

*Eagle Hammock
Community Development District*

Meeting Agenda

August 10, 2023

AGENDA

Eagle Hammock

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

August 3, 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, August 10, 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/86014367974>

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

Meeting ID: 860 1436 7974

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 July 13, 2023 Board of Supervisors Meeting
4. Consideration of Resolution 2023-10 Ratifying Staff Actions Regarding Fiscal Year 2024 Budget
5. Consideration of Proposal for Arbitrage Rebate Services for Series 2022 Project Bonds from AMTEC
6. Consideration of Uniform Collection Agreement with Polk County Tax Collector
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

¹ Comments will be limited to three (3) minutes

MINUTES

**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 Thursday, **July 13, 2023** at 10:00 a.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, Gadd Engineering
Clayton Smith	Field Manager, GMS
Allen Bailey	Field Manager, GMS

The following is a summary of the discussions and actions taken at the July 13, 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. There were 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 and no members of the public joining via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the May 11, 2023
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the May 11, 2023 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. Shenefield, seconded by Mr. Andrade, with all in favor, the Minutes of the May 11, 2023 Board of Supervisors Meeting, was approved.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2024 Budget

Ms. Burns stated this public hearing has been advertised in the paper. Do we have a motion to open?

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

i. Consideration of Resolution 2023-06 Adopting the District’s Fiscal Year 2024 Budget and Appropriating Funds

Ms. Burns stated this budget has changed since the Board saw it the last time. She noted they were trying to find some places where they could reduce assessments that we talked about at the meeting. She noted the capital reserve transfer was removed and most of the contingencies were cut in about half. She noted most of security was reduced pretty dramatically. She noted previously they were at about \$1,750 per lot and this got us down to \$1,459.59 per lot. She noted that is an increase of \$809.59 from the current year but again we only have 263 lots to split it around. She noted it probably will need to go higher in years going forward. This is about as scaled down as it can go for the upcoming year.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2023-06 Adopting the District’s Fiscal Year 2024 Budget and Appropriating Funds, was approved.

Ms. Burns stated there are no members of the public present so do we have a motion to close the public hearing?

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

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

Ms. Burns asked for a motion to open the public hearing.

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

i. Consideration of Resolution 2023-07 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated this certifies the roll that we will send to Polk County to collect our tax bill. She noted the amount listed for O&M is based on the budget that the Board just adopted. The debt amounts are also listed as well.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2023-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Ms. Burns stated there are no members of the public present so asking for a motion to close.

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

C. Public Hearing on the Adoption of Amenity Rental Fees and Amended Policies

Ms. Burns stated this public hearing has been advertised in the paper. Do we have a motion to open?

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

i. Consideration of Resolution 2023-08 Adopting Amenity Rental Fees and Amended Policies

Ms. Burns reviewed that the Board previously adopted policies and at the time we did not realize there was a rental space because it was open to everybody and it was decided to close it off and use it for rental space. She noted the rules included are substantially the same other than the rental provisions and fees that were added related to those. She noted a rate was advertised for rentals between \$100 and \$300 so we could set the rental rate up to that \$300 amount. Ms. Gentry stated an increase for rentals could go up to \$300 without readvertising. The deposit amount is \$150 and the deposit is returned based on inspection. She noted a janitorial company comes out and cleans after each use and that fee is \$150. She stated the minimum she would suggest setting is \$150 but thinks \$200 to \$250 would be a better rate because it covers staff time to issue all the rentals and check the facility for any damage after. Mr. Walsh stated to set the rate at \$150 for rentals with a capacity of 30 people. Ms. Burns noted the pool deck is not available for use with the rental. If all of the guests are residents they could use the pool deck, but the pool deck guest limit is four per household.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2023-08 Adopting Amenity Rental Fees and Amended Policies, was approved.

Ms. Burns stated no members of the public are present at this time. Do we have a motion to close?

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

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-09
Designation of Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2024**

Ms. Burns stated the schedule is the same at 10:00 a.m. here at the offices of Highland Homes. She noted to date residents have not started to show up and definitely not in large numbers so they can look at moving it to a different location. She asked if same date and time works. She asked for a motion to approve the schedule and delegate the authority to the Chair to work with staff to find an alternate location in Polk County.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2023-09 Designation of Regular Monthly Meeting Date and Time to remain the same, with Location selected by the Chair for Fiscal Year 2024, was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2022 Audit Report

Ms. Burns stated page 31 of the agenda has the report to management that summarizes the audit. She noted there were no findings and no incidences of noncompliance. It was considered a clean audit. She asked for any questions and hearing none, she asked for a motion to accept the report.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, Accepting of Fiscal Year 2022 Audit Report, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry noted no other reports other than to update the Board that on information about the ethics training requirement. She noted that can be done in conjunction with the work shop and her office is putting together some materials that are targeted to CDD's to help knock all of that out at once. She noted it is four hours per year, and they round up 50-minute increments to one hour. She noted when they decide to do them, they could advertise that as a Board work shop and then all the revisions for a work shop. Ms. Burns stated there is online training and webinars that can be done on your own time as well. Ms. Gentry stated this is due by 2024.

B. Engineer

i. Acceptance of Annual District Engineer Report

Mr. Gadd had nothing to add at this time. He asked for any questions, hearing none. Ms. Burns stated the acceptance of the Annual District Engineer Report is included in the agenda package for review. She noted this is required for the Engineer to do inspection of the CDD's improvements that is included for the Boards reference.

On MOTION by Mr. Andrade, seconded by Mr. Shenefield, with all in favor, Accepting of the Annual District Engineer Report, was approved.

C. Field Manager's Report

i. Consideration of Proposal for Pest Control Services

Mr. Bailey stated security cameras have been installed and doing well. The lift chair was installed and working and pool deck is set up and clean. He noted they continue to monitor the ponds with the construction and debris blowing around and keeping that up the best they can. He noted they got the locks in for the gait on the side. There is a handicap handle that they can press and allows them about 30 seconds to get in and out of the area. He noted the plants out front that were a concern last meeting look like they have come back well. Ms. Burns stated a resident has reached out several times about his concern about the fact that there were security cameras. She noted she consulted with Lauren and gave a response to the resident that there is no expectation of privacy at a public pool and it is fairly standard to have cameras as they are helpful for insurance purposes, safety, and to manage amenity violations.

Mr. Bailey stated there is one proposal for pest control. He noted All American Lawn is with many of our CDD's and does monthly pest prevention for the clubhouse area and around the amenity, also a quarterly service for ant and wasp treatment for the playground itself. He noted the total is \$1,760 per year. Mr. Walsh asked if this is within budget. Ms. Burns stated there is \$7,500 in contingency so they could definitely approve that within the budget. Mr. Walsh asked if it is outside around the amenity or does it go around the inside perimeter. Mr. Bailey stated they are not planning to go into the actual clubhouse itself but just around the area that is open. He noted the quarterly is for the playground on the side that is specifically treated for ants and wasps. Ms. Burns stated it would be about \$1,200 out of the contingency. Mr. Baily stated they would come out between visits if issues are reported.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Proposal for Pest Control Services, were approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns noted the check register was included in the package for review and asked if anybody had any questions. This is from April 1st through May 31st totaling \$21,576.35.

