenditures	**$ 602,175**	**$ 602,175**	**$ 602,175**	**$ (0)**
Excess (Deficiency) of Revenues over Expenditures	$ 16,880		$ 27,116	
Fund Balance - Beginning	$ 319,181		$ 621,625	
Fund Balance - Ending	$ 336,061		$ 648,742	

Eden Hills

Community Development District

Capital Projects Fund Series 2026

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest	$ -	$ -	$ 429	$ 429
Total Revenues	**$ -**	**$ -**	**$ 429**	**$ 429**
Expenditures:				
Capital Outlay - PH 3&4	$ -	$ -	$ 5,209,854	$ (5,209,854)
Capital Outlay - Cost of Issuance	$ -	$ -	$ 48,390	$ (48,390)
Total Expenditures	**$ -**	**$ -**	**$ 5,258,244**	**$ (5,258,244)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ (5,257,815)**	
Other Financing Sources/(Uses)				
Developer Advances	$ -	$ -	$ 7,142,859	$ 7,142,859
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 7,142,859**	**$ 7,142,859**
Net Change in Fund Balance	**$ -**		**$ 1,885,044**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 1,885,044	

Eden Hills

Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest	$ 746	$ 746	$ 1,202	$ 457
Total Revenues	**$ 746**	**$ 746**	**$ 1,202**	**$ 457**
Expenditures:				
Contingency	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 746**		**$ 1,202**	
Fund Balance - Beginning	**$ 14,407**		**$ 39,396**	
Fund Balance - Ending	**$ 15,152**		**$ 40,598**	

Eden Hills

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	$ -	$ 7,330	$ 587,898	$ 3,230	$ 5,198	$ 4,279	$ 4,575	$ 2,198	$ 3,280	$ 20	$ -	$ -	$ 618,008
Assessments - Direct Bill	$ 33,811	$ -	$ -	$ -	$ -	$ 4,593	$ -	$ 12,801	$ -	$ 16,417	$ -	$ -	$ 67,623
Other Income	$ -	$ -	$ -	$ -	$ -	$ -	$ 60	$ 120	$ 30	$ 180	$ 90	$ -	$ 480
Boundary Amendment Contributions	$ -	$ -	$ -	$ -	$ -	$ -	$ 43	$ -	$ -	$ -	$ -	$ (43)	$ -
Interest	$ -	$ -	$ 3	$ 1,110	$ 1,094	$ 1,064	$ 982	$ 943	$ 840	$ 795	$ 692	$ 582	$ 8,105
Total Revenues	**$ 33,811**	**$ 7,330**	**$ 587,901**	**$ 4,340**	**$ 6,292**	**$ 9,935**	**$ 5,660**	**$ 16,063**	**$ 4,150**	**$ 17,412**	**$ 782**	**$ 539**	**$ 694,215**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ -	$ 800	$ -	$ -	$ -	$ 1,000	$ 800	$ -	$ 800	$ -	$ 1,000	$ 5,400
Employer FICA Fees	$ 77	$ -	$ 61	$ -	$ -	$ -	$ 77	$ 61	$ -	$ 61	$ -	$ 77	$ 413
Engineering	$ 2,563	$ 625	$ 1,375	$ 1,813	$ 125	$ -	$ 563	$ 3,128	$ 3,660	$ 3,250	$ 3,400	$ 8,750	$ 29,250
Attorney	$ 4,509	$ 414	$ 3,646	$ 234	$ 308	$ 1,923	$ 3,288	$ -	$ 5,119	$ 3,728	$ 735	$ 2,911	$ 26,815
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	$ 631	$ 631	$ 7,571
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	$ 3,648	$ 3,648	$ 43,775
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 1,947
Website Technology	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 1,298
Postage & Delivery	$ 44	$ 33	$ 9	$ 251	$ 20	$ 13	$ 8	$ 58	$ 957	$ 16	$ 38	$ 40	$ 1,488
Insurance	$ 6,744	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,744
Copies	$ 46	$ 1	$ -	$ 2	$ 25	$ -	$ 11	$ 84	$ -	$ 28	$ 174	$ -	$ 371
Legal Advertising	$ 378	$ 642	$ -	$ -	$ -	$ -	$ -	$ 536	$ 4,020	$ -	$ -	$ 781	$ 6,358
Other Current Charges	$ -	$ -	$ -	$ 46	$ 43	$ 43	$ 42	$ 368	$ 52	$ 42	$ 70	$ 43	$ 747
Office Supplies	$ 0	$ 1	$ 0	$ 1	$ 1	$ 1	$ 0	$ 1	$ 1	$ 1	$ 1	$ 1	$ 8
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 29,809**	**$ 6,265**	**$ 14,145**	**$ 6,895**	**$ 5,070**	**$ 6,979**	**$ 11,760**	**$ 12,936**	**$ 18,358**	**$ 12,475**	**$ 8,967**	**$ 18,151**	**$ 151,810**

