

*Eagle Hammock  
Community Development District*

*Meeting Agenda*

*July 11, 2024*

# AGENDA

# *Eagle Hammock*

## *Community Development District*

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

July 4, 2024

### **Board of Supervisors Meeting 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, July 11, 2024 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/82116996354>

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

**Meeting ID:** 821 1699 6354

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers 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 June 13, 2024 Board of Supervisors Meeting
4. Public Hearing
  - A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget
    - i. Consideration of Resolution 2024-04 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds
    - ii. Consideration of Resolution 2024-05 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2024-06 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025
6. Consideration of the Adoption of Goals and Objectives for the District
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. Ethics Training
10. Supervisors Requests and Audience Comments
11. Adjournment

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<sup>1</sup> 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, **June 13, 2024** 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
Kareyann Ellison	Assistant Secretary
Garret Parkinson	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, Kilinski Van Wyk
Patrick Collins	District Counsel, Kilinski Van Wyk
Allen Bailey	Field Manager, GMS

*The following is a summary of the discussions and actions taken at the June 13, 2024 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. Three Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There are no members of the public present at this time and none joining us via Zoom.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Letter of Resignation from Joel Adams**

Ms. Burns asked for a motion to accept Joel Adams's resignation.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Acceptance of Letter of Resignation from Joel Adams, was approved.

**B. Appointment to Fill Board Seat #1**

Ms. Burns stated that leaves seat #1 vacant. She asked for a motion to fill that vacancy. Mr. Walsh nominated Kareyann Ellison.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Appointment of Kareyann Ellison to Fill Board Seat #1, was approved.

**C. Administration of Oaths to Newly Appointed Supervisor**

Ms. Burns administered the oath of office to Kareyann Ellison.

**D. Consideration of Resolution 2024-03 Appointing an Assistant Secretary**

Ms. Burns stated Kareyann will be filled in as an Assistant Secretary.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2024-03 Appointing Kareyann as Assistant Secretary, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the April 11, 2024 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the April 11, 2024 Board of Supervisors meeting. She asked for any questions, comments, or corrections. Hearing none.

On MOTION by Mr. Walsh seconded by Mr. Parkinson, with all in favor, the Minutes of the April 11, 2024 Board of Supervisors Meeting, was approved.

**FIFTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2023 Audit Report**

Ms. Burns stated on page 30 is the report to management that has the summary of the audit. There are no incidences of noncompliance and no findings so a clean audit. It will be submitted to

the state prior to the June 30<sup>th</sup> deadline. She asked for any questions, otherwise looking for a motion to accept the audit report.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Accepting the Fiscal Year 2023 Audit Report, was approved.

**SIXTH ORDER OF BUSINESS                      Staff Reports**

**A. Attorney**

Ms. Gentry introduced the Board to Patrick Collins a new associate in her Tampa office who will be helping out with this District. She reminded the Board of Form 1 due July 1<sup>st</sup>. She noted the insurance sent some information on the first amendment auditors for CDDs are active again and to be calm if one shows up. She reminded of ethics training on public records today.

**B. Engineer**

Ms. Burns noted the District Engineer is not on the line today.

**C. Field Manager’s Report**

**i. Consideration of Proposal to Install Dog Waste Stations in Community**

Mr. Bailey presented the proposal from Jayman Enterprises to install two dog stations near the amenity for \$750.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Proposal from Jayman Enterprises to Install Dog Waste Stations in the Community, was approved.

**ii. Consideration of Addendum to Add Emptying of Dog Stations to Current Janitorial Maintenance Contract**

Mr. Bailey stated this is to add service for 2 pet stations in the community, pet station collection twice a week for \$100 per month and doggie waste bags (200 box) for \$10 per box.

On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, the Addendum to Add Emptying of Dog Stations to Current Janitorial Maintenance Contract, was approved.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns noted approval of the check register that is included in the agenda package for review. She asked for any questions, otherwise looking for a motion to approve.

On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, the Check Register, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns noted financial statements are included in the package for review. No action necessary from the Board.

**iii. Presentation of Number of Registered Voters – 136**

Ms. Burns stated as of April 2024, there were 136 registered voters in the community.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Ethics Training**

The Board participated in the Ethic’s Training required by Florida statute.

**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. Andrade, seconded by Ms. Ellison, with all in favor, the meeting was adjourned.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman



# SECTION IV

# SECTION A

# SECTION 1

## RESOLUTION 2024-04

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2024, submitted to the Board of Supervisors (“**Board**”) of the Eagle Hammock Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be

subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Eagle Hammock Community Development District for the Fiscal Year Ending September 30, 2025.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND (SERIES 2022)	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 11<sup>TH</sup> DAY OF JULY 2024.**

ATTEST:

**EAGLE HAMMOCK  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Fiscal Year 2024/2025 Budget

***Eagle Hammock***  
***Community Development District***

***Proposed Budget***  
***FY2025***



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**Eagle Hammock**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 months	Total Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments	\$ 351,000	\$ 355,604	\$ -	\$ 355,604	\$ 377,298
Developer Contributions	\$ -	\$ 26,369	\$ -	\$ 26,369	\$ -
<b>Total Revenues</b>	<b>\$ 351,000</b>	<b>\$ 381,973</b>	<b>\$ -</b>	<b>\$ 381,973</b>	<b>\$ 377,298</b>
<b>Expenditures</b>					
<i>General &amp; Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 800	\$ 2,000	\$ 2,800	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 12,500
Attorney	\$ 12,500	\$ 4,704	\$ 3,764	\$ 8,468	\$ 12,500
Annual Audit	\$ 3,500	\$ 4,000	\$ -	\$ 4,000	\$ 4,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,250
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 3,783	\$ 1,667	\$ 5,450	\$ 5,250
Trustee Fees	\$ 4,020	\$ -	\$ 4,041	\$ 4,041	\$ 4,041
Management Fees	\$ 37,100	\$ 24,733	\$ 12,367	\$ 37,100	\$ 38,955
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,260
Postage & Delivery	\$ 1,000	\$ 395	\$ 150	\$ 545	\$ 1,000
Insurance	\$ 5,750	\$ 5,175	\$ -	\$ 5,175	\$ 5,951
Copies	\$ 1,000	\$ -	\$ 100	\$ 100	\$ 500
Legal Advertising	\$ 5,000	\$ -	\$ 4,088	\$ 4,088	\$ 5,000
Contingency	\$ 2,500	\$ 1,567	\$ 2,220	\$ 3,787	\$ 2,500
Office Supplies	\$ 625	\$ 7	\$ 35	\$ 42	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 113,620</b>	<b>\$ 52,340</b>	<b>\$ 39,380</b>	<b>\$ 91,720</b>	<b>\$ 113,222</b>