On MOTION by Mr. Andrade, seconded by Mr. Walsh with all in favor, the Check Register totaling \$21,576.35, was approved.

ii. Balance Sheet & Income Statement

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

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TENTH 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 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2023/2024 BUDGET; AUTHORIZING A CORRESPONDING AMENDMENT IN THE AMOUNT OF ASSESSMENTS CERTIFIED FOR COLLECTION; RATIFYING ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (“Board”) adopted a final General Fund Budget (“Budget”) for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024 (“Fiscal Year 2023/2024”); and

WHEREAS, the Board previously adopted Resolution No. 2023-07, imposing special assessments for operations and maintenance and certifying an assessment roll for collection of the Fiscal Year 2023/2024 operations and maintenance assessments and previously levied debt service assessments; and

WHEREAS, the Board desires to amend the Fiscal Year 2023/2024 Budget to reflect a reduction in operations and maintenance expenses due to a scrivener’s error, and to authorize a corresponding reduction in the operations and maintenance assessments certified for collection; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2023/2024 Budget, to authorize a corresponding reduction in operations and maintenance assessments certified for collection, and to ratify any and all actions taken by District staff, officers, and Supervisors in connection therewith.

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

SECTION 1. BUDGET AMENDMENT.

- a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*.
- c. The amended Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for the Eagle Hammock Community Development District for the Fiscal Year Ending September 30, 2024, as amended and adopted by the Board of Supervisors effective August 10, 2023.”

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sums set forth in the Budget attached at **Exhibit A**, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year.

SECTION 3. AMENDMENT TO OPERATIONS & MAINTENANCE ASSESSMENTS CERTIFIED FOR COLLECTION. The amount of operations and maintenance assessments certified for collection is hereby reduced to correspond to the amended Budget, as set forth at **Exhibit A**. All findings and authorizations set forth in Resolution 2023-07 are hereby deemed to apply to the amended Budget set forth at **Exhibit A**.

SECTION 4. RATIFICATION. All actions taken by District staff, officers, and Supervisors in connection with the above-authorized amendments to the Fiscal Year 2023/2024 Budget and assessments are hereby ratified, approved, and confirmed.

SECTION 5. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 6. 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect as of August 10, 2023.

[Signature on Following Page]

PASSED AND ADOPTED this 10th day of August, 2023.

ATTEST:

**EAGLE HAMMOCK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended FY 2023/2024 Budget

EXHIBIT A
AMENDED FISCAL YEAR 2023/2024 BUDGET

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 6/30/23	Projected Next 3 months	Total Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments - Direct	\$ 170,950	\$ 96,525	\$ -	\$ 96,525	\$ 351,000
Assessments - Lots Closings	\$ -	\$ 94,900	\$ -	\$ 94,900	\$ -
Developer Contributions	\$ 230,807	\$ -	\$ 57,958	\$ 57,958	\$ -
Total Revenues	\$ 401,757	\$ 191,425	\$ 57,958	\$ 249,383	\$ 351,000
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 2,400	\$ 3,000	\$ 5,400	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Attorney	\$ 25,000	\$ 5,838	\$ 1,946	\$ 7,784	\$ 12,500
Annual Audit	\$ 5,000	\$ 3,950	\$ -	\$ 3,950	\$ 3,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 500	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 4,000	\$ 1,250	\$ 5,250	\$ 5,000
Trustee Fees	\$ 5,000	\$ -	\$ 4,020	\$ 4,020	\$ 4,020
Management Fees	\$ 35,000	\$ 26,250	\$ 8,750	\$ 35,000	\$ 37,100
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 1,000	\$ 231	\$ 77	\$ 307	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,750
Copies	\$ 1,000	\$ -	\$ 100	\$ 100	\$ 1,000
Legal Advertising	\$ 10,000	\$ 5,453	\$ 4,088	\$ 9,540	\$ 5,000
Contingency	\$ 5,960	\$ -	\$ 350	\$ 350	\$ 2,500
Office Supplies	\$ 625	\$ 9	\$ 20	\$ 29	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 134,260	\$ 60,556	\$ 32,300	\$ 92,856	\$ 113,620

Eagle Hammock
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 months	Total Thru 9/30/23	Proposed Budget FY2024
<u>Operations & Maintenance</u>					
<u>Field Services</u>					
Property Insurance	\$ 10,100	\$ 3,971	\$ -	\$ 3,971	\$ 10,100
Field Management	\$ 15,000	\$ 6,250	\$ 3,750	\$ 10,000	\$ 15,000
Landscape Maintenance	\$ 60,317	\$ 28,607	\$ 9,536	\$ 38,143	\$ 47,500
Landscape Replacement	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 10,000
Lake Maintenance	\$ -	\$ 6,369	\$ 2,169	\$ 8,538	\$ 8,400
Streetlights	\$ 30,000	\$ 15,627	\$ 9,376	\$ 25,003	\$ 45,000
Electric	\$ 5,000	\$ 406	\$ 325	\$ 732	\$ 2,500
Water & Sewer	\$ 10,000	\$ 1,133	\$ 567	\$ 1,700	\$ 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	\$ 4,697	\$ 3,000	\$ 7,697	\$ 10,000
Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 5,000
Subtotal Field Expenditures	\$ 172,917	\$ 67,061	\$ 44,973	\$ 112,034	\$ 166,000
<u>Amenity Expenditures</u>					
Amenity - Electric	\$ 8,000	\$ 1,139	\$ 1,650	\$ 2,789	\$ 8,000
Amenity - Water	\$ 10,000	\$ 4,108	\$ 6,024	\$ 10,131	\$ 10,000
Internet	\$ 2,000	\$ 398	\$ 564	\$ 962	\$ 2,000
Pest Control	\$ 480	\$ -	\$ 240	\$ 240	\$ 480
Janitorial Service	\$ 5,600	\$ 430	\$ 1,650	\$ 2,080	\$ 12,200
Security Services	\$ 34,000	\$ -	\$ 8,000	\$ 8,000	\$ 5,000
Pool Maintenance	\$ 12,000	\$ 2,000	\$ 6,000	\$ 8,000	\$ 16,200
Amenity Repairs & Maintenance	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Amenity Access Management	\$ 5,000	\$ 2,291	\$ 1,250	\$ 3,541	\$ 5,000
Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
Subtotal Amenity Expenditures	\$ 94,580	\$ 10,366	\$ 34,128	\$ 44,493	\$ 71,380
Total Operations & Maintenance:	\$ 267,497	\$ 77,427	\$ 79,100	\$ 156,527	\$ 237,380
Total Expenditures	\$ 401,757	\$ 137,983	\$ 111,401	\$ 249,383	\$ 351,000
Excess Revenues/(Expenditures)	\$ -	\$ 53,443	\$ (53,443)	\$ -	\$ -