Eden Hills

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	$ 19,507	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,507
Field Management	$ 1,420	$ 1,420	$ 1,420	$ 1,420	$ 1,420	$ 1,420	$ 1,420	$ 1,420	$ 1,420	$ 1,420	$ 1,420	$ 1,420	$ 17,034
Landscape Maintenance	$ 13,710	$ 12,360	$ 12,360	$ 12,360	$ 12,360	$ 12,360	$ 12,360	$ 12,731	$ 12,731	$ 12,607	$ 12,607	$ 12,607	$ 151,153
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,313	$ -	$ -	$ 9,640	$ -	$ 11,953
Lake Maintenance	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400	$ 4,800
Streetlights	$ 6,287	$ 6,287	$ 6,287	$ 6,290	$ 6,290	$ 6,290	$ 6,290	$ 6,290	$ 6,290	$ 6,290	$ 6,258	$ 6,258	$ 75,408
Electric	$ 1,056	$ 998	$ 1,045	$ 1,206	$ 1,225	$ 110	$ 140	$ 124	$ 147	$ 140	$ 153	$ 134	$ 6,478
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ 65	$ 146	$ 647	$ 277	$ -	$ 405	$ 163	$ 1,106	$ 388	$ 393	$ 414	$ 553	$ 4,558
General Repairs & Maintenance	$ -	$ 1,640	$ 1,640	$ 4,802	$ 440	$ 815	$ 210	$ -	$ 2,451	$ -	$ 220	$ -	$ 12,218
Contingency	$ -	$ 7	$ 2,365	$ -	$ -	$ -	$ -	$ 2,015	$ -	$ -	$ 937	$ -	$ 5,324
Subtotal Field Expenditures	**$ 42,446**	**$ 23,258**	**$ 26,163**	**$ 26,755**	**$ 22,134**	**$ 21,800**	**$ 20,982**	**$ 26,398**	**$ 23,826**	**$ 21,249**	**$ 32,049**	**$ 21,372**	**$ 308,432**
Amenity Expenditures													
Amenity - Electric	$ 1,705	$ 1,803	$ 1,701	$ 1,776	$ 1,555	$ 1,592	$ 1,620	$ 1,670	$ 1,729	$ 1,775	$ 1,669	$ 1,586	$ 20,181
Amenity - Water	$ 543	$ 657	$ 605	$ 596	$ 661	$ 652	$ 677	$ 725	$ 609	$ 484	$ 506	$ 515	$ 7,230
Playground Lease	$ 4,254	$ 4,254	$ 4,254	$ 4,254	$ 4,254	$ 4,254	$ 4,254	$ 4,254	$ 4,254	$ 4,254	$ 4,254	$ 4,254	$ 51,053
Internet	$ 120	$ 120	$ 120	$ 120	$ 120	$ 120	$ 160	$ 160	$ 160	$ 160	$ 160	$ 160	$ 1,680
Pest Control	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ 924
Janitorial Service	$ 1,300	$ 1,300	$ 1,300	$ 1,280	$ 1,290	$ 1,270	$ 1,390	$ 1,605	$ 1,575	$ 1,645	$ 1,605	$ 1,575	$ 17,135
Security Services	$ 2,675	$ 2,994	$ 2,501	$ 2,873	$ 563	$ 5,002	$ 2,255	$ 3,313	$ 2,479	$ 2,617	$ 2,965	$ 2,501	$ 32,738
Amenity Access Management	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,301	$ 1,288	$ 1,288	$ 15,463
Pool Maintenance	$ 3,380	$ 3,380	$ 3,480	$ 3,380	$ 3,480	$ 3,480	$ 3,480	$ 3,760	$ 3,530	$ 3,480	$ 3,480	$ 3,480	$ 41,790
Amenity Repairs & Maintenance	$ 1,242	$ 1,788	$ 7,504	$ -	$ 1,675	$ 660	$ -	$ -	$ 2,789	$ -	$ 2,111	$ -	$ 17,769
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,069	$ -	$ 785	$ -	$ 1,854
Subtotal Amenity Expenditures	**$ 16,585**	**$ 17,660**	**$ 22,830**	**$ 15,644**	**$ 14,963**	**$ 18,396**	**$ 15,201**	**$ 16,852**	**$ 19,559**	**$ 15,793**	**$ 18,899**	**$ 15,436**	**$ 207,816**
Total Operations & Maintenance	**$ 59,030**	**$ 40,918**	**$ 48,993**	**$ 42,399**	**$ 37,097**	**$ 40,196**	**$ 36,183**	**$ 43,250**	**$ 43,385**	**$ 37,042**	**$ 50,948**	**$ 36,808**	**$ 516,248**
Total Expenditures	**$ 88,839**	**$ 47,183**	**$ 63,138**	**$ 49,295**	**$ 42,167**	**$ 47,175**	**$ 47,942**	**$ 56,185**	**$ 61,743**	**$ 49,518**	**$ 59,914**	**$ 54,958**	**$ 668,057**
Excess (Deficiency) of Revenues over Expenditures	$ (55,028)	$ (39,853)	$ 524,763	$ (44,954)	$ (35,876)	$ (37,239)	$ (42,282)	$ (40,123)	$ (57,593)	$ (32,106)	$ (59,133)	$ (54,419)	$ 26,158
Net Change in Fund Balance	**$ (55,028)**	**$ (39,853)**	**$ 524,763**	**$ (44,954)**	**$ (35,876)**	**$ (37,239)**	**$ (42,282)**	**$ (40,123)**	**$ (57,593)**	**$ (32,106)**	**$ (59,133)**	**$ (54,419)**	**$ 26,158**

