

Eagle Hammock
Community Development District

Adopted Budget
FY2022 - FY2023



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Eagle Hammock
Community Development District
Adopted Budget
General Fund

| Description | Adopted Budget FY2022* | Actuals Thru 6/30/22 | Projected Next 3 months | Total Thru 9/30/22 | Adopted Budget FY2023 |
|--|---------------------------|----------------------------|-------------------------------|--------------------------|-----------------------------|
| Revenues | | | | | |
| Assessments - On Roll | \$ - | \$ - | \$ - | \$ - | \$ 170,950 |
| Developer Contributions | \$ 74,956 | \$ 35,000 | \$ 12,068 | \$ 47,068 | \$ 230,807 |
| Total Revenues | \$ 74,956 | \$ 35,000 | \$ 12,068 | \$ 47,068 | \$ 401,757 |
| Expenditures | | | | | |
| <i>General & Administrative</i> | | | | | |
| Supervisor Fees | \$ 7,000 | \$ - | \$ - | \$ - | \$ 12,000 |
| Engineering | \$ 8,750 | \$ - | \$ - | \$ - | \$ 15,000 |
| Attorney | \$ 14,583 | \$ 6,777 | \$ 3,389 | \$ 10,166 | \$ 25,000 |
| Annual Audit | \$ - | \$ - | \$ - | \$ - | \$ 5,000 |
| Assessment Administration | \$ - | \$ - | \$ - | \$ - | \$ 5,000 |
| Arbitrage | \$ - | \$ - | \$ - | \$ - | \$ 500 |
| Dissemination | \$ - | \$ - | \$ - | \$ - | \$ 5,000 |
| Trustee Fees | \$ - | \$ - | \$ - | \$ - | \$ 5,000 |
| Management Fees | \$ 20,417 | \$ 10,255 | \$ 8,750 | \$ 19,005 | \$ 35,000 |
| Information Technology | \$ 1,050 | \$ 440 | \$ 375 | \$ 815 | \$ 1,800 |
| Website Maintenance ** | \$ 2,450 | \$ 2,190 | \$ 375 | \$ 2,565 | \$ 1,200 |
| Telephone | \$ - | \$ - | \$ 50 | \$ 50 | \$ - |
| Postage & Delivery | \$ 583 | \$ 33 | \$ 90 | \$ 123 | \$ 1,000 |
| Insurance | \$ 5,000 | \$ 2,849 | \$ - | \$ 2,849 | \$ 5,000 |
| Copies | \$ 583 | \$ - | \$ 100 | \$ 100 | \$ 1,000 |
| Legal Advertising | \$ 10,000 | \$ 9,341 | \$ 659 | \$ 10,000 | \$ 10,000 |
| Contingency | \$ 4,000 | \$ - | \$ 1,250 | \$ 1,250 | \$ 5,960 |
| Office Supplies | \$ 365 | \$ 6 | \$ 15 | \$ 21 | \$ 625 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 125 | \$ - | \$ 125 | \$ 175 |
| Total General & Administrative: | \$ 74,956 | \$ 32,015 | \$ 15,053 | \$ 47,068 | \$ 134,260 |
| <i>Operations & Maintenance</i> | | | | | |
| Field Services | | | | | |
| Property Insurance | \$ - | \$ - | \$ - | \$ - | \$ 5,050 |
| Field Management | \$ - | \$ - | \$ - | \$ - | \$ 15,000 |
| Landscape Maintenance | \$ - | \$ - | \$ - | \$ - | \$ 60,317 |
| Landscape Replacement | \$ - | \$ - | \$ - | \$ - | \$ 15,000 |
| Streetlights | \$ - | \$ - | \$ - | \$ - | \$ 30,000 |
| Electric | \$ - | \$ - | \$ - | \$ - | \$ 5,000 |
| Water & Sewer | \$ - | \$ - | \$ - | \$ - | \$ 10,000 |
| Sidewalk & Asphalt Maintenance | \$ - | \$ - | \$ - | \$ - | \$ 2,500 |
| Irrigation Repairs | \$ - | \$ - | \$ - | \$ - | \$ 7,500 |
| General Repairs & Maintenance | \$ - | \$ - | \$ - | \$ - | \$ 10,000 |
| Contingency | \$ - | \$ - | \$ - | \$ - | \$ 7,500 |
| Subtotal Field Expenditures | \$ - | \$ - | \$ - | \$ - | \$ 167,867 |