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Platted	263.00	263	1.00	\$351,000.00	\$1,334.60	\$1,435.05
				\$351,000.00		

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 6/30/23	Projected Next 3 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	\$ -	\$ 176,209	\$ -	\$ 176,209	\$ -
Assessments - Prepayment	\$ -	\$ 153,687	\$ -	\$ 153,687	\$ -
Interest	\$ -	\$ 7,626	\$ 2,542	\$ 10,168	\$ -
Carry Forward Surplus ⁽¹⁾	\$ 62,550	\$ 38,006	\$ -	\$ 38,006	\$ 215,169

Total Revenues	\$ 318,297	\$ 520,415	\$ 8,030	\$ 528,446	\$ 464,440
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Expenditures

Interest - 11/1	\$ 62,550	\$ 62,550	\$ -	\$ 62,550	\$ 95,809
Principal - 5/1	\$ 55,000	\$ 55,000	\$ -	\$ 55,000	\$ 55,000
Interest - 5/1	\$ 99,638	\$ 99,638	\$ -	\$ 99,638	\$ 95,809
Special Call - 5/1	\$ -	\$ 30,000	\$ -	\$ 30,000	\$ -
Special Call - 8/1	\$ -	\$ -	\$ 70,000	\$ 70,000	\$ -

Total Expenditures	\$ 217,188	\$ 247,188	\$ 70,000	\$ 317,188	\$ 246,619
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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	\$ 277,139	\$ (61,970)	\$ 215,169	\$ 217,821
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Interest - 11/1 \$ 94,606.25

⁽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	\$ 3,645,000.00	\$ -	\$ 95,809.38	\$ 95,809.38
05/01/24	\$ 3,645,000.00	\$ 55,000.00	\$ 95,809.38	
11/01/24	\$ 3,590,000.00	\$ -	\$ 94,606.25	\$ 245,415.63
05/01/25	\$ 3,590,000.00	\$ 60,000.00	\$ 94,606.25	
11/01/25	\$ 3,530,000.00	\$ -	\$ 93,293.75	\$ 247,900.00
05/01/26	\$ 3,530,000.00	\$ 60,000.00	\$ 93,293.75	
11/01/26	\$ 3,470,000.00	\$ -	\$ 91,981.25	\$ 245,275.00
05/01/27	\$ 3,470,000.00	\$ 65,000.00	\$ 91,981.25	
11/01/27	\$ 3,405,000.00	\$ -	\$ 90,559.38	\$ 247,540.63
05/01/28	\$ 3,405,000.00	\$ 70,000.00	\$ 90,559.38	
11/01/28	\$ 3,335,000.00	\$ -	\$ 88,853.13	\$ 249,412.50
05/01/29	\$ 3,335,000.00	\$ 70,000.00	\$ 88,853.13	
11/01/29	\$ 3,265,000.00	\$ -	\$ 87,146.88	\$ 246,000.00
05/01/30	\$ 3,265,000.00	\$ 75,000.00	\$ 87,146.88	
11/01/30	\$ 3,190,000.00	\$ -	\$ 85,318.75	\$ 247,465.63
05/01/31	\$ 3,190,000.00	\$ 80,000.00	\$ 85,318.75	
11/01/31	\$ 3,110,000.00	\$ -	\$ 83,368.75	\$ 248,687.50
05/01/32	\$ 3,110,000.00	\$ 85,000.00	\$ 83,368.75	
11/01/32	\$ 3,025,000.00	\$ -	\$ 81,296.88	\$ 249,665.63
05/01/33	\$ 3,025,000.00	\$ 85,000.00	\$ 81,296.88	
11/01/33	\$ 2,940,000.00	\$ -	\$ 79,012.50	\$ 245,309.38
05/01/34	\$ 2,940,000.00	\$ 90,000.00	\$ 79,012.50	
11/01/34	\$ 2,850,000.00	\$ -	\$ 76,593.75	\$ 245,606.25
05/01/35	\$ 2,850,000.00	\$ 95,000.00	\$ 76,593.75	
11/01/35	\$ 2,755,000.00	\$ -	\$ 74,040.63	\$ 245,634.38
05/01/36	\$ 2,755,000.00	\$ 100,000.00	\$ 74,040.63	
11/01/36	\$ 2,655,000.00	\$ -	\$ 71,353.13	\$ 245,393.75
05/01/37	\$ 2,655,000.00	\$ 105,000.00	\$ 71,353.13	
11/01/37	\$ 2,550,000.00	\$ -	\$ 68,531.25	\$ 244,884.38
05/01/38	\$ 2,550,000.00	\$ 115,000.00	\$ 68,531.25	
11/01/38	\$ 2,435,000.00	\$ -	\$ 65,440.63	\$ 248,971.88
05/01/39	\$ 2,435,000.00	\$ 120,000.00	\$ 65,440.63	
11/01/39	\$ 2,315,000.00	\$ -	\$ 62,215.63	\$ 247,656.25
05/01/40	\$ 2,315,000.00	\$ 125,000.00	\$ 62,215.63	
11/01/40	\$ 2,190,000.00	\$ -	\$ 58,856.25	\$ 246,071.88
05/01/41	\$ 2,190,000.00	\$ 135,000.00	\$ 58,856.25	
11/01/41	\$ 2,055,000.00	\$ -	\$ 55,228.13	\$ 249,084.38
05/01/42	\$ 2,055,000.00	\$ 140,000.00	\$ 55,228.13	
11/01/42	\$ 1,915,000.00	\$ -	\$ 51,465.63	\$ 246,693.75
05/01/43	\$ 1,915,000.00	\$ 150,000.00	\$ 51,465.63	
11/01/43	\$ 1,765,000.00	\$ -	\$ 47,434.38	\$ 248,900.00
05/01/44	\$ 1,765,000.00	\$ 155,000.00	\$ 47,434.38	
11/01/44	\$ 1,610,000.00	\$ -	\$ 43,268.75	\$ 245,703.13
05/01/45	\$ 1,610,000.00	\$ 165,000.00	\$ 43,268.75	
11/01/45	\$ 1,445,000.00	\$ -	\$ 38,834.38	\$ 247,103.13
05/01/46	\$ 1,445,000.00	\$ 175,000.00	\$ 38,834.38	
11/01/46	\$ 1,270,000.00	\$ -	\$ 34,131.25	\$ 247,965.63
05/01/47	\$ 1,270,000.00	\$ 185,000.00	\$ 34,131.25	
11/01/47	\$ 1,085,000.00	\$ -	\$ 29,159.38	\$ 248,290.63
05/01/48	\$ 1,085,000.00	\$ 195,000.00	\$ 29,159.38	
11/01/48	\$ 890,000.00	\$ -	\$ 23,918.75	\$ 248,078.13
05/01/49	\$ 890,000.00	\$ 205,000.00	\$ 23,918.75	
11/01/49	\$ 685,000.00	\$ -	\$ 18,409.38	\$ 247,328.13
05/01/50	\$ 685,000.00	\$ 215,000.00	\$ 18,409.38	
11/01/50	\$ 470,000.00	\$ -	\$ 12,631.25	\$ 246,040.63
05/01/51	\$ 470,000.00	\$ 230,000.00	\$ 12,631.25	
11/01/51	\$ 240,000.00	\$ -	\$ 6,450.00	\$ 249,081.25
05/01/52	\$ 240,000.00	\$ 240,000.00	\$ 6,450.00	\$ 246,450.00
		\$ 3,645,000.00	\$ 3,618,418.75	\$ 7,263,418.75