Eden Hills

Community Development District

Long Term Debt Report

Series 2020, Special Assessment Revenue Bonds		
Interest Rate:	2.750%, 3.300%, 3.850%, 4.125%	
Maturity Date:	5/1/2051	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$86,038	
Reserve Fund Balance	$86,038	
Bonds Outstanding - 11/24/20		$2,950,000
Less: Principal Payment - 5/1/22		($55,000)
Less: Principal Payment - 5/1/23		($55,000)
Less: Principal Payment - 5/1/24		($60,000)
Less: Principal Payment - 5/1/25		($60,000)
Less: Principal Payment - 5/1/26		($60,000)
Current Bonds Outstanding		**$2,660,000**

Series 2022, Special Assessment Revenue Bonds		
Interest Rate:	3.250%, 3.625%, 4.000%, 4.125%	
Maturity Date:	5/1/2052	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$301,342	
Reserve Fund Balance	$301,342	
Bonds Outstanding - 03/11/22		$10,465,000
Less: Principal Payment - 5/1/23		($195,000)
Less: Special Call - 8/1/23		($20,000)
Less: Principal Payment - 5/1/24		($200,000)
Less: Principal Payment - 5/1/25		($205,000)
Less: Principal Payment - 5/1/26		($210,000)
Current Bonds Outstanding		**$9,635,000**

