

*Eagle Hammock
Community Development District*

Meeting Agenda

May 11, 2023

AGENDA

Eagle Hammock

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

May 4, 2023

**Board of Supervisors
Eagle Hammock
Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Eagle Hammock Community Development District** will be held on **Thursday, May 11, 2023 at 10:00 AM** at the **Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, FL 33803.**

Zoom Video Join Link: <https://us06web.zoom.us/j/89647034928>

Call-In Information: 1-646-876-9923

Meeting ID: 896 4703 4928

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the February 9, 2023 Audit Committee and Board of Supervisors Meetings
4. Consideration of Resolution 2023-03 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date: July 13, 2023), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2023/2024 Budget and the Imposition of Operations and Maintenance Assessments
5. Consideration of Resolution 2023-04 Authorizing Bank Account Signatories
6. Consideration of Resolution 2023-05 Appointing a Treasurer and Assistant Treasurers
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposals for Pool Maintenance Services
 - a) AE Pool Services, LLC
 - b) Resort Pool Services
 - ii. Consideration of Proposals for Janitorial Services
 - a) AE Pool Services, LLC
 - b) Clean Star Services of Central Florida, Inc. (CSS)

¹ Comments will be limited to three (3) minutes

- c) E & A Cleaning, Inc.
 - iii. Consideration of Proposal for Amenity Landscape Services from Prince & Sons, Inc.
 - iv. Consideration of Proposals for Amenity Access Systems
 - a) Current Demands Electrical & Security Services, Inc.
 - a. Inception
 - b. CDVI
 - b) Precision Safe & Lock, LLC
- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—7
- 8. Other Business
- 9. Supervisors Requests and Audience Comments
- 10. Adjournment

MINUTES

**MINUTES OF MEETING
EAGLE HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT**

The Audit Committee meeting of the Eagle Hammock Community Development District was held on Thursday, **February 9, 2023** at 12:22 p.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present for the Audit Committee were:

Milton Andrade
Brian Walsh
Jeff Shenefield
Garret Parkinson

Also, present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, KVV Law
Rodney Gadd	District Engineer, Hunter Engineering
Clayton Smith	Field Manager, GMS

The following is a summary of the discussions and actions taken at the February 9, 2023 Eagle Hammock Community Development District's Audit Committee Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present.

THIRD ORDER OF BUSINESS

Review of Proposals and Tally of Audit Committee Members Rankings

A. DiBartolomeo, McBee, Hartley & Barnes

B. Grau & Associates

Ms. Burns stated that Mr. Andrade had reviewed the two proposals that were received and would like to review some rankings.

Mr. Andrade stated they have the DiBartolomeo, McBee, Hartley & Barnes across the board with a total of 100. Grau & Associates obtained 99 points. Grau & Associates came in with a ranking of #2 and DiBartolomeo, McBee, Hartley & Barnes was ranked #1.

Ms. Burns asked if anyone had questions for Mr. Andrade or would like to change any of those rankings. Ms. Burns asked if there was a motion to accept those rankings.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, Ranking DiBartolomeo, McBee, Hartley & Barnes #1 with 10 points, was approved.

FOURTH ORDER OF BUSINESS Adjournment

Ms. Burns asked for a motion to adjourn.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**MINUTES OF MEETING
EAGLE HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Eagle Hammock Community Development District was held on Wednesday, **February 9, 2023** at 12:23 p.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum were:

Milton Andrade	Chairman
Brian Walsh	Vice Chairman
Jeff Shenefield	Assistant Secretary
Garret Parkinson	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, KVV Law
Rodney Gadd	District Engineer, Hunter Engineering
Clayton Smith	Field Manager, GMS

The following is a summary of the discussions and actions taken at the February 9, 2023 Eagle Hammock Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order. We have four Board members present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present at this time.

THIRD ORDER OF BUSINESS

Approval of Minutes of the December 8, 2022 Audit Committee and Board of Supervisors Meetings

Ms. Burns presented approval of the minutes from the December 8, 2022 Audit Committee and Board of Supervisors meeting. Ms. Burns asked for any questions, comments, or corrections to those minutes. The Board had no changes to the minutes.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes of the December 8, 2022 Board of Supervisors and Audit Committee Meetings, were approved.

FOURTH ORDER OF BUSINESS

Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award

Ms. Burns stated that the Audit Committee met prior to the start of the Board meeting and DiBartolomeo, McBee, Hartley & Barnes was ranked #1 and Grau & Associates was ranked #2. Ms. Burns asked for a motion to accept those rankings and authorize staff to send a notice of intent to award.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Accepting the Rankings of the Audit Committee with DiBartolomeo, McBee, Hartley & Barnes Ranked #1 and Authorizing Staff to Send the Notice of Intent to Award, was approved.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Amenity Policies and Rates for the Districts

Ms. Burns stated that this public hearing had been advertised in the paper and asked for a motion to open.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated there were no members of the public present and asked for a motion to close the public hearing.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2023-02 Adopting Amenity Policies and Rates for the District

Ms. Burns stated that Resolution 2023-02 Adopting Amenity Policies and Rates was included in package for review. Ms. Burns asked if anyone had questions on this and stated that she would be happy to answer them. The standard set of rules and fees are the same as the prior set that the Board had reviewed.

Ms. Burns asked if anyone had any changes or questions, otherwise she asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2023-02 Adopting Amenity Policies and Rates for the District, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Approval of Form of Conveyance Documents

Ms. Gentry noted that they were asking for approval in substantial form for these documents. They convey the common areas and will be adding the amenity improvements as well to this to formally convey those improvements to the District.

Ms. Gentry asked for approval of the substantial form and will work to get these completed.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Form of Conveyance Documents, was approved in substantial form.

SEVENTH ORDER OF BUSINESS

Ratification of Contract Agreement with Polk County Property Appraiser

Ms. Burns stated that the Contract Agreement with Polk County Property Appraiser had been approved and asked for a motion to ratify.

EIGHTH ORDER OF BUSINESS

Ratification of 2023 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns stated that the 2023 Data Sharing and Usage Agreement with Polk County Property Appraiser had been approved and she asked for a motion to ratify.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Contract Agreement and 2023 Data Sharing Usage Agreement with Polk County Property Appraiser, were ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry noted that her firm had changed names. She had nothing further to report.

B. Engineer

Mr. Gadd stated that he had nothing further to report at this time.

C. Field Manager's Report

Mr. Smith noted that over the last month they had been monitoring all labor contract services and a few action items that had popped up. There has been construction trash which is normal during the construction phase but some of it is a little more than their scope, so they will probably send a crew out just to gather some of that trash up. There is an area between the lift station and one of the ponds where it looks like they are either running a skid steer or something or they ran some utilities and they have torn up some of the sod. They are going get a quote for there but he stated that he did not know if there is going to be follow up from the utility company to replace that.

Mr. Smith stated that pond 400 has been brought up to the developer and basically it is full of sediment that is quite deep and it needs to be cleared out. They did bring that up to the developer and they are sending the original site contractor to fix it. Just noting progress of the amenities they still have a little way to go. Landscaping still needs to installed, pool deck still needs to go in, building needs finished but it is moving along at a pretty quick pace. Mr. Smith will get with the developer on the sod damage.

Ms. Burns stated that they may want to go ahead and obtain a quote for solar lights at the mailboxes. Mr. Smith stated he definitely thinks they are going to need solar lights and some other stuff. When it is a little more put together, they will get all of those quotes together.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns noted that the check register was included in their package for review and asked if anybody had any questions. The total is \$51,246.68 from October 1, 2022 through December 31, 2022.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Check Register totaling \$51,246.68, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns presented the financial statements for review. There is no action necessary from the Board.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Eagle Hammock Community Development District (“**District**”) prior to June 15, 2023, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” c/o Governmental Management Services-CF, LLC, 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2023, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

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

DATE: Thursday, July 13, 2023
HOUR: 10:00 a.m.
LOCATION: Offices of Highland Homes
3020 S. Florida Ave., Suite 101
Lakeland, FL 333803

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Eagle Lake and Polk County, Florida at least 60 days prior to the hearing set above.

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

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Hillsborough County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

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

PASSED AND ADOPTED THIS 11TH DAY OF MAY 2023.