Eagle Hammock
Community Development District
Proposed Budget
Capital Reserve Fund

	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 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	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ -	\$ -	\$ -	\$ -

Eagle Hammock CDD FY 24 Assessment Roll
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PARCEL ID	Units	Type	O&M	Debt	Total
262908686703000010	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000020	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000030	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000040	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000050	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000060	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000070	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000080	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000090	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000100	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000110	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000120	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000130	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000140	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000150	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000160	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000170	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000180	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000190	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000200	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000210	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000220	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000230	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000240	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000250	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000260	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000270	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000280	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000290	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000300	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000310	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000320	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000330	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000340	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000350	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000360	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000370	1.00	40	\$1,435.05	\$944.19	\$2,379.24

PARCEL ID	Units	Type	O&M	Debt	Total
262908686703000380	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000390	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000400	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000410	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000420	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000430	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000440	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000450	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000460	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000470	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000480	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000490	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000500	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000510	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000520	1.00	50	\$1,435.05	\$590.12	\$2,025.17
262908686703000530	1.00	50	\$1,435.05	\$0.00	\$1,435.05
262908686703000540	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000550	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000560	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000570	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000580	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000590	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000600	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000610	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000620	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000630	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000640	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000650	1.00	50	\$1,435.05	\$0.00	\$1,435.05
262908686703000660	1.00	50	\$1,435.05	\$0.00	\$1,435.05
262908686703000670	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000680	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000690	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000700	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000710	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000720	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000730	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000740	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000750	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000760	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000770	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29

PARCEL ID	Units	Type	O&M	Debt	Total
262908686703000780	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000790	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000800	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000810	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000820	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000830	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000840	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000850	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000860	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000870	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000880	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000890	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000900	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000910	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000920	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000930	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000940	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000950	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000960	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000970	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703000980	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703000990	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001000	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001010	1.00	40	\$1,435.05	\$0.00	\$1,435.05
262908686703001020	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001030	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001040	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001050	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001060	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001070	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001080	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001090	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001100	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001110	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001120	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001130	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001140	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001150	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001160	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001170	1.00	40	\$1,435.05	\$944.19	\$2,379.24

PARCEL ID	Units	Type	O&M	Debt	Total
262908686703001180	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001190	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001200	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001210	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001220	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001230	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001240	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001250	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001260	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001270	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001280	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001290	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001300	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001310	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001320	1.00	40	\$1,435.05	\$0.00	\$1,435.05
262908686703001330	1.00	40	\$1,435.05	\$0.00	\$1,435.05
262908686703001340	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001350	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001360	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001370	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001380	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001390	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001400	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001410	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001420	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001430	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001440	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001450	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001460	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001470	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001480	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001490	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001500	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001510	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001520	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001530	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001540	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001550	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001560	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001570	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29

PARCEL ID	Units	Type	O&M	Debt	Total
262908686703001580	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001590	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001600	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001610	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001620	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001630	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001640	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001650	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001660	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001670	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001680	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001690	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001700	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001710	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001720	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001730	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001740	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001750	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001760	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001770	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001780	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001790	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001800	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001810	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001820	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001830	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001840	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001850	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001860	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001870	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001880	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001890	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001900	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001910	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001920	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001930	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001940	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001950	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001960	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703001970	1.00	40	\$1,435.05	\$944.19	\$2,379.24

PARCEL ID	Units	Type	O&M	Debt	Total
262908686703001980	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703001990	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002000	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002010	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002020	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002030	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002040	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002050	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002060	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002070	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002080	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002090	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002100	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002110	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002120	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002130	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002140	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002150	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002160	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002170	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002180	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002190	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002200	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002210	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002220	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002230	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002240	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002250	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002260	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002270	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002280	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002290	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002300	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002310	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002320	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002330	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002340	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002350	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002360	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002370	1.00	40	\$1,435.05	\$944.19	\$2,379.24

PARCEL ID	Units	Type	O&M	Debt	Total
262908686703002380	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002390	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002400	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002410	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002420	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002430	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002440	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002450	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002460	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002470	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002480	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002490	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002500	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002510	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002520	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002530	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002540	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002550	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002560	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002570	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002580	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002590	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002600	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002610	1.00	40	\$1,435.05	\$944.19	\$2,379.24
262908686703002620	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002630	1.00	50	\$1,435.05	\$1,180.24	\$2,615.29
262908686703002640					
262908686703002650					
262908686703002660					
262908686703002670					
262908686703002680					
262908686703002690					
262908686703002700					
262908686703002710					
262908686703002720					
Total Gross Assessments			\$377,418.15	\$268,032.21	\$645,450.36
Total Net Assessments			\$350,998.88	\$249,269.96	\$600,268.83

SECTION V

**Arbitrage Rebate Computation
Proposal For
Eagle Hammock
Community Development District
(City of Eagle Lake, Florida)
\$3,800,000 Special Assessment Bonds,
Series 2022 (Series 2022 Project)**





AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

July 12, 2023

Eagle Hammock Community Development District
c/o Ms. Katie Costa
Director of Accounting Services
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: \$3,800,000 Eagle Hammock Community Development District (City of Eagle Lake, Florida),
Special Assessment Bonds, Series 2022 (Series 2022 Project)

Dear Ms. Costa:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Eagle Hammock Community Development District (the “District”) Series 2022 (Series 2022 Project) bond issue (the “Bonds”). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,000 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District’s Bonds. We have established a "bond year end" of July 8th, based upon the anniversary of the closing date of the Bonds in July 2022.

