

*Eagle Hammock  
Community Development District*

*Meeting Agenda*

*April 10, 2025*

# 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

April 3, 2025

### **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, April 10, 2025 at 10:45 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 (Public Comments will be limited to three (3) minutes each)
3. Organizational Matters
  - A. Acceptance of Resignation of David S. Adams (Seat #5)
  - B. Appointment to Fill Vacant Board Seat #5
  - C. Administration of Oath to Newly Appointed Supervisor
  - D. Consideration of Resolution 2025-04 Appointing an Assistant Secretary
4. Approval of Minutes of the November 5, 2024 Landowners Meeting and November 14, 2024 Board of Supervisors Meeting
5. Consideration of Resolution 2025-05 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 10, 2025) and Setting the Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget
6. Consideration of Resolution 2025-06 Declaring Series 2022 Project Complete
7. Ratification of Amendment to Agreement for Janitorial Maintenance Services with Clean Star Services
8. Ratification of 2025 Data Sharing & Usage Agreement with Polk County Property Appraiser
9. Ratification of 2025 Contract Agreement with Polk County Property Appraiser
10. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Landscape Services Proposals
      - a) Proposal for Installation of Plants and Mulch at Amenity Center
      - b) Proposal for Updated Plantings
  - D. District Manager's Report
    - i. Notification Regarding Recent Street Parking Complaints
    - ii. Approval of Check Register
    - iii. Balance Sheet & Income Statement
11. Other Business
12. Supervisors Requests and Audience Comments
13. Adjournment

## SECTION III



# SECTION A

Jillian,

Effective immediately, I am resigning my position from all CDD Boards that I am currently on. If there is any documentation you need me to fill out, please let me know.

Thanks,

David S. Adams

# SECTION D

**RESOLUTION 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT  
ELECTING THE OFFICERS OF THE DISTRICT, 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*; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing an Assistant Secretary, and such other officers as the Board may deem necessary.

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

**SECTION 1. DISTRICT OFFICERS.** The following persons are elected to the offices shown:

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

**SECTION 2. CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

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

**PASSED AND ADOPTED** this 10th day of April 2025

ATTEST:

**EAGLE HAMMOCK COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

# MINUTES

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

The Landowners' meeting and Election of the Board of Supervisors of the Eagle Hammock Community Development District was held on Tuesday, **November 5, 2024** at 1:02 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present were:

Jill Burns  
Lauren Gentry

District Manager, GMS  
District Counsel, Kilinski Van Wyk

**FIRST ORDER OF BUSINESS**

**Determination of Number of Voting Units  
Represented**

Ms. Burns stated they have present and representing Clayton Properties Group, LLC as the proxy holder for that entity is Jill Burns and that entity owns nine lots within the community. There are three seats up for election: Seat #2, Seat #3, Seat #5.

**SECOND ORDER OF BUSINESS**

**Call to Order**

Ms. Burns called the meeting to order and called the roll.

**THIRD ORDER OF BUSINESS**

**Election of Chairman for the Purpose of  
Conducting the Landowners' Meeting**

Ms. Burns is the Chair for the purpose of conducting the Landowners' meeting.

**FOURTH ORDER OF BUSINESS**

**Nominations for the Positions of  
Supervisor**

Ms. Burns nominated Milton Andrade to Seat #2, Garret Parkinson to Seat #3, and David Adams to Seat #5.

**FIFTH ORDER OF BUSINESS**

**Casting of Ballots**

Ms. Burns cast 9 votes for Milton Andrade, 9 votes for Garret Parkinson, and 8 votes for David Adams.

**SIXTH ORDER OF BUSINESS**

**Ballot Tabulation**

Ms. Burns stated Mr. Andrade and Mr. Parkinson will serve four-year terms and Mr. Adams will serve a two-year term.

**SEVENTH ORDER OF BUSINESS**

**Landowners' Questions and Comments**

There being no questions or comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

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

The regular meeting of the Board of Supervisors of the Eagle Hammock Community Development District was held on **Thursday, November 14, 2024** at 10:30 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
David Adams	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, Kilinski Van Wyk
Rodney Gadd <i>by Zoom</i>	District Engineer, Gadd & Associates
Allen Bailey	Field Manager, GMS
Katie McDaniel	

*The following is a summary of the discussions and actions taken at the November 14, 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. There were five Board members present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no members of the public present at this time and no members of the public joining via Zoom.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Board Members**



Ms. Burns stated she would give the oath of office to the newly elected Board members; Mr. Milton Andrade, Mr. Garrett Parkinson, Mr. David Adams.

**B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election**

Ms. Burns stated that the Landowners' Election held on November 5, 2024 is outlined in the resolution. She asked for a motion to approve, unless anyone had any questions.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

**C. Election of Officers**

Ms. Burns stated that previously Mr. Andrade was Chairman and Mr. Walsh was Vice Chairman. She added that three remaining Supervisors were Assistant Secretaries along with Mr. George Flint, who was in her office. Ms. Burns stated that she was Secretary.

**D. Consideration of Resolution 2025-02 Electing Officers**

Ms. Burns noted that the Board could elect officers as slated.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-02 Electing Officers as slated above, was approved.

**FOURTH ORDER OF BUSINESS**

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

Ms. Burns presented the minutes from the July 11, 2024 Board of Supervisors meeting. Ms. Burns asked for any questions, comments, or corrections to those minutes. The Board had no changes to the minutes.

On MOTION by Mr. Walsh seconded by Mr. Andrade, with all in favor, the Minutes of the July 11, 2024, Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03  
Authorizing the Publication of Legal  
Advertisements and Public Notices on a  
Publicly Accessible Website in Polk  
County**

Ms. Burns reviewed the resolution for the Board and stated that she would be happy to answer any questions. Hearing no questions on the resolution, Ms. Burns asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-03, Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County, was approved.

**SIXTH ORDER OF BUSINESS**

**Presentation of Arbitrage Rebate Report  
for Series 2022 Project Bonds**

Ms. Burns noted that the District has to demonstrate that it does not earn more interest on the bonds than they pay. She added on page 4 of the report there is a negative arbitrage amount. Ms. Burns said the report is required annually under the Trust Indenture. She said she would be happy to answer any questions. She noted that she was looking for a motion to accept.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Accepting the Arbitrage Rebate Report for Series 2022 Project Bonds, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Collins had nothing to report to the Board. Ms. Burns stated that if there were no questions, they would move on.

**B. Engineer**

Mr. Gadd had nothing to report to the Board.

**C. Field Manager's Report**

Mr. Bailey noted that a few street signs were down before the hurricane; those were placed back up. He added that the mailbox kiosks had some buildup and were pressure-washed. He also added some minor sidewalk cracks were filled in. He stated everything was still looking clean. Mr. Bailey noted that there was a total return on the pool, as it was replaced. Some of the dog stations were knocked over, and those have been placed back. He added there was minor landscaping damage. The trees had been repositioned. A few of the signs were damaged, and some were lost. Those are being replaced. Mr. Bailey noted there were no insurance claims on the relatively minor damage.

**D. District Manager's Report****i. Approval of Check Register**

Ms. Burns presented the check register included in the agenda package. She offered to answer any Board questions before a motion of approval. She noted the total was \$55,709.31 through October 25, 2024.

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

**ii. Balance Sheet & Income Statement**

Ms. Burns presented the financial statements included in the agenda package for review. The Fiscal Year 2024 year-end financials are available. She noted that the Board was not required to take any action on those, they were for informational purposes only.

**EIGHTH ORDER OF BUSINESS****Other Business**

There being no comments, the next item followed.

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

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the meeting was adjourned.
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\_\_\_\_\_  
Secretary/Assistant Secretary

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

## SECTION V

## RESOLUTION 2025-05

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Eagle Hammock Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	Thursday, July 10, 2025
HOUR:	10:45 AM
LOCATION:	Offices of Highland Homes 3020 S Florida Avenue, Suite 101 Lakeland, Florida 33803

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

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

**PASSED AND ADOPTED THIS 10<sup>TH</sup> DAY OF APRIL 2025.**

ATTEST:

**EAGLE HAMMOCK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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

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

**Exhibit A:** Proposed Budget for Fiscal Year 2026

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

***Proposed Budget***  
***FY2026***





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

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 months	Total Thru 9/30/25	Proposed Budget FY2026
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**Revenues**

Assessments	\$	377,298	\$	368,773	\$	8,525	\$	377,298	\$	401,914
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<b>Total Revenues</b>	<b>\$</b>	<b>377,298</b>	<b>\$</b>	<b>368,773</b>	<b>\$</b>	<b>8,525</b>	<b>\$</b>	<b>377,298</b>	<b>\$</b>	<b>401,914</b>
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**Expenditures**

**General & Administrative**

Supervisor Fees	\$	12,000	\$	1,000	\$	4,000	\$	5,000	\$	12,000
Employee FICA Expense	\$	-	\$	-	\$	306	\$	306	\$	918
Engineering	\$	12,500	\$	525	\$	7,292	\$	7,817	\$	12,500
Attorney	\$	12,500	\$	2,903	\$	7,292	\$	10,195	\$	12,500
Annual Audit	\$	4,000	\$	-	\$	4,000	\$	4,000	\$	4,000
Assessment Administration	\$	5,250	\$	5,250	\$	-	\$	5,250	\$	5,408
Arbitrage	\$	450	\$	-	\$	450	\$	450	\$	450
Dissemination	\$	5,250	\$	2,288	\$	2,963	\$	5,250	\$	5,250
Reamortization Schedule	\$	-	\$	-	\$	-	\$	-	\$	500
Trustee Fees	\$	4,041	\$	3,030	\$	1,011	\$	4,041	\$	4,445
Management Fees	\$	38,955	\$	16,231	\$	22,724	\$	38,955	\$	40,124
Information Technology	\$	1,890	\$	788	\$	1,103	\$	1,890	\$	1,947
Website Maintenance	\$	1,260	\$	525	\$	735	\$	1,260	\$	1,298
Postage & Delivery	\$	1,000	\$	338	\$	583	\$	922	\$	1,000
Insurance	\$	5,951	\$	5,537	\$	-	\$	5,537	\$	6,368
Copies	\$	500	\$	-	\$	100	\$	100	\$	500
Legal Advertising	\$	5,000	\$	1,311	\$	2,917	\$	4,228	\$	3,500
Contingency	\$	2,500	\$	305	\$	350	\$	655	\$	2,500
Office Supplies	\$	-	\$	4	\$	50	\$	54	\$	100
Dues, Licenses & Subscriptions	\$	175	\$	175	\$	-	\$	175	\$	175

<b>Total General &amp; Administrative:</b>	<b>\$</b>	<b>113,222</b>	<b>\$</b>	<b>40,210</b>	<b>\$</b>	<b>55,874</b>	<b>\$</b>	<b>96,084</b>	<b>\$</b>	<b>115,481</b>
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**Eagle Hammock**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 months	Total Thru 9/30/25	Proposed Budget FY2026
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**Operations & Maintenance**

**Field Services**

Property Insurance	\$ 10,100	\$ 6,452	\$ -	\$ 6,452	\$ 7,097
Field Management	\$ 15,000	\$ 6,250	\$ 8,750	\$ 15,000	\$ 15,450
Landscape Maintenance	\$ 47,500	\$ 16,030	\$ 22,442	\$ 38,472	\$ 42,000
Landscape Replacement	\$ 12,000	\$ -	\$ 7,000	\$ 7,000	\$ 12,000
Lake Maintenance	\$ 8,400	\$ 3,500	\$ 4,900	\$ 8,400	\$ 8,400
Streetlights	\$ 39,766	\$ 12,115	\$ 17,787	\$ 29,902	\$ 30,000
Electric	\$ 2,500	\$ 138	\$ 210	\$ 348	\$ 2,500
Water & Sewer	\$ 2,500	\$ 553	\$ 1,458	\$ 2,012	\$ 2,500
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,458	\$ 1,458	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 166	\$ 2,917	\$ 3,083	\$ 5,000
General Repairs & Maintenance	\$ 12,500	\$ 2,174	\$ 7,292	\$ 9,466	\$ 10,000
Contingency	\$ 5,000	\$ -	\$ 2,917	\$ 2,917	\$ 5,000

<b>Subtotal Field Expenditures</b>	<b>\$ 162,766</b>	<b>\$ 47,378</b>	<b>\$ 77,131</b>	<b>\$ 124,509</b>	<b>\$ 142,447</b>
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**Amenity Expenditures**

Amenity - Electric	\$ 8,000	\$ 3,041	\$ 4,667	\$ 7,708	\$ 8,000
Amenity - Water	\$ 10,000	\$ 2,055	\$ 5,833	\$ 7,888	\$ 10,000
Internet	\$ 2,000	\$ 500	\$ 700	\$ 1,200	\$ 2,000
Pest Control	\$ 1,760	\$ 425	\$ 1,027	\$ 1,452	\$ 1,785
Janitorial Service	\$ 5,700	\$ 4,225	\$ 5,985	\$ 10,210	\$ 12,200
Security Services	\$ 5,000	\$ 357	\$ 2,917	\$ 3,274	\$ 12,500
Pool Maintenance	\$ 16,800	\$ 6,925	\$ 9,450	\$ 16,375	\$ 17,500
Amenity Repairs & Maintenance	\$ 12,500	\$ 2,073	\$ 7,292	\$ 9,364	\$ 10,000
Amenity Management	\$ 5,750	\$ 2,396	\$ 3,354	\$ 5,750	\$ 10,000
Contingency	\$ 7,500	\$ 1,705	\$ 4,375	\$ 6,080	\$ 10,000