Eagle Hammock
Community Development District
Adopted Budget
General Fund

| Description | Adopted Budget FY2022* | Actuals Thru 6/30/22 | Projected Next 3 months | Total Thru 9/30/22 | Adopted Budget FY2023 | |
|--|---------------------------|----------------------------|-------------------------------|--------------------------|-----------------------------|-----------------------|
| Amenity Expenditures | | | | | | |
| Amenity - Insurance | \$ - | \$ - | \$ - | \$ - | \$ 5,050 | |
| Amenity - Electric | \$ - | \$ - | \$ - | \$ - | \$ 8,000 | |
| Amenity - Water | \$ - | \$ - | \$ - | \$ - | \$ 10,000 | |
| Internet | \$ - | \$ - | \$ - | \$ - | \$ 2,000 | |
| Pest Control | \$ - | \$ - | \$ - | \$ - | \$ 480 | |
| Janitorial Service | \$ - | \$ - | \$ - | \$ - | \$ 5,600 | |
| Security Services | \$ - | \$ - | \$ - | \$ - | \$ 34,000 | |
| Pool Maintenance | \$ - | \$ - | \$ - | \$ - | \$ 12,000 | |
| Amenity Repairs & Maintenance | \$ - | \$ - | \$ - | \$ - | \$ 10,000 | |
| Amenity Access Management | \$ - | \$ - | \$ - | \$ - | \$ 5,000 | |
| Contingency | \$ - | \$ - | \$ - | \$ - | \$ 7,500 | |
| Subtotal Amenity Expenditures | \$ - | \$ - | \$ - | \$ - | \$ 99,630 | |
| Total Operations & Maintenance: | \$ - | \$ - | \$ - | \$ - | \$ 267,497 | |
| Total Expenditures | \$ 74,956 | \$ 32,015 | \$ 15,053 | \$ 47,068 | \$ 401,757 | |
| Excess Revenues/(Expenditures) | \$ - | \$ 2,985 | \$ (2,985) | \$ 0 | \$ - | |
| Product | ERU's | Assessable Units | ERU/Unit | Net Assessment | Net Per Unit | Gross Per Unit |
| Platted | 263.00 | 263 | 1.00 | \$170,950.00 | \$650.00 | \$698.92 |

* Budget is prorated from March 2022 to September 2022.
** Budget amount includes a one-time website creation fee.

Eagle Hammock Community Development District General Fund Narrative

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering

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

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Eagle Hammock

Community Development District

General Fund Narrative

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

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

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage & Delivery

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

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

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

Eagle Hammock Community Development District General Fund Narrative

Contingency

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

Office Supplies

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

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Services

Property Insurance

The District's property insurance coverages.

Field Management

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

Landscape Maintenance

The District has a contract with Prince & Sons, Inc. to maintain the landscaping located within the District. These services include monthly landscape maintenance such as mowing of turf areas, pruning and trimming, plant bed weed control, fertilization and irrigation inspections.

Landscape Replacement

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

Streetlights

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

Electric

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

Eagle Hammock

Community Development District

General Fund Narrative

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

Amenity Expenses

Amenity - Electric

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

Amenity - Water

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

Internet

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

Pest Control

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

Janitorial Services

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

Security Services

Represents the cost of contracting a monthly security service for the District's amenity facilities.

Eagle Hammock
Community Development District
General Fund Narrative

Pool Maintenance

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

Amenity Repairs & Maintenance

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

Amenity Access Management

Represents the cost of managing the monitoring access to the District's amenity facilities.

Contingency

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

Eagle Hammock
Community Development District
Adopted Budget
Debt Service Fund Series 2022