ATTEST:

Secretary

**EAGLE HAMMOCK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: _____

Eagle Hammock
Community Development District

Proposed Budget
FY2024



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Eagle Hammock
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 months	Total Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments - On Roll	\$ 170,950	\$ 96,525	\$ 3,575	\$ 100,100	\$ 438,500
Assessments - Lots Closings	\$ -	\$ 94,900	\$ -	\$ 94,900	\$ -
Developer Contributions	\$ 230,807	\$ -	\$ 57,240	\$ 57,240	\$ -
Total Revenues	\$ 401,757	\$ 191,425	\$ 60,815	\$ 252,240	\$ 438,500
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,600	\$ 6,000	\$ 7,600	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Attorney	\$ 25,000	\$ 2,652	\$ 2,652	\$ 5,304	\$ 25,000
Annual Audit	\$ 5,000	\$ -	\$ 3,450	\$ 3,450	\$ 3,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 500	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 2,500	\$ 2,500	\$ 5,000	\$ 5,000
Trustee Fees	\$ 5,000	\$ -	\$ 4,020	\$ 4,020	\$ 4,020
Management Fees	\$ 35,000	\$ 17,500	\$ 17,500	\$ 35,000	\$ 37,100
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 1,000	\$ 168	\$ 168	\$ 335	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,750
Copies	\$ 1,000	\$ -	\$ 100	\$ 100	\$ 1,000
Legal Advertising	\$ 10,000	\$ 1,815	\$ 5,169	\$ 6,984	\$ 7,500
Contingency	\$ 5,960	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Office Supplies	\$ 625	\$ 6	\$ 30	\$ 36	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 134,260	\$ 37,916	\$ 52,289	\$ 90,205	\$ 128,620

Eagle Hammock

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 months	Total Thru 9/30/23	Proposed Budget FY2024
<u>Operations & Maintenance</u>					
<u>Field Services</u>					
Property Insurance	\$ 10,100	\$ -	\$ -	\$ -	\$ 10,100
Field Management	\$ 15,000	\$ 3,750	\$ 7,500	\$ 11,250	\$ 21,000
Landscape Maintenance	\$ 60,317	\$ 21,338	\$ 14,676	\$ 36,014	\$ 47,500
Landscape Replacement	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Lake Maintenance	\$ -	\$ 4,200	\$ 4,200	\$ 8,400	\$ 8,400
Streetlights	\$ 30,000	\$ 8,417	\$ 25,251	\$ 33,668	\$ 45,000
Electric	\$ 5,000	\$ 345	\$ 1,034	\$ 1,379	\$ 2,500
Water & Sewer	\$ 10,000	\$ 743	\$ 743	\$ 1,487	\$ 2,500
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
General Repairs & Maintenance	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
Subtotal Field Expenditures	\$ 172,917	\$ 38,793	\$ 74,655	\$ 113,448	\$ 179,500
<u>Amenity Expenditures</u>					
Amenity - Electric	\$ 8,000	\$ 491	\$ 3,300	\$ 3,791	\$ 8,000
Amenity - Water	\$ 10,000	\$ 299	\$ 1,500	\$ 1,799	\$ 10,000
Internet	\$ 2,000	\$ 179	\$ 1,128	\$ 1,307	\$ 2,000
Pest Control	\$ 480	\$ -	\$ 240	\$ 240	\$ 480
Janitorial Service	\$ 5,600	\$ -	\$ 5,100	\$ 5,100	\$ 12,200
Security Services	\$ 34,000	\$ -	\$ 17,000	\$ 17,000	\$ 34,000
Pool Maintenance	\$ 12,000	\$ -	\$ 8,100	\$ 8,100	\$ 16,200
Amenity Repairs & Maintenance	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Amenity Access Management	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
Subtotal Amenity Expenditures	\$ 94,580	\$ 969	\$ 47,618	\$ 48,587	\$ 105,380
Total Operations & Maintenance:	\$ 267,497	\$ 39,763	\$ 122,273	\$ 162,036	\$ 284,880
<u>Other Financing Sources/(Uses)</u>					
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Total Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Total Expenditures	\$ 401,757	\$ 77,679	\$ 174,562	\$ 252,240	\$ 438,500
Excess Revenues/(Expenditures)	\$ -	\$ 113,746	\$ (113,746)	\$ -	\$ -

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	263.00	263	1.00	\$438,500.00	\$1,667.30	\$1,792.80
				\$438,500.00		

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.

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 provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

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

Annual Audit

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

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 the Series 2022 bonds.

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 on the Series 2022 bonds.

Eagle Hammock

Community Development District

General Fund Narrative

Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2022 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 various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, 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.

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 agenda materials 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.

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.

Eagle Hammock

Community Development District

General Fund Narrative

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.

Lake Maintenance

Represents the estimated cost for the care and maintenance of the Districts lakes which includes shoreline grass, brush, and vegetation control.

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.

Water & Sewer

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

Eagle Hammock

Community Development District

General Fund Narrative

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.

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.

Eagle Hammock Community Development District General Fund Narrative

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.

Other Financing Sources/(Uses)

Transfer Out - Capital Reserve

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

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

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 months	Projected Thru 9/30/23	Proposed Budget FY2024
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Revenues

Assessments	\$ 255,747	\$ 144,887	\$ 5,488	\$ 150,375	\$ 249,270
Assessments - Lot Closings	\$ -	\$ 167,146	\$ -	\$ 167,146	\$ -
Assessments - Prepayment	\$ -	\$ 63,648	\$ -	\$ 63,648	\$ -
Interest	\$ -	\$ 3,557	\$ 1,778	\$ 5,335	\$ -
Carry Forward Surplus ⁽¹⁾	\$ 62,550	\$ 37,086	\$ -	\$ 37,086	\$ 180,313

Total Revenues	\$ 318,297	\$ 416,324	\$ 7,266	\$ 423,590	\$ 429,584
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Expenditures

Interest - 11/1	\$ 62,550	\$ 62,550	\$ -	\$ 62,550	\$ 97,666
Special Call - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Principal - 5/1	\$ 55,000	\$ -	\$ 55,000	\$ 55,000	\$ 55,000
Interest - 5/1	\$ 99,638	\$ -	\$ 99,638	\$ 99,638	\$ 97,666
Special Call - 5/1	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ -

Total Expenditures	\$ 217,188	\$ 62,550	\$ 184,638	\$ 247,188	\$ 280,331
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Other Sources/(Uses)

Transfer In/(Out)	\$ -	\$ 3,911	\$ -	\$ 3,911	\$ -
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Total Other Sources/(Uses)	\$ -	\$ 3,911	\$ -	\$ 3,911	\$ -
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Excess Revenues/(Expenditures)	\$ 101,109	\$ 357,685	\$ (177,372)	\$ 180,313	\$ 149,252
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Interest - 11/1 \$ 96,462.50

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

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family - 40'	147	\$129,080	\$878.10	\$944.19
Single Family - 50'	109	\$119,641	\$1,097.62	\$1,180.24
Single Family - 50' - Partial Pay Down	1	\$549	\$549.00	\$590.32
Total ERU's	257	\$249,270		