<b>Subtotal Amenity Expenditures</b>	<b>\$ 75,010</b>	<b>\$ 23,701</b>	<b>\$ 45,599</b>	<b>\$ 69,300</b>	<b>\$ 93,985</b>
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<b>Total Operations &amp; Maintenance:</b>	<b>\$ 237,776</b>	<b>\$ 71,079</b>	<b>\$ 122,730</b>	<b>\$ 193,809</b>	<b>\$ 236,432</b>
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**Other Financing Sources/(Uses)**

Transfer Out - Capital Reserve	\$ 26,300	\$ -	\$ 26,300	\$ 26,300	\$ 50,000
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<b>Total Other Expenditures</b>	<b>\$ 26,300</b>	<b>\$ -</b>	<b>\$ 26,300</b>	<b>\$ 26,300</b>	<b>\$ 50,000</b>
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<b>Total Expenditures</b>	<b>\$ 377,298</b>	<b>\$ 111,290</b>	<b>\$ 204,903</b>	<b>\$ 316,193</b>	<b>\$ 401,914</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 257,484</b>	<b>\$ (196,378)</b>	<b>\$ 61,105</b>	<b>\$ -</b>
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Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Platted	263.00	263	1.00	\$401,913.50	\$1,528.19	\$1,643.21
<b>\$401,913.50</b>						

Gross Assessments- Per Unit FY 26	Gross Assessments- Per Unit FY 25	Increase (Decrease) Per Unit	% Increase (Decrease)
\$1,643.21	\$ 1,542.57	\$ 100.64	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**

#### Re-amortization Schedule

Represents the cost of having revised amortization schedules issued on the District's bonds when extraordinary redemptions are made.

#### 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.

# **Eagle Hammock**

## **Community Development District**

### **General Fund Narrative**

#### *Dues, Licenses & Subscriptions*

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

#### **Operations & Maintenance:**

##### **Field Services**

##### *Property Insurance*

The District's property insurance coverages.

##### *Field Management*

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

##### *Landscape Maintenance*

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

##### *Landscape Replacement*

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

##### *Lake Maintenance*

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

##### *Streetlights*

Represents the cost to maintain streetlights 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.

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

*Irrigation Repairs*

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

*General Repairs & Maintenance*

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

*Contingency*

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

**Amenity Expenses**

*Amenity - Electric*

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

*Amenity – Water*

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

*Internet*

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

*Pest Control*

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

*Janitorial Services*

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

*Security Services*

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

*Pool Maintenance*

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

*Amenity Repairs & Maintenance*

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

# **Eagle Hammock**

## **Community Development District**

### **General Fund Narrative**

#### **Amenity 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.

#### **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 FY2025	Actuals Thru 2/28/25	Projected Next 7 months	Projected Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments	\$ 207,561	\$ 195,576	\$ 11,985	\$ 207,561	\$ 196,805
Interest	\$ -	\$ 3,862	\$ 1,931	\$ 5,792	\$ 1,931
Carry Forward Surplus <sup>(1)</sup>	\$ 316,268	\$ 161,281	\$ -	\$ 161,281	\$ 137,988
<b>Total Revenues</b>	<b>\$ 523,829</b>	<b>\$ 360,718</b>	<b>\$ 13,916</b>	<b>\$ 374,634</b>	<b>\$ 336,723</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 75,900	\$ 76,150	\$ -	\$ 76,150	\$ 73,072
Special Call - 11/1	\$ -	\$ 35,000	\$ -	\$ 35,000	\$ -
Principal - 5/1	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
Interest - 5/1	\$ 75,900	\$ -	\$ 75,497	\$ 75,497	\$ 73,072
Special Call - 5/1	\$ -	\$ -	\$ 35,000	\$ 35,000	\$ -
<b>Total Expenditures</b>	<b>\$ 201,800</b>	<b>\$ 111,150</b>	<b>\$ 160,497</b>	<b>\$ 236,647</b>	<b>\$ 196,144</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 322,029</b>	<b>\$ 249,568</b>	<b>\$ (146,581)</b>	<b>\$ 137,988</b>	<b>\$ 140,579</b>

Interest - 11/1 \$ 73,712.50

<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'	146	\$128,202	\$878.10	\$944.19
Single Family - 50'	59	\$64,760	\$1,097.62	\$1,180.24
Single Family - 50' - Partial Pay Down	7	\$3,843	\$549.00	\$590.32
<b>Total</b>	<b>212</b>	<b>\$196,805</b>		<b>\$2,714.75</b>

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

Date	Balance	Principal	Interest	Total
11/01/25	\$ 2,765,000.00	\$ -	\$ 73,071.88	\$ 73,071.88
05/01/26	\$ 2,765,000.00	\$ 50,000.00	\$ 73,071.88	
11/01/26	\$ 2,715,000.00	\$ -	\$ 71,978.13	\$ 195,050.00
05/01/27	\$ 2,715,000.00	\$ 50,000.00	\$ 71,978.13	
11/01/27	\$ 2,665,000.00	\$ -	\$ 70,884.38	\$ 192,862.50
05/01/28	\$ 2,665,000.00	\$ 55,000.00	\$ 70,884.38	
11/01/28	\$ 2,610,000.00	\$ -	\$ 69,543.75	\$ 195,428.13
05/01/29	\$ 2,610,000.00	\$ 55,000.00	\$ 69,543.75	
11/01/29	\$ 2,555,000.00	\$ -	\$ 68,203.13	\$ 192,746.88
05/01/30	\$ 2,555,000.00	\$ 60,000.00	\$ 68,203.13	
11/01/30	\$ 2,495,000.00	\$ -	\$ 66,740.63	\$ 194,943.75
05/01/31	\$ 2,495,000.00	\$ 60,000.00	\$ 66,740.63	
11/01/31	\$ 2,435,000.00	\$ -	\$ 65,278.13	\$ 192,018.75
05/01/32	\$ 2,435,000.00	\$ 65,000.00	\$ 65,278.13	
11/01/32	\$ 2,370,000.00	\$ -	\$ 63,693.75	\$ 193,971.88
05/01/33	\$ 2,370,000.00	\$ 65,000.00	\$ 63,693.75	
11/01/33	\$ 2,305,000.00	\$ -	\$ 61,946.88	\$ 190,640.63
05/01/34	\$ 2,305,000.00	\$ 70,000.00	\$ 61,946.88	
11/01/34	\$ 2,235,000.00	\$ -	\$ 60,065.63	\$ 192,012.50
05/01/35	\$ 2,235,000.00	\$ 75,000.00	\$ 60,065.63	
11/01/35	\$ 2,160,000.00	\$ -	\$ 58,050.00	\$ 193,115.63
05/01/36	\$ 2,160,000.00	\$ 80,000.00	\$ 58,050.00	
11/01/36	\$ 2,080,000.00	\$ -	\$ 55,900.00	\$ 193,950.00
05/01/37	\$ 2,080,000.00	\$ 85,000.00	\$ 55,900.00	
11/01/37	\$ 1,995,000.00	\$ -	\$ 53,615.63	\$ 194,515.63
05/01/38	\$ 1,995,000.00	\$ 90,000.00	\$ 53,615.63	
11/01/38	\$ 1,905,000.00	\$ -	\$ 51,196.88	\$ 194,812.50
05/01/39	\$ 1,905,000.00	\$ 95,000.00	\$ 51,196.88	
11/01/39	\$ 1,810,000.00	\$ -	\$ 48,643.75	\$ 194,840.63
05/01/40	\$ 1,810,000.00	\$ 100,000.00	\$ 48,643.75	
11/01/40	\$ 1,710,000.00	\$ -	\$ 45,956.25	\$ 194,600.00
05/01/41	\$ 1,710,000.00	\$ 105,000.00	\$ 45,956.25	
11/01/41	\$ 1,605,000.00	\$ -	\$ 43,134.38	\$ 194,090.63
05/01/42	\$ 1,605,000.00	\$ 110,000.00	\$ 43,134.38	
11/01/42	\$ 1,495,000.00	\$ -	\$ 40,178.13	\$ 193,312.50
05/01/43	\$ 1,495,000.00	\$ 115,000.00	\$ 40,178.13	
11/01/43	\$ 1,380,000.00	\$ -	\$ 37,087.50	\$ 192,265.63
05/01/44	\$ 1,380,000.00	\$ 120,000.00	\$ 37,087.50	
11/01/44	\$ 1,260,000.00	\$ -	\$ 33,862.50	\$ 190,950.00
05/01/45	\$ 1,260,000.00	\$ 130,000.00	\$ 33,862.50	
11/01/45	\$ 1,130,000.00	\$ -	\$ 30,368.75	\$ 194,231.25
05/01/46	\$ 1,130,000.00	\$ 135,000.00	\$ 30,368.75	
11/01/46	\$ 995,000.00	\$ -	\$ 26,740.63	\$ 192,109.38
05/01/47	\$ 995,000.00	\$ 145,000.00	\$ 26,740.63	
11/01/47	\$ 850,000.00	\$ -	\$ 22,843.75	\$ 194,584.38
05/01/48	\$ 850,000.00	\$ 150,000.00	\$ 22,843.75	

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

Date	Balance	Principal	Interest	Total
11/01/48	\$ 700,000.00	\$ -	\$ 18,812.50	\$ 191,656.25
05/01/49	\$ 700,000.00	\$ 160,000.00	\$ 18,812.50	
11/01/49	\$ 540,000.00	\$ -	\$ 14,512.50	\$ 193,325.00
05/01/50	\$ 540,000.00	\$ 170,000.00	\$ 14,512.50	\$ -
11/01/50	\$ 370,000.00	\$ -	\$ 9,943.75	\$ 194,456.25
05/01/51	\$ 370,000.00	\$ 180,000.00	\$ 9,943.75	\$ -
11/01/51	\$ 190,000.00	\$ -	\$ 5,106.25	\$ 195,050.00
05/01/52	\$ 190,000.00	\$ 190,000.00	\$ 5,106.25	\$ 195,106.25
		\$ 2,765,000.00	\$ 2,534,718.75	\$ 5,299,718.75

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

	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 months	Total Projected 9/30/25	Proposed Budget FY2026
<b><u>Revenues</u></b>					
Carry Forward Surplus	\$ -		\$ -	\$ -	\$ 26,300
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,300</b>
<b><u>Expenditures</u></b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Other Financing Sources/(Uses)</u></b>					
Transfer In	\$ 26,300	\$ -	\$ 26,300	\$ 26,300	\$ 50,000
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 26,300</b>	<b>\$ -</b>	<b>\$ 26,300</b>	<b>\$ 26,300</b>	<b>\$ 50,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 26,300</b>	<b>\$ -</b>	<b>\$ 26,300</b>	<b>\$ 26,300</b>	<b>\$ 76,300</b>

## SECTION VI

## RESOLUTION 2025-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE SERIES 2022 PROJECT IS COMPLETE; DECLARING THE SERIES 2022 PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2022 BONDS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Eagle Hammock Community Development District (“**District**”) was established by the City Commission of the City of Eagle Lake, Florida (the “**City**”) via Ordinance No. 0-22-08 enacted on March 7, 2022 (“**Ordinance**”) for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (the “**Board**”) of the District adopted Resolution Nos. 2022-26 and 2022-38 on March 16, 2022, and June 8, 2022, respectively, authorizing the issuance of its \$5,000,000 Eagle Hammock Community Development District (City of Eagle Lake, Florida) Special Assessment Bonds, Series 2022 (the “**Series 2022 Bonds**”), for the purpose of funding the construction, installation, and acquisition of public infrastructure, improvements, and services; and

**WHEREAS**, the Series 2022 Bonds financed the District’s master project infrastructure (the “**Series 2022 Project**”) as further identified and described in that certain *Eagle Hammock Community Development District Engineer's Report for Capital Improvements*, dated May 24, 2022 which is attached to this Resolution as **Exhibit A** (the “**Engineer’s Report**”); and

**WHEREAS**, the Engineer’s Report estimates capital costs totaling \$6,776,825 for the Series 2022 Project (the “**Total Project Costs**”); and

**WHEREAS**, pursuant to the terms of the *Master Assessment Methodology for Eagle Hammock Community Development District*, dated March 16, 2022, as supplemented by the *Supplemental Assessment Methodology for Eagle Hammock Community Development*, dated June 15, 2022, attached to this Resolution as **Composite Exhibit B** (collectively, the “**Assessment Methodology**”), the par amount of \$3,800,000 in Series 2022 Bonds yielded \$3,393,190 in funds to be used for the acquisition or construction of the Series 2022 Project; and

**WHEREAS**, the Board previously, after notice and public hearing, met as an Equalizing Board pursuant to the provision of Section 170.08, *Florida Statutes*, and adopted Resolution 2022-35 (“**Master Assessment Resolution**”), authorizing the project described therein, equalizing and levying special assessments to defray all or a portion of the Total Project Costs and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county,

district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes*; and

**WHEREAS**, in connection with the issuance of the Series 2022 Bonds, on July 7, 2022, the board adopted Resolution No. 2022-39, which among other things set forth the particular terms of the sale of the Series 2022 Bonds and confirmed the liens of the levy of special assessments securing the Series 2022 Bonds; and

**WHEREAS**, the Series 2022 Project specially benefits the developable acreage in the District as set forth in Resolution 2022-39 and the Assessment Methodology, and it is reasonable, proper, just and right to assess the portion of the costs of the Series 2022 Project financed with the Series 2022 Bonds to the specially benefitted properties within the District as set forth in Resolution 2022-39 and this Resolution; and

**WHEREAS**, pursuant to Chapter 170, *Florida Statutes*, and the *Master Trust Indenture*, dated July 1, 2022 (the “**Master Indenture**”), as supplemented by that *First Supplemental Trust Indenture*, dated July 1, 2022 (the “**First Supplemental Indenture**” and, together with the Master Indenture, the “**Indenture**”) both by and between the District and U.S. Bank Trust Company, National Association, as Trustee, the District Engineer executed and delivered a Certificate of Completion of the Series 2022 Project **dated** April 4, 2025, (the “**Engineer’s Certification**”) attached hereto as **Exhibit C**, wherein the District Engineer certified the Series 2022 Project to be complete; and

**WHEREAS**, upon receipt of and in reliance upon the Engineer’s Certification evidencing the completion date of the Series 2022 Project as described above, the Board desires to certify the Series 2022 Project complete in accordance with the Indenture; and

**WHEREAS**, the actual costs incurred to complete the Series 2022 Project exceeded all amounts on deposit in the Series 2022 Acquisition and Construction Account within the Acquisition and Construction Fund, and no money remains in such Account.