| Description | Adopted Budget FY2022* | Actuals Thru 6/30/22 | Projected Next 3 months | Projected Thru 9/30/22 | Adopted Budget FY2023 |
|---------------------------------------|------------------------|----------------------|-------------------------|------------------------|-----------------------|
| Revenues | | | | | |
| Assessments | \$ - | \$ - | \$ 62,550 | \$ 62,550 | \$ 255,747 |
| Carry Forward Surplus ⁽¹⁾ | \$ - | \$ - | \$ - | \$ - | \$ 62,550 |
| Total Revenues | \$ - | \$ - | \$ 62,550 | \$ 62,550 | \$ 318,297 |
| Expenditures | | | | | |
| Interest - 11/1 | \$ - | \$ - | \$ - | \$ - | \$ 62,550 |
| Principal - 5/1 | \$ - | \$ - | \$ - | \$ - | \$ 55,000 |
| Interest - 5/1 | \$ - | \$ - | \$ - | \$ - | \$ 99,638 |
| Total Expenditures | \$ - | \$ - | \$ - | \$ - | \$ 217,188 |
| Other Sources/(Uses) | | | | | |
| Bond Proceeds | \$ - | \$ - | \$ 127,873 | \$ 127,873 | \$ - |
| Total Other Sources/(Uses) | \$ - | \$ - | \$ 127,873 | \$ 127,873 | \$ - |
| Excess Revenues/(Expenditures) | \$ - | \$ - | \$ 190,423 | \$ 190,423 | \$ 101,109 |

Interest - 11/1 \$ 98,434.38

⁽¹⁾ Carryforward Surplus is net of Debt Service Reserve Funds

Eagle Hammock
Community Development District
Series 2022 Special Assessment Bonds
Amortization Schedule