Proposal

We are proposing rebate computation services based on the following:

- \$3,800,000 Series 2022 (Series 2022 Project) Bonds
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Cost of Issuance & Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Series 2022 (Series 2022 Project) Bonds is \$450 per year and will encompass all activity from July 8, 2022, the date of the closing, through July 8, 2027, the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC's Professional Fee – \$3,800,000 Series 2022 (Series 2022 Project) Bonds

Report Date	Type of Report	Period Covered	Fee
July 31, 2023	Rebate and Opinion	Closing – June 30, 2023	\$ 450
June 30, 2024	Rebate and Opinion	Closing – June 30, 2024	\$ 450
June 30, 2025	Rebate and Opinion	Closing – June 30, 2025	\$ 450
June 30, 2026	Rebate and Opinion	Closing – June 30, 2026	\$ 450
July 8, 2027	Rebate and Opinion	Closing – July 8, 2027	\$ 450

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from July 8, 2022, the date of the closing, through each report date

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;

- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2023.

Eagle Hammock
Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation

By: _____

By: Michael J. Scarfo
Senior Vice President

SECTION VI

UNIFORM COLLECTION
AGREEMENT
DISTRICT

THIS AGREEMENT made and entered into this 9th day of, August 2023
by and between Eagle Hammock Community Development District (“District”),
whose address is 219 E. Livingston Street, Orlando, FL 32801
and the Honorable Joe G. Tedder, State Constitutional Tax Collector in and for the Polk County
Political Subdivision, whose address is Polk County Tax Collectors Office, P.O. Box 1189,
Bartow, Florida 33831-1189 (“Tax Collector”).

SECTION I

Findings and Determinations

The parties find and determine:

1. District is authorized to impose and levy, and by appropriate Resolution has expressed its intent to use the statutory uniform methodology of collection for, certain non-ad valorem special assessments for Eagle Hammock CDD as authorized by constitutional and statutory municipal home rule and by section 197.3632, Florida Statutes (2012) and Rule 12D-18, Florida Administrative Code.

2. The term “Assessments” means those certain levies by the District which purport to constitute non-ad valorem special assessments for Eagle Hammock CDD improvements and related systems, facilities and services pursuant to Ordinance a non-ad valorem special assessment is lienable under Section 4, Article X, Florida Constitution, if it results in a special benefit peculiar to the parcels of property involved, over and above general community benefit, as a result of a logical connection to the property involved from the system, facility and service provided by the District and if it is apportioned to the property fairly and reasonably.

3. The uniform statutory collection methodology is provided in section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code (“uniform methodology”), with its enforcement provisions, including the use of tax certificates and tax deeds for enforcing against any delinquencies; and

4. The uniform methodology is more fair to the delinquent property owner than traditional lien foreclosure methodology.

5. The uniform methodology provides for more efficiency of collection by virtue of the Assessment being on the official tax notice issued by the Tax Collector which will produce positive economic benefits to the District and its citizens; and

6. The uniform methodology, through use of the official tax notice, will tend to eliminate confusion.

7. The Tax Collector, as the State Constitutional Officer for the county political subdivision, charged by general law in Chapter 197, Florida Statutes, and related rules and regulations, to function as the agent of the Florida Department of Revenue for purposes of the uniform methodology for the Assessments.

8. The sole and exclusive responsibility to determine, impose and levy the Assessments and to determine that it is a legal, constitutional and lienable non-ad valorem special assessment for Eagle Hammock CDD and related systems, facilities and services is that of the District and no other person, entity or officer.

SECTION II

Applicable Law and Regulations

1. Section 2, Article VIII, Florida Constitution; Chapter 170, Florida Statutes; sections 197.3631, 3632 and 3635, Florida Statutes; Rule 12D-18, Florida Administrative Code; and all other applicable provisions of constitutional and statutory law, govern the exercise by the District of its local self-government power to render and pay for municipal services.

2. Section 1(d), Article VIII, Florida Constitution; Chapter 197, Florida and other applicable provisions of constitutional and statutory law apply to Tax Collector in his capacity as a state constitutional county officer and agent of the Florida Department of Revenue for purpose the of collecting and enforcing the collection of non-ad valorem special assessments levied by District.

3. Section 197.3631, Florida Statutes, constitutes supplemental authority for District to levy non-ad valorem assessments including such non-ad valorem special assessments as the “Assessments” for Eagle Hammock CDD and related systems, facilities and services.

4. Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code, have provisions that apply both to District and to Tax Collector, as well as, to the Department of Revenue and the Property Appraiser in and for the county.

SECTION III

Purpose

The purpose of this Agreement under Rule 12D-18, Florida Administrative Code, is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of those certain non-ad valorem special assessments, the “Assessments,” levied by District to include compensation by District to the Tax Collector for actual costs of collection pursuant to section 197.3632(8)(c), Florida Statutes; payment by District of any costs involved in separate mailings because of non-merger of any non-ad valorem special assessment roll as certified by the Chair of the Board of Eagle Hammock Community Development District

or his or her designee, pursuant to section 197.3632(7), Florida Statutes; and reimbursement by District for necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the uniform methodology, as provided in section 197.3632(2), Florida Statutes.

SECTION IV

Term

The term of this Agreement shall commence upon execution, effective for 2023 tax notice purposes, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless District shall inform the Tax Collector, as well as Property Appraiser and the Department of Revenue, by 10 January of each calendar year, if District intends to discontinue to use the uniform methodology for such Assessments pursuant to section 197.3632(6), Florida Statutes (2012) and Rule 12D-18.006(3), Florida Administrative Code, using form DR-412 promulgated by the Florida Department of Revenue.

SECTION V

Duties and Responsibilities of District

District agrees, covenants and contracts to:

1. Compensate the Tax Collector for collections on behalf of the special assessment district in the amount of two percent (2%) on the balance pursuant to section 192.091(2)(b), Florida Statutes and 12D-18.004(2), Florida Administrative Code. The Authority agrees the 2% will be deducted from the balance at the time of each distribution.
2. Reimburse Tax Collector for necessary administrative costs for the collection and enforcement of the Assessment by the Tax Collector under the uniform methodology, pursuant to section 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.
3. To pay for or alternatively to reimburse the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non-ad valorem special assessment roll certified by District pursuant to section 197.3632(7), Florida Statutes and Rule 12D-18.004(2) Florida Administrative Code.
4. District upon being timely billed shall pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to sections 197.3632 and 197.3635, Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code.

5. By 15 September of each calendar year, the Chair of the
Eagle Hammock Community Development District

of the District, or his or her designee, shall certify, using DR Form 408 to the Tax Collector the non-ad valorem assessment (“Assessment”) roll on compatible electronic medium, tied to the property parcel identification number, and otherwise in conformance with the ad valorem tax rolls submitted by the Property Appraiser in July to the Department of Revenue. District or its agent on behalf of District shall post the non-ad valorem special assessment for each parcel on the said non-ad valorem assessment roll and shall exercise its responsibility that such non-ad valorem assessment roll be free of errors and omissions. Section 197.3632(10), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.