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

Date	Balance	Principal	Interest	Total
11/01/23	\$ 3,715,000.00	\$ -	\$ 97,665.63	\$ 97,665.63
05/01/24	\$ 3,715,000.00	\$ 55,000.00	\$ 97,665.63	
11/01/24	\$ 3,660,000.00	\$ -	\$ 96,462.50	\$ 249,128.13
05/01/25	\$ 3,660,000.00	\$ 60,000.00	\$ 96,462.50	
11/01/25	\$ 3,600,000.00	\$ -	\$ 95,150.00	\$ 251,612.50
05/01/26	\$ 3,600,000.00	\$ 65,000.00	\$ 95,150.00	
11/01/26	\$ 3,535,000.00	\$ -	\$ 93,728.13	\$ 253,878.13
05/01/27	\$ 3,535,000.00	\$ 65,000.00	\$ 93,728.13	
11/01/27	\$ 3,470,000.00	\$ -	\$ 92,306.25	\$ 251,034.38
05/01/28	\$ 3,470,000.00	\$ 70,000.00	\$ 92,306.25	
11/01/28	\$ 3,400,000.00	\$ -	\$ 90,600.00	\$ 252,906.25
05/01/29	\$ 3,400,000.00	\$ 70,000.00	\$ 90,600.00	
11/01/29	\$ 3,330,000.00	\$ -	\$ 88,893.75	\$ 249,493.75
05/01/30	\$ 3,330,000.00	\$ 75,000.00	\$ 88,893.75	
11/01/30	\$ 3,255,000.00	\$ -	\$ 87,065.63	\$ 250,959.38
05/01/31	\$ 3,255,000.00	\$ 80,000.00	\$ 87,065.63	
11/01/31	\$ 3,175,000.00	\$ -	\$ 85,115.63	\$ 252,181.25
05/01/32	\$ 3,175,000.00	\$ 85,000.00	\$ 85,115.63	
11/01/32	\$ 3,090,000.00	\$ -	\$ 83,043.75	\$ 253,159.38
05/01/33	\$ 3,090,000.00	\$ 90,000.00	\$ 83,043.75	
11/01/33	\$ 3,000,000.00	\$ -	\$ 80,625.00	\$ 253,668.75
05/01/34	\$ 3,000,000.00	\$ 95,000.00	\$ 80,625.00	
11/01/34	\$ 2,905,000.00	\$ -	\$ 78,071.88	\$ 253,696.88
05/01/35	\$ 2,905,000.00	\$ 100,000.00	\$ 78,071.88	
11/01/35	\$ 2,805,000.00	\$ -	\$ 75,384.38	\$ 253,456.25
05/01/36	\$ 2,805,000.00	\$ 105,000.00	\$ 75,384.38	
11/01/36	\$ 2,700,000.00	\$ -	\$ 72,562.50	\$ 252,946.88
05/01/37	\$ 2,700,000.00	\$ 110,000.00	\$ 72,562.50	
11/01/37	\$ 2,590,000.00	\$ -	\$ 69,606.25	\$ 252,168.75
05/01/38	\$ 2,590,000.00	\$ 115,000.00	\$ 69,606.25	
11/01/38	\$ 2,475,000.00	\$ -	\$ 66,515.63	\$ 251,121.88
05/01/39	\$ 2,475,000.00	\$ 120,000.00	\$ 66,515.63	
11/01/39	\$ 2,355,000.00	\$ -	\$ 63,290.63	\$ 249,806.25
05/01/40	\$ 2,355,000.00	\$ 130,000.00	\$ 63,290.63	
11/01/40	\$ 2,225,000.00	\$ -	\$ 59,796.88	\$ 253,087.50
05/01/41	\$ 2,225,000.00	\$ 135,000.00	\$ 59,796.88	
11/01/41	\$ 2,090,000.00	\$ -	\$ 56,168.75	\$ 250,965.63
05/01/42	\$ 2,090,000.00	\$ 145,000.00	\$ 56,168.75	
11/01/42	\$ 1,945,000.00	\$ -	\$ 52,271.88	\$ 253,440.63
05/01/43	\$ 1,945,000.00	\$ 150,000.00	\$ 52,271.88	
11/01/43	\$ 1,795,000.00	\$ -	\$ 48,240.63	\$ 250,512.50
05/01/44	\$ 1,795,000.00	\$ 160,000.00	\$ 48,240.63	
11/01/44	\$ 1,635,000.00	\$ -	\$ 43,940.63	\$ 252,181.25
05/01/45	\$ 1,635,000.00	\$ 170,000.00	\$ 43,940.63	
11/01/45	\$ 1,465,000.00	\$ -	\$ 39,371.88	\$ 253,312.50
05/01/46	\$ 1,465,000.00	\$ 180,000.00	\$ 39,371.88	
11/01/46	\$ 1,285,000.00	\$ -	\$ 34,534.38	\$ 253,906.25
05/01/47	\$ 1,285,000.00	\$ 185,000.00	\$ 34,534.38	
11/01/47	\$ 1,100,000.00	\$ -	\$ 29,562.50	\$ 249,096.88
05/01/48	\$ 1,100,000.00	\$ 195,000.00	\$ 29,562.50	
11/01/48	\$ 905,000.00	\$ -	\$ 24,321.88	\$ 248,884.38
05/01/49	\$ 905,000.00	\$ 210,000.00	\$ 24,321.88	
11/01/49	\$ 695,000.00	\$ -	\$ 18,678.13	\$ 253,000.00
05/01/50	\$ 695,000.00	\$ 220,000.00	\$ 18,678.13	\$ -
11/01/50	\$ 475,000.00	\$ -	\$ 12,765.63	\$ 251,443.75
05/01/51	\$ 475,000.00	\$ 230,000.00	\$ 12,765.63	\$ -
11/01/51	\$ 245,000.00	\$ -	\$ 6,584.38	\$ 249,350.00
05/01/52	\$ 245,000.00	\$ 245,000.00	\$ 6,584.38	\$ 251,584.38
		\$ 3,715,000.00	\$ 3,684,650.00	\$ 7,399,650.00

Eagle Hammock
Community Development District
Proposed Budget
Capital Reserve Fund

	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 months	Total Projected 9/30/23	Proposed Budget FY2024
Revenues					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Excess Revenues/(Expenditures)	\$ -	\$ -	\$ -	\$ -	\$ 25,000

SECTION V

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT'S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT'S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District's Board of Supervisors desires to appoint the District's appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District's local bank account.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The District's appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District's local bank account.

SECTION 2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 11th day of May 2023.

ATTEST:

**EAGLE HAMMOCK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A TREASURER AND ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Eagle Hammock Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Eagle Lake, Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint a Treasurer; and

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. George Flint is appointed Treasurer.

SECTION 2. Katie Costa is appointed Assistant Treasurer.

SECTION 3. Darrin Mossing is appointed Assistant Treasurer.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11th day of May 2023.

ATTEST:

**EAGLE HAMMOCK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VII

SECTION C



Eagle Hammock CDD

Field Management Report



May 11th, 2023
Clayton Smith – Field Services
Manager
GMS

Completed

Conveyance of Amenity



Performed conveyance review of the amenity center.



A few items were noted.



Changes to security system mainly.



Planning opening of amenity in the next few weeks once the security system is finalized.

Completed

Opening Enclosed



Enclosed the opening inside the amenity that led to the restrooms.



This will allow the club house to be only used by those permitted.



Restrooms will be accessible by the outside

Pond Clean Up



Our team has been working diligently to keep the ponds clear of debris.



This will be an ongoing item with all the construction currently happening.

Site Items

Plant Recovery



Plants are starting to recover.



We will monitor these plants for potential replacement.

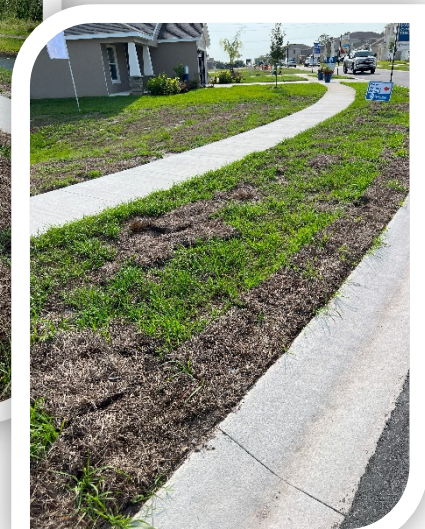
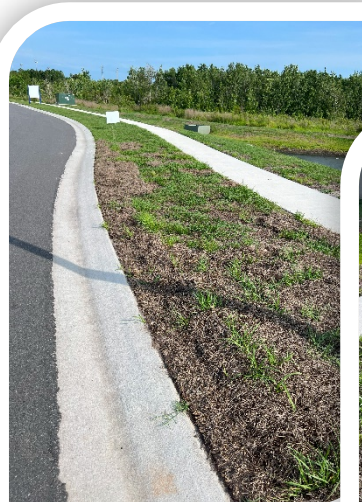
Unirrigated Areas



We have areas in the entrance that are lacking irrigation.



We will want to monitor the areas for potential replacement and establishment after the rains begin.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at csmith@gmscfl.com. Thank you.

Respectfully,
Clayton Smith

Eagle Hammock CDD Maintenance Bid Summary - Amenity

<i>Janitorial Maintenance</i>	<u>Scope</u>	<u>Monthly Essential Services</u>	<u>Monthly Extra Services</u>	<u>Total Annual Cost</u>
E and A Cleaning	5 times a week/ restrooms and shade area. 2 trash cans.	\$1,975.00		\$23,700.00
Clean Star Services	5 times a week/ restrooms and shade area. 2 trash cans.	\$1,200.00		\$14,400.00
AE Pool Services	4 times a week/ restrooms and shade area. 2 trash cans.	\$1,700.00		\$20,400.00

<i>Pool Maintenance</i>	<u>Scope</u>	<u>Monthly Cost</u>	<u>Total Annual Cost</u>
Resort Pools	Monthly pool Maintenance 3x weekly	\$1,350.00	\$16,200.00
AE Pool Services	Monthly pool Maintenance 3x weekly	\$1,500.00	\$18,000.00

<i>Landscape Maintenance</i>	<u>Scope</u>	<u>Essential Services</u>	<u>Extra Services</u>	<u>Total Annual Cost</u>
Prince and Sons	Standard scope in line with rest of community. Extra services include palms and mulch.	\$760		\$9,120.00

<i>Security System</i>	<u>Scope</u>	<u>Total Cost</u>
Precision Lock and Safe	Add keycard access to exterior fence gate. Add access to both exterior restroom doors	\$8,100.00
Current Demands - CDVI	Add keycard access to exterior fence gate. Add access to both exterior restroom doors	\$6,336.53
Current Demands - Inception	Change system to cloud based system. Add keycard access to exterior fence gate. Add access to both exterior restroom doors	\$6,391.44

SECTION 1

SECTION (a)



Quote

305 Gretna Lane
Winter Haven, FL 33880
Phone: (863) 585-0808

Date: March 23, 2023
Customer ID:

Bill To:

Name: Robert L.
Company Name: Serenity Pools
Address: 2047 Golden Beak Dr.
City/State/ZIP: Eagle Lake, FL 33839
Phone: 863-412-6605

Prepared by: Alexander Estrada

Comments or special instructions:

Description	AMOUNT
Commercial Pool Services 3 x week	\$ 1,500.00
TOTAL	\$1,500.00

If you have any questions concerning this quotation please contact: **Alexander Estrada at (863) 585-0808**

THANK YOU FOR YOUR BUSINESS!

SECTION (b)

RESORT POOL SERVICES

14525 JOHNS LAKE POINT
CLERMONT, FL 34711
321-689-6210



Wednesday, May 10, 2023

POOL SERVICE QUOTE FOR EAGLE HAMMOCK CDD

Thank you for the opportunity to bid for pool service at Eagle Hammock CDD.