Eden Hills

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

ON ROLL ASSESSMENTS

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

							44%	12%	43%	100%
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Net Receipts*	*General Fund*	*2020 Debt Service*	*2022 Debt Service*	*Total*
11/10/2025	ACH	$1,082.76	($24.34)	($21.17)	$0.00	$1,037.25	$458.99	$128.39	$449.87	$1,037.25
11/14/2025	ACH	$4,962.14	($198.48)	($95.27)	$0.00	$4,668.39	$2,065.80	$577.85	$2,024.74	$4,668.39
11/21/2025	ACH	$9,991.47	($399.66)	($191.84)	$0.00	$9,399.97	$4,159.56	$1,163.52	$4,076.89	$9,399.97
11/26/2025	ACH	$17,448.11	($697.90)	($335.00)	$0.00	$16,415.21	$7,263.85	$2,031.86	$7,119.50	$16,415.21
12/8/2025	ACH	$166,696.66	($6,668.02)	($3,200.57)	$0.00	$156,828.07	$69,397.53	$19,412.08	$68,018.46	$156,828.07
12/8/2025	1% Fee Adj	($14,956.76)	$0.00	$0.00	$0.00	($14,956.76)	($6,618.47)	($1,851.34)	($6,486.95)	($14,956.76)
12/19/2025	ACH	$1,227,377.18	($49,094.52)	($23,565.65)	$0.00	$1,154,717.01	$510,970.41	$142,930.15	$500,816.45	$1,154,717.01
12/31/2025	ACH	$18,026.29	($663.12)	($347.26)	$0.00	$17,015.91	$7,529.66	$2,106.22	$7,380.03	$17,015.91
1/9/2026	ACH	$5,069.66	($152.09)	($98.35)	$0.00	$4,819.22	$2,132.54	$596.52	$2,090.16	$4,819.22
1/29/2026	ACH	$0.00	$0.00	$0.00	$2,481.07	$2,481.07	$1,097.89	$307.11	$1,076.07	$2,481.07
2/12/2026	ACH	$12,230.60	($244.64)	($239.72)	$0.00	$11,746.24	$5,197.80	$1,453.94	$5,094.50	$11,746.24
3/13/2026	ACH	$9,866.22	$0.00	($197.32)	$0.00	$9,668.90	$4,278.56	$1,196.81	$4,193.53	$9,668.90
4/17/2026	ACH	$10,520.44	$0.00	($210.41)	$0.00	$10,310.03	$4,562.26	$1,276.17	$4,471.60	$10,310.03
4/30/2026	ACH	$0.00	$0.00	$0.00	$11.90	$11.90	$5.27	$1.47	$5.16	$11.90
4/30/2026	ACH	$0.00	$0.00	$0.00	$16.19	$16.19	$7.17	$2.00	$7.02	$16.19
5/13/2026	ACH	$5,069.46	$0.00	($101.39)	$0.00	$4,968.07	$2,198.41	$614.94	$2,154.72	$4,968.07
6/15/2026	ACH	$5,069.46	$0.00	($101.39)	$0.00	$4,968.07	$2,198.41	$614.94	$2,154.72	$4,968.07
6/24/2026	ACH	$2,494.39	$0.00	($49.89)	$0.00	$2,444.50	$1,081.71	$302.58	$1,060.21	$2,444.50
7/31/2026	ACH	$0.00	$0.00	$0.00	$20.34	$20.34	$20.34	$0.00	$0.00	$20.34
	Total	$ 1,480,948.08	$ (58,142.77)	$ (28,755.23)	$ 2,529.50	$ 1,396,579.58	$618,007.69	$ 172,865.21	$ 605,706.68	$1,396,579.58

100.40%	Net Percent Collected
0	Balance Remaining to Collect

Lucerne Park Investment, LLC

2026-01 — Net Assessments $ 51,205.76 — $ 51,205.76

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

Memos Florida, LLC

2026-02 — Net Assessments $ 16,416.87 — $ 16,416.87

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