6. District agrees to abide by and implement its duties under the uniform law pursuant to all the provisions of sections 197.3632 and 197.3635, Florida Statutes, or its successor of statutory provisions and all applicable rules promulgated by the Department of Revenue and their successor rules.

7. District acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem special assessments, including the District’s “Assessment” and that it is the sole responsibility and duty of District to follow all procedural and substantive requirements for the levy and imposition of constitutionally lienable non-ad valorem special assessments, including the Assessments.

8. District shall indemnify and hold harmless Tax Collector to the extent of any legal action which may be filed in local, state or federal courts against Tax Collector regarding the imposition, levy, roll preparation and certification of the Assessments; District shall pay for or reimburse Tax Collector for fees for legal services rendered to Tax Collector with regard to any such legal action. Nothing herein shall be deemed or construed as a waiver of sovereign immunity by the Tax Collector or the District, and the parties shall have and maintain at all times and for all purposes any and all rights, immunities and protections available under controlling legal precedent as provided under Section 768.28, Florida Statute, or its successor and as provided under other applicable law.

SECTION VI

Duties of the Tax Collector

1. The Tax Collector shall merge timely the legally certified “Assessment” roll of the District with all non-ad valorem assessment rolls, merge said rolls with the tax roll, prepare a collection roll and prepare a combined notice (the tax notice) for both ad valorem taxes and non-ad valorem special assessments for all levying authorities within the county political subdivision, pursuant to sections 197.3632 and 197.3635, Florida Statutes, and its successor provisions, and any applicable rules, and their successor rules, promulgated by the Department of Revenue, and in accordance with any specific ordinances or resolutions adopted by district, so long as said ordinances and resolutions shall themselves each and every one clearly state intent to use the uniform method for collecting such assessments and so long as they are further not inconsistent

with, or contrary to, the provisions of sections 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules.

2. Tax Collector shall collect the Assessments of District as certified by the Chair of the Eagle Hammock Community Development District or his or her designee, to the Tax Collector no later than 15 September of each calendar year on compatible electronic medium, tied to the property identification number for each parcel, and in the format used in July by the Property Appraiser for the ad valorem rolls submitted to the Department of Revenue, using, DR Form 408, and free of errors or omissions.

3. The Tax Collector agrees to cooperate with District in implementation of the uniform methodology for collecting Assessments pursuant to sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any non-ad valorem assessment roll for the Assessments of District that is not officially, timely and legally certified to the Tax Collector pursuant to Chapter 197, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

4. If the Tax Collector discovers errors or omissions on such roll, Tax Collector may request District to file a corrected roll or a correction of the amount of any assessment and District shall bear the cost of any such error or omission.

5. If Tax Collector determines that a separate mailing is authorized pursuant to section 197.3632(7), Florida Statutes, and any applicable rules promulgated by the Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate notice of the particular non-ad valorem special assessment (“Assessment”) or shall direct District to mail such a separate notice. In making this decision, the Tax Collector shall consider all costs to District and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of delay in multiple notices. If such a separate mailing is effected, District shall bear all costs associated with the separate notice for the non-ad valorem special assessment that could not be merged, upon timely billing by the Tax Collector.

SECTION VII

Entire Agreement

1. The parties shall perform all their obligations under this agreement in accordance with good faith and prudent practice.

2. This agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, unless otherwise provided in this Agreement, except in writing and signed by all the parties hereto. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless such provision found to be invalid alter substantially the benefits of the Agreement for either of the parties or renders the statutory and regulatory obligations unperformable.

3. This Agreement shall be governed by the laws of the State of Florida.

4. Written notice shall be given to the parties at the following addresses, or such other place or person as each of the parties shall designate by similar notice:

- a. As to Tax Collector: Address Joe G. Tedder
 P.O. Box 1189
 Bartow, FL 33831-1189
- b. As to District: Address Eagle Hammock Community Development District
 219 E. Livingston Street
 Orlando, FL 32801

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST:

POLK COUNTY TAX COLLECTOR

Joe G. Tedder, Tax Collector By: Joe G. Tedder
 Printed Name

Date: _____

ATTEST:

By: _____
 Printed Name

ATTEST:

By: _____
 Printed Name

As authorized for execution by the District _____ of _____ City
at its _____ regular meeting.

SECTION VII

SECTION C

Eagle Hammock CDD

Field Management Report



August 10th, 2023

Allen Bailey – Field Manager

GMS

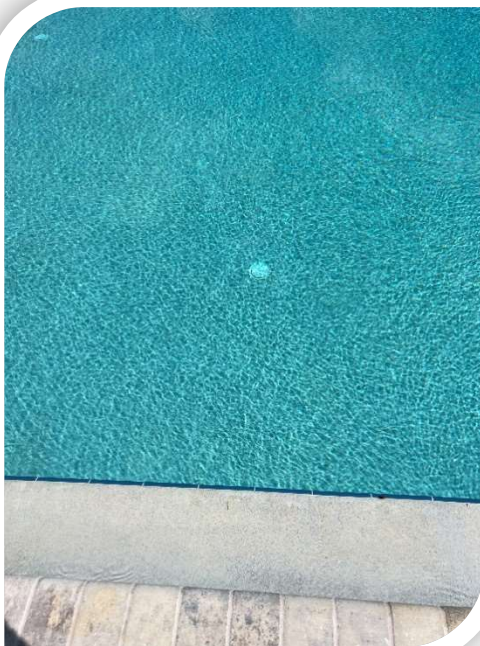
Completed

Palm Trimming



✚ The landscape vendor trimmed the palm trees around the amenity center that lost branches due to the heat.

Pool Floor Return



✚ The pool vendor found a floor return missing and it was replaced promptly to mitigate potential injury.

Complete

Landscape Update



- ✚ The overall landscaping quality is meeting expectations.
- ✚ The vendor responds promptly to any requests that have been made.

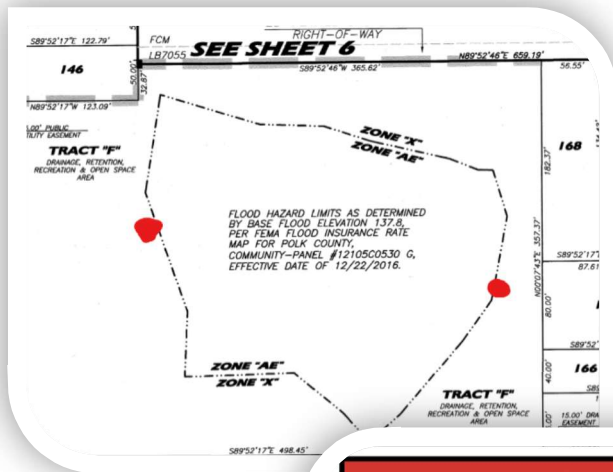
Aquatics Update



- ✚ Pond maintenance is meeting expectations. There has not been any major algae blooms or other aquatic issues.