**Eagle Hammock**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 months	Total Thru 9/30/24	Proposed Budget FY2025
<b><i>Operations &amp; Maintenance</i></b>					
<b><i>Field Services</i></b>					
Property Insurance	\$ 10,100	\$ 8,727	\$ -	\$ 8,727	\$ 10,100
Field Management	\$ 15,000	\$ 10,000	\$ 5,000	\$ 15,000	\$ 15,000
Landscape Maintenance	\$ 47,500	\$ 25,648	\$ 20,518	\$ 46,166	\$ 47,500
Landscape Replacement	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 12,000
Lake Maintenance	\$ 8,400	\$ 5,600	\$ 2,800	\$ 8,400	\$ 8,400
Streetlights	\$ 45,000	\$ 19,778	\$ 11,396	\$ 31,174	\$ 39,766
Electric	\$ 2,500	\$ 182	\$ 146	\$ 328	\$ 2,500
Water & Sewer	\$ 2,500	\$ 565	\$ 452	\$ 1,016	\$ 2,500
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ 204	\$ 1,750	\$ 1,954	\$ 5,000
General Repairs & Maintenance	\$ 10,000	\$ 2,268	\$ 1,020	\$ 3,288	\$ 12,500
Contingency	\$ 5,000	\$ 280	\$ 2,500	\$ 2,780	\$ 5,000
<b>Subtotal Field Expenditures</b>	<b>\$ 166,000</b>	<b>\$ 73,252</b>	<b>\$ 51,832</b>	<b>\$ 125,083</b>	<b>\$ 162,766</b>
<b><i>Amenity Expenditures</i></b>					
Amenity - Electric	\$ 8,000	\$ 4,103	\$ 3,282	\$ 7,385	\$ 8,000
Amenity - Water	\$ 10,000	\$ 4,449	\$ 1,600	\$ 6,049	\$ 10,000
Internet	\$ 2,000	\$ 665	\$ 752	\$ 1,417	\$ 2,000
Pest Control	\$ 480	\$ 1,080	\$ 480	\$ 1,560	\$ 1,760
Janitorial Service	\$ 12,200	\$ 6,050	\$ 2,900	\$ 8,950	\$ 5,700
Security Services	\$ 5,000	\$ 1,332	\$ 3,668	\$ 5,000	\$ 5,000
Pool Maintenance	\$ 16,200	\$ 10,800	\$ 5,400	\$ 16,200	\$ 16,800
Amenity Repairs & Maintenance	\$ 5,000	\$ 1,403	\$ 1,500	\$ 2,903	\$ 12,500
Amenity Management	\$ 5,000	\$ 3,333	\$ 1,667	\$ 5,000	\$ 5,750
Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
<b>Subtotal Amenity Expenditures</b>	<b>\$ 71,380</b>	<b>\$ 33,216</b>	<b>\$ 24,999</b>	<b>\$ 58,215</b>	<b>\$ 75,010</b>
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 237,380</b>	<b>\$ 106,468</b>	<b>\$ 76,831</b>	<b>\$ 183,298</b>	<b>\$ 237,776</b>
<b><i>Other Financing Sources/(Uses)</i></b>					
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ 26,300
<b>Total Other Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,300</b>
<b>Total Expenditures</b>	<b>\$ 351,000</b>	<b>\$ 158,807</b>	<b>\$ 116,211</b>	<b>\$ 275,018</b>	<b>\$ 377,298</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 223,165</b>	<b>\$ (116,211)</b>	<b>\$ 106,954</b>	<b>\$ -</b>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Platted	263.00	263	1.00	\$377,298.25	\$1,434.59	\$1,542.57
				<b>\$377,298.25</b>		

Gross Assessments- Per Unit FY 25	Assessments- Per Unit FY 24	(Decrease) Per Unit	% Increase (Decrease)
\$1,542.57	\$ 1,435.05	\$ 107.52	7%

# 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.

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#### **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.

#### 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.

# Eagle Hammock

## Community Development District

### General Fund Narrative

#### **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.

###### *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.

# Eagle Hammock

## Community Development District

### General Fund Narrative

#### 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.

##### Amenity Management

Provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Seamless facility rental management for clubhouses, meeting rooms and pavilions. and rentals Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

**Eagle Hammock**  
**Community Development District**  
**General Fund Narrative**

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 FY2024	Actuals Thru 5/31/24	Projected Next 4 months	Projected Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments	\$ 249,270	\$ 227,520	\$ 21,750	\$ 249,270	\$ 207,561
Assessments - Prepayment	\$ -	\$ 320,595	\$ -	\$ 320,595	\$ -
Interest	\$ -	\$ 13,004	\$ 10,403	\$ 23,407	\$ -
Carry Forward Surplus <sup>(1)</sup>	\$ 215,169	\$ 513,449	\$ -	\$ 513,449	\$ 316,268
<b>Total Revenues</b>	<b>\$ 464,440</b>	<b>\$ 1,074,567</b>	<b>\$ 32,153</b>	<b>\$ 1,106,721</b>	<b>\$ 523,829</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 95,809	\$ 95,809	\$ -	\$ 95,809	\$ 75,900
Special Call - 11/1	\$ -	\$ 365,000	\$ -	\$ 365,000	\$ -
Special Call - 2/1	\$ -	\$ 120,000	\$ -	\$ 120,000	\$ -
Special Call - 5/1	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ -
Interest - 2/1	\$ -	\$ 1,569	\$ -	\$ 1,569	\$ -
Principal - 5/1	\$ 55,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
Interest - 5/1	\$ 95,809	\$ 83,075	\$ -	\$ 83,075	\$ 75,900
<b>Total Expenditures</b>	<b>\$ 246,618</b>	<b>\$ 790,453</b>	<b>\$ -</b>	<b>\$ 790,453</b>	<b>\$ 201,800</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 217,821</b>	<b>\$ 284,114</b>	<b>\$ 32,153</b>	<b>\$ 316,268</b>	<b>\$ 322,029</b>

Interest - 11/1 \$ 74,806.25

<sup>(1)</sup> 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'	69	\$75,736	\$1,097.62	\$1,180.24
Single Family - 50' - Partial Pay Down	5	\$2,745	\$549.00	\$590.32
<b>Total</b>	<b>221</b>	<b>\$207,561</b>		



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

Date	Balance	Principal	Interest	Total
11/01/24	\$ 2,880,000.00	\$ -	\$ 75,900.00	\$ 75,900.00
05/01/25	\$ 2,880,000.00	\$ 50,000.00	\$ 75,900.00	
11/01/25	\$ 2,830,000.00	\$ -	\$ 74,806.25	\$ 200,706.25
05/01/26	\$ 2,830,000.00	\$ 50,000.00	\$ 74,806.25	
11/01/26	\$ 2,780,000.00	\$ -	\$ 73,712.50	\$ 198,518.75
05/01/27	\$ 2,780,000.00	\$ 50,000.00	\$ 73,712.50	
11/01/27	\$ 2,730,000.00	\$ -	\$ 72,618.75	\$ 196,331.25
05/01/28	\$ 2,730,000.00	\$ 55,000.00	\$ 72,618.75	
11/01/28	\$ 2,675,000.00	\$ -	\$ 71,278.13	\$ 198,896.88
05/01/29	\$ 2,675,000.00	\$ 55,000.00	\$ 71,278.13	
11/01/29	\$ 2,620,000.00	\$ -	\$ 69,937.50	\$ 196,215.63
05/01/30	\$ 2,620,000.00	\$ 60,000.00	\$ 69,937.50	
11/01/30	\$ 2,560,000.00	\$ -	\$ 68,475.00	\$ 198,412.50
05/01/31	\$ 2,560,000.00	\$ 65,000.00	\$ 68,475.00	
11/01/31	\$ 2,495,000.00	\$ -	\$ 66,890.63	\$ 200,365.63
05/01/32	\$ 2,495,000.00	\$ 65,000.00	\$ 66,890.63	
11/01/32	\$ 2,430,000.00	\$ -	\$ 65,306.25	\$ 197,196.88
05/01/33	\$ 2,430,000.00	\$ 70,000.00	\$ 65,306.25	
11/01/33	\$ 2,360,000.00	\$ -	\$ 63,425.00	\$ 198,731.25
05/01/34	\$ 2,360,000.00	\$ 75,000.00	\$ 63,425.00	
11/01/34	\$ 2,285,000.00	\$ -	\$ 61,409.38	\$ 199,834.38
05/01/35	\$ 2,285,000.00	\$ 80,000.00	\$ 61,409.38	
11/01/35	\$ 2,205,000.00	\$ -	\$ 59,259.38	\$ 200,668.75
05/01/36	\$ 2,205,000.00	\$ 80,000.00	\$ 59,259.38	
11/01/36	\$ 2,125,000.00	\$ -	\$ 57,109.38	\$ 196,368.75
05/01/37	\$ 2,125,000.00	\$ 85,000.00	\$ 57,109.38	
11/01/37	\$ 2,040,000.00	\$ -	\$ 54,825.00	\$ 196,934.38
05/01/38	\$ 2,040,000.00	\$ 90,000.00	\$ 54,825.00	
11/01/38	\$ 1,950,000.00	\$ -	\$ 52,406.25	\$ 197,231.25
05/01/39	\$ 1,950,000.00	\$ 95,000.00	\$ 52,406.25	
11/01/39	\$ 1,855,000.00	\$ -	\$ 49,853.13	\$ 197,259.38
05/01/40	\$ 1,855,000.00	\$ 100,000.00	\$ 49,853.13	
11/01/40	\$ 1,755,000.00	\$ -	\$ 47,165.63	\$ 197,018.75
05/01/41	\$ 1,755,000.00	\$ 105,000.00	\$ 47,165.63	
11/01/41	\$ 1,650,000.00	\$ -	\$ 44,343.75	\$ 196,509.38
05/01/42	\$ 1,650,000.00	\$ 115,000.00	\$ 44,343.75	
11/01/42	\$ 1,535,000.00	\$ -	\$ 41,253.13	\$ 200,596.88
05/01/43	\$ 1,535,000.00	\$ 120,000.00	\$ 41,253.13	
11/01/43	\$ 1,415,000.00	\$ -	\$ 38,028.13	\$ 199,281.25
05/01/44	\$ 1,415,000.00	\$ 125,000.00	\$ 38,028.13	
11/01/44	\$ 1,290,000.00	\$ -	\$ 34,668.75	\$ 197,696.88
05/01/45	\$ 1,290,000.00	\$ 130,000.00	\$ 34,668.75	
11/01/45	\$ 1,160,000.00	\$ -	\$ 31,175.00	\$ 195,843.75
05/01/46	\$ 1,160,000.00	\$ 140,000.00	\$ 31,175.00	
11/01/46	\$ 1,020,000.00	\$ -	\$ 27,412.50	\$ 198,587.50
05/01/47	\$ 1,020,000.00	\$ 145,000.00	\$ 27,412.50	
11/01/47	\$ 875,000.00	\$ -	\$ 23,515.63	\$ 195,928.13
05/01/48	\$ 875,000.00	\$ 155,000.00	\$ 23,515.63	
11/01/48	\$ 720,000.00	\$ -	\$ 19,350.00	\$ 197,865.63
05/01/49	\$ 720,000.00	\$ 165,000.00	\$ 19,350.00	
11/01/49	\$ 555,000.00	\$ -	\$ 14,915.63	\$ 199,265.63
05/01/50	\$ 555,000.00	\$ 175,000.00	\$ 14,915.63	
11/01/50	\$ 380,000.00	\$ -	\$ 10,212.50	\$ 200,128.13
05/01/51	\$ 380,000.00	\$ 185,000.00	\$ 10,212.50	
11/01/51	\$ 195,000.00	\$ -	\$ 5,240.63	\$ 200,453.13
05/01/52	\$ 195,000.00	\$ 195,000.00	\$ 5,240.63	\$ 200,240.63
		<b>\$ 2,880,000.00</b>	<b>\$ 2,748,987.50</b>	<b>\$ 5,628,987.50</b>