**NOW, THEREFORE**, be it resolved by the Board of Supervisors of the Eagle Hammock Community Development District:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170 and 190, *Florida Statutes*, and in accordance with the provisions of the Master Assessment Resolution.

**SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE ASSESSMENT AREA 4 PROJECT.** The Board of Supervisors hereby accepts the Engineer’s Certification, attached hereto as **Exhibit C**, certifying the Series 2022 Project complete and upon reliance thereon, certifies the Series 2022 Project complete in accordance with the Master Assessment Resolution

and the Indenture. The Completion Date, as that term is defined in the Indenture, for the Series 2022 Project shall be the date of the Engineer's Certification.

**SECTION 4. FINALIZATION OF SPECIAL ASSESSMENTS SECURING SERIES 2022 BONDS.** Pursuant to Section 170.08, *Florida Statutes*, and the Master Assessment Resolution, special assessments securing the Series 2022 Bonds are to be credited the difference in the assessment as originally made, approved, and confirmed and the proportionate part of the total actual costs of the Series 2022 Project. There is no remaining balance in the Series 2022 Acquisition and Construction Account within the Series 2022 Acquisition and Construction Fund, and such Account shall be closed. **Exhibit D** attached hereto and incorporated herein by this reference reflects the amortization schedule of the Series 2022 Bonds after the closing of the Series 2022 Acquisition and Construction Account within the Series 2022 Acquisition and Construction Fund. As provided in the Master Assessment Resolution, the assessments levied reflect the outstanding debt due on the Series 2022 Bonds. Pursuant to Section 170.08, *Florida Statutes*, and the Master Assessment Resolution, the special assessments on parcels specially benefitted by the Series 2022 Project are hereby finalized in accordance with the Assessment Methodology, attached hereto as **Composite Exhibit B**, which reflects the assessments on the parcels benefitted by the Series 2022 Bonds.

**SECTION 5. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution, these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**SECTION 6. OTHER PROVISIONS REMAIN IN EFFECT.** This Resolution is intended to supplement Resolution 2022-39, which remains in full force and effect. This Resolution and Resolution 2022-39 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

**SECTION 7. SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 8. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 9. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.



**APPROVED AND ADOPTED** this 10<sup>th</sup> day of April 2025.

ATTEST:

**EAGLE HAMMOCK COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors

Exhibit A: *Eagle Hammock Community Development District Engineer's Report for Capital Improvements*, dated May 24, 2022  
Comp. Exhibit B: *Master Assessment Methodology for Eagle Hammock Community Development District*, dated March 16, 2022; *Supplemental Assessment Methodology for Eagle Hammock Community Development*, dated June 15, 2022  
Exhibit C: Engineer's Certification, dated April 4, 2025  
Exhibit D: Amortization Schedule of the Series 2022 Bonds

**EXHIBIT A:**  
*Engineer's Report*

**EAGLE HAMMOCK  
COMMUNITY DEVELOPMENT DISTRICT**

**ENGINEER'S REPORT  
FOR CAPITAL IMPROVEMENTS**

**Prepared for:**

**BOARD OF SUPERVISORS  
EAGLE HAMMOCK  
COMMUNITY DEVELOPMENT DISTRICT**

**Prepared by:**

**GADD & ASSOCIATES, LLC  
1925 US HWY 98 S.  
LAKELAND, FL 33801  
PH: 863-940-9979**

**May 24, 2022**

**EAGLE HAMMOCK COMMUNITY  
DEVELOPMENT DISTRICT**

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EXHIBIT 8 - Summary of Proposed District Facilities

EXHIBIT 9 - Overall Site Plan

**ENGINEER'S REPORT  
EAGLE HAMMOCK  
COMMUNITY DEVELOPMENT DISTRICT**

**I. INTRODUCTION**

The Eagle Hammock Community Development District (the "District" or "CDD") is generally east of Hwy 17, and immediately north of Wright Rd. within Eagle Lake, Florida (the "City"). The District currently contains approximately 108.8 acres and is expected to consist of approximately 263 single family lots, recreation/amenity areas, and associated infrastructure.

The CDD was established by City Ordinance No. \_\_\_\_\_ which was approved by the City Commission on \_\_\_\_\_. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the City, Polk County, Florida (the "County"), Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development, defined below. Any public improvements or facilities acquired by the District will be at the lesser of actual cost of construction or fair market value. An overall estimate of probable cost of the public improvements is provided in Exhibit 7 of this report.

This "Engineer's Report for Capital Improvements" or "Report" reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications

are not expected to diminish the benefits received by the developable land within the District. The District reserves the right to make reasonable adjustments to this Report to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable levels of benefit to the developable lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this Report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the stormwater ponds) within the development, with the exception of all improvements to be included within the proposed Eagle Lake Loop Rd. right-of-way, will be maintained by the District. Water distribution, wastewater collection systems (gravity lines, force mains, and lift stations), and all improvements within the proposed Eagle Lake Loop Rd. right-of-way will, upon completion, be dedicated to the City for ownership and maintenance.

## **II. PURPOSE AND SCOPE**

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire,

operate, and maintain all or specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, and the District Board of Supervisors, including its staff and consultants.

### **III. THE DEVELOPMENT**

The development will consist of 263 single family homes and associated infrastructure. The development is a planned residential community located east of Hwy 14 and north of Wright Road within the City. The property in the City has a land use designation of LDR (Low Density Residential) and will have a zoning of PD-H (Planned Development - Housing). The development will be constructed in a single phase.

### **IV. THE CAPITAL IMPROVEMENTS**

The Capital Improvement Plan, (the "CIP"), consists of public infrastructure necessary to support residential development. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes / intersection improvements and extension of water and sewer mains to serve the development).



There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water/reclaim distribution and wastewater collection system will occur as needed. Below ground installation of telecommunications and cable TV will occur but will not be funded by the District.

As a part of the recreational component of the CIP, a public park/amenity center will be constructed within the development. The public park/amenity center will have connectivity via sidewalks to each portion of the District. The public park/amenity center will be accessed by the public roadways and sidewalks.

## **V. CAPITAL IMPROVEMENT PLAN COMPONENTS**

The Capital Improvement Plan includes the following:

### **Stormwater Management Facilities**

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater will runoff via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize a combination of wet and dry retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the City, the County, and the SWFWMD. There are existing jurisdictional wetlands within the District.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C0530G demonstrates that the property is located within Flood Zone X and AE. Based on this information and the site topography, floodplain compensation will be required and is proposed.

During the construction of stormwater management facilities, utilities and roadway improvements, the District or its contractors will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity

### **Public Roadways**

The “internal” proposed public roadway sections are to be 50’ rights-of-way with 20’ of asphalt and Miami curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2’ wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

### **Water and Wastewater Facilities**

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the development. The water service provider will be the City of Eagle Lake Public Utilities. These facilities will be installed within the proposed public rights-of-way within the District and within existing public right-of-ways adjacent to the District. This water will provide potable (domestic) and fire protection services which will serve the lands within the District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will

be laterals to serve the individual lots. No District Bonds will be used to finance sewer laterals serving private lots. A single lift station will transport wastewater flow from the lift stations, via a 6" force main to connect to the existing system along Eagle Lake Loop Rd.

### **Off-Site Improvements**

The District will provide funding for the anticipated turn lane(s) and offsite roadway improvements necessary at the development entrance. Anticipated improvements include a left and right turn lane at the project's entrance. Upon completion of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the City/County.

### **Amenities and Parks**

The District will provide funding for an Amenity Center to include the following: parking area, amenity building with restrooms, pool, and walking trails. All paths, parks, etc. discussed in this paragraph are available to the general public.

### **Electric and Lighting**

The electric distribution system serving the development is currently planned to be underground. The District presently intends to fund and construct the electric conduit, transformer/cabinet pads, and electric manholes required by TECO to underground such systems on public right of way. Electric facilities funded by the District will be owned and maintained by the District, with TECO providing underground electrical service to the development. The CDD presently intends to purchase and install the street lighting along the internal roadways within the CDD. These lights are presently anticipated to be owned, operated, and maintained by the District. Alternatively, the District may fund and install the necessary electrical conduit and enter into an agreement with TECO for the street lights.

### **Entry Feature, Landscaping, and Irrigation**

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the development will be provided by the District. The irrigation system will utilize potable water or wells. Landscaping for the roadways will consist of sod, perennial flowers, shrubs, ground cover and trees for the internal roadways within the development. These items will be funded, owned and maintained by the CDD.

### **Miscellaneous**

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family planned development.

## **VI. PERMITTING**

Construction permits for all phases are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Polk County Level II, and City construction plan approval.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	September 2021
SWFWMD ERP	September 2021
Construction Permits (City)	October 2021
Polk County Health Department Water	September 2021
FDEP Sewer	September 2021
FDEP NOI	January 2022

## **VII. RECOMMENDATION**

As previously described within this Report, the public infrastructure as described is necessary for the development and functional operation as required by the City. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the City, and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the City regulations.

## **VIII. REPORT MODIFICATION**

During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

## IX. CONCLUSION

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the proposed CIP can be completed at the cost as stated.



# LEGAL DESCRIPTION

(BY SURVEYOR)