| Date | Balance | Principal | Interest | Total |
|----------|------------------------|------------------------|------------------------|---------------|
| 11/01/22 | \$ 3,800,000.00 | \$ - | \$ 62,550.21 | \$ 62,550.21 |
| 05/01/23 | \$ 3,800,000.00 | \$ 55,000.00 | \$ 99,637.50 | |
| 11/01/23 | \$ 3,745,000.00 | \$ - | \$ 98,434.38 | \$ 253,071.88 |
| 05/01/24 | \$ 3,745,000.00 | \$ 60,000.00 | \$ 98,434.38 | |
| 11/01/24 | \$ 3,685,000.00 | \$ - | \$ 97,121.88 | \$ 255,556.25 |
| 05/01/25 | \$ 3,685,000.00 | \$ 60,000.00 | \$ 97,121.88 | |
| 11/01/25 | \$ 3,625,000.00 | \$ - | \$ 95,809.38 | \$ 252,931.25 |
| 05/01/26 | \$ 3,625,000.00 | \$ 65,000.00 | \$ 95,809.38 | |
| 11/01/26 | \$ 3,560,000.00 | \$ - | \$ 94,387.50 | \$ 255,196.88 |
| 05/01/27 | \$ 3,560,000.00 | \$ 65,000.00 | \$ 94,387.50 | |
| 11/01/27 | \$ 3,495,000.00 | \$ - | \$ 92,965.63 | \$ 252,353.13 |
| 05/01/28 | \$ 3,495,000.00 | \$ 70,000.00 | \$ 92,965.63 | |
| 11/01/28 | \$ 3,425,000.00 | \$ - | \$ 91,259.38 | \$ 254,225.00 |
| 05/01/29 | \$ 3,425,000.00 | \$ 75,000.00 | \$ 91,259.38 | |
| 11/01/29 | \$ 3,350,000.00 | \$ - | \$ 89,431.25 | \$ 255,690.63 |
| 05/01/30 | \$ 3,350,000.00 | \$ 75,000.00 | \$ 89,431.25 | |
| 11/01/30 | \$ 3,275,000.00 | \$ - | \$ 87,603.13 | \$ 252,034.38 |
| 05/01/31 | \$ 3,275,000.00 | \$ 80,000.00 | \$ 87,603.13 | |
| 11/01/31 | \$ 3,195,000.00 | \$ - | \$ 85,653.13 | \$ 253,256.25 |
| 05/01/32 | \$ 3,195,000.00 | \$ 85,000.00 | \$ 85,653.13 | |
| 11/01/32 | \$ 3,110,000.00 | \$ - | \$ 83,581.25 | \$ 254,234.38 |
| 05/01/33 | \$ 3,110,000.00 | \$ 90,000.00 | \$ 83,581.25 | |
| 11/01/33 | \$ 3,020,000.00 | \$ - | \$ 81,162.50 | \$ 254,743.75 |
| 05/01/34 | \$ 3,020,000.00 | \$ 95,000.00 | \$ 81,162.50 | |
| 11/01/34 | \$ 2,925,000.00 | \$ - | \$ 78,609.38 | \$ 254,771.88 |
| 05/01/35 | \$ 2,925,000.00 | \$ 100,000.00 | \$ 78,609.38 | |
| 11/01/35 | \$ 2,825,000.00 | \$ - | \$ 75,921.88 | \$ 254,531.25 |
| 05/01/36 | \$ 2,825,000.00 | \$ 105,000.00 | \$ 75,921.88 | |
| 11/01/36 | \$ 2,720,000.00 | \$ - | \$ 73,100.00 | \$ 254,021.88 |
| 05/01/37 | \$ 2,720,000.00 | \$ 110,000.00 | \$ 73,100.00 | |
| 11/01/37 | \$ 2,610,000.00 | \$ - | \$ 70,143.75 | \$ 253,243.75 |
| 05/01/38 | \$ 2,610,000.00 | \$ 115,000.00 | \$ 70,143.75 | |
| 11/01/38 | \$ 2,495,000.00 | \$ - | \$ 67,053.13 | \$ 252,196.88 |
| 05/01/39 | \$ 2,495,000.00 | \$ 125,000.00 | \$ 67,053.13 | |
| 11/01/39 | \$ 2,370,000.00 | \$ - | \$ 63,693.75 | \$ 255,746.88 |
| 05/01/40 | \$ 2,370,000.00 | \$ 130,000.00 | \$ 63,693.75 | |
| 11/01/40 | \$ 2,240,000.00 | \$ - | \$ 60,200.00 | \$ 253,893.75 |
| 05/01/41 | \$ 2,240,000.00 | \$ 135,000.00 | \$ 60,200.00 | |
| 11/01/41 | \$ 2,105,000.00 | \$ - | \$ 56,571.88 | \$ 251,771.88 |
| 05/01/42 | \$ 2,105,000.00 | \$ 145,000.00 | \$ 56,571.88 | |
| 11/01/42 | \$ 1,960,000.00 | \$ - | \$ 52,675.00 | \$ 254,246.88 |
| 05/01/43 | \$ 1,960,000.00 | \$ 150,000.00 | \$ 52,675.00 | |
| 11/01/43 | \$ 1,810,000.00 | \$ - | \$ 48,643.75 | \$ 251,318.75 |
| 05/01/44 | \$ 1,810,000.00 | \$ 160,000.00 | \$ 48,643.75 | |
| 11/01/44 | \$ 1,650,000.00 | \$ - | \$ 44,343.75 | \$ 252,987.50 |
| 05/01/45 | \$ 1,650,000.00 | \$ 170,000.00 | \$ 44,343.75 | |
| 11/01/45 | \$ 1,480,000.00 | \$ - | \$ 39,775.00 | \$ 254,118.75 |
| 05/01/46 | \$ 1,480,000.00 | \$ 180,000.00 | \$ 39,775.00 | |
| 11/01/46 | \$ 1,300,000.00 | \$ - | \$ 34,937.50 | \$ 254,712.50 |
| 05/01/47 | \$ 1,300,000.00 | \$ 190,000.00 | \$ 34,937.50 | |
| 11/01/47 | \$ 1,110,000.00 | \$ - | \$ 29,831.25 | \$ 254,768.75 |
| 05/01/48 | \$ 1,110,000.00 | \$ 200,000.00 | \$ 29,831.25 | |
| 11/01/48 | \$ 910,000.00 | \$ - | \$ 24,456.25 | \$ 254,287.50 |
| 05/01/49 | \$ 910,000.00 | \$ 210,000.00 | \$ 24,456.25 | |
| 11/01/49 | \$ 700,000.00 | \$ - | \$ 18,812.50 | \$ 253,268.75 |
| 05/01/50 | \$ 700,000.00 | \$ 220,000.00 | \$ 18,812.50 | \$ - |
| 11/01/50 | \$ 480,000.00 | \$ - | \$ 12,900.00 | \$ 251,712.50 |
| 05/01/51 | \$ 480,000.00 | \$ 235,000.00 | \$ 12,900.00 | \$ - |
| 11/01/51 | \$ 245,000.00 | \$ - | \$ 6,584.38 | \$ 254,484.38 |
| 05/01/52 | \$ 245,000.00 | \$ 245,000.00 | \$ 6,584.38 | \$ 251,584.38 |
| | \$ 3,800,000.00 | \$ 3,873,512.71 | \$ 7,673,512.71 | |