**Eagle Hammock**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 months	Total Projected 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ 26,300
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,300</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,300</b>

# SECTION 2

## RESOLUTION 2024-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Eagle Hammock Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Polk County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2024/2025; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other

things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Eagle Hammock Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**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 upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of July 2024.

ATTEST:

**EAGLE HAMMOCK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll

***Eagle Hammock***  
***Community Development District***

***Proposed Budget***  
***FY2025***



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**Eagle Hammock**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 months	Total Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments	\$ 351,000	\$ 355,604	\$ -	\$ 355,604	\$ 377,298
Developer Contributions	\$ -	\$ 26,369	\$ -	\$ 26,369	\$ -
<b>Total Revenues</b>	<b>\$ 351,000</b>	<b>\$ 381,973</b>	<b>\$ -</b>	<b>\$ 381,973</b>	<b>\$ 377,298</b>
<b>Expenditures</b>					
<i>General &amp; Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 800	\$ 2,000	\$ 2,800	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 12,500
Attorney	\$ 12,500	\$ 4,704	\$ 3,764	\$ 8,468	\$ 12,500
Annual Audit	\$ 3,500	\$ 4,000	\$ -	\$ 4,000	\$ 4,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,250
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 3,783	\$ 1,667	\$ 5,450	\$ 5,250
Trustee Fees	\$ 4,020	\$ -	\$ 4,041	\$ 4,041	\$ 4,041
Management Fees	\$ 37,100	\$ 24,733	\$ 12,367	\$ 37,100	\$ 38,955
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,260
Postage & Delivery	\$ 1,000	\$ 395	\$ 150	\$ 545	\$ 1,000
Insurance	\$ 5,750	\$ 5,175	\$ -	\$ 5,175	\$ 5,951
Copies	\$ 1,000	\$ -	\$ 100	\$ 100	\$ 500
Legal Advertising	\$ 5,000	\$ -	\$ 4,088	\$ 4,088	\$ 5,000
Contingency	\$ 2,500	\$ 1,567	\$ 2,220	\$ 3,787	\$ 2,500
Office Supplies	\$ 625	\$ 7	\$ 35	\$ 42	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 113,620</b>	<b>\$ 52,340</b>	<b>\$ 39,380</b>	<b>\$ 91,720</b>	<b>\$ 113,222</b>

**Eagle Hammock**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 months	Total Thru 9/30/24	Proposed Budget FY2025
<b><i>Operations &amp; Maintenance</i></b>					
<b><i>Field Services</i></b>					
Property Insurance	\$ 10,100	\$ 8,727	\$ -	\$ 8,727	\$ 10,100
Field Management	\$ 15,000	\$ 10,000	\$ 5,000	\$ 15,000	\$ 15,000
Landscape Maintenance	\$ 47,500	\$ 25,648	\$ 20,518	\$ 46,166	\$ 47,500
Landscape Replacement	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 12,000
Lake Maintenance	\$ 8,400	\$ 5,600	\$ 2,800	\$ 8,400	\$ 8,400
Streetlights	\$ 45,000	\$ 19,778	\$ 11,396	\$ 31,174	\$ 39,766
Electric	\$ 2,500	\$ 182	\$ 146	\$ 328	\$ 2,500
Water & Sewer	\$ 2,500	\$ 565	\$ 452	\$ 1,016	\$ 2,500
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ 204	\$ 1,750	\$ 1,954	\$ 5,000
General Repairs & Maintenance	\$ 10,000	\$ 2,268	\$ 1,020	\$ 3,288	\$ 12,500
Contingency	\$ 5,000	\$ 280	\$ 2,500	\$ 2,780	\$ 5,000
<b>Subtotal Field Expenditures</b>	<b>\$ 166,000</b>	<b>\$ 73,252</b>	<b>\$ 51,832</b>	<b>\$ 125,083</b>	<b>\$ 162,766</b>
<b><i>Amenity Expenditures</i></b>					
Amenity - Electric	\$ 8,000	\$ 4,103	\$ 3,282	\$ 7,385	\$ 8,000
Amenity - Water	\$ 10,000	\$ 4,449	\$ 1,600	\$ 6,049	\$ 10,000
Internet	\$ 2,000	\$ 665	\$ 752	\$ 1,417	\$ 2,000
Pest Control	\$ 480	\$ 1,080	\$ 480	\$ 1,560	\$ 1,760
Janitorial Service	\$ 12,200	\$ 6,050	\$ 2,900	\$ 8,950	\$ 5,700
Security Services	\$ 5,000	\$ 1,332	\$ 3,668	\$ 5,000	\$ 5,000
Pool Maintenance	\$ 16,200	\$ 10,800	\$ 5,400	\$ 16,200	\$ 16,800
Amenity Repairs & Maintenance	\$ 5,000	\$ 1,403	\$ 1,500	\$ 2,903	\$ 12,500
Amenity Management	\$ 5,000	\$ 3,333	\$ 1,667	\$ 5,000	\$ 5,750
Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
<b>Subtotal Amenity Expenditures</b>	<b>\$ 71,380</b>	<b>\$ 33,216</b>	<b>\$ 24,999</b>	<b>\$ 58,215</b>	<b>\$ 75,010</b>
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 237,380</b>	<b>\$ 106,468</b>	<b>\$ 76,831</b>	<b>\$ 183,298</b>	<b>\$ 237,776</b>
<b><i>Other Financing Sources/(Uses)</i></b>					
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ 26,300
<b>Total Other Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,300</b>
<b>Total Expenditures</b>	<b>\$ 351,000</b>	<b>\$ 158,807</b>	<b>\$ 116,211</b>	<b>\$ 275,018</b>	<b>\$ 377,298</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 223,165</b>	<b>\$ (116,211)</b>	<b>\$ 106,954</b>	<b>\$ -</b>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Platted	263.00	263	1.00	\$377,298.25	\$1,434.59	\$1,542.57
				<b>\$377,298.25</b>		

Gross Assessments- Per Unit FY 25	Assessments- Per Unit FY 24	(Decrease) Per Unit	% Increase (Decrease)
\$1,542.57	\$ 1,435.05	\$ 107.52	7%

# 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.

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#### **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.