EAGLE HAMMOCK CDD  
POLK COUNTY, FLORIDA  
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA AND CONTAINING ALL OR PARTS OF LOTS 75, 78, 79, 101, 102, 103, 105, 106, 107, AND 108, AND CERTAIN PLATTED, UNOPENED RIGHTS-OF-WAY AROUND AND BETWEEN SAID LOTS, ALL OF WAHNETA FARMS AS RECORDED IN PLAT BOOK 1, PAGES 82A AND 82B OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND CONTAINING ALL OF LOTS 1, 2, 3, AND 4, AND CERTAIN PLATTED, UNOPENED RIGHTS-OF-WAY AROUND AND BETWEEN SAID LOTS, ALL OF J.A. JOHNSON'S SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 103, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8, THE SAME ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 7; THENCE NORTH 00°15'06" WEST ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 8, AND THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 1992.22 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE AFOREMENTIONED LOT 75, WAHNETA FARMS; THENCE NORTH 89°40'06" EAST, ALONG SAID EXTENSION AND THE NORTH LINE OF SAID LOT 75, A DISTANCE OF 660.70 FEET TO THE EAST LINE THEREOF; THENCE SOUTH 00°07'26" EAST ALONG SAID EAST LINE, A DISTANCE OF 667.66 FEET TO THE CENTERLINE OF THAT PLATTED, UNOPENED RIGHT-OF-WAY LYING NORTH OF THE AFOREMENTIONED LOT 79; THENCE NORTH 89°40'41" EAST ALONG SAID CENTERLINE, A DISTANCE OF 661.86 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE AFORESAID LOT 79; THENCE SOUTH 00°12'51" EAST ALONG SAID EXTENSION AND THE SAID EAST LINE OF LOT 79, A DISTANCE OF 674.79 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 15.00 FEET OF THE AFOREMENTIONED LOT 101; THENCE NORTH 89°52'46" EAST ALONG SAID SOUTH LINE OF THE NORTH 15.00 FEET OF LOT 101, A DISTANCE OF 659.19 FEET TO A POINT ON THE EAST LINE OF SAID LOT 101; THENCE SOUTH 00°41'43" EAST ALONG THE EAST LINE OF SAID LOT 101, A DISTANCE OF 655.14 FEET TO THE SOUTH BOUNDARY OF THE AFOREMENTIONED NORTHWEST 1/4 OF SECTION 8; THENCE SOUTH 89°53'50" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 665.40 FEET TO THE EAST LINE OF THE AFOREMENTIONED LOT 1, J.A. JOHNSON'S SUBDIVISION; THENCE SOUTH 00°19'33" EAST ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF THE AFOREMENTIONED LOT 4 OF J.A. JOHNSON'S SUBDIVISION, A DISTANCE OF 605.95 FEET TO A POINT WHICH LIES 54.58 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 4; THENCE DEPARTING SAID EAST LINE, SOUTH 24°19'20" WEST, A DISTANCE OF 59.95 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID LOT 4 AT A POINT WHICH LIES 25.00 FEET WEST OF THE AFOREMENTIONED SOUTHEAST CORNER OF LOT 4; THENCE SOUTH 89°53'44" WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE SOUTH LINE OF THE AFOREMENTIONED LOT 3 OF J.A. JOHNSON'S SUBDIVISION, A DISTANCE OF 1295.69 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE AFOREMENTIONED LOT 108 OF WAHNETA FARMS; THENCE SOUTH 00°11'56" EAST ALONG THE EAST LINE OF SAID LOT 108, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF THE NORTH 50 FEET OF SAID LOT 8; THENCE NORTH 89°53'07" WEST ALONG SAID SOUTH LINE OF THE NORTH 50 FEET, A DISTANCE OF 645.01 FEET TO THE WEST LINE OF THE EAST 645 FEET OF THE NORTH 50 FEET OF SAID LOT 108; THENCE NORTH 00°11'56" WEST ALONG SAID WEST LINE, A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF SAID LOT 108 AND THE SOUTH LINE OF THE AFOREMENTIONED LOT 107, WAHNETA FARMS; THENCE NORTH 89°53'07" WEST ALONG THE SOUTH LINE OF SAID LOT 107 AND THE SOUTH LINE OF THE AFOREMENTIONED LOT 106, A DISTANCE OF 50.61 FEET; THENCE DEPARTING THE SOUTH LINE OF SAID LOT 106, NORTH 00°07'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°53'07" WEST, 20.00 FEET NORTH OF AND PARALLEL TO THE AFORESAID SOUTH LINE OF LOT 106, A DISTANCE OF 195.93 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY OF EAGLE LAKE LOOP ROAD AS RECORDED IN MAP BOOK 4, PAGE 223 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: 1.) NORTH 40°28'10" WEST, 77.36 FEET; THENCE 2.) NORTH 44°06'55" WEST, 109.56 FEET; THENCE 3.) NORTH 45°00'53" WEST, 100.56 FEET; THENCE 4.) NORTH 48°32'46" WEST, 100.10 FEET; THENCE 5.) NORTH 50°22'41" WEST, 100.01 FEET; THENCE 6.) NORTH 53°15'12" WEST, 102.85 FEET; THENCE 7.) NORTH 61°07'59" WEST, 4.86 FEET TO THE WEST LINE OF THE AFORESAID LOT 106 OF WAHNETA FARMS; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 00°01'42" EAST ALONG THE WEST LINE OF SAID LOT 106 AND THE WEST LINE OF THE AFOREMENTIONED LOT 105, A DISTANCE OF 908.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 105; THENCE SOUTH 89°39'01" EAST ALONG THE NORTH LINE OF SAID LOT 105, A DISTANCE OF 654.79 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°06'38" EAST ALONG THE EAST LINE OF SAID LOT 105, A DISTANCE OF 663.31 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE SOUTH 89°34'42" EAST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 7, A DISTANCE OF 668.79 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING: 108.77 ACRES, MORE OR LESS.

## EXHIBIT 2

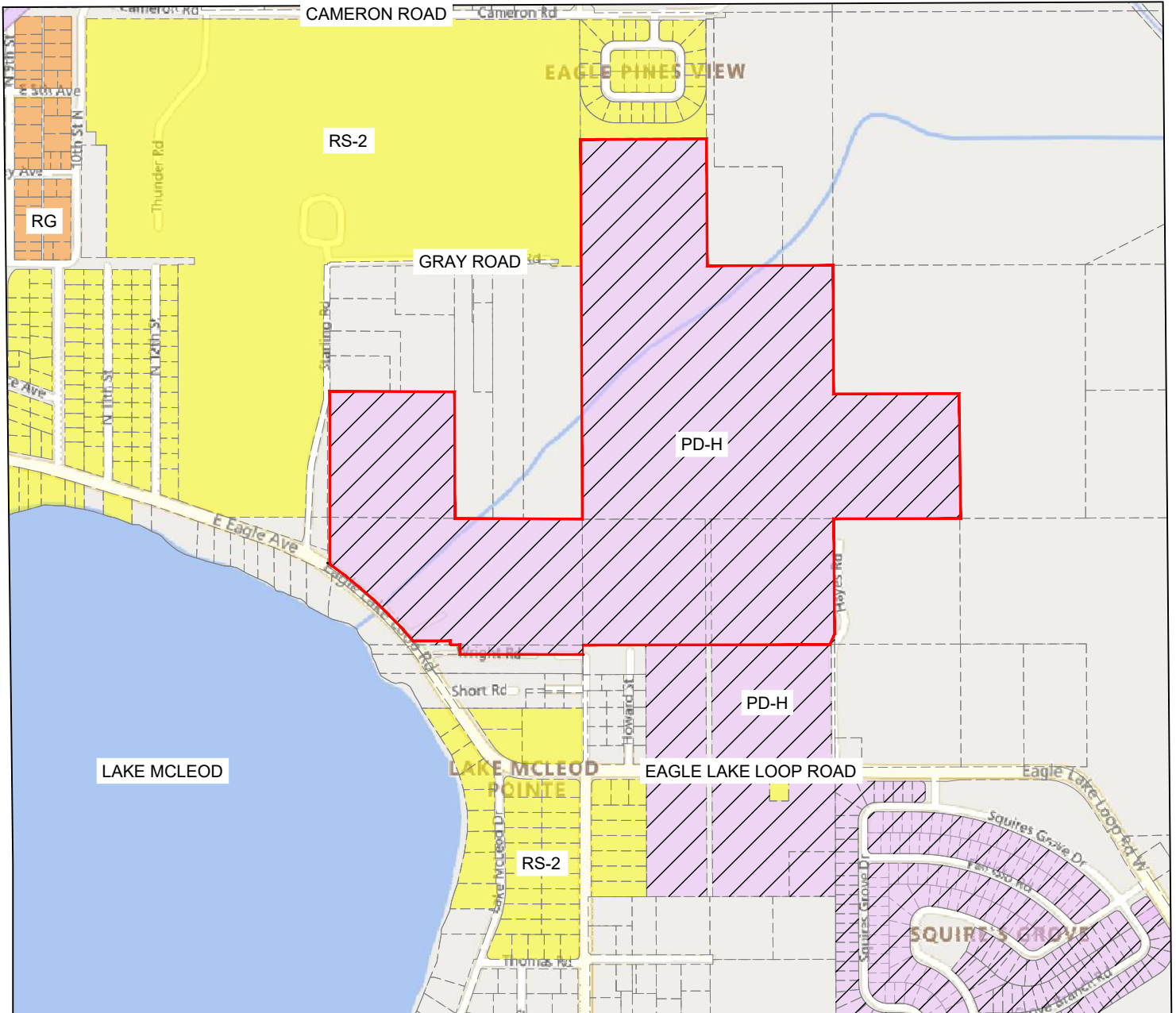
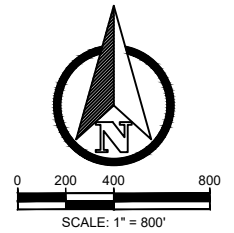
### EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

1065 EAGLE LAKE LOOP ROAD  
EAGLE LAKE, FL 33839

## LEGAL DESCRIPTION







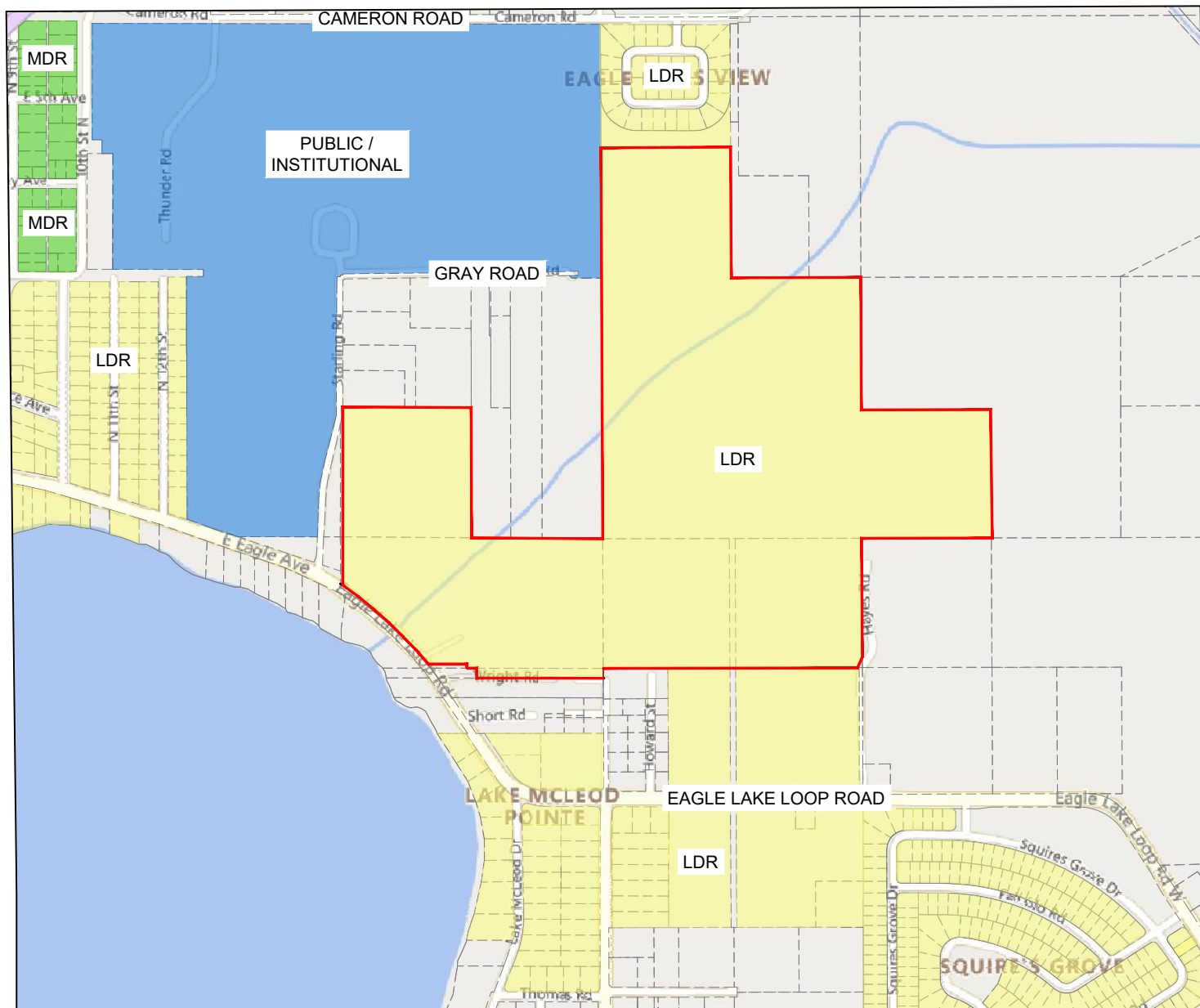
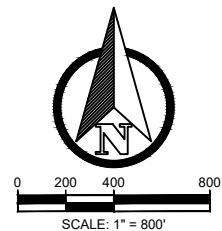
**GADD  
& ASSOCIATES**  
CIVIL ENGINEERING & CONSULTING  
1925 US HWY 98 S, SUITE 201  
LAKELAND, FL 33801  
PHONE: (863) 940-9979  
Certificate of Authorization #30194  
[www.GaddCivil.com](http://www.GaddCivil.com)