In Progress

Amenity Pond Signage



GMS maintenance staff have been scheduled to install wildlife warning signs to be placed at the amenity pond.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-460-4424, or by email at abailey@gmscfl.com. Thank you.

Respectfully,
Allen Bailey

SECTION D

SECTION 1

Eagle Hammock Community Development District

Summary of Check Register

June 01, 2023 to June 30, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	6/19/23	74-77	\$ 13,809.62
	6/26/23	78-80	\$ 5,636.10
Total Amount			\$ 19,445.72

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/19/23	00008	5/26/23	16008	202305	320	53800	47000		MONTHLY POND HERBICIDE	*	700.00		
AQUATIC WEED MANAGEMENT, INC												700.00	000074
6/19/23	00018	6/05/23	90093133	202305	310	51300	32200		AUDIT SERVICES FY22	*	3,950.00		
DIBARTOLOMEO,MCBEE,HARTLEY & BARNES												3,950.00	000075
6/19/23	00001	4/30/23	35	202304	320	53800	48000		CLEANED TRASH OUT OF POND	*	932.90		
		4/30/23	36	202304	320	53800	48000		SECURIY DOOR INSTALLATION	*	2,744.50		
		6/01/23	33	202306	310	51300	34000		MANAGEMENT FEES JUN23	*	2,916.67		
		6/01/23	33	202306	310	51300	35200		WEBSITE ADMIN JUN23	*	100.00		
		6/01/23	33	202306	310	51300	35100		INFORMATION TECH JUN23	*	150.00		
		6/01/23	33	202306	310	51300	31300		DISSEMINATION FEES JUN23	*	416.67		
		6/01/23	33	202306	330	57200	49200		AMENITY ACCESS JUN23	*	416.67		
		6/01/23	33	202306	310	51300	51000		OFFICE SUPPLIES JUN23	*	2.74		
		6/01/23	33	202306	310	51300	42000		POSTAGE JUN23	*	16.97		
		6/01/23	34	202306	320	53800	34000		FIELD MANAGEMENT JUN23	*	1,250.00		
GOVERNMENTAL MANAGEMENT SERVICES-												8,947.12	000076
6/19/23	00006	5/15/23	6611	202304	310	51300	31500		GENERAL COUNSEL	*	212.50		
KILINSKI VAN WYK, PLLC												212.50	000077
6/26/23	00017	5/18/23	33530	202305	330	57200	49200		SIFER ISO CARD	*	1,874.50		
CURRENT DEMANDS ELECTRICAL												1,874.50	000078
6/26/23	00006	6/14/23	6753	202305	310	51300	31500		GENERAL COUNSEL MAY23	*	1,315.60		
KILINSKI VAN WYK, PLLC												1,315.60	000079
6/26/23	00010	6/01/23	9109	202306	320	53800	46200		LANDSCAPE MAINT JUN23	*	2,446.00		
PRINCE & SONS INC.												2,446.00	000080
TOTAL FOR BANK A											19,445.72		
EHCD EAGLE HAMMOCK IARAUJO													

SECTION 2

Eagle Hammock
Community Development District

Unaudited Financial Reporting
June 30, 2023



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1	<hr/>	Balance Sheet
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6-7	<hr/>	Month to Month
8	<hr/>	Long Term Debt Schedule

Eagle Hammock
Community Development District
Combined Balance Sheet
June 30, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Fund</i>
Assets:				
Operating Account	\$ 72,242	\$ -	\$ -	\$ 72,242
Due From General Fund	\$ -	\$ -	\$ -	\$ -
Investments:				
<u>Series 2022</u>				
Reserve	\$ -	\$ 126,953	\$ -	\$ 126,953
Revenue	\$ -	\$ 148,006	\$ -	\$ 148,006
Interest	\$ -	\$ 3,911	\$ -	\$ 3,911
Prepayment	\$ -	\$ 125,221	\$ -	\$ 125,221
Total Assets	\$ 72,242	\$ 404,092	\$ -	\$ 476,334
Liabilities:				
Accounts Payable	\$ 8,425	\$ -	\$ -	\$ 8,425
Total Liabilities	\$ 8,425	\$ -	\$ -	\$ 8,425
Fund Balances:				
Restricted for:				
Debt Service	\$ -	\$ 404,092	\$ -	\$ 404,092
Unassigned	\$ 63,817	\$ -	\$ -	\$ 63,817
Total Fund Balances	\$ 63,817	\$ 404,092	\$ -	\$ 467,909
Total Liabilities & Fund Balance	\$ 72,242	\$ 404,092	\$ -	\$ 476,334

Eagle Hammock
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Proposed	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	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	\$ 9,000	\$ 2,400	\$ 6,600
Engineering	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Attorney	\$ 25,000	\$ 18,750	\$ 5,838	\$ 12,912
Annual Audit	\$ 5,000	\$ 5,000	\$ 3,950	\$ 1,050
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 500	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 3,750	\$ 4,000	\$ (250)
Trustee Fees	\$ 5,000	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 26,250	\$ 26,250	\$ (0)
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,200	\$ 900	\$ 900	\$ -
Postage & Delivery	\$ 1,000	\$ 750	\$ 231	\$ 519
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Copies	\$ 1,000	\$ 750	\$ -	\$ 750
Legal Advertising	\$ 10,000	\$ 7,500	\$ 5,453	\$ 2,047
Contingency	\$ 5,960	\$ 4,470	\$ -	\$ 4,470
Office Supplies	\$ 625	\$ 469	\$ 9	\$ 460
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 134,260	\$ 100,364	\$ 60,556	\$ 39,808