#### 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.

# Eagle Hammock

## Community Development District

### General Fund Narrative

#### **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.

###### *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.

# Eagle Hammock

## Community Development District

### General Fund Narrative

#### 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.

##### Amenity Management

Provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Seamless facility rental management for clubhouses, meeting rooms and pavilions. and rentals Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

**Eagle Hammock**  
**Community Development District**  
**General Fund Narrative**

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 FY2024	Actuals Thru 5/31/24	Projected Next 4 months	Projected Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments	\$ 249,270	\$ 227,520	\$ 21,750	\$ 249,270	\$ 207,561
Assessments - Prepayment	\$ -	\$ 320,595	\$ -	\$ 320,595	\$ -
Interest	\$ -	\$ 13,004	\$ 10,403	\$ 23,407	\$ -
Carry Forward Surplus <sup>(1)</sup>	\$ 215,169	\$ 513,449	\$ -	\$ 513,449	\$ 316,268
<b>Total Revenues</b>	<b>\$ 464,440</b>	<b>\$ 1,074,567</b>	<b>\$ 32,153</b>	<b>\$ 1,106,721</b>	<b>\$ 523,829</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 95,809	\$ 95,809	\$ -	\$ 95,809	\$ 75,900
Special Call - 11/1	\$ -	\$ 365,000	\$ -	\$ 365,000	\$ -
Special Call - 2/1	\$ -	\$ 120,000	\$ -	\$ 120,000	\$ -
Special Call - 5/1	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ -
Interest - 2/1	\$ -	\$ 1,569	\$ -	\$ 1,569	\$ -
Principal - 5/1	\$ 55,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
Interest - 5/1	\$ 95,809	\$ 83,075	\$ -	\$ 83,075	\$ 75,900
<b>Total Expenditures</b>	<b>\$ 246,618</b>	<b>\$ 790,453</b>	<b>\$ -</b>	<b>\$ 790,453</b>	<b>\$ 201,800</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 217,821</b>	<b>\$ 284,114</b>	<b>\$ 32,153</b>	<b>\$ 316,268</b>	<b>\$ 322,029</b>

Interest - 11/1 \$ 74,806.25

<sup>(1)</sup> 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'	69	\$75,736	\$1,097.62	\$1,180.24
Single Family - 50' - Partial Pay Down	5	\$2,745	\$549.00	\$590.32
<b>Total</b>	<b>221</b>	<b>\$207,561</b>		



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

Date	Balance	Principal	Interest	Total
11/01/24	\$ 2,880,000.00	\$ -	\$ 75,900.00	\$ 75,900.00
05/01/25	\$ 2,880,000.00	\$ 50,000.00	\$ 75,900.00	
11/01/25	\$ 2,830,000.00	\$ -	\$ 74,806.25	\$ 200,706.25
05/01/26	\$ 2,830,000.00	\$ 50,000.00	\$ 74,806.25	
11/01/26	\$ 2,780,000.00	\$ -	\$ 73,712.50	\$ 198,518.75
05/01/27	\$ 2,780,000.00	\$ 50,000.00	\$ 73,712.50	
11/01/27	\$ 2,730,000.00	\$ -	\$ 72,618.75	\$ 196,331.25
05/01/28	\$ 2,730,000.00	\$ 55,000.00	\$ 72,618.75	
11/01/28	\$ 2,675,000.00	\$ -	\$ 71,278.13	\$ 198,896.88
05/01/29	\$ 2,675,000.00	\$ 55,000.00	\$ 71,278.13	
11/01/29	\$ 2,620,000.00	\$ -	\$ 69,937.50	\$ 196,215.63
05/01/30	\$ 2,620,000.00	\$ 60,000.00	\$ 69,937.50	
11/01/30	\$ 2,560,000.00	\$ -	\$ 68,475.00	\$ 198,412.50
05/01/31	\$ 2,560,000.00	\$ 65,000.00	\$ 68,475.00	
11/01/31	\$ 2,495,000.00	\$ -	\$ 66,890.63	\$ 200,365.63
05/01/32	\$ 2,495,000.00	\$ 65,000.00	\$ 66,890.63	
11/01/32	\$ 2,430,000.00	\$ -	\$ 65,306.25	\$ 197,196.88
05/01/33	\$ 2,430,000.00	\$ 70,000.00	\$ 65,306.25	
11/01/33	\$ 2,360,000.00	\$ -	\$ 63,425.00	\$ 198,731.25
05/01/34	\$ 2,360,000.00	\$ 75,000.00	\$ 63,425.00	
11/01/34	\$ 2,285,000.00	\$ -	\$ 61,409.38	\$ 199,834.38
05/01/35	\$ 2,285,000.00	\$ 80,000.00	\$ 61,409.38	
11/01/35	\$ 2,205,000.00	\$ -	\$ 59,259.38	\$ 200,668.75
05/01/36	\$ 2,205,000.00	\$ 80,000.00	\$ 59,259.38	
11/01/36	\$ 2,125,000.00	\$ -	\$ 57,109.38	\$ 196,368.75
05/01/37	\$ 2,125,000.00	\$ 85,000.00	\$ 57,109.38	
11/01/37	\$ 2,040,000.00	\$ -	\$ 54,825.00	\$ 196,934.38
05/01/38	\$ 2,040,000.00	\$ 90,000.00	\$ 54,825.00	
11/01/38	\$ 1,950,000.00	\$ -	\$ 52,406.25	\$ 197,231.25
05/01/39	\$ 1,950,000.00	\$ 95,000.00	\$ 52,406.25	
11/01/39	\$ 1,855,000.00	\$ -	\$ 49,853.13	\$ 197,259.38
05/01/40	\$ 1,855,000.00	\$ 100,000.00	\$ 49,853.13	
11/01/40	\$ 1,755,000.00	\$ -	\$ 47,165.63	\$ 197,018.75
05/01/41	\$ 1,755,000.00	\$ 105,000.00	\$ 47,165.63	
11/01/41	\$ 1,650,000.00	\$ -	\$ 44,343.75	\$ 196,509.38
05/01/42	\$ 1,650,000.00	\$ 115,000.00	\$ 44,343.75	
11/01/42	\$ 1,535,000.00	\$ -	\$ 41,253.13	\$ 200,596.88
05/01/43	\$ 1,535,000.00	\$ 120,000.00	\$ 41,253.13	
11/01/43	\$ 1,415,000.00	\$ -	\$ 38,028.13	\$ 199,281.25
05/01/44	\$ 1,415,000.00	\$ 125,000.00	\$ 38,028.13	
11/01/44	\$ 1,290,000.00	\$ -	\$ 34,668.75	\$ 197,696.88
05/01/45	\$ 1,290,000.00	\$ 130,000.00	\$ 34,668.75	
11/01/45	\$ 1,160,000.00	\$ -	\$ 31,175.00	\$ 195,843.75
05/01/46	\$ 1,160,000.00	\$ 140,000.00	\$ 31,175.00	
11/01/46	\$ 1,020,000.00	\$ -	\$ 27,412.50	\$ 198,587.50
05/01/47	\$ 1,020,000.00	\$ 145,000.00	\$ 27,412.50	
11/01/47	\$ 875,000.00	\$ -	\$ 23,515.63	\$ 195,928.13
05/01/48	\$ 875,000.00	\$ 155,000.00	\$ 23,515.63	
11/01/48	\$ 720,000.00	\$ -	\$ 19,350.00	\$ 197,865.63
05/01/49	\$ 720,000.00	\$ 165,000.00	\$ 19,350.00	
11/01/49	\$ 555,000.00	\$ -	\$ 14,915.63	\$ 199,265.63
05/01/50	\$ 555,000.00	\$ 175,000.00	\$ 14,915.63	
11/01/50	\$ 380,000.00	\$ -	\$ 10,212.50	\$ 200,128.13
05/01/51	\$ 380,000.00	\$ 185,000.00	\$ 10,212.50	
11/01/51	\$ 195,000.00	\$ -	\$ 5,240.63	\$ 200,453.13
05/01/52	\$ 195,000.00	\$ 195,000.00	\$ 5,240.63	\$ 200,240.63
		\$ 2,880,000.00	\$ 2,748,987.50	\$ 5,628,987.50