Pool service 3 x per week

\$1350 per month

Please take into consideration when reviewing other quotes: Included in this price will be the supply and installation of a computer on your pool to add chemicals. The advantage of this is that the pool is being constantly monitored and any change in the chlorine level is corrected instantly by the computer giving you and your residents safer water. Currently you just have a continuous feed of chlorine to the main pool and if lots of people are in the pool the chlorine pumps cannot maintain a steady level of chemicals, only once everybody is out of the pool will the chemicals slowly return to the level they have set the pumps at. The computer removes the guess work from what level to set the chemical pumps at, as you will not know how busy the pool will be from one day to the next by having the computer installed this problem isn't an issue any longer.

POOL CLEANING DUTIES

- ✓ Test pool water on each visit and adjust Chlorine and PH levels if required
- ✓ Vacuum or net pool on each visit. Brush walls and floor as required
- ✓ Backwash filters to maintain flow required by the Florida Health Department
- ✓ Report any faults in pool equipment to the Engineering and once approved carry out repairs.
- ✓ Clean tile as required.
- ✓ Maintain computers
- ✓ Blow off pool deck
- ✓ Straighten pool furniture
- ✓ Pick up trash within pool area

All staff that work for [Resort Pool Services](#) are covered by workman's compensation and are all CPO certified. We can perform all repair & replacement needs relating to the pool. We look forward to working with you to provide a clean and safe swimming experience for your residents.

Thank you,

Simon McDonnell
Resort Pool Services
Director of Operations -

SECTION 2

SECTION (a)



Quote

305 Gretna Lane
Winter Haven, FL 33880
Phone: (863) 585-0808

Date: March 23, 2023
Customer ID:

Bill To:

Name: Robert L.
Company Name: Serenity Pools and Spas
Address: 2047 Golden Beak Dr
City/State/ZIP: Eagle Lake, FL 33839
Phone: 863-412-6605

Prepared by: Alexander Estrada

Comments or special instructions:

Description	AMOUNT
Commercial Cleaning and Janitorial Services	\$ 1,700.00
ClubHouse 4 x week	
TOTAL	\$1,700.00

If you have any questions concerning this quotation please contact: **Alexander Estrada at (863) 585-0808**

THANK YOU FOR YOUR BUSINESS!

SECTION (b)



April 17, 2023

Eagle Hammock CDD
GMS Central Florida
Allen Bailey
Assistant Field Manager
1710 Eagle Hammock Blvd
Eagle Lake, FL 33839

Thank you for giving CSS Clean Star Services of Central Florida, Inc. the opportunity to present a proposal for the cleaning services. CSS has completed a thorough inspection of the facilities, and after careful consideration of your cleaning service requirements we are pleased to submit our recommendations and pricing.

CSS is a locally owned full Service Janitorial Maintenance Company. We are in our 26th year of operation and we are servicing many accounts throughout Central Florida every day. We specialize in "Class A" cleaning for commercial office buildings, hotels, club houses, stores, restaurants, medical facilities, warehouse spaces, construction sites, and much more.

We use the finest chemicals, and high technology equipment to service janitorial accounts. Our staff is well trained and experienced in their particular line of work. We have at our disposal floor techs 24/7 to accomplish quality services for our customers as needed. We also have our own technician that maintains and repair all our equipment to assure that work is done when required to be done.

Our company's purpose is to create a clean and healthy environment for the people that work in or visit our buildings. Our policy of scheduled quality control inspections by our supervisory staff, combined with immediate response to our customer's needs, provides our clients worry-free service.



OUR MISSION

At CSS, we are committed to exceed our customer's expectations delivering a consistent high-quality service, striving to improve our procedures thru continued feedback with our customers and well-trained staff.

We are convinced that excellence and professionalism is what our customers want from the janitorial vendors, and at CSS we attempt to provide this level of service. By doing so, we will obtain and maintain a high recognition in the Janitorial Industry.

GOAL

100 % Satisfaction

We have attempted to make this proposal as complete as possible; however, if you have any comments or questions, please do not hesitate to contact us.

Thank you again and we look forward to continue developing a relationship with your company.

Sincerely yours,

Tracy Chacon
President CSS
tchacon@starcss.com
407-456-9174

Sandro Di Lollo
Vice-President CSS
sdilollo@starcss.com
407-668-1338



SPECIFICATIONS

1. GREAT ROOM AND KITCHEN AREA

- Clean all entrance glass doors on both sides and spot clean any interior glass panels.
- Damp wipe all high and low shelves surfaces and corners. Dust all picture frames.
- All fabric type furniture vacuumed. Wipe down plastic and leather furniture.
- Dust & Clean all fixtures, tables, chairs, credenzas, counter tops, display units & windows edges, spot clean walls, light switches, doors, door frames, AC vents, doors kick plates, properly position furniture and lights as needed.
- Dust/ mop all floors.
- Sweep and mop all hard surface floors with treated dust and damp mop.
- All sinks and all stainless-steel surfaces will be polish.
- Microwaves will be cleaned inside and out
- All tables and surfaces will be wipe down and cleaned.
- Refrigerators should be clean on the outside only.
- Report any malfunctions to the building manager.

2. RESTROOMS

- Remove all collected trash to designated area.
- Clean and sanitize all restroom fixtures, wipe all counters, partitions and doors, empty trash and damp mop floors with germicidal detergent.
- Clean and disinfect all washbasins, toilet bowls, urinals, etc.
- Polish all metal and clean mirrors.
- Restock toilet tissue and soap provided by CSS Clean Star Services.
- Dust and clean all return air vents on an as needed basis.
- Clean and polish all drinking fountains.
- Report any malfunctions to the building manager.



3. CABANA/LENAI/COVERD PATIO AREA

- Remove all cobwebs in cabana area.
- Wipe tables and organize chairs and furniture.
- Spot sweep.
- Spot mop for any spills.
- Report any malfunctions to the building manager.

4. FLOORS MAINTENANCE, CARPET, AND TILE.

- Vacuum all carpets and entrance mats.
- Sweep and mop all hard surface floors with treated dust and damp mop.

5. DRINKING FOUNTAINS AND GLASS SURFACES

- Clean and polish all drinking fountains.
- Clean all glass doors and mirrors that are inside the building.

PRICING FOR SERVICES:

- Janitorial Services Three (3) times a week → \$ 750.00/mo
- Janitorial Services Five (5) times a week → \$ 1,150.00/mo
- Dog stations and trash collection, twice a week → \$ 50.00/mo per container
- Dog stations and trash collection, once a week → \$ 35.00/mo per container
- Mail trash removal, 3 times a week → \$ 100.00/mo per container
- Doggie bags, 200 units, when needed → \$ 10.00/paq

Supplies, chemicals, and equipment will be provided by CSS Clean Star Services. Products used to Disinfect for the Covid19, are CDC certified and approved.



CLEANING CONTRACT AGREEMENT:

The undersigned hereby accepts the proposal of **CSS Clean Star Services of Central Florida, Inc.** upon the following terms:

1. CSS Clean Star Services of Central Florida, Inc. service charge will be the amount mentioned on the pricing page plus tax per month. Payment should be payable to "CSS Clean Star Services of Central Florida, Inc." and mailed to 11121 Camden Park Drive, Windermere, Florida 34786
2. A finance fee of 1.5% will apply if payments are received after the due date shown on the monthly invoice
3. CSS Clean Star Services of Central Florida, Inc. will provide all services and supplies specified in the attached work schedule.
4. In the event that the Customer needs to be in contact with CSS Clean Star Services of Central Florida, Inc. These are the different ways of contact phones: 877-CSS-2350 Email: sdilollo@starcss.com mail: 11121 Camden Park Dr. Windermere, Florida 34786
5. If the customer wants to cancel or amend the contract the customer shall give 30 day notification, in writing to CSS Clean Star Services of Central Florida, Inc. to change or terminate services. (Failure to this clause will have a charge for the full month price even if the service it's not performed).
6. Other services performed upon request:
7. **Start Date:**

IN WITNESS WHEREOF, the parts have duly executed and sealed this agreement as of the day and year first above written

Printed Name
REPRESENTATIVE OF OWNER
Eagle Hammock CDD

Printed Name
CONTRACTOR
CSS Clean Star Services of
Central Florida Inc.

By: _____

By: _____

Date: _____

Date: _____

SECTION (c)

E & A Cleaning, Inc.

"A Professional Service Company"

Commercial Cleaning Specialists

Free Estimates

Janitorial Cleaning

Carpet Cleaning

Licensed, Bonded, & Insured

Catering the Service of Cleaning

Medical O.R. Cleaning

Floor Stripping & Waxing

Commercial Proposal

Schedule A

April 13, 2023

Allen Bailey

GMS Central Florida-Eagle Hammock

219 E Livingston St.

Orlando, FL 32801

Thank you for the time and interest afforded to us concerning the housekeeping of your amenity center. Enclosed is our proposal for a professionally operated janitorial cleaning service along with a schedule for areas included.