Eagle Hammock
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Proposed	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
<i>Operation and Maintenance</i>				
Field Expenses				
Property Insurance	\$ 5,050	\$ -	\$ -	-
Field Management	\$ 15,000	\$ 11,250	\$ 6,250	\$ 5,000
Landscape Maintenance	\$ 60,317	\$ 45,238	\$ 28,607	\$ 16,631
Landscape Replacement	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Lake Maintenance	\$ -	\$ -	\$ 6,369	\$ (6,369)
Streetlights	\$ 30,000	\$ 22,500	\$ 15,627	\$ 6,873
Electric	\$ 5,000	\$ 3,750	\$ 406	\$ 3,344
Water and Sewer	\$ 10,000	\$ 7,500	\$ 1,133	\$ 6,367
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Irrigation Repairs	\$ 7,500	\$ 5,625	\$ -	\$ 5,625
General Field Repairs & Maintenance	\$ 10,000	\$ 7,500	\$ 4,697	\$ 2,803
Contingency	\$ 7,500	\$ 5,625	\$ -	\$ 5,625
Subtotal Field Expenditures:	\$ 167,867	\$ 122,113	\$ 63,090	\$ 59,023
Amenity Expenditures				
Amenity - Insurance	\$ 5,050	\$ 5,050	\$ 3,971	\$ 1,079
Amenity - Electric	\$ 8,000	\$ 6,000	\$ 1,139	\$ 4,861
Amenity - Water	\$ 10,000	\$ 7,500	\$ 4,108	\$ 3,392
Internet	\$ 2,000	\$ 1,500	\$ 398	\$ 1,102
Pest Control	\$ 480	\$ -	\$ -	-
Janitorial Service	\$ 5,600	\$ 4,200	\$ 430	\$ 3,770
Security Services	\$ 34,000	\$ -	\$ -	-
Pool Maintenance	\$ 12,000	\$ 9,000	\$ 2,000	\$ 7,000
Amenity Repairs & Maintenance	\$ 10,000	\$ -	\$ -	-
Amenity Access Management	\$ 5,000	\$ 3,750	\$ 2,291	\$ 1,459
Contingency	\$ 7,500	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 99,630	\$ 37,000	\$ 14,337	\$ 22,663
Total Expenditures	\$ 401,757	\$ 259,477	\$ 137,983	\$ 121,494
Excess (Deficiency) of Revenues over Expenditures	\$ (0)		\$ 53,443	
Fund Balance - Beginning	\$ -		\$ 10,374	
Fund Balance - Ending	\$ (0)		\$ 63,817	

Eagle Hammock

Community Development District

Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2023

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	Variance
Revenues				
Assessments	\$ 255,747	\$ 144,887	\$ 144,887	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 176,209	\$ 176,209
Assessments - Prepayment	\$ -	\$ -	\$ 153,687	\$ 153,687
Interest	\$ -	\$ -	\$ 7,626	\$ 7,626
Total Revenues	\$ 255,747	\$ 144,887	\$ 482,409	\$ 337,522
Expenditures:				
Interest - 11/01	\$ 62,550	\$ 62,550	\$ 62,550	\$ -
Principal - 05/01	\$ 55,000	\$ 55,000	\$ 55,000	\$ -
Interest - 05/01	\$ 99,638	\$ 99,638	\$ 99,638	\$ -
Special Call - 05/01	\$ -	\$ -	\$ 30,000	\$ (30,000)
Total Expenditures	\$ 217,188	\$ 217,188	\$ 247,188	\$ (30,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 38,559		\$ 235,222	
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		\$ 239,133	
Fund Balance - Beginning	\$ 62,550		\$ 164,959	
Fund Balance - Ending	\$ 101,109		\$ 404,092	

Eagle Hammock
Community Development District
Construction Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	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	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 2,400
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 37	\$ 37	\$ 1,132	\$ 652	\$ 758	\$ 38	\$ 213	\$ 1,316	\$ 1,658	\$ -	\$ -	\$ -	\$ 5,838
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,950	\$ -	\$ -	\$ -	\$ -	\$ 3,950
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 667	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ 4,000
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ 26,250
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website Maintenance**	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Postage & Delivery	\$ 71	\$ 2	\$ 2	\$ 23	\$ 64	\$ 7	\$ 12	\$ 34	\$ 17	\$ -	\$ -	\$ -	\$ 231
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ 292	\$ 1,226	\$ 297	\$ -	\$ -	\$ -	\$ 3,638	\$ -	\$ -	\$ -	\$ 5,453
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 3	\$ 0	\$ 3	\$ 0	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ 9
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 13,865	\$ 3,622	\$ 5,809	\$ 5,487	\$ 5,502	\$ 3,631	\$ 4,058	\$ 9,683	\$ 8,899	\$ -	\$ -	\$ -	\$ 60,556

Operation and Maintenance													
Field Expenses													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 1,250	\$ -	\$ -	\$ -	\$ 6,250
Landscape Maintenance	\$ 5,250	\$ 3,500	\$ 1,750	\$ 5,946	\$ 2,446	\$ 2,446	\$ 2,446	\$ 2,377	\$ 2,446	\$ -	\$ -	\$ -	\$ 28,607
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 769	\$ 700	\$ -	\$ -	\$ -	\$ 6,369
Streetlights	\$ -	\$ -	\$ 702	\$ -	\$ 2,406	\$ 5,309	\$ 4,804	\$ -	\$ 2,406	\$ -	\$ -	\$ -	\$ 15,627
Electric	\$ -	\$ -	\$ 251	\$ -	\$ 30	\$ 64	\$ 30	\$ -	\$ 31	\$ -	\$ -	\$ -	\$ 406
Water and Sewer	\$ 50	\$ 44	\$ 70	\$ 63	\$ 457	\$ 59	\$ 88	\$ 216	\$ 86	\$ -	\$ -	\$ -	\$ 1,133
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,020	\$ 3,677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,697
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Field Expenditures:	\$ 6,625	\$ 4,869	\$ 4,098	\$ 7,334	\$ 6,664	\$ 10,223	\$ 12,370	\$ 3,987	\$ 6,920	\$ -	\$ -	\$ -	\$ 63,090

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,971
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 491	\$ 307	\$ -	\$ 341	\$ -	\$ -	\$ -	\$ 1,139
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ 182	\$ 118	\$ 1,446	\$ 354	\$ 2,008	\$ -	\$ -	\$ -	\$ 4,108
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179	\$ 73	\$ 73	\$ 73	\$ -	\$ -	\$ -	\$ 398
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 430	\$ -	\$ -	\$ -	\$ 430
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,875	\$ 417	\$ -	\$ -	\$ -	\$ 2,291
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 182	\$ 788	\$ 5,797	\$ 2,302	\$ 5,269	\$ -	\$ -	\$ -	\$ 14,337
Total Expenditures	\$ 20,490	\$ 8,492	\$ 9,907	\$ 12,821	\$ 12,348	\$ 14,641	\$ 22,225	\$ 15,972	\$ 21,087	\$ -	\$ -	\$ -	\$ 137,983
Excess (Deficiency) of Revenues over Expenditures	\$ 50,360	\$ (1,342)	\$ (9,907)	\$ (12,821)	\$ 101,077	\$ (14,641)	\$ (22,225)	\$ (15,972)	\$ (21,087)	\$ -	\$ -	\$ -	\$ 53,443

EAGLE HAMMOCK

Community Development District

Long Term Debt Report

SERIES 2021, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	4.375%, 4.875%, 5.375%	
MATURITY DATE:	5/1/2052	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$126,953	
RESERVE FUND BALANCE	\$126,953	
BONDS OUTSTANDING - 07/08/2022		\$3,800,000
LESS: Principal Payment - 05/01/23		(\$55,000)
LESS: Special Call - 05/01/23		(\$30,000)
CURRENT BONDS OUTSTANDING		\$3,715,000