**Eagle Hammock**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 months	Total Projected 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ 26,300
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,300</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,300</b>

<b>Eagle Hammock CDD FY 25 Assessment Roll</b>
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PARCEL ID	Units	Type	O&M	Debt	Total
262908686703000010	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000020	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703000030	1.00	50	\$1,542.57	\$590.12	\$2,132.69
262908686703000040	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000050	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000060	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000070	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000080	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000090	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000100	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000110	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000120	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000130	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000140	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000150	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000160	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000170	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000180	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000190	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000200	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000210	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000220	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000230	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000240	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000250	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000260	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000270	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000280	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000290	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000300	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000310	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000320	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000330	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000340	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000350	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000360	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000370	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000380	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000390	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000400	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000410	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000420	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000430	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000440	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000450	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000460	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000470	1.00	40	\$1,542.57	\$944.19	\$2,486.76

PARCEL ID	Units	Type	O&M	Debt	Total
262908686703000480	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000490	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000500	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000510	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000520	1.00	50	\$1,542.57	\$590.12	\$2,132.69
262908686703000530	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000540	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703000550	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000560	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000570	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000580	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000590	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000600	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000610	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000620	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000630	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000640	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000650	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000660	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000670	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000680	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000690	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000700	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000710	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000720	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000730	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000740	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000750	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000760	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000770	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000780	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000790	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000800	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703000810	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000820	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000830	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000840	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703000850	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703000860	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703000870	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000880	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000890	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000900	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703000910	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703000920	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703000930	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000940	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000950	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000960	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000970	1.00	40	\$1,542.57	\$944.19	\$2,486.76

PARCEL ID	Units	Type	O&M	Debt	Total
262908686703000980	1.00	50	\$1,542.57	\$590.12	\$2,132.69
262908686703000990	1.00	50	\$1,542.57	\$590.12	\$2,132.69
262908686703001000	1.00	50	\$1,542.57	\$590.12	\$2,132.69
262908686703001010	1.00	40	\$1,542.57	\$0.00	\$1,542.57
262908686703001020	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001030	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001040	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001050	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001060	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001070	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001080	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001090	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001100	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001110	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001120	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001130	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001140	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001150	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001160	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001170	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001180	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001190	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001200	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001210	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001220	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001230	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001240	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001250	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001260	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001270	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001280	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001290	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001300	1.00	50	\$1,542.57	\$590.12	\$2,132.69
262908686703001310	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001320	1.00	40	\$1,542.57	\$0.00	\$1,542.57
262908686703001330	1.00	40	\$1,542.57	\$0.00	\$1,542.57
262908686703001340	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001350	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001360	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001370	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001380	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001390	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001400	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001410	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001420	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001430	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001440	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001450	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001460	1.00	50	\$1,542.57	\$590.12	\$2,132.69
262908686703001470	1.00	40	\$1,542.57	\$944.19	\$2,486.76

PARCEL ID	Units	Type	O&M	Debt	Total
262908686703001480	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001490	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001500	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001510	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001520	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001530	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001540	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001550	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001560	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001570	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001580	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001590	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001600	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001610	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001620	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001630	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001640	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001650	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001660	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001670	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001680	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001690	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001700	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001710	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001720	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001730	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001740	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001750	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001760	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001770	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001780	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001790	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001800	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001810	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001820	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001830	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001840	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001850	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001860	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001870	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001880	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001890	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001900	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001910	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001920	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001930	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001940	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001950	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001960	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001970	1.00	40	\$1,542.57	\$944.19	\$2,486.76

PARCEL ID	Units	Type	O&M	Debt	Total
262908686703001980	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001990	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002000	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002010	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002020	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002030	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002040	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002050	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002060	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002070	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002080	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002090	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002100	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002110	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002120	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002130	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002140	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002150	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002160	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002170	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002180	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002190	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002200	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002210	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002220	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002230	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002240	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002250	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002260	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002270	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002280	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002290	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002300	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002310	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002320	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002330	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002340	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002350	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002360	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002370	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002380	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002390	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002400	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002410	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002420	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002430	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002440	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002450	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002460	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002470	1.00	40	\$1,542.57	\$944.19	\$2,486.76

<b>PARCEL ID</b>	<b>Units</b>	<b>Type</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262908686703002480	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002490	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002500	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002510	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002520	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002530	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002540	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002550	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002560	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002570	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002580	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002590	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002600	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002610	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002620	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002630	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002640					
262908686703002650					
262908686703002660					
262908686703002670					
262908686703002680					
262908686703002690					
262908686703002700					
262908686703002710					
262908686703002720					
<b>Total Gross Assessments</b>			<b>\$405,695.91</b>	<b>\$216,101.65</b>	<b>\$621,797.56</b>
<b>Total Net Assessments</b>			<b>\$377,297.20</b>	<b>\$200,974.53</b>	<b>\$578,271.73</b>



# SECTION V

**RESOLUTION 2024-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024/2025; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Eagle Hammock Community Development District (the “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 District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, the Board desires to adopt the Fiscal Year 2024/2025 annual meeting schedule attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of July 2024

ATTEST:

**EAGLE HAMMOCK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2024/2025 Annual Meeting Schedule

**Exhibit A: Fiscal Year 2024/2025 Annual Meeting Schedule**

**BOARD OF SUPERVISORS MEETING DATES  
EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2024/2025**

The Board of Supervisors of the Eagle Hammock Community Development District will hold their regular meetings for Fiscal Year 2024/2025 at the Offices of Highland Homes 3020 S. Florida Ave., Suite 101 Lakeland, FL 33803, on the 2nd Thursday of every month at 10:30 AM unless otherwise indicated as follows:

**October 10, 2024**  
**Tuesday, November 5, 2024 @ 1:00 PM @ the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880 (Landowner’s Meeting)**  
**November 14, 2024**  
**December 12, 2024**  
**January 9, 2025**  
**February 13, 2025**  
**March 13, 2025**  
**April 10, 2025**  
**May 8, 2025**  
**June 12, 2025**  
**July 10, 2025**  
**August 14, 2025**  
**September 11, 2025**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

# SECTION VI



## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** July 11, 2024

**RE:** HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

**Exhibit A:**  
Goals, Objectives and Annual Reporting Form

# Eagle Hammock Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

## **1. Community Communication and Engagement**

### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes  No

### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  No

### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  No

## **2. Infrastructure and Facilities Maintenance**

### **Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes  No

### **Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes  No

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  No

### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No



**Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes  No

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Eagle Hammock Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Eagle Hammock Community Development District

# SECTION VII

# SECTION C

# Eagle Hammock CDD

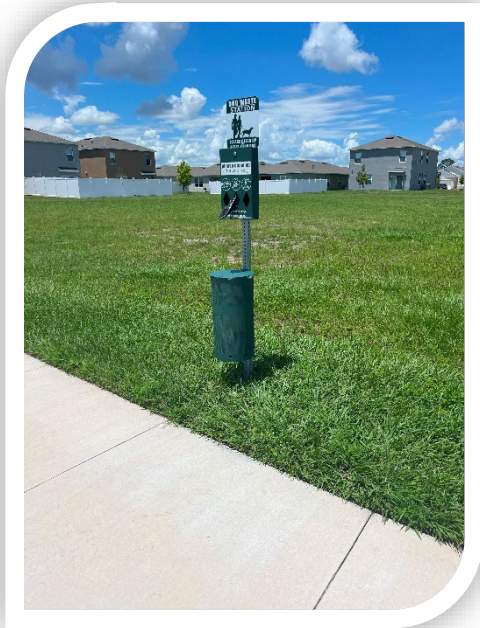
## Field Management Report



July 11<sup>th</sup>, 2024  
Allen Bailey – Field Manager  
GMS

# Completed

## Dog Stations



- ✚ The proposed dog stations have been installed.
- ✚ We will continue to monitor to see if this helps with dog waste being left on the ground.