Our total monthly fee represents your only cost and is inclusive of all:

- LABOR
- TRAINING and SUPERVISION
- EQUIPMENT and MATERIALS
- PAYROLL, PAYROLL TAXES, INSURANCES, etc.

E & A Cleaning, Inc. has over twenty years of experience in the janitorial cleaning industry and we find there to be usually two kinds of cleaning companies: 1) the small devoted franchise or start-up business that can handle only up to a certain level of responsibility because of a limited ability in the areas of floor maintenance and specialized cleanings. OR 2) the enormous and impersonal Fortune 500 company that is overflowing with equipment and procedures, but neglects to invest resources in their people, which results in high turnover and frustration for the customer.

We find ourselves in the middle of these two options by being able to retain fully trained, well compensated, motivated cleaning teams equipped with the materials to provide a service level exceeding our closest competitors. Our company is privately owned and operated with fully engaged and experienced administration and management. Our desire is to continue broadening our knowledge of cleaning industry solutions through regular education and appropriate certifications, while remaining open to advice and recommendations that will equip us to serve you better in the future.

Please do not hesitate to contact us for any additional information necessary while reviewing our proposal. We can be reached at (863) 644-4927. We look forward to being of service to you.

Sincerely,



Eric Torres

President & Owner

E & A Cleaning, Inc.

POLICY & PROCEDURES

I. SUPERVISION

- A. E&A Cleaning will stay in close contact with the management concerning all work performed.
- B. All E&A Cleaning personnel will be trained and supervised to perform to the best of their ability in order to accomplish the cleaning you deserve.
- C. All personnel will be checked regularly as to performances and ability to maintain E&A Cleaning standards.

II. WAGE SCALE

- A. All personnel will be paid no less than minimum wage scale as required by Federal Law.
- B. Work hours, workweek, job methods, procedures, pay periods, and pay scale will be thoroughly explained to all personnel.

III. SECURITY PROCEDURES AND INSURANCE

- A. E&A Cleaning will check to ensure that the building is properly secured before they leave the building.
- B. E&A Cleaning will provide all necessary insurance and bonds on all of its personnel.
- C. E&A Cleaning employees will be in uniform and have picture ID cards.

IV. SCHEDULED INSPECTIONS OF FACILITIES

- A. A field supervisor will carry out a facility inspection on each account in a given month.
- B. The inspector will be checking the general cleanliness of the facility as well as specific details that are itemized in the client's contract. The client, or his/her designee will be asked to sign each inspection sheet upon completion and the night crew will be advised of any findings on the same business day.

E&A Cleaning agrees to furnish all equipment, tools, and paraphernalia necessary for the performance of the duties. The duties being to maintain the Named Areas in a neat, clean, and orderly condition as outlined in Schedule A. SDS paperwork will be provided for all chemicals that E & A Cleaning, Inc. uses to accomplish necessary work.

E & A Cleaning, Inc.

CLEANING SPECIFICATIONS

(5 Days Per Week-Monday, Tuesday, Wednesday, Thursday and Saturday)

DAILY CLEANING (unless otherwise noted)

A. AMMENITY CENTER:

1. Empty trash receptacles and replace liners*. (Includes 2 outside trash receptacles)
2. Remove cobwebs in corners and on walls.
3. Sweep outside entryways.
4. Clean entry door glass inside and outside.
5. Thoroughly sweep and damp mop floors using the proper neutral cleaner.
6. Dust all furniture.
7. Spot clean light switches, doors and door frames as needed.
8. Clean and polish sink in kitchen.
9. Clean and disinfect countertops.
10. Clean exterior of kitchen appliances.
11. Wipe off tables in pool area under canopy only.
12. High dusting including door facings. **Monthly**
13. Dust all A/C vents and returns. **Monthly**

B. RESTROOMS:

1. Empty trash receptacles and replace liners*.
2. Scour and sanitize all sinks. Clean and polish mirrors.
3. Clean/refill all towel*, tissue* and hand soap* dispensers.
4. Toilets will be cleaned and sanitized in/out.
5. Spot clean and sanitize partitions, top of mirrors and frames.
6. Remove splash marks from walls around basins.
7. Disinfect all light switches and door handles.
8. Cobwebs will be removed from corners.
9. Sweep, damp mop and rinse restroom floors with a disinfectant solution.

*Supplied by Client or can be purchased separately from E & A Cleaning Supplies and invoiced to Client separate from "Schedule A". Price list provided upon request.

OTHER SERVICES

- A.** Defective or inoperable building equipment shall be brought to the attention of the Client, such as:
1. Leakage of problem plumbing.
 2. Defective lights or lighting.
 3. Doors and/or gates not properly secured.
 4. Other circumstances that affect the security or maintenance of the facility.
- B.** The following services are priced separately from Schedule A unless already included.
1. Pressure washing.
 2. Lawn maintenance.
 3. Emergency water extraction.
 4. High-rise window cleaning.
 5. Janitorial supplies.

FEE PER MONTH: \$1,975.00

*“The Bitterness Of Poor Quality Remains Long After The
Sweetness Of Low Cost Disappears”*

Custodial Service Agreement

This agreement is made and entered into on **April 13, 2023**, by and between **GMS Central Florida-Eagle Hammock – (“Company”)** and **E & A Cleaning, Inc., (“Contractor”)**.

In consideration of the mutual promises, understandings, covenants and undertakings set out below, the parties hereto hereby agree as follows:

1. **Services.** In accordance with the terms and conditions set forth herein, the Contractor shall provide Company with building custodial, maintenance, services and supplies. All work shall be performed by Contractor in a good and workmanlike manner. Company shall have no right to direct or instruct persons employed or hired by Contractor in the performance of the services herein enumerated.

2. **Terms.** The term of this Agreement shall be from **April 13, 2023** to **April 12, 2024**. This Agreement shall be for a term of twelve months commencing **April 13, 2023**. Either party shall have the privilege, with or without cause, to terminate this Agreement at any time upon 30 days prior written notice to the other party. This Agreement shall automatically renew itself for additional terms of twelve consecutive calendar months (unless otherwise stipulated in writing) at the expiration of any then current Term, unless and until, either party provides written notice of cancellation to the other party 30 days prior to the end of any then current Term.

3. **Compensation.** Company agrees to pay to Contractor **\$1,975.00** per month for service rendered in the twelve months of the term. Any additional services requested by Company shall be performed in a timely manner upon approval. Payment shall be due and payable by the first day of each month beginning **April 13, 2023** and on the first day of each month thereafter. Sales tax applies to all cleaning services. If Sales Tax Exempt, you must provide a valid Sales Tax Exemption Certificate.

4. **Insurance.** Contractor shall carry worker’s compensation insurance as required by state law. Contractor shall carry general comprehensive and liability insurance in amounts no less than \$1,000,000.00 Contractor shall have Company named as certificate holder on its insurance policies; and, shall have a notice of cancellation provision ensuring no less than ten days prior written notice from the carrier to Company before cancellation of said policy. Prior to the commencement of this Agreement, Contractor shall have its insurance carrier provide an appropriate Certificate of Insurance directly to Company evidencing compliance with terms of this paragraph.

5. **Notice.** Notice as permitted or required under this Agreement may be sent to the parties at the addresses set forth below, or as specified in writing, from time to time, by the party to whom notice is to be sent to; and, shall be given in writing, by certified mail, return receipt requested. Initial addresses are as follows:

To Company: **GMS Central Florida – 219 E Livingston St., Orlando, FL 32801**
To: Contractor: **E & A Cleaning, Inc. - 529 West Brannen Road, Lakeland, FL 33813**

6. **Employment.** Company shall not solicit or accept a request for employment of any employee or subcontractor of Contractor during the Term of this Agreement, any extension thereof, or for 12 months after the termination of this Agreement for any reason.

7. **Modification.** Modifications to this Agreement must be in writing and signed by both parties.

In Witness whereof, the parties hereto have caused their names to sign hereto by their respective authorized representative, the day and year first hereinabove written.

Contractor:

Company:

By: 

By: _____

SECTION 3



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

Tampa
9513 US 92 East
Tampa, Florida 33610

(863) 422-5207
www.princeandsonsinc.com

Landscape Maintenance Proposal Eagle Hammock

March 23, 2013

Eagle Hammock CD- Amenity Center
c/o Allen Bailey
GMS- Central Florida

We sincerely appreciate the opportunity to propose how Prince and Sons can help enhance the quality of your landscape. Our proposal includes integrating a custom maintenance plan to meet the needs and demands of your property while considering service expectations and community budget.

We hereby propose the following for your review:

LANDSCAPE MAINTENANCE FOR AMENITY CENTER ADDENDUM TO CONTRACT

Service	Price Per Month	Price Per Year
Landscape Maintenance	\$630	\$7,560
Fertilization/ Pest Control	\$40	\$480
Irrigation Inspection	\$90	\$1,080
<u>TOTAL</u>	<u>\$760</u>	<u>\$9,120</u>

Landscape Maintenance Program

Scope of Services

TURF CARE

- Mowing Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance 40 times per calendar year. It is anticipated that mowing services shall be provided weekly during the growing season April through September and every other week during the non-growing season or as needed October through March.
- Trimming Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.
- Edging All turf edges of walks, curbs, and driveways shall be performed every mowing (40 times per year). A soft edge of all bed areas will be performed every other mowing (20 times per year). A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.