### EXHIBIT 3

## EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

1065 EAGLE LAKE LOOP ROAD  
EAGLE LAKE, FL 33839

## ZONING MAP



### LEGEND

LDR      LOW DENSITY RESIDENTIAL  
MDR      MID DENSITY RESIDENTIAL



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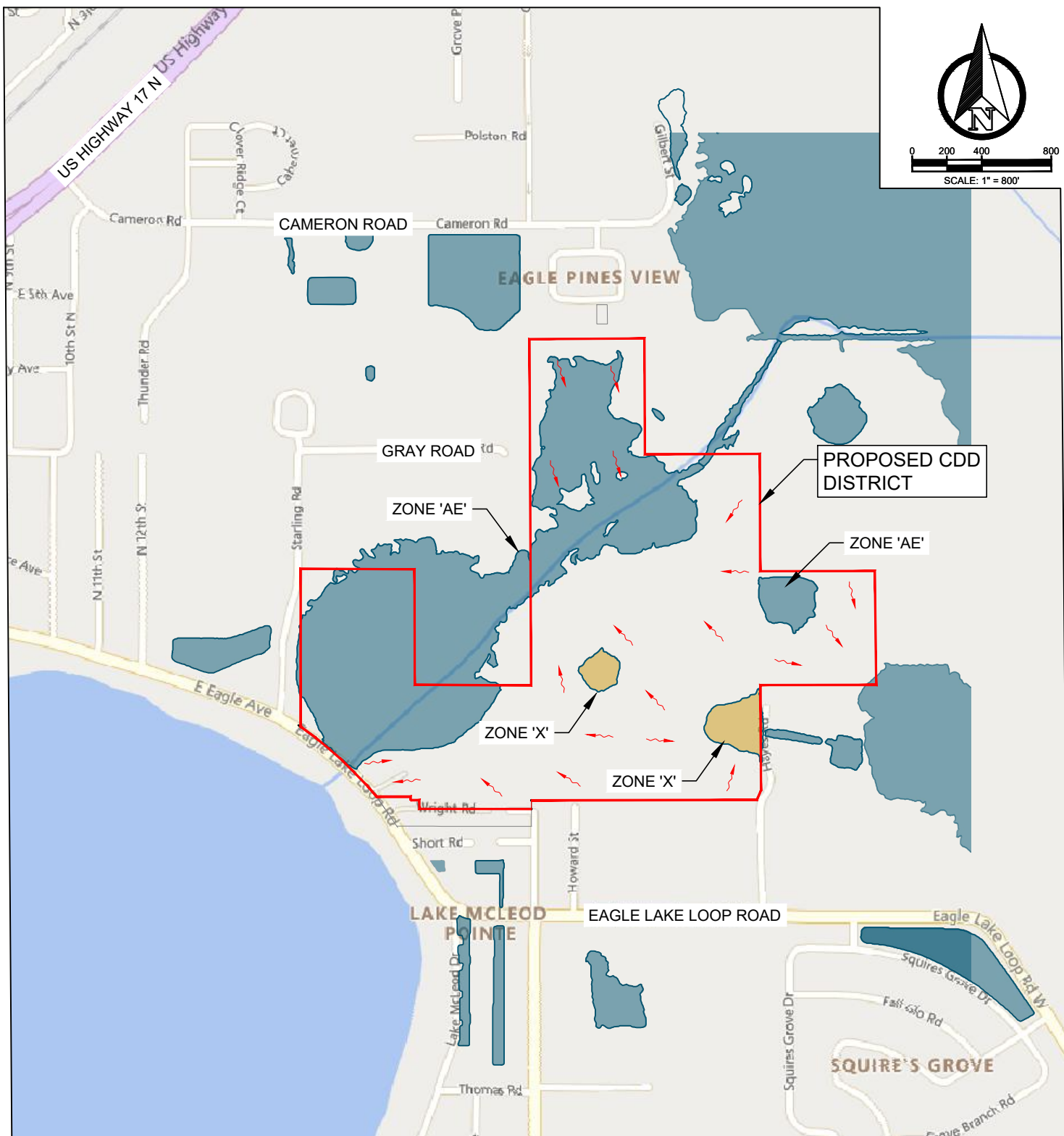
### EXHIBIT 4

## EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

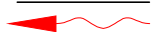
1065 EAGLE LAKE LOOP ROAD  
EAGLE LAKE, FL 33839

## FUTURE LAND USE MAP

x:\PROJECTS\1185.01 - CENTER STATE DEV - 1000 Oaks\DRAWINGS\ENGINEERING\1185.01 - CDD EXHIBIT.dwg



### LEGEND



FLOW DIRECTION



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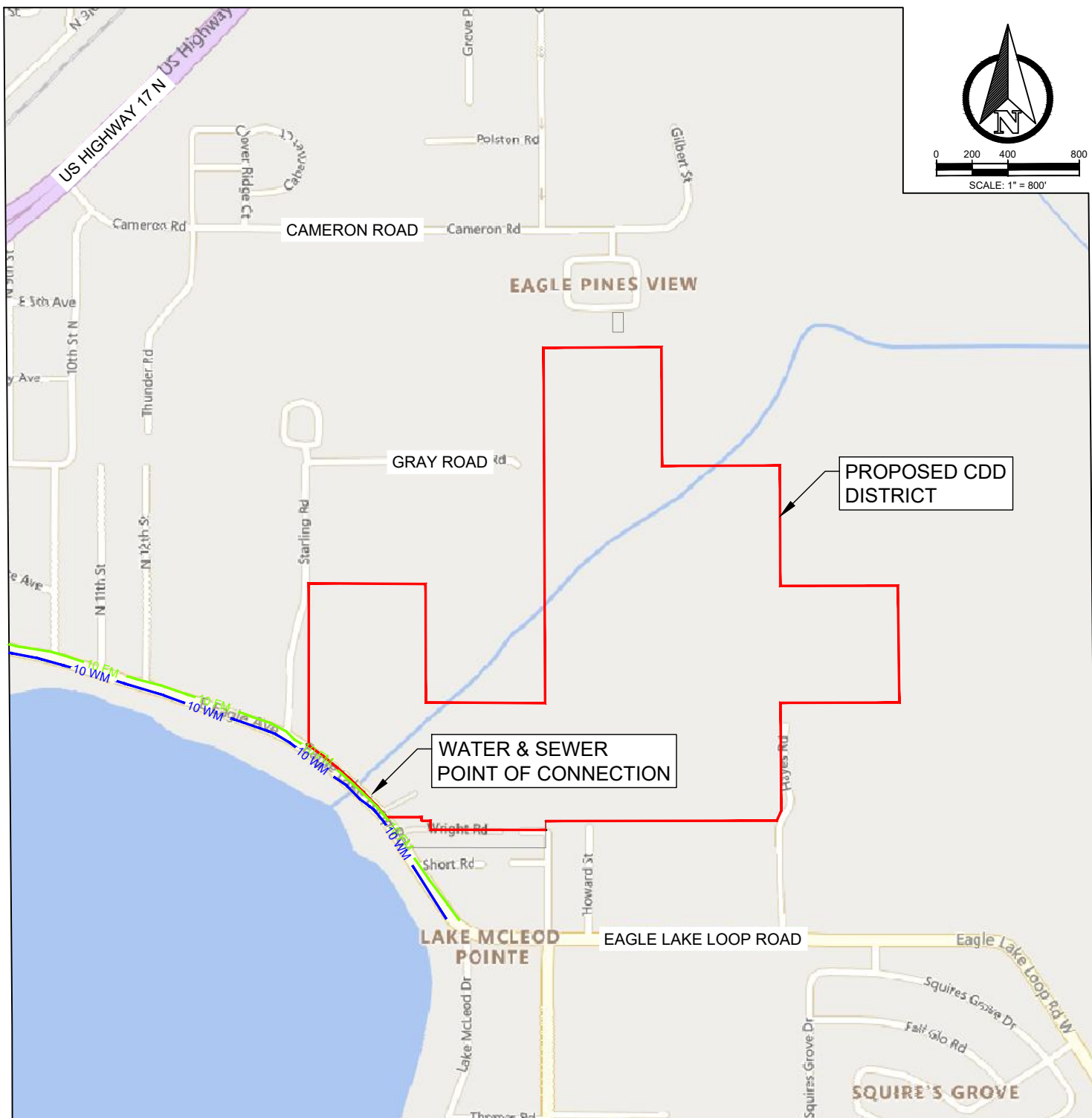
### EXHIBIT 5

## EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT



1065 EAGLE LAKE LOOP ROAD  
EAGLE LAKE, FL 33839

### DRAINAGE MAP

X:\PROJECTS\1185.01 - CENTER STATE DEV - 1000 Oaks\DRAWINGS\ENGINEERING\1185.01 - CDD EXHIBIT.dwg



**LEGEND**

-  EXISTING 10" WATER MAIN
-  EXISTING 10" FORCE MAIN



**GADD & ASSOCIATES**  
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EXHIBIT 6  
EAGLE HAMMOCK COMMUNITY  
DEVELOPMENT DISTRICT  
1065 EAGLE LAKE LOOP ROAD  
EAGLE LAKE, FL 33839  
WATER & WASTEWATER MAP

**Composite Exhibit 7**  
**Eagle Hammock CDD**  
**SUMMARY OF OPINION OF PROBABLE COSTS**

<b>Number of Lots</b>	<b><u>263</u></b>
<b>Infrastructure <sup>(1)</sup></b>	
Offsite Road Improvements <sup>(5) (6)</sup>	\$ 364,250
Stormwater Management <sup>(2)(3)(5)(6)</sup>	\$ 1,897,500
Utilities (Water, Sewer, Elect. & Street Lighting) <sup>(5)(6)</sup>	\$ 2,076,500
Internal Roadways <sup>(4)(5)(6)</sup>	\$ 1,072,500
Entry Feature & Signage <sup>(6)(7)</sup>	\$ 200,000
Park and Recreational Facilities <sup>(6)</sup>	\$ 550,000
Contingency	\$ 616,075
<b>TOTAL</b>	<b>\$ 6,776,825</b>

**Notes:**

1. Infrastructure consists of public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction and in conjunction with home construction, which will be provided by developer or homebuilder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2021 cost
7. Includes entry features, signage, hardscape, landscape, irrigation and buffer fencing.
8. CDD will enter into a Lighting Agreement with Tampa Electric for the street light poles and lighting service. Only the incremental cost of undergrounding of wire in public right-of-way and on District land is included.
9. Internal Sidewalk shall be constructed along common areas only
10. All improvements will be on land that upon acquisition of the improvements by the District, is owned by, or subject to permanent easement in favor of, the district or another government entity.

**Composite Exhibit 8**  
**Eagle Hammock**  
**Community Development District**  
**Summary of Proposed District Facilities**

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Offsite Improvements	District	Polk County	District Bonds	Polk County
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	City of Eagle Lake	District Bonds	City of Eagle Lake
Street Lighting/Conduit	District	**District	District Bonds	**District
Onsite Road Construction	District	District	District Bonds	District
Entry Feature & Signage	District	District	District Bonds	District
Parks and Recreational Facilities	District	District	District Bonds	District

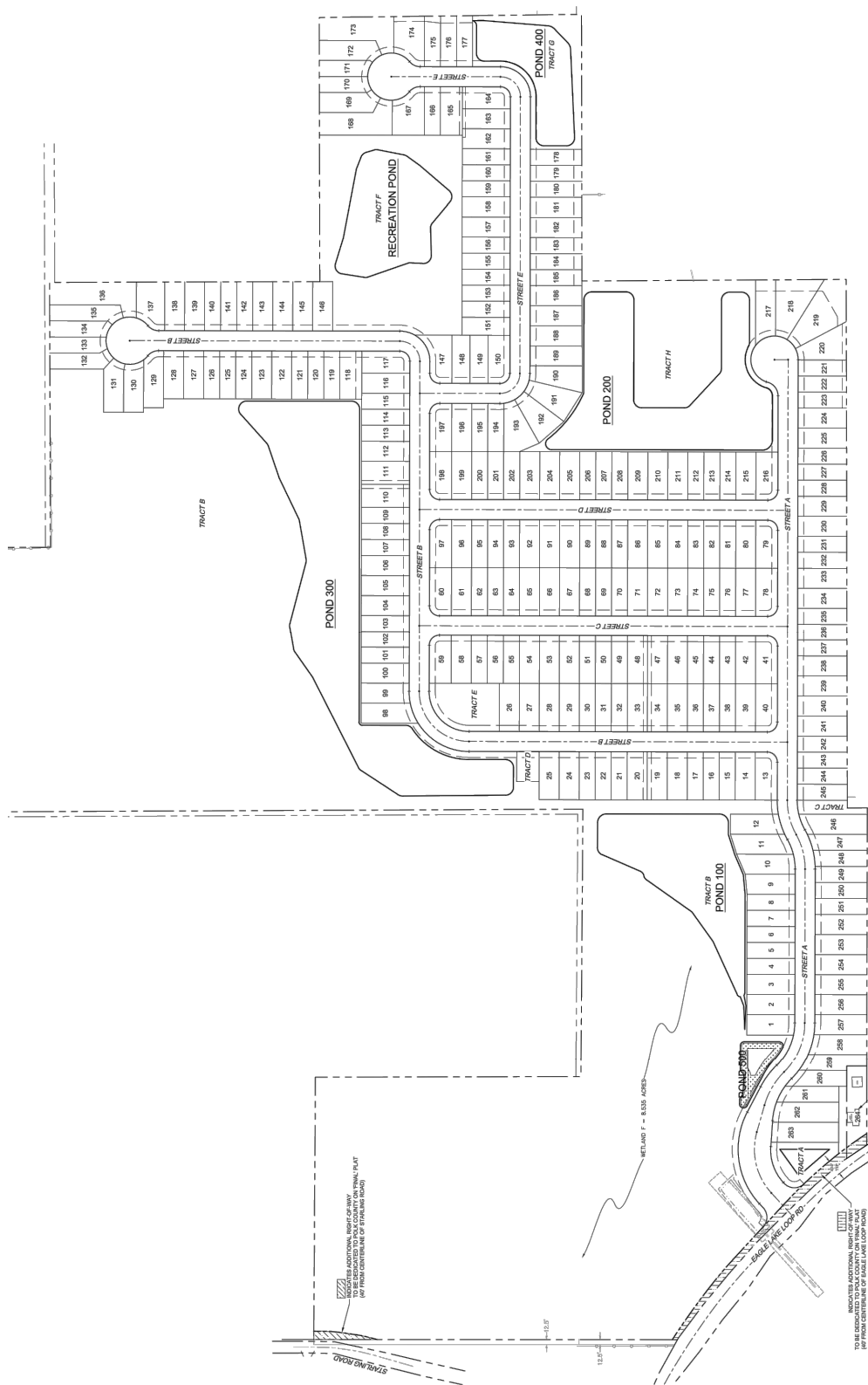
\*Costs not funded by bonds will be funded by the developer.