## District Signage



- ✚ A few signs were found leaning in the district.
- ✚ Gms staff has straightened these signs.

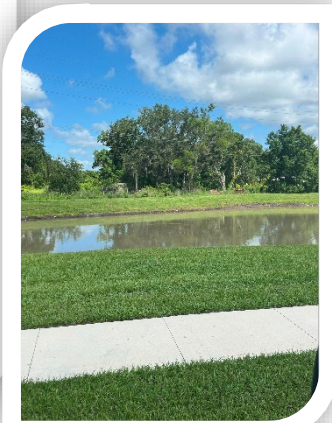
# Review

## Landscape



- ✚ The landscape throughout the district has flushed out and become greener from all the consistent rain.
- ✚ We will continue to monitor and look for improvements.

## Ponds



- ✚ The district ponds are being maintained and not seeing any vegetation blooms.

# Review

## Construction Material



- ✚ The area that is effect by construction appears to be getting ready for sod.
- ✚ We will continue to monitor and make sure all areas are addressed.

# 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](mailto:abailey@gmscfl.com). Thank you.

Respectfully,  
Allen Bailey



# SECTION D

# SECTION 1

# Eagle Hammock Community Development District

## Summary of Check Register

June 1, 2024 to June 30, 2024

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund	6/5/24	192	\$ 4,000.00
	6/13/24	193-198	\$ 10,855.43
	6/19/24	199-202	\$ 32,775.03
	6/26/24	203	\$ 109.50
<b>Total Amount</b>			<b>\$ 47,739.96</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/05/24	00018	5/23/24	90101755	202405	310-51300	32200		AUDIT SERVICES FY23	*	4,000.00		
DIBARTOLOMEO,MCBEE,HARTLEY & BARNES											4,000.00	000192
6/13/24	00025	5/07/24	33468	202405	330-57200	48100		PEST CONTROL MAY24	*	120.00		
ALL AMERICAN LAWN & TREE											120.00	000193
6/13/24	00008	5/30/24	17699	202405	320-53800	47000		POND HERBICIDE MAY24	*	700.00		
AQUATIC WEED MANAGEMENT, INC											700.00	000194
6/13/24	00020	5/27/24	12413	202405	330-57200	48201		JANITORIAL SVCS-MAY24	*	825.00		
CLEAN STAR SERVICES OF CENTRAL FL											825.00	000195
6/13/24	00001	4/30/24	69	202404	320-53800	48000		GENERAL MAINTENANCE APR24	*	1,730.85		
6/01/24	70	202406	310-51300	34000			MANAGEMENT FEES JUN24	*	3,091.67			
6/01/24	70	202406	310-51300	35200			WEBSITE ADMIN JUN24	*	100.00			
6/01/24	70	202406	310-51300	35100			INFORMATION TECH JUN24	*	150.00			
6/01/24	70	202406	310-51300	31300			DISSEMINATION SVCS JUN24	*	416.67			
6/01/24	70	202406	330-57200	49200			AMENITY ACCESS JUN24	*	416.67			
6/01/24	70	202406	310-51300	51000			OFFICE SUPPLIES JUN24	*	.66			
6/01/24	70	202406	310-51300	42000			POSTAGE JUN24	*	26.56			
6/01/24	71	202406	320-53800	34000			FIELD MANAGEMENT JUN24	*	1,250.00			
6/01/24	71	202406	320-53800	49000			ROLLINS-DEAD ANIMAL RMVL	*	677.35			
GOVERNMENTAL MANAGEMENT SERVICES-											7,860.43	000196
6/13/24	00023	6/01/24	23144	202406	330-57200	46300		POOL MAINTENANCE JUN24	*	1,350.00		
MCDONNELL CORPORATION DBA RESORT											1,350.00	000197
6/13/24	00010	6/01/24	12837	202406	320-53800	46200		LANDSCAPE MAINT JUN24	*	2,446.00		
6/01/24	12837	202406	320-53800	46200			AMENITY LANDSCAPE JUN24	*	760.00			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
6/01/24		12837	202406 320-53800-46200	LANDSCAPE MAINT JUN24	V	2,446.00-		
6/01/24		12837	202406 320-53800-46200	AMENITY LANDSCAPE JUN24	V	760.00-		
							PRINCE & SONS INC.	.00 000198
6/19/24	00012	6/13/24	BW061320 202406 310-51300-11000	SUPERVISOR FEE 06/13/24	*	200.00		
							BRIAN WALSH	200.00 000199
6/19/24	00027	6/18/24	06182024 202406 300-20700-10000	TXFER OF TAX RCPTS	*	32,175.03		
							EAGLE HAMMOCK CDD C/O US BANK	32,175.03 000200
6/19/24	00013	6/13/24	GP061320 202406 310-51300-11000	SUPERVISOR FEE 06/13/24	*	200.00		
							GARRET PARKINSON	200.00 000201
6/19/24	00011	6/13/24	MA061320 202406 310-51300-11000	SUPERVISOR FEE 06/13/24	*	200.00		
							MILTON ANDRADE	200.00 000202
6/26/24	00006	6/23/24	9562 202405 310-51300-31500	GENERAL COUNSEL MAY24	*	109.50		
							KILINSKI VAN WYK, PLLC	109.50 000203
						TOTAL FOR BANK A	47,739.96	
						TOTAL FOR REGISTER	47,739.96	

# SECTION 2

***Eagle Hammock***  
***Community Development District***

***Unaudited Financial Reporting***  
***May 31, 2024***



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**Eagle Hammock**  
**Community Development District**  
**Combined Balance Sheet**  
**May 31, 2024**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Total Governmental Fund</i>
<b>Assets:</b>			
Operating Account	\$ 290,820	\$ -	\$ 290,820
Due From General Fund	\$ -	\$ 32,175	\$ 32,175
Investments:			
<u>Series 2022</u>			
Reserve	\$ -	\$ 105,783	\$ 105,783
Revenue	\$ -	\$ 116,073	\$ 116,073
Prepayment	\$ -	\$ 138,120	\$ 138,120
<b>Total Assets</b>	<b>\$ 290,820</b>	<b>\$ 392,150</b>	<b>\$ 682,971</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 7,485	\$ -	\$ 7,485
Due to Debt Service	\$ 32,175	\$ -	\$ 32,175
<b>Total Liabilities</b>	<b>\$ 39,660</b>	<b>\$ -</b>	<b>\$ 39,660</b>
<b>Fund Balances:</b>			
Restricted for:			
Debt Service	\$ -	\$ 392,150	\$ 392,150
Unassigned	\$ 251,160	\$ -	\$ 251,160
<b>Total Fund Balances</b>	<b>\$ 251,160</b>	<b>\$ 392,150</b>	<b>\$ 643,310</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 290,820</b>	<b>\$ 392,150</b>	<b>\$ 682,971</b>