TREE, SHRUB, AND GROUNDCOVER CARE

- Pruning All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of 10 times per year to ensure the following:
- Maintain all sidewalks to eliminate any overhanging branches or foliage which obstructs and/or hinders pedestrian or motor traffic.
 - Retain the individual plant's natural form and prune to eliminate branches which are rubbing against walls and roofs.
 - The removal of dead, diseased, or injured branches and palms will be performed as needed
 - Ground covers and vines can maintain a neat and uniform appearance.
- Weeding Weeds will be removed from all plant, tree, and flower beds 18 times per year. This incorporates 2 times per month during the growing season and 1 time per month during the non-growing season on an as-needed basis. Manual hand pulling and chemical herbicides will be used as control methods.
- Fertilization Palms and hardwood trees will be fertilized 2 times per year. Shrubs and groundcovers will be fertilized 4 times per year. All fertilizations of tree, shrub, and groundcovers will be designed to address site specific nutritional needs. Timing of applications will be adjusted to meet horticultural conditions.
- Insect, & Disease Control All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the contract period. Plants will be monitored, and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit. Prince and Sons does not guarantee the complete absence of any insect or disease. We will, however, notify the customer and provide professional options at an additional cost outside the scope of this contract.

IRRIGATION

- Overview At the commencement of the contract, we will perform a complete irrigation evaluation and furnish the customer with a summary of each clock and zone operation. Prince and Sons will submit recommendations for all necessary repairs and improvements to the system with an itemized cost for completing the proposed work. Prince and Sons is not responsible for turf or plant loss due to water restrictions set by city, county, and/or water management district ordinances.
- Inspections All irrigation zones shall be inspected 1 time per month to insure proper operation. All zones will be turned on to check for proper coverage and any broken irrigation components. Management shall receive a monitoring report after each monthly irrigation inspection.
- Repairs Any repairs that have been caused by Prince and Sons will be repaired at no cost. All repairs to the irrigation system other than those caused by Prince and Sons will be performed on a time and materials basis with the hourly labor rate being \$60.00 per hour. Faults and failures of the irrigation system communicated to Prince and Sons will be addressed in a fair and responsible time period, but Prince and Sons cannot guarantee a specific time response.

MISCELLANEOUS

- Clean-Up All non-turf areas will be cleaned with a backpack or street blower to remove debris created by landscaping process. All trash shall be picked up throughout the common areas before each mowing 40 times per year. Construction debris or similar trash is not included. Trash shall be disposed of offsite.

SECTION 4

SECTION (a)

SECTION 1

Current Demands Electrical & Security Services, In

2315 Commerce Point Drive, Suite 100
Lakeland, FL 33801
(863) 583-4443
service@currentdemands.com



CURRENT DEMANDS

Estimate

ADDRESS
GOVERNMENTAL MANAGEMENT SERVICES
6200 LEE VISTA BLVD, SUITE 300
ORLANDO, FL 32822

SHIP TO
GOVERNMENTAL MANAGEMENT SERVICES
EAGLE HAMMOCK BLVD.
EAGLE LAKE, FL 33839

ESTIMATE GMS042723
DATE 04/27/2023
EXPIRATION 05/26/2023
DATE

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
IR 996300NA CONTROLLER	INCEPTION CONTROLLER	1	683.80	683.80T
IR-994725	INNER RANG 994725 SIFER KEYPAD SMART CARD READER WITH KEYPAD	3	287.20	861.60T
IR 994610 ISO CARD	SIFER ISO CARD	3	5.25	15.75T
IR 995201 ENCLOSURE	INCEPTION MED LOW PROFILE ENCLOSURE	1	191.46	191.46T
600S MAGLOCK	ALARM CONTROL MAGNETIC LOCK, 12/24 VDC, 600LB	2	163.47	326.94T
TS 2 PUSH TO EXIT BUTTON	ALARM CONTROLS PUSH TO EXIT BUTTON	2	53.03	106.06T
MAG 3000 9005 MAG LOCK WITH HANDLES	LOCINOX MAG LOCK WITH HANDLES, 660 LBS	1	331.00	331.00T
SMP3 POWER SUPPLY CHARGER	ALTRONIX POWER SUPPLY CHARGER	1	64.83	64.83T
ACCESSPLENJKT1SHLD	ACCESS COMPOSITE WIRE 18-4C + 22-2C +22-4C +22-3P STR BCFOIL SHLD (22-3P ONLY) ZLSPVC JKT YEL CMP	1	500.00	500.00T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: PARTS,ZIPTIES,SCREWS, PIPE, ETC.	1	250.00	250.00T
SERVICE CALL STANDARD	SERVICE CALL STANDARD	1	60.00	60.00
ACCESS/CAMERA LABOR	ACCESS/CAMERA LABOR	24	125.00	3,000.00

SUBTOTAL 6,391.44

TAX 0.00

TOTAL **\$6,391.44**

Accepted By

Accepted Date

SECTION 2

Current Demands Electrical & Security Services, In

2315 Commerce Point Drive, Suite 100
Lakeland, FL 33801
(863) 583-4443
service@currentdemands.com



CURRENT DEMANDS

Estimate

ADDRESS
GOVERNMENTAL MANAGEMENT SERVICES
6200 LEE VISTA BLVD, SUITE 300
ORLANDO, FL 32822

SHIP TO
GOVERNMENTAL MANAGEMENT SERVICES
EAGLE HAMMOCK BLVD.
EAGLE LAKE, FL 33839

ESTIMATE
DATE
EXPIRATION
DATE
GMS33527
04/26/2023
05/26/2023

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
A22KITSKB	CDVIA22KITSKB ATRIUM HYBRID 2DOOR CNTRLR KIT W/2SOLARKP RDRS&CRDS	1	1,401.26	1,401.26T
SOLARKPB KEYPAD/READER	CDVI BLACK READER WILLUMINATED KEYREADS	1	296.44	296.44T
600S MAGLOCK	ALARM CONTROL MAGNETIC LOCK, 12/24 VDC, 600LB	2	163.47	326.94T
TS 2 PUSH TO EXIT BUTTON	ALARM CONTROLS PUSH TO EXIT BUTTON	2	53.03	106.06T
MAG 3000 9005 MAG LOCK WITH HANDLES	LOCINOX MAG LOCK WITH HANDLES, 660 LBS	1	331.00	331.00T
SMP3 POWER SUPPLY CHARGER	ALTRONIX POWER SUPPLY CHARGER	1	64.83	64.83T
ACCESSPLENJKT1SHLD	ACCESS COMPOSITE WIRE 18-4C + 22-2C +22-4C +22-3P STR BCFOIL SHLD (22-3P ONLY) ZLSPVC JKT YEL CMP	1	500.00	500.00T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: PARTS,ZIPTIES,SCREWS, PIPE, ETC.	1	250.00	250.00T
SERVICE CALL STANDARD	SERVICE CALL STANDARD	1	60.00	60.00
ACCESS/CAMERA LABOR	ACCESS/CAMERA LABOR	24	125.00	3,000.00
SUBTOTAL				6,336.53
TAX				0.00
TOTAL				\$6,336.53

Accepted By

Accepted Date

SECTION (b)

Precision Safe & Lock, LLC
 217 Avenue G, SW
 Winter Haven FL 33880
 Phone: 863-293-4098
 Fax: 863-294-5100

QUOTE

DATE	Quote #
4/27/2023	000045231

BILL TO:
 Central Florida CDD Governmental Mgmt Services -
 6200 Lee Vista Blvd, Suite 300
 Orlando FL 32822

SHIP TO:
 Eagle's Hammock
 Central Florida CDD Government
 Eagle Lake FL 33838

P.O. NUMBER		QUOTE EXPIRATION	SALES PERSON	
		COD	Matthew	
QTY	DESCRIPTION	PRICE	AMOUNT	
	<p>Run underground wire and conduit and install GL-1 gate lock with access control. Does not include Key Cards or Fobs. Key Cards are \$3.75 each. Key Fobs are \$5.25 each.</p> <p>The is no warranty on parts or labor. The gate is aluminum and not sturdy. The gate may eventually sag causing the electric strike to not latch properly. The gate lock is also not protected from the elements and it is quite possible that it could be hit by lightning.</p> <p>We will need to dig a trench to lay conduit and wire. We will cover the trench with dirt. Any landscaping that needs to be replaced to be done by others.</p>		4,675.00	
TOTAL			\$4,675.00	

Thank you for allowing us to bid on your security needs. Please call with questions or to schedule work to be done.