\*\* Street lighting/conduit shall be owned and maintained by the District or the District shall enter into a lease with Tampa Electric Company.





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& ASSOCIATES**  
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## EXHIBIT 9

# EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

1065 EAGLE LAKE LOOP ROAD  
EAGLE LAKE, FL 33839

## OVERALL SITE PLAN

**COMPOSITE EXHIBIT B:**  
*Assessment Methodology*



**MASTER  
ASSESSMENT METHODOLOGY  
  
FOR  
EAGLE HAMMOCK  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: March 16, 2022**

**Prepared by**

**Governmental Management Services - Central Florida, LLC  
219 E. Livingston Street  
Orlando, FL 32801**



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**GMS-CF, LLC does not represent Eagle Hammock Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide Eagle Hammock Community Development District with financial advisory services or offer investment advice in any form.**

## **1.0 Introduction**

Eagle Hammock Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the “District”), as amended. The District plans to issue up to \$8,960,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements within the District, more specifically described in the Master Engineer’s Report dated February 24, 2022 prepared by GADD & Associates, LLC as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of public infrastructure improvements consisting of improvements that benefit property owners within the District.

### **1.1 Purpose**

This Master Assessment Methodology Report (the “Assessment Report”) provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the District’s capital improvement plan (“CIP”). This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

### **1.2 Background**

The District currently includes approximately 108.77 acres within the City of Eagle Lake, located in Polk County, Florida. The development program currently envisions approximately 263 residential lots (herein the “Development”). The proposed Development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified accordingly.

The public improvements contemplated by the District in the CIP will provide facilities that benefit certain property within the District. The CIP is delineated in the Engineer's Report. Specifically, the District will construct and/or acquire certain offsite road improvements, stormwater management, utilities, internal roadways, entry feature and signage, park and recreational facilities, and contingency. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres that benefit from the District's CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken by the District create special and peculiar benefits to assessable property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's CIP. However, these benefits will be incidental to the District's CIP, which is designed solely to meet the needs of property within the District. Properties outside the District boundaries do not depend upon the District's CIP. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

## **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

## **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of property will cost approximately \$6,776,825. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be approximately \$8,960,000. Additionally, funding required to complete the CIP which is not financed with Bonds will be funded by Developer. Without the CIP, the property would not be able to be developed and occupied by future residents of the community.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District is planning to issue up to \$8,960,000 in Bonds to fund all or a portion of the District's CIP, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$8,960,000 in debt to the properties benefiting from the CIP.

Table 1 identifies the proposed land uses as identified by the Developer. The District has relied on the Engineer's Report to develop the costs of the CIP needed to support the Development, these construction costs are outlined in Table 2. The improvements needed to support the Development are described in detail in the Engineer's Report and are estimated to cost \$6,776,825. Based on the estimated costs, the size of the bond

issue under current market conditions needed to generate funds to pay for the CIP and related costs was determined by the District's Underwriter to total approximately \$8,960,000. Table 3 shows the breakdown of the bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan is completed. The CIP funded by District Bonds benefits all developable acres within the District.

The initial assessments will be levied on an equal basis to all acres within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the improvements.

Once platting or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the planned 263 residential units within the District, which are the beneficiaries of the CIP, as depicted in Table 5 and Table 6. If there are changes to the development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

## **2.3 Allocation of Benefit**

The CIP consists of offsite road improvements, stormwater management, utilities, internal roadways, entry feature and signage, park and recreational facilities, and contingency. There is One residential product type within the planned development. The single family home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed CIP will provide several types of systems, facilities and services for its residents. These include offsite road improvements, stormwater management, utilities, internal roadways, entry feature and signage, park and recreational facilities, and contingency. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each

product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

### **4.0 Assessment Roll**

The District will initially distribute the liens across the property within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. At this time the debt associated with the District's CIP will be distributed evenly across the acres within the District. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.



TABLE 1  
EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT  
DEVELOPMENT PROGRAM  
MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Totals	ERUs per Unit (1)	Total ERUs
Single Family 40'	150	150	0.8	120
Single Family 50'	113	113	1.00	113
Total Units	263	263		233

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a Single Family unit equal to 1 ERU

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2  
EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT  
INFRASTRUCTURE COST ESTIMATES  
MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Total Cost Estimate
Offsite Road Improvements	\$364,250
Stormwater Management	\$1,897,500
Utilities	\$2,076,500
Internal Roadways	\$1,072,500
Entry Feature and Signage	\$200,000
Park and Recreational Facilities	\$550,000
Contingency	\$616,075
	<u>\$6,776,825</u>

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated February 24, 2022

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3  
EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT  
BOND SIZING  
MASTER ASSESSMENT METHODOLOGY

Description	Total
Construction Funds	\$6,776,825
Debt Service Reserve	\$677,683
Capitalized Interest	\$1,075,200
Underwriters Discount	\$179,200
Cost of Issuance	\$250,000
Rounding	\$1,093
<b>Par Amount*</b>	<b>\$8,960,000</b>

Bond Assumptions:

Average Coupon	6.00%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the Bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4  
EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATION OF BENEFIT  
MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family 40'	150	0.8	120	51.50%	\$3,490,210	\$23,268
Single Family 50'	113	1.0	113	48.50%	\$3,286,615	\$29,085
Totals	263		233	100.00%	\$6,776,825	

\* Unit mix is subject to change based on marketing and other facto

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5  
EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE  
MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Total Improvements	Allocation of Par	Par Debt Per Unit
		Costs Per Product Type	Debt Per Product Type	
Single Family 40'	150	\$3,490,210	\$4,614,592	\$30,764
Single Family 50'	113	\$3,286,615	\$4,345,408	\$38,455
Totals	263	\$6,776,825	\$8,960,000	

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6  
EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT  
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE  
MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family 40'	150	\$4,614,592	\$30,764	\$349,021	\$2,327	\$2,502
Single Family 50'	113	\$4,345,408	\$38,455	\$328,661	\$2,909	\$3,127
Totals	263	\$8,960,000		\$677,683		

(1) This amount includes collection fees and early payment discounts when collected on the County Tax Bill

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7  
EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY ASSESSMENT ROLL  
MASTER ASSESSMENT METHODOLOGY

Owner	Property*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Eagle Hammock of Eagle Lake LLC	Eagle Hammock CDD	108.77	\$82,376	\$8,960,000	\$677,683	\$728,691
Totals		108.77		\$8,960,000	\$677,683	\$728,691

(1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Average Coupon Rate (%)	6.00%
Maximum Annual Debt Service	\$677,683

\* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

# Exhibit A LEGAL DESCRIPTION

(BY SURVEYOR)

EAGLE HAMMOCK CDD  
POLK COUNTY, FLORIDA  
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA AND CONTAINING ALL OR PARTS OF LOTS 75, 78, 79, 101, 102, 103, 105, 106, 107, AND 108, AND CERTAIN PLATTED, UNOPENED RIGHTS-OF-WAY AROUND AND BETWEEN SAID LOTS, ALL OF WAHNETA FARMS AS RECORDED IN PLAT BOOK 1, PAGES 82A AND 82B OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND CONTAINING ALL OF LOTS 1, 2, 3, AND 4, AND CERTAIN PLATTED, UNOPENED RIGHTS-OF-WAY AROUND AND BETWEEN SAID LOTS, ALL OF J.A. JOHNSON'S SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 103, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8, THE SAME ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 7; THENCE NORTH 00°15'06" WEST ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 8, AND THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 1992.22 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE AFOREMENTIONED LOT 75, WAHNETA FARMS; THENCE NORTH 89°40'06" EAST, ALONG SAID EXTENSION AND THE NORTH LINE OF SAID LOT 75, A DISTANCE OF 660.70 FEET TO THE EAST LINE THEREOF; THENCE SOUTH 00°07'26" EAST ALONG SAID EAST LINE, A DISTANCE OF 667.66 FEET TO THE CENTERLINE OF THAT PLATTED, UNOPENED RIGHT-OF-WAY LYING NORTH OF THE AFOREMENTIONED LOT 79; THENCE NORTH 89°40'41" EAST ALONG SAID CENTERLINE, A DISTANCE OF 661.86 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE AFORESAID LOT 79; THENCE SOUTH 00°12'51" EAST ALONG SAID EXTENSION AND THE SAID EAST LINE OF LOT 79, A DISTANCE OF 674.79 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 15.00 FEET OF THE AFOREMENTIONED LOT 101; THENCE NORTH 89°52'46" EAST ALONG SAID SOUTH LINE OF THE NORTH 15.00 FEET OF LOT 101, A DISTANCE OF 659.19 FEET TO A POINT ON THE EAST LINE OF SAID LOT 101; THENCE SOUTH 00°41'43" EAST ALONG THE EAST LINE OF SAID LOT 101, A DISTANCE OF 655.14 FEET TO THE SOUTH BOUNDARY OF THE AFOREMENTIONED NORTHWEST 1/4 OF SECTION 8; THENCE SOUTH 89°53'50" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 665.40 FEET TO THE EAST LINE OF THE AFOREMENTIONED LOT 1, J.A. JOHNSON'S SUBDIVISION; THENCE SOUTH 00°19'33" EAST ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF THE AFOREMENTIONED LOT 4 OF J.A. JOHNSON'S SUBDIVISION, A DISTANCE OF 605.95 FEET TO A POINT WHICH LIES 54.58 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 4; THENCE DEPARTING SAID EAST LINE, SOUTH 24°19'20" WEST, A DISTANCE OF 59.95 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID LOT 4 AT A POINT WHICH LIES 25.00 FEET WEST OF THE AFOREMENTIONED SOUTHEAST CORNER OF LOT 4; THENCE SOUTH 89°53'44" WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE SOUTH LINE OF THE AFOREMENTIONED LOT 3 OF J.A. JOHNSON'S SUBDIVISION, A DISTANCE OF 1295.69 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE AFOREMENTIONED LOT 108 OF WAHNETA FARMS; THENCE SOUTH 00°11'56" EAST ALONG THE EAST LINE OF SAID LOT 108, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF THE NORTH 50 FEET OF SAID LOT 8; THENCE NORTH 89°53'07" WEST ALONG SAID SOUTH LINE OF THE NORTH 50 FEET, A DISTANCE OF 645.01 FEET TO THE WEST LINE OF THE EAST 645 FEET OF THE NORTH 50 FEET OF SAID LOT 108; THENCE NORTH 00°11'56" WEST ALONG SAID WEST LINE, A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF SAID LOT 108 AND THE SOUTH LINE OF THE AFOREMENTIONED LOT 107, WAHNETA FARMS; THENCE NORTH 89°53'07" WEST ALONG THE SOUTH LINE OF SAID LOT 107 AND THE SOUTH LINE OF THE AFOREMENTIONED LOT 106, A DISTANCE OF 50.61 FEET; THENCE DEPARTING THE SOUTH LINE OF SAID LOT 106, NORTH 00°07'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°53'07" WEST, 20.00 FEET NORTH OF AND PARALLEL TO THE AFORESAID SOUTH LINE OF LOT 106, A DISTANCE OF 195.93 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY OF EAGLE LAKE LOOP ROAD AS RECORDED IN MAP BOOK 4, PAGE 223 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: 1.) NORTH 40°28'10" WEST, 77.36 FEET; THENCE 2.) NORTH 44°06'55" WEST, 109.56 FEET; THENCE 3.) NORTH 45°00'53" WEST, 100.56 FEET; THENCE 4.) NORTH 48°32'46" WEST, 100.10 FEET; THENCE 5.) NORTH 50°22'41" WEST, 100.01 FEET; THENCE 6.) NORTH 53°15'12" WEST, 102.85 FEET; THENCE 7.) NORTH 61°07'59" WEST, 4.86 FEET TO THE WEST LINE OF THE AFORESAID LOT 106 OF WAHNETA FARMS; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 00°01'42" EAST ALONG THE WEST LINE OF SAID LOT 106 AND THE WEST LINE OF THE AFOREMENTIONED LOT 105, A DISTANCE OF 908.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 105; THENCE SOUTH 89°39'01" EAST ALONG THE NORTH LINE OF SAID LOT 105, A DISTANCE OF 654.79 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°06'38" EAST ALONG THE EAST LINE OF SAID LOT 105, A DISTANCE OF 663.31 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE SOUTH 89°34'42" EAST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 7, A DISTANCE OF 668.79 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING: 108.77 ACRES, MORE OR LESS.