**Eagle Hammock**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2024**

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
<b><u>Revenues</u></b>				
Assessments	\$ 351,000	\$ 351,000	\$ 355,604	\$ 4,604
Developer Contributions	\$ -	\$ -	\$ 26,369	\$ 26,369
<b>Total Revenues</b>	<b>\$ 351,000</b>	<b>\$ 351,000</b>	<b>\$ 381,973</b>	<b>\$ 30,973</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 800	\$ 7,200
Engineering	\$ 15,000	\$ 10,000	\$ -	\$ 10,000
Attorney	\$ 12,500	\$ 8,333	\$ 4,704	\$ 3,629
Annual Audit	\$ 3,500	\$ 3,500	\$ 4,000	\$ (500)
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 3,333	\$ 3,783	\$ (450)
Trustee Fees	\$ 4,020	\$ -	\$ -	\$ -
Management Fees	\$ 37,100	\$ 24,733	\$ 24,733	\$ -
Information Technology	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Website Maintenance	\$ 1,200	\$ 800	\$ 800	\$ -
Postage & Delivery	\$ 1,000	\$ 667	\$ 395	\$ 272
Insurance	\$ 5,750	\$ 5,750	\$ 5,175	\$ 575
Copies	\$ 1,000	\$ 667	\$ -	\$ 667
Legal Advertising	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Contingency	\$ 2,500	\$ 1,667	\$ 1,567	\$ 100
Office Supplies	\$ 625	\$ 417	\$ 7	\$ 410
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 113,620</b>	<b>\$ 77,575</b>	<b>\$ 52,340</b>	<b>\$ 25,235</b>

**Eagle Hammock**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2024**

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
<b><i>Operation and Maintenance</i></b>				
<b>Field Expenses</b>				
Property Insurance	\$ 10,100	\$ 10,100	\$ 8,727	\$ 1,373
Field Management	\$ 15,000	\$ 10,000	\$ 10,000	\$ -
Landscape Maintenance	\$ 47,500	\$ 31,667	\$ 25,648	\$ 6,019
Pool Permit	\$ -	\$ -	\$ 280	\$ (280)
Landscape Replacement	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Lake Maintenance	\$ 8,400	\$ 5,600	\$ 5,600	\$ -
Streetlights	\$ 45,000	\$ 30,000	\$ 19,778	\$ 10,222
Electric	\$ 2,500	\$ 1,667	\$ 182	\$ 1,485
Water and Sewer	\$ 2,500	\$ 1,667	\$ 565	\$ 1,102
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Irrigation Repairs	\$ 7,500	\$ 5,000	\$ 204	\$ 4,796
General Field Repairs & Maintenance	\$ 10,000	\$ 6,667	\$ 2,268	\$ 4,398
Contingency	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
<b>Subtotal Field Expenditures:</b>	<b>\$ 166,000</b>	<b>\$ 114,033</b>	<b>\$ 73,252</b>	<b>\$ 40,781</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 8,000	\$ 5,333	\$ 4,103	\$ 1,230
Amenity - Water	\$ 10,000	\$ 6,667	\$ 4,449	\$ 2,217
Internet	\$ 2,000	\$ 1,333	\$ 665	\$ 668
Pest Control	\$ 480	\$ 480	\$ 1,080	\$ (600)
Janitorial Service	\$ 12,200	\$ 8,133	\$ 6,050	\$ 2,083
Security Services	\$ 5,000	\$ 3,333	\$ 1,332	\$ 2,001
Pool Maintenance	\$ 16,200	\$ 10,800	\$ 10,800	\$ -
Amenity Repairs & Maintenance	\$ 5,000	\$ 3,333	\$ 1,403	\$ 1,930
Amenity Access Management	\$ 5,000	\$ 3,333	\$ 3,333	\$ -
Contingency	\$ 7,500	\$ 5,000	\$ -	\$ 5,000
<b>Subtotal Amenity Expenditures</b>	<b>\$ 71,380</b>	<b>\$ 47,747</b>	<b>\$ 33,216</b>	<b>\$ 14,531</b>
<b>Total Expenditures</b>	<b>\$ 351,000</b>	<b>\$ 239,355</b>	<b>\$ 158,808</b>	<b>\$ 80,547</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 223,165</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 27,995</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 251,160</b>	

# Eagle Hammock

## Community Development District

### Debt Service Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<b>Revenues</b>				
Assessments	\$ 249,270	\$ 227,520	\$ 227,520	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 320,595	\$ 320,595
Interest	\$ -	\$ -	\$ 13,004	\$ 13,004
<b>Total Revenues</b>	<b>\$ 249,270</b>	<b>\$ 227,520</b>	<b>\$ 561,119</b>	<b>\$ 333,599</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 95,809	\$ 95,809	\$ 95,809	\$ -
Interest - 02/01	\$ -	\$ -	\$ 1,569	\$ (1,569)
Principal - 05/01	\$ 55,000	\$ 55,000	\$ 50,000	\$ 5,000
Interest - 05/01	\$ 95,809	\$ 95,809	\$ 83,075	\$ 12,734
Special Call - 11/01	\$ -	\$ -	\$ 365,000	\$ (365,000)
Special Call - 02/01	\$ -	\$ -	\$ 120,000	\$ (120,000)
Special Call - 05/01	\$ -	\$ -	\$ 75,000	\$ (75,000)
<b>Total Expenditures</b>	<b>\$ 246,619</b>	<b>\$ 246,618</b>	<b>\$ 790,453</b>	<b>\$ (543,835)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 2,651</b>		<b>\$ (229,334)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 215,169</b>		<b>\$ 621,485</b>	
<b>Fund Balance - Ending</b>	<b>\$ 217,821</b>		<b>\$ 392,150</b>	

**Eagle Hammock**  
**Community Development District**  
**Construction Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2024**

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	184	\$ 184
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>184</b>	<b>\$ 184</b>
<b>Expenditures:</b>				
Capital Outlay - Cost of Issuance	\$ -	\$ -	184	\$ (184)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>184</b>	<b>\$ (184)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Eagle Hammock**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Assessments	\$ -	\$ 3,689	\$ 242,961	\$ 10,477	\$ 7,213	\$ 35,332	\$ 5,645	\$ 50,288	\$ -	\$ -	\$ -	\$ -	\$ 355,604
Developer Contributions	\$ 15,069	\$ 11,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,369
<b>Total Revenues</b>	<b>\$ 15,069</b>	<b>\$ 14,989</b>	<b>\$ 242,961</b>	<b>\$ 10,477</b>	<b>\$ 7,213</b>	<b>\$ 35,332</b>	<b>\$ 5,645</b>	<b>\$ 50,288</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 381,973</b>
<b>Expenditures:</b>													
<b><i>General &amp; Administrative:</i></b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 112	\$ 339	\$ 579	\$ 631	\$ 77	\$ 116	\$ 2,741	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ 4,704
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 867	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ 3,783
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,092	\$ 3,092	\$ 3,092	\$ 3,092	\$ 3,092	\$ 3,092	\$ 3,092	\$ 3,092	\$ -	\$ -	\$ -	\$ -	\$ 24,733
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Website Maintenance **	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 800
Postage & Delivery	\$ 14	\$ 90	\$ 22	\$ 154	\$ 35	\$ 11	\$ 18	\$ 51	\$ -	\$ -	\$ -	\$ -	\$ 395
Insurance	\$ 5,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,175
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 539	\$ 38	\$ 39	\$ 539	\$ 41	\$ 41	\$ 291	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ 1,567
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 1	\$ 1	\$ 1	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ 7
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 15,224</b>	<b>\$ 4,226</b>	<b>\$ 4,398</b>	<b>\$ 5,082</b>	<b>\$ 3,912</b>	<b>\$ 3,926</b>	<b>\$ 7,609</b>	<b>\$ 7,963</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 52,340</b>