Precision Safe & Lock, LLC
 217 Avenue G, SW
 Winter Haven FL 33880
 Phone: 863-293-4098
 Fax: 863-294-5100

QUOTE

DATE

4/27/2023

Quote #

0000045234

BILL TO:

Central Florida CDD Governmental Mgmt Services -
 6200 Lee Vista Blvd, Suite 300
 Orlando FL 32822

SHIP TO:

Eagle's Hammock
 Central Florida CDD Government
 Eagle Lake FL 33838

P.O. NUMBER		QUOTE EXPIRATION	SALES PERSON	
		COD	Matthew	
QTY	DESCRIPTION	PRICE	AMOUNT	
	Install Access Control on 2 Bathroom Doors in Pool Area. System does not come with cards or fobs. Cards are \$3.75 each and fobs are \$5.25 each.		3,425.00	
TOTAL			\$3,425.00	

Thank you for allowing us to bid on your security needs. Please call with questions or to schedule work to be done.

SECTION D

SECTION 1

Eagle Hammock Community Development District

Summary of Check Register

January 01, 2023 to March 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	1/11/23	31-33	\$ 8,026.10
	1/17/23	34-39	\$ 3,946.00
	1/26/23	40-41	\$ 1,833.35
	2/8/23	42-44	\$ 4,372.24
	2/16/23	45-49	\$ 5,072.33
	3/6/23	50-53	\$ 4,094.57
	3/20/23	54-55	\$ 4,975.46
	3/24/23	56-58	\$ 169,912.73
Total Amount			\$ 202,232.78

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/11/23	00002	12/31/22	00051777	202212	310-51300	48000	CA FLORIDA HOLDINGS, LLC	*	292.19	292.19	000031
1/11/23	00001	1/01/23	18	202301	310-51300	34000	MANAGEMENT FEES - JAN 23	*	2,916.67		
		1/01/23	18	202301	310-51300	35200	WEBSITE MANAGEMENT-JAN 23	*	100.00		
		1/01/23	18	202301	310-51300	35100	INFORMATION TECH - JAN 23	*	150.00		
		1/01/23	18	202301	310-51300	31300	DISSEMINATION SVCS-JAN 23	*	416.67		
		1/01/23	18	202301	310-51300	51000	OFFICE SUPPLIES	*	2.62		
		1/01/23	18	202301	310-51300	42000	POSTAGE	*	22.95		
		1/01/23	19	202301	320-53800	34000	FIELD MANAGEMENT - JAN 23	*	625.00		
							GOVERNMENTAL MANAGEMENT SERVICES-			4,233.91	000032
1/11/23	00007	1/05/23	68789	202301	320-53800	46200	CLEANUP/MOW SIDEWALK/BUSH	*	3,500.00		
							WEBER ENVIRONMENTAL SERVICES			3,500.00	000033
1/17/23	00008	12/20/22	15310	202212	320-53800	47000	MONTHLY POND HERBICIDE	*	700.00		
							AQUATIC WEED MANAGEMENT, INC			700.00	000034
1/17/23	00012	12/08/22	BW120820	202212	310-51300	11000	SUPERVISOR FEE 12/08/22	*	200.00		
							BRIAN WALSH			200.00	000035
1/17/23	00013	12/08/22	GP120820	202212	310-51300	11000	SUPERVISOR FEE 12/08/22	*	200.00		
							GARRET PARKINSON			200.00	000036
1/17/23	00014	12/08/22	JS120820	202212	310-51300	11000	SUPERVISOR FEE 12/08/22	*	200.00		
							JEFFREY T SHENEFIELD			200.00	000037
1/17/23	00011	12/08/22	MA120820	202212	310-51300	11000	SUPERVISOR FEE 12/08/22	*	200.00		
							MILTON ANDRADE			200.00	000038
1/17/23	00010	1/01/23	7682	202301	320-53800	46200	LANDSCAPE MAINT - JAN 23	*	2,377.00		

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		1/01/23 7682	202301 320-53800-47000	PRINCE & SONS INC.	*	69.00	2,446.00 000039
			POND MOWING - JAN 23				
1/26/23 00006		1/12/23 5395	202212 310-51300-31500	KILINSKI VAN WYK, PLLC	*	1,131.50	1,131.50 000040
			GEN.COUNSEL/MTHLY MEETING				
1/26/23 00015		1/13/23 22100883	202212 320-53800-43000	TECO TAMPA ELECTRIC	*	701.85	701.85 000041
			1020 EAGLE LAKE LOOP RD				
2/08/23 00002		1/31/23 00052596	202301 310-51300-48000	CA FLORIDA HOLDINGS, LLC	*	378.41	1,226.24 000042
			RFP AUDIT SERVICES				
		1/31/23 00052596	202301 310-51300-48000		*	292.19	
			NOT OF RULE DEVELOPMENT				
		1/31/23 00052596	202301 310-51300-48000		*	555.64	
			NOT OF RULEMAKING/AMENITY				
2/08/23 00008		1/30/23 15479	202301 320-53800-47000	AQUATIC WEED MANAGEMENT, INC	*	700.00	700.00 000043
			MONTHLY POND HERBICIDE				
2/08/23 00010		2/01/23 7985	202302 320-53800-46200	PRINCE & SONS INC.	*	2,377.00	2,446.00 000044
			LANDSCAPE MAINT - FEB 23				
		2/01/23 7985	202302 320-53800-47000		*	69.00	
			POND MOWING - FEB 23				
2/16/23 00012		2/09/23 BW020920	202302 310-51300-11000	BRIAN WALSH	*	200.00	200.00 000045
			SUPERVISOR FEE 02/09/23				
2/16/23 00013		2/09/23 GP020920	202302 310-51300-11000	GARRET PARKINSON	*	200.00	200.00 000046
			SUPERVISOR FEE 02/09/23				
2/16/23 00001		2/01/23 21	202302 310-51300-34000		*	2,916.67	
			MANAGEMENT FEES - FEB 23				
		2/01/23 21	202302 310-51300-35200		*	100.00	
			WEBSITE MANAGEMENT-FEB 23				
		2/01/23 21	202302 310-51300-35100		*	150.00	
			INFORMATION TECH - FEB 23				
		2/01/23 21	202302 310-51300-31300		*	416.67	
			DISSEMINATION SVCS-FEB 23				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		2/01/23	21	202302	310	51300	51000			*	.33		
									OFFICE SUPPLIES				
		2/01/23	21	202302	310	51300	42000			*	63.66		
									POSTAGE				
		2/01/23	22	202302	320	53800	34000			*	625.00		
									FIELD MANAGEMENT - FEB 23				
									GOVERNMENTAL MANAGEMENT SERVICES-			4,272.33	000047
2/16/23	00014	2/09/23	JS020920	202302	310	51300	11000			*	200.00		
									SUPERVISOR FEE 02/09/23				
									JEFFREY T SHENEFIELD			200.00	000048
2/16/23	00011	2/09/23	MA020920	202302	310	51300	11000			*	200.00		
									SUPERVISOR FEE 02/09/23				
									MILTON ANDRADE			200.00	000049
3/06/23	00008	2/27/23	15623	202302	320	53800	47000			*	700.00		
									MONTHLY POND HERBICIDE				
									AQUATIC WEED MANAGEMENT, INC			700.00	000050
3/06/23	00002	2/28/23	00053591	202302	310	51300	48000			*	296.98		
									AUDITOR SELECTION/BOS MTG				
									CA FLORIDA HOLDINGS, LLC			296.98	000051
3/06/23	00006	2/21/23	5770	202301	310	51300	31500			*	651.59		
									GEN.COUNSEL/MTHLY MEETING				
									KILINSKI VAN WYK, PLLC			651.59	000052
3/06/23	00010	3/01/23	8180	202303	320	53800	46200			*	2,377.00		
									LANDSCAPE MAINT - MAR 23				
		3/01/23	8180	202303	320	53800	47000			*	69.00		
									POND MOWING - MAR 23				
									PRINCE & SONS INC.			2,446.00	000053
3/20/23	00001	3/01/23	23	202303	310	51300	34000			*	2,916.67		
									MANAGEMENT FEES - MAR 23				
		3/01/23	23	202303	310	51300	35200			*	100.00		
									WEBSITE MANAGEMENT-MAR 23				
		3/01/23	23	202303	310	51300	35100			*	150.00		
									INFORMATION TECH - MAR 23				
		3/01/23	23	202303	310	51300	31300			*	416.67		
									DISSEMINATION SVCS-MAR 23				
		3/01/23	23	202303	310	51300	51000			*	2.83		
									OFFICE SUPPLIES				
		3/01/23	23	202303	310	51300	42000			*	6.60		
									POSTAGE				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
3/01/23	24			202303 320-53800-34000		*	625.00			
				FIELD MANAGEMENT - MAR 23						
					GOVERNMENTAL MANAGEMENT SERVICES-			4,217.77	000054	
3/20/23	00006	3/16/23	6249	202302 310-51300-31500		*	757.69			
				GEN.COUNSEL/MTHLY MEETING						
					KILINSKI VAN WYK, PLLC			757.69	000055	
3/24/23	00009	3/24/23	03242023	202303 300-20700-10000		*	5,488.14			
				DIRECT ASSESSMENT - 02/01						
					EAGLE HAMMOCK CDD			5,488.14	000056	
3/24/23	00009	3/24/23	03242023	202303 300-20700-10000		*	36,002.18			
				ASSESSMENTS-LOT CLOSING						
					EAGLE HAMMOCK CDD			36,002.18	000057	
3/24/23	00009	3/24/23	032423	202303 300-20700-10000		*	128,422.41			
				DIRECT INV-DR HORTON						
					EAGLE HAMMOCK CDD			128,422.41	000058	
TOTAL FOR BANK A								202,232.78		
TOTAL FOR REGISTER								202,232.78		