## EXHIBIT 2

### EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

1065 EAGLE LAKE LOOP ROAD  
EAGLE LAKE, FL 33839

## LEGAL DESCRIPTION





**SUPPLEMENTAL  
ASSESSMENT METHODOLOGY**

**FOR**

**EAGLE HAMMOCK  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: June 15, 2022**

**Prepared by**

**Governmental Management Services - Central Florida, LLC  
219 E. Livingston St  
Orlando, FL 32801**



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GMS-CF, LLC does not represent the Eagle Hammock Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Eagle Hammock Community Development District with financial advisory services or offer investment advice in any form.

## **1.0 Introduction**

The Eagle Hammock Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended. The District will issue on July 8, 2022, \$3,800,000 of tax exempt bonds (the “Bonds”) for the purpose of financing certain infrastructure improvements (the “Capital Improvement Plan” or “CIP”) within the District specifically described in the Engineer’s Report dated May 24, 2022, prepared by GADD & Associates, LLC as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of public infrastructure improvements consisting of improvements that benefit property owners within the District.

### **1.1 Purpose**

This Supplemental Assessment Methodology (the “Supplemental Report”) which supplements the Master Assessment Methodology dated March 16, 2022 (the “Master Report”) provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within the District. This Supplemental Report allocates the debt to properties within the District based on the special benefits received from the CIP. This Supplemental Report may be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the CIP. This Supplemental Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes as amended, with respect to special assessments and is consistent with our understanding of case law on this subject.

The District has imposed non ad valorem special assessments on the benefited lands within the District based on this Supplemental Report. It is anticipated that upon platting all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes, as amended. It is not the intent of this Supplemental Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

### **1.2 Background**

The District currently includes approximately 108.77 acres within the City of Eagle Lake, located in Polk County, Florida. The development program for the District currently envisions approximately 263 residential units. The proposed development program is depicted in Table 1. It is recognized that such land use plan may change, and this Supplemental Report will be modified or supplemented accordingly. The improvements contemplated by the District for the CIP will provide facilities that benefit the assessable property within the District. Specifically, the District will construct and/or acquire certain offsite road improvements, stormwater

management, utilities, internal roadways, entry feature and signage, park and recreational facilities, and contingency. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the expected public infrastructure improvements to be provided by the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres that benefit from the District's CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the CIP.
4. This amount is initially divided equally among the benefited properties within the District on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Supplemental Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the CIP enables properties within the District to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside of the District will benefit from the provision of the CIP. However, these benefits will be incidental for the purpose of the CIP, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's CIP. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

## **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for and constructed.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

## **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of property within the District will cost approximately \$6,776,825. FMSbonds, Inc. as the District's underwriter (the "Underwriter") has projected that financing costs required to fund a portion of the CIP, the cost of issuance of the Bonds, and the funding of a debt service reserve account will be \$3,800,000. Without the CIP, the property within the District would not be able to be developed and occupied by future residents of the community.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District will issue on July 8, 2022, \$3,800,000 in Bonds to fund a portion of the District's CIP, a debt service reserve account and pay cost of issuance. It is the purpose of this Supplemental Report to allocate the \$3,800,000 in debt to the properties within the District benefiting from the CIP.

Table 1 identifies the land uses as identified by the developer within the District. The District Engineer's Report includes estimated construction costs for the CIP needed to support the development of the District, which construction costs are outlined in Table 2. The improvements needed to support the development of the District are described in detail in the Engineer's Report and are estimated to cost \$6,776,825. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for a portion of the CIP and related costs was determined by the Underwriter to total \$3,800,000. Table 3 shows the breakdown of the bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the CIP funded by District bonds benefits all acres within the District.

The initial assessments will be levied on an equal basis to all gross acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the platted units of the District, which are the beneficiaries of the CIP, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Supplemental Report sets forth the process by which debt is apportioned. As mentioned herein, this Supplemental Report may be supplemented from time to time if the number of planned units should change.

## **2.3 Allocation of Benefit**

The CIP consists of offsite road improvements, stormwater management, utilities, internal roadways, entry feature and signage, park and recreational facilities, and contingency. There are two product types within the planned development. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the CIP exceeds the cost that the units will be paying for such benefits.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed CIP will provide several types of systems, facilities and services for its residents. These include offsite road improvements, stormwater management, utilities, internal roadways, entry feature and signage, park and recreational facilities, and contingency. These improvements accrue in differing amounts and are somewhat dependent on the type

of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the CIP have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Supplemental Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is constructed.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Supplemental Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

### **4.0 Assessment Roll**

The District will initially distribute the liens across the property within the District boundaries on a gross acreage basis. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land within the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.



TABLE 1  
EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT  
DEVELOPMENT PROGRAM  
SUPPLEMENTAL ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Totals	ERUs per Unit (1)	Total ERUs
Single Family 40'	150	150	0.8	120
Single Family 50'	113	113	1.0	113
Total Units	263	263		233

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a Single Family 50' unit equal to 1 ERU

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2  
EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT  
INFRASTRUCTURE COST ESTIMATES  
SUPPLEMENTAL ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Total Cost Estimate
Offsite Road Improvements	\$364,250
Stormwater Management	\$1,897,500
Utilities	\$2,076,500
Interl Roadways	\$1,072,500
Entry Feature and Signage	\$200,000
Park and Recreational Facilities	\$550,000
Contingency	\$616,075
<b>Total</b>	<b>\$6,776,825</b>

(1) A detailed description of these improvements is provided in the Engineer's Report dated May 24, 2022

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3  
EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT  
BOND SIZING  
SUPPLEMENTAL ASSESSMENT METHODOLOGY

Description	Total
Construction Funds	\$3,393,190
Debt Service Reserve	\$127,873
Capitalized Interest	\$0
Underwriters Discount	\$76,000
Cost of Issuance	\$202,937
<b>Par Amount*</b>	<b>\$3,800,000</b>

Bond Assumptions:

Average Coupon	5.34%
Amortization	30 years
Capitalized Interest	None
Debt Service Reserve	50% Max Annual D/S
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the Bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4  
EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATION OF BENEFIT  
SUPPLEMENTAL ASSESSMENT METHODOLOGY

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family 40'	150	0.8	120	51.50%	\$3,490,210	\$23,268
Single Family 50'	113	1.0	113	48.50%	\$3,286,615	\$29,085
Totals	263		233	100.00%	\$6,776,825	

\* Unit mix is subject to change based on marketing and other facto

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5  
EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE  
SUPPLEMENTAL ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Single Family 40'	150	\$3,490,210	\$1,957,082	\$13,047
Single Family 50'	113	\$3,286,615	\$1,842,918	\$16,309
Totals	263	\$6,776,825	\$3,800,000	

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6  
EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT  
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE  
SUPPLEMENTAL ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family 40'	150	\$1,957,082	\$13,047	\$131,715	\$878	\$944
Single Family 50'	113	\$1,842,918	\$16,309	\$124,032	\$1,098	\$1,180
Totals	263	\$3,800,000		\$255,747		

(1) This amount includes collection fees and early payment discounts when collected on the County Tax Bill

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7  
EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY ASSESSMENT ROLL  
SUPPLEMENTAL ASSESSMENT METHODOLOGY

Owner	Property*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Eagle Hammock of Eagle Lake LLC	Eagle Hammock CDD	108.77	\$34,936	\$3,800,000	\$255,747	\$274,997
Totals		108.77		\$3,800,000	\$255,747	\$274,997

(1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Average Coupon Rate (%)	5.34%
Maximum Annual Debt Service	\$255,747

\* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

# LEGAL DESCRIPTION

(BY SURVEYOR)

EAGLE HAMMOCK CDD  
POLK COUNTY, FLORIDA  
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA AND CONTAINING ALL OR PARTS OF LOTS 75, 78, 79, 101, 102, 103, 105, 106, 107, AND 108, AND CERTAIN PLATTED, UNOPENED RIGHTS-OF-WAY AROUND AND BETWEEN SAID LOTS, ALL OF WAHNETA FARMS AS RECORDED IN PLAT BOOK 1, PAGES 82A AND 82B OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND CONTAINING ALL OF LOTS 1, 2, 3, AND 4, AND CERTAIN PLATTED, UNOPENED RIGHTS-OF-WAY AROUND AND BETWEEN SAID LOTS, ALL OF J.A. JOHNSON'S SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 103, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8, THE SAME ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 7; THENCE NORTH 00°15'06" WEST ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 8, AND THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 1992.22 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE AFOREMENTIONED LOT 75, WAHNETA FARMS; THENCE NORTH 89°40'06" EAST, ALONG SAID EXTENSION AND THE NORTH LINE OF SAID LOT 75, A DISTANCE OF 660.70 FEET TO THE EAST LINE THEREOF; THENCE SOUTH 00°07'26" EAST ALONG SAID EAST LINE, A DISTANCE OF 667.66 FEET TO THE CENTERLINE OF THAT PLATTED, UNOPENED RIGHT-OF-WAY LYING NORTH OF THE AFOREMENTIONED LOT 79; THENCE NORTH 89°40'41" EAST ALONG SAID CENTERLINE, A DISTANCE OF 661.86 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE AFORESAID LOT 79; THENCE SOUTH 00°12'51" EAST ALONG SAID EXTENSION AND THE SAID EAST LINE OF LOT 79, A DISTANCE OF 674.79 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 15.00 FEET OF THE AFOREMENTIONED LOT 101; THENCE NORTH 89°52'46" EAST ALONG SAID SOUTH LINE OF THE NORTH 15.00 FEET OF LOT 101, A DISTANCE OF 659.19 FEET TO A POINT ON THE EAST LINE OF SAID LOT 101; THENCE SOUTH 00°41'43" EAST ALONG THE EAST LINE OF SAID LOT 101, A DISTANCE OF 655.14 FEET TO THE SOUTH BOUNDARY OF THE AFOREMENTIONED NORTHWEST 1/4 OF SECTION 8; THENCE SOUTH 89°53'50" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 665.40 FEET TO THE EAST LINE OF THE AFOREMENTIONED LOT 1, J.A. JOHNSON'S SUBDIVISION; THENCE SOUTH 00°19'33" EAST ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF THE AFOREMENTIONED LOT 4 OF J.A. JOHNSON'S SUBDIVISION, A DISTANCE OF 605.95 FEET TO A POINT WHICH LIES 54.58 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 4; THENCE DEPARTING SAID EAST LINE, SOUTH 24°19'20" WEST, A DISTANCE OF 59.95 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID LOT 4 AT A POINT WHICH LIES 25.00 FEET WEST OF THE AFOREMENTIONED SOUTHEAST CORNER OF LOT 4; THENCE SOUTH 89°53'44" WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE SOUTH LINE OF THE AFOREMENTIONED LOT 3 OF J.A. JOHNSON'S SUBDIVISION, A DISTANCE OF 1295.69 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE AFOREMENTIONED LOT 108 OF WAHNETA FARMS; THENCE SOUTH 00°11'56" EAST ALONG THE EAST LINE OF SAID LOT 108, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF THE NORTH 50 FEET OF SAID LOT 8; THENCE NORTH 89°53'07" WEST ALONG SAID SOUTH LINE OF THE NORTH 50 FEET, A DISTANCE OF 645.01 FEET TO THE WEST LINE OF THE EAST 645 FEET OF THE NORTH 50 FEET OF SAID LOT 108; THENCE NORTH 00°11'56" WEST ALONG SAID WEST LINE, A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF SAID LOT 108 AND THE SOUTH LINE OF THE AFOREMENTIONED LOT 107, WAHNETA FARMS; THENCE NORTH 89°53'07" WEST ALONG THE SOUTH LINE OF SAID LOT 107 AND THE SOUTH LINE OF THE AFOREMENTIONED LOT 106, A DISTANCE OF 50.61 FEET; THENCE DEPARTING THE SOUTH LINE OF SAID LOT 106, NORTH 00°07'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°53'07" WEST, 20.00 FEET NORTH OF AND PARALLEL TO THE AFORESAID SOUTH LINE OF LOT 106, A DISTANCE OF 195.93 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY OF EAGLE LAKE LOOP ROAD AS RECORDED IN MAP BOOK 4, PAGE 223 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: 1.) NORTH 40°28'10" WEST, 77.36 FEET; THENCE 2.) NORTH 44°06'55" WEST, 109.56 FEET; THENCE 3.) NORTH 45°00'53" WEST, 100.56 FEET; THENCE 4.) NORTH 48°32'46" WEST, 100.10 FEET; THENCE 5.) NORTH 50°22'41" WEST, 100.01 FEET; THENCE 6.) NORTH 53°15'12" WEST, 102.85 FEET; THENCE 7.) NORTH 61°07'59" WEST, 4.86 FEET TO THE WEST LINE OF THE AFORESAID LOT 106 OF WAHNETA FARMS; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 00°01'42" EAST ALONG THE WEST LINE OF SAID LOT 106 AND THE WEST LINE OF THE AFOREMENTIONED LOT 105, A DISTANCE OF 908.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 105; THENCE SOUTH 89°39'01" EAST ALONG THE NORTH LINE OF SAID LOT 105, A DISTANCE OF 654.79 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°06'38" EAST ALONG THE EAST LINE OF SAID LOT 105, A DISTANCE OF 663.31 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE SOUTH 89°34'42" EAST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 7, A DISTANCE OF 668.79 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING: 108.77 ACRES, MORE OR LESS.

## EXHIBIT 2

### EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

1065 EAGLE LAKE LOOP ROAD  
EAGLE LAKE, FL 33839

## LEGAL DESCRIPTION





**EXHIBIT C:**  
*Engineer's Certification*

**EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT**

**DISTRICT ENGINEER'S CERTIFICATE OF COMPLETION OF THE 2022 PROJECT**

APRIL 4, 2025

Eagle Hammock Community Development District  
c/o Governmental Management Services –  
Central Florida, LLC  
219 East Central Boulevard  
Orlando, Florida 32801

Re: Certification of Completion  
Eagle Hammock Community Development District  
Series 2022 Bonds – 2022 Project

This certificate is furnished in accordance with Section 5.01(c) of the Master Trust Indenture dated July 1, 2022 (the “**Master Indenture**”), between the Eagle Hammock Community Development District (the “**District**”), and U.S. Bank Trust Company, National Association (the “**Trustee**”), and is intended to evidence the completion of the 2022 Project, as both terms are defined in the Master Indenture, as supplemented by that certain First Supplemental Trust Indenture dated July 1, 2022 (“**First Supplemental Indenture**”), and as further described in that certain *Eagle Hammock Community Development District Engineer's Report for Capital Improvements*, dated May 24, 2022, and undertaken by the District. All capitalized terms used herein shall have the meaning ascribed to them in the Indenture.

- I. The 2022 Project has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the 2022 Project have been paid for and acknowledgments of such payments have been obtained from all contractors and suppliers.
- II. All other facilities necessary in connection with the 2022 Project have been constructed, acquired, and installed in accordance with the specifications therefore and all costs and expenses incurred in connection therewith (“**Cost**”) have been paid or adequate provision has been made for such payment by the District.
- III. All plans, permits and specification necessary for the operation and maintenance of the improvements made pursuant to the 2022 Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
- IV. The total Cost of the 2022 Project was greater than the amount deposited in the Series 2022 Acquisition and Construction Account within the Acquisition and Construction Fund resulting in expenditure of all proceeds from the Series 2022 Bonds in the Series 2022 Acquisition and Construction Account within the Acquisition and Construction Fund.

This Certificate is given without prejudice to any rights against third parties which exist as of the date of this Certificate or which may subsequently come into being.

[Signature page to follow]

Dated: APRIL 21, 2025

GADD & ASSOCIATES, LLC

[Signature]  
By: Rodney A. Gadd, P.E., District Engineer

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of APRIL, 2025, Rodney A. Gadd, P.E., as District Engineer for the Eagle Hammock Community Development District.



[Signature: Stephanie L. Smith]  
(Official Notary Signature & Seal)  
Name: STEPHANIE L SMITH  
Personally Known ☒  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

**EXHIBIT D:**

*Amortization Schedule of the Series 2022 Bonds*

## NET DEBT SERVICE

Eagle Hammock Community Development District  
Special Assessment Bonds, Series 2022 (Series 2022 Project)

Date	Total Debt Service	DSRF (50% MADS)	Net Debt Service
11/01/2022	62,550.21		62,550.21
05/01/2023	154,637.50		154,637.50
11/01/2023	98,434.38		98,434.38
05/01/2024	158,434.38		158,434.38
11/01/2024	97,121.88		97,121.88
05/01/2025	157,121.88		157,121.88
11/01/2025	95,809.38		95,809.38
05/01/2026	160,809.38		160,809.38
11/01/2026	94,387.50		94,387.50
05/01/2027	159,387.50		159,387.50
11/01/2027	92,965.63		92,965.63
05/01/2028	162,965.63		162,965.63
11/01/2028	91,259.38		91,259.38
05/01/2029	166,259.38		166,259.38
11/01/2029	89,431.25		89,431.25
05/01/2030	164,431.25		164,431.25
11/01/2030	87,603.13		87,603.13
05/01/2031	167,603.13		167,603.13
11/01/2031	85,653.13		85,653.13
05/01/2032	170,653.13		170,653.13
11/01/2032	83,581.25		83,581.25
05/01/2033	173,581.25		173,581.25
11/01/2033	81,162.50		81,162.50
05/01/2034	176,162.50		176,162.50
11/01/2034	78,609.38		78,609.38
05/01/2035	178,609.38		178,609.38
11/01/2035	75,921.88		75,921.88
05/01/2036	180,921.88		180,921.88
11/01/2036	73,100.00		73,100.00
05/01/2037	183,100.00		183,100.00
11/01/2037	70,143.75		70,143.75
05/01/2038	185,143.75		185,143.75
11/01/2038	67,053.13		67,053.13
05/01/2039	192,053.13		192,053.13
11/01/2039	63,693.75		63,693.75
05/01/2040	193,693.75		193,693.75
11/01/2040	60,200.00		60,200.00
05/01/2041	195,200.00		195,200.00
11/01/2041	56,571.88		56,571.88
05/01/2042	201,571.88		201,571.88
11/01/2042	52,675.00		52,675.00
05/01/2043	202,675.00		202,675.00
11/01/2043	48,643.75		48,643.75
05/01/2044	208,643.75		208,643.75
11/01/2044	44,343.75		44,343.75
05/01/2045	214,343.75		214,343.75
11/01/2045	39,775.00		39,775.00
05/01/2046	219,775.00		219,775.00
11/01/2046	34,937.50		34,937.50
05/01/2047	224,937.50		224,937.50
11/01/2047	29,831.25		29,831.25
05/01/2048	229,831.25		229,831.25
11/01/2048	24,456.25		24,456.25
05/01/2049	234,456.25		234,456.25
11/01/2049	18,812.50		18,812.50

## NET DEBT SERVICE

Eagle Hammock Community Development District  
Special Assessment Bonds, Series 2022 (Series 2022 Project)

Date	Total Debt Service	DSRF (50% MADS)	Net Debt Service
05/01/2050	238,812.50		238,812.50
11/01/2050	12,900.00		12,900.00
05/01/2051	247,900.00		247,900.00
11/01/2051	6,584.38		6,584.38
05/01/2052	251,584.38	127,873.44	123,710.94
	7,673,512.83	127,873.44	7,545,639.39

## SECTION VII

**AMENDMENT TO AGREEMENT BY AND BETWEEN THE EAGLE HAMMOCK  
COMMUNITY DEVELOPMENT DISTRICT AND CSS CLEAN STAR SERVICES OF  
CENTRAL FLORIDA, INC. FOR JANITORIAL MAINTENANCE SERVICES**

THIS AMENDMENT (“**Amendment**”) is made and entered into as of this 18th day of March 2025, by and between:

**EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Eagle Lake, Florida, with an address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “**District**”); and

**CSS CLEAN STAR SERVICES OF CENTRAL FLORIDA, INC.**, a Florida corporation with a mailing address of 11121 Camden Park Drive, Windermere, Florida 34786 (the “**Contractor**,” together with District, the “**Parties**”).

**RECITALS**

**WHEREAS**, the District and Contractor previously entered into that certain *Agreement By and Between the Eagle Hammock Community Development District and CSS Clean Star Services of Central Florida, Inc. for Janitorial Maintenance Services*, dated June 19, 2023, as amended from time to time (the “**Agreement**”), incorporated herein by this reference; and

**WHEREAS**, pursuant to Section 20 of the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

**WHEREAS**, the District and Contractor now desire to amend the Agreement to include additional services as described in **Exhibit A** attached hereto, and to: (a) amend the scope of Services, as defined in and attached as Exhibit A to the Agreement, and (b) amend the compensation as it relates to the same; and

**WHEREAS**, the District and Contractor each represent that it has the authority to execute this Amendment and to perform its obligations and duties hereunder.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Amendment.

**SECTION 2. AMENDMENT OF AGREEMENT.** Pursuant to Section 20 of the Agreement, the District and Contractor agree to amend the Agreement in the following manner:



**A.** The Scope of Services set forth in Exhibit A of the Agreement shall be revised to include janitorial services for the District's amenity clubhouse twice per month, as more particularly described in **Exhibit A** attached hereto.

**B.** Section 4.A. of the Agreement is hereby amended to include additional monthly compensation of **One Hundred Forty Dollars and 00/100 Cents (\$140.00)** for an amended total monthly compensation of **Eight Hundred Sixty-Five Dollars and 00/100 Cents (\$865.00)**, as set forth in the proposal attached hereto as **Exhibit A**.

**SECTION 3. AFFIRMATION OF THE AGREEMENT.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

**SECTION 4. AUTHORIZATION.** The execution of this Amendment has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Amendment.

**SECTION 5. ANTI-HUMAN TRAFFICKING REQUIREMENTS.** Contractor certifies that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor affirms that it previously executed an affidavit in compliance with section 787.06(13), *Florida Statutes*

**SECTION 6. EXECUTION IN COUNTERPARTS.** This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

*[signatures on following page]*

**IN WITNESS WHEREOF**, the Parties execute this Amendment to be effective on the day and year first written above.

**EAGLE HAMMOCK COMMUNITY  
DEVELOPMENT DISTRICT**

DocuSigned by:

*Brian Walsh*

3928F13620F0476...

Vice/Chairperson, Board of Supervisors

**CSS CLEAN STAR SERVICES OF  
CENTRAL FLORIDA, INC.**, a Florida  
corporation

Signed by:

*Tracy Chacon*

E73B9994B45245F...

Print Name: Tracy Chacon

Title: Manger

**Exhibit A:** Contractor's Proposal

## Exhibit A:



### 1. RESTROOMS

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

### 2. CABANA/LENAI/COVERD PATIO AREA

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

### PRICING FOR SERVICES

- Janitorial Services Three (3) times a week, restrooms  
And covered patio Only → \$ 475.00/mo
- Janitorial Services Two (2) times a month, Clubhouse  
Room → \$ 140.00/mo
- Trash collection, twice a week, \$50 each x 5  
containers → \$ 250.00/mo
- Total Monthly Cost for scheduled services → \$ 865.00/mo**
- Post Party/Event cleanup of the Clubhouse, → \$ 150.00/ea  
when requested.

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

## SECTION VIII



**POLK COUNTY PROPERTY APPRAISER**  
**2025 Data Sharing and Usage Agreement**

Revised 01/2025  
 ADA Compliant

This Data Sharing and Usage Agreement, hereinafter referred to as “**Agreement**,” establishes the terms and conditions under which the Eagle Hammock Community Development District hereinafter referred to as “**agency**,” can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

***For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.***

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as “**confidential data**,” will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as “local government” by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2025**, and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

**POLK COUNTY PROPERTY APPRAISER**

Signature: Neil Combee  
 Print: Neil Combee  
 Title: Polk County Property Appraiser  
 Date: January 7, 2025

Signed by:  
 Agency: Eagle Hammock Community Development Dist  
 Signature: Jill Burns  
 Print: 0CDADF4CFD22489... Jill Burns  
 Title: District Manager  
 Date: 3/10/2025

Please email the signed agreement to [pataxroll@polk-county.net](mailto:pataxroll@polk-county.net).

## SECTION IX

# CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 by and between the Eagle Hammock Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Eagle Hammock Community Development District.
3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

Signed by:

  
0CDADF4CFD22489...

Special District Representative

Jill Burns

Print name

District Manager

Title

3/10/2025

Date

Neil Combee  
Polk County Property Appraiser  
By:



Neil Combee, Property Appraiser

# SECTION X



# SECTION C

# Eagle Hammock CDD

## Field Management Report



April 10<sup>th</sup> 2025  
Allen Bailey – Field Manager  
GMS

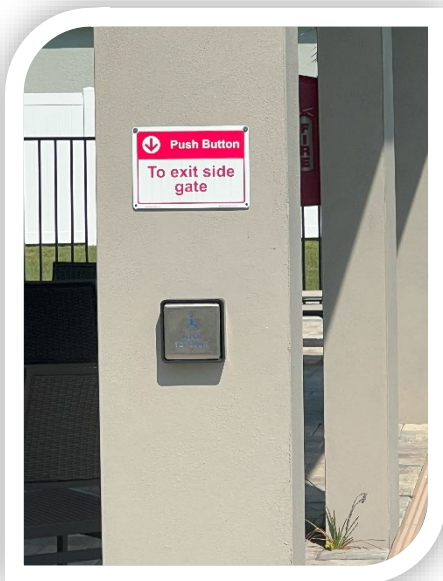
# Completed

## Playground Mulch



- ✚ The playground mulch was replaced because of safety concerns from a large network of mushrooms growing.

## Amenity Gate Exit



- ✚ The amenity gate exit was having trouble activating.
- ✚ The button has been adjusted and is working properly.

# Complete

## Graffiti on Mailboxes



✚ The mailboxes had graffiti carved into them.

✚ The area has been filled in and painted over.

## Pool Rules Sign