**Eagle Hammock**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Operation and Maintenance</b>													
<b>Field Expenses</b>													
Property Insurance	\$ 8,595	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,727
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Landscape Maintenance	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ -	\$ -	\$ -	\$ -	\$ 25,648
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280	\$ -	\$ -	\$ -	\$ -	\$ 280
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ -	\$ -	\$ -	\$ -	\$ 5,600
Streetlights	\$ 2,406	\$ 2,406	\$ 2,406	\$ 2,333	\$ 2,459	\$ 2,459	\$ 2,849	\$ 2,459	\$ -	\$ -	\$ -	\$ -	\$ 19,778
Electric	\$ 33	\$ 29	\$ -	\$ 0	\$ 33	\$ 29	\$ 28	\$ 29	\$ -	\$ -	\$ -	\$ -	\$ 182
Water and Sewer	\$ 31	\$ 23	\$ 25	\$ 43	\$ 367	\$ 25	\$ 26	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ 565
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 84	\$ -	\$ -	\$ -	\$ -	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204
General Repairs & Maintenance	\$ 348	\$ -	\$ -	\$ -	\$ 190	\$ -	\$ 1,731	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,268
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Field Expenditures:</b>	<b>\$ 16,569</b>	<b>\$ 7,699</b>	<b>\$ 7,587</b>	<b>\$ 7,532</b>	<b>\$ 8,205</b>	<b>\$ 7,669</b>	<b>\$ 10,042</b>	<b>\$ 7,949</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 73,252</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ -	\$ 536	\$ 501	\$ 591	\$ 517	\$ 453	\$ 1,004	\$ 501	\$ -	\$ -	\$ -	\$ -	\$ 4,103
Amenity - Water	\$ 1,165	\$ 454	\$ 786	\$ 696	\$ 393	\$ 280	\$ 363	\$ 313	\$ -	\$ -	\$ -	\$ -	\$ 4,449
Internet	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 665
Pest Control	\$ 240	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ 1,080
Janitorial Service	\$ 725	\$ 875	\$ 725	\$ 725	\$ 725	\$ 725	\$ 725	\$ 825	\$ -	\$ -	\$ -	\$ -	\$ 6,050
Security Services	\$ 1,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,332
Pool Maintenance	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ 10,800
Amenity Repairs & Maintenance	\$ -	\$ -	\$ 383	\$ 695	\$ -	\$ 265	\$ -	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ 1,403
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ 3,333
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Amenity Expenditures</b>	<b>\$ 5,302</b>	<b>\$ 3,824</b>	<b>\$ 4,355</b>	<b>\$ 4,667</b>	<b>\$ 3,594</b>	<b>\$ 3,710</b>	<b>\$ 4,079</b>	<b>\$ 3,685</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,216</b>
<b>Total Expenditures</b>	<b>\$ 37,095</b>	<b>\$ 15,748</b>	<b>\$ 16,340</b>	<b>\$ 17,281</b>	<b>\$ 15,711</b>	<b>\$ 15,305</b>	<b>\$ 21,730</b>	<b>\$ 19,597</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 158,808</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (22,026)</b>	<b>\$ (760)</b>	<b>\$ 226,621</b>	<b>\$ (6,804)</b>	<b>\$ (8,499)</b>	<b>\$ 20,026</b>	<b>\$ (16,085)</b>	<b>\$ 30,691</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 223,165</b>

**EAGLE HAMMOCK**  
**Community Development District**  
**Long Term Debt Report**

<b>SERIES 2021, SPECIAL ASSESSMENT REVENUE BONDS</b>	
INTEREST RATE:	4.375%, 4.875%, 5.375%
MATURITY DATE:	5/1/2052
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$105,783
RESERVE FUND BALANCE	\$105,783
BONDS OUTSTANDING - 07/08/2022	\$3,800,000
LESS: Principal Payment - 05/01/23	(\$55,000)
LESS: Special Call - 05/01/23	(\$30,000)
LESS: Special Call - 08/01/23	(\$70,000)
LESS: Special Call - 11/01/23	(\$365,000)
LESS: Special Call - 02/01/24	(\$120,000)
LESS: Principal Payment - 05/01/24	(\$50,000)
LESS: Special Call - 05/01/24	(\$75,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$3,035,000</b>



**Eagle Hammock**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2024**

ON ROLL ASSESSMENTS

Gross Assessments	\$ 377,418.15	\$ 241,476.81	\$ 618,894.96
Net Assessments	\$ 350,998.88	\$ 224,573.43	\$ 575,572.31

61%                      39%                      100%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	General Fund	Debt Service	Total
11/14/23	10/01/23-10/31/23	\$ 1,435.05	\$ (57.40)	\$ (27.55)	\$ -	\$ -	\$ 1,350.10	\$ 823.33	\$ 526.77	\$ 1,350.10
11/24/23	11/06/23-11/12/23	\$ 4,994.53	\$ (199.79)	\$ (95.89)	\$ -	\$ -	\$ 4,698.85	\$ 2,865.48	\$ 1,833.37	\$ 4,698.85
12/8/23	11/13/23-11/22/23	\$ 166,056.01	\$ (6,642.45)	\$ (3,188.27)	\$ -	\$ -	\$ 156,225.29	\$ 95,270.22	\$ 60,955.07	\$ 156,225.29
12/21/23	11/23/23-11/30/23	\$ 140,487.81	\$ (5,619.69)	\$ (2,697.36)	\$ -	\$ -	\$ 132,170.76	\$ 80,601.15	\$ 51,569.61	\$ 132,170.76
12/29/23	12/01/23-12/15/23	\$ 123,465.71	\$ (4,891.28)	\$ (2,371.49)	\$ -	\$ -	\$ 116,202.94	\$ 70,863.56	\$ 45,339.38	\$ 116,202.94
12/31/23	Inv#4652082	\$ -	\$ -	\$ -	\$ -	\$ (2,414.77)	\$ (2,414.77)	\$ (1,472.59)	\$ (942.18)	\$ (2,414.77)
12/31/23	Inv#4652083	\$ -	\$ -	\$ -	\$ -	\$ (3,774.18)	\$ (3,774.18)	\$ (2,301.59)	\$ (1,472.59)	\$ (3,774.18)
1/10/24	12/16/23-12/31/23	\$ 16,890.73	\$ (506.74)	\$ (327.68)	\$ -	\$ -	\$ 16,056.31	\$ 9,791.55	\$ 6,264.76	\$ 16,056.31
1/16/24	10/01/23-12/31/23	\$ -	\$ -	\$ -	\$ 1,123.51	\$ -	\$ 1,123.51	\$ 685.15	\$ 438.36	\$ 1,123.51
2/9/24	01/01/24-01/31/24	\$ 12,368.30	\$ (299.67)	\$ (241.37)	\$ -	\$ -	\$ 11,827.26	\$ 7,212.57	\$ 4,614.69	\$ 11,827.26
3/13/24	02/01/24-02/29/24	\$ 59,717.05	\$ (597.10)	\$ (1,182.40)	\$ -	\$ -	\$ 57,937.55	\$ 35,331.82	\$ 22,605.73	\$ 57,937.55
4/10/24	03/01/24-03/31/24	\$ 9,516.96	\$ (71.36)	\$ (188.91)	\$ -	\$ -	\$ 9,256.69	\$ 5,644.97	\$ 3,611.72	\$ 9,256.69
5/20/24	01/01/24-03/31/24	\$ -	\$ -	\$ -	\$ 179.71	\$ -	\$ 179.71	\$ 109.59	\$ 70.12	\$ 179.71
5/31/24	04/01/24-04/30/24	\$ 83,962.81	\$ -	\$ (1,679.26)	\$ -	\$ -	\$ 82,283.55	\$ 50,178.64	\$ 32,104.91	\$ 82,283.55
<b>Total</b>		<b>\$ 618,894.96</b>	<b>\$ (18,885.48)</b>	<b>\$ (12,000.18)</b>	<b>\$ 1,303.22</b>	<b>\$ (6,188.95)</b>	<b>\$ 583,123.57</b>	<b>\$ 355,603.85</b>	<b>\$ 227,519.72</b>	<b>\$ 583,123.57</b>

101%	Net Percent Collected
0	Balance Remaining to Collect