SECTION 2

Eagle Hammock
Community Development District

Unaudited Financial Reporting
March 31, 2023



Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2-3	<hr/>	<u>General Fund</u>
4	<hr/>	<u>Debt Service Fund</u>
5	<hr/>	<u>Construction Fund</u>
6-7	<hr/>	<u>Month to Month</u>

Eagle Hammock
Community Development District
Combined Balance Sheet
March 31, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Fund</i>
Assets:				
Operating Account	\$ 125,601	\$ -	\$ -	\$ 125,601
Due From General Fund	\$ -	\$ -	\$ -	\$ -
Investments:				
<u>Series 2022</u>				
Reserve	\$ -	\$ 127,873	\$ -	\$ 127,873
Revenue	\$ -	\$ 290,118	\$ -	\$ 290,118
Interest	\$ -	\$ 3,911	\$ -	\$ 3,911
Prepayment	\$ -	\$ 63,655	\$ -	\$ 63,655
Total Assets	\$ 125,601	\$ 485,558	\$ -	\$ 611,160
Liabilities:				
Accounts Payable	\$ 1,481	\$ -	\$ -	\$ 1,481
Total Liabilities	\$ 1,481	\$ -	\$ -	\$ 1,481
Fund Balances:				
Restricted for:				
Debt Service	\$ -	\$ 485,558	\$ -	\$ 485,558
Unassigned	\$ 124,121	\$ -	\$ -	\$ 124,121
Total Fund Balances	\$ 124,121	\$ 485,558	\$ -	\$ 609,679
Total Liabilities & Fund Balance	\$ 125,601	\$ 485,558	\$ -	\$ 611,160

Eagle Hammock
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Proposed	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
Revenues				
Assessments	\$ 170,950	\$ 96,525	\$ 96,525	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 94,900	\$ 94,900
Developer Contributions	\$ 230,807	\$ -	\$ -	\$ -
Total Revenues	\$ 401,757	\$ 96,525	\$ 191,425	\$ 94,900
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 1,600	\$ 4,400
Engineering	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Attorney	\$ 25,000	\$ 12,500	\$ 2,652	\$ 9,848
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 500	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 2,500	\$ 2,500	\$ (0)
Trustee Fees	\$ 5,000	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 17,500	\$ 17,500	\$ (0)
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Postage & Delivery	\$ 1,000	\$ 500	\$ 168	\$ 332
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Copies	\$ 1,000	\$ 500	\$ -	\$ 500
Legal Advertising	\$ 10,000	\$ 5,000	\$ 1,815	\$ 3,185
Contingency	\$ 5,960	\$ 2,980	\$ -	\$ 2,980
Office Supplies	\$ 625	\$ 313	\$ 6	\$ 306
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 134,260	\$ 66,968	\$ 37,916	\$ 29,051

Eagle Hammock
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Proposed Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<i>Operation and Maintenance</i>				
Field Expenses				
Property Insurance	\$ 5,050	\$ -	\$ -	-
Field Management	\$ 15,000	\$ 7,500	\$ 3,750	\$ 3,750
Landscape Maintenance	\$ 60,317	\$ 30,159	\$ 21,338	\$ 8,821
Landscape Replacement	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Lake Maintenance	\$ -	\$ -	\$ 4,200	\$ (4,200)
Streetlights	\$ 30,000	\$ 15,000	\$ 8,417	\$ 6,583
Electric	\$ 5,000	\$ 2,500	\$ 345	\$ 2,155
Water and Sewer	\$ 10,000	\$ 5,000	\$ 743	\$ 4,257
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
General Field Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Contingency	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Subtotal Field Expenditures:	\$ 167,867	\$ 81,409	\$ 38,793	\$ 42,615
Amenity Expenditures				
Amenity - Insurance	\$ 5,050	\$ -	\$ -	-
Amenity - Electric	\$ 8,000	\$ 4,000	\$ 491	\$ 3,509
Amenity - Water	\$ 10,000	\$ 5,000	\$ 299	\$ 4,701
Internet	\$ 2,000	\$ 1,000	\$ 179	\$ 821
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	\$ 10,000	\$ 969	\$ 9,031
Total Expenditures	\$ 401,757	\$ 158,376	\$ 77,679	\$ 80,697
Excess (Deficiency) of Revenues over Expenditures	\$ (0)		\$ 113,746	
Fund Balance - Beginning	\$ -		\$ 10,374	
Fund Balance - Ending	\$ (0)		\$ 124,121	

Eagle Hammock

Community Development District

Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
Revenues				
Assessments	\$ 255,747	\$ 144,887	\$ 144,887	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 167,146	\$ 167,146
Assessments - Prepayment	\$ -	\$ -	\$ 63,648	\$ 63,648
Interest	\$ -	\$ -	\$ 3,557	\$ 3,557
Total Revenues	\$ 255,747	\$ 144,887	\$ 379,238	\$ 234,351
Expenditures:				
Interest - 11/01	\$ 62,550	\$ 62,550	\$ 62,550	\$ -
Principal - 05/01	\$ 55,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 99,638	\$ -	\$ -	\$ -
Total Expenditures	\$ 217,188	\$ 62,550	\$ 62,550	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 38,559		\$ 316,688	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 3,911	\$ 3,911
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,911	\$ 3,911
Net Change in Fund Balance	\$ 38,559		\$ 320,599	
Fund Balance - Beginning	\$ 62,550		\$ 164,959	
Fund Balance - Ending	\$ 101,109		\$ 485,558	

Eagle Hammock
Community Development District
Construction Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues				
Developer Contributions	\$ -	\$ -	743	\$ 743
Interest	\$ -	\$ -	39	\$ 39
Total Revenues	\$ -	\$ -	781	\$ 781
Expenditures:				
Capital Outlay - Cost of Issuance	\$ -	\$ -	743	\$ (743)
Total Expenditures	\$ -	\$ -	743	\$ (743)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	39	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	(3,911)	\$ (3,911)
Total Other Financing Sources (Uses)	\$ -	\$ -	(3,911)	\$ (3,911)
Net Change in Fund Balance	\$ -	\$ -	(3,872)	
Fund Balance - Beginning	\$ -	\$ -	3,872	
Fund Balance - Ending	\$ -	\$ -	-	

Eagle Hammock
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - Direct	\$ -	\$ 7,150	\$ -	\$ -	\$ 89,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96,525
Assessments - Lot Closings	\$ 70,850	\$ -	\$ -	\$ -	\$ 24,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94,900
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 70,850	\$ 7,150	\$ -	\$ -	\$ 113,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 191,425

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 37	\$ 37	\$ 1,132	\$ 652	\$ 758	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,652
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,500
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance**	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Postage & Delivery	\$ 71	\$ 2	\$ 2	\$ 23	\$ 64	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ 292	\$ 1,226	\$ 297	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,815
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 3	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 13,865	\$ 3,622	\$ 5,809	\$ 5,487	\$ 5,502	\$ 3,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,916

Operation and Maintenance													
Field Expenses													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Landscape Maintenance	\$ 5,250	\$ 3,500	\$ 1,750	\$ 5,946	\$ 2,446	\$ 2,446	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,338
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,200
Streetlights	\$ -	\$ -	\$ 702	\$ -	\$ 2,406	\$ 5,309	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,417
Electric	\$ -	\$ -	\$ 251	\$ -	\$ 30	\$ 64	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 345
Water and Sewer	\$ 50	\$ 44	\$ 70	\$ 63	\$ 457	\$ 59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 743
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Field Expenditures:	\$ 6,625	\$ 4,869	\$ 4,098	\$ 7,334	\$ 6,664	\$ 9,203	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,793

Eagle Hammock
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Amenity Expenditures													
Amenity - Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 491	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 491
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ 182	\$ 118	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 299
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 182	\$ 788	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 969
Total Expenditures	\$ 20,490	\$ 8,492	\$ 9,907	\$ 12,821	\$ 12,348	\$ 13,621	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,679
Excess (Deficiency) of Revenues over Expenditures	\$ 50,360	\$ (1,342)	\$ (9,907)	\$ (12,821)	\$ 101,077	\$ (13,621)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113,746

SECTION 3



April 21, 2023

Samantha Hoxie – Recording Secretary
Eagle Hammock CDD Office
219 E. Livingston Street
Orlando, Florida 32801-1508

RE: Eagle Hammock Community Development District Registered Voters

Dear Ms. Hoxie,

In response to your request, there are currently 7 voters within Eagle Hammock Community Development District. This number of registered voters in said District is as of **April 15, 2023**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Lori Edwards".

Lori Edwards
Supervisor of Elections
Polk County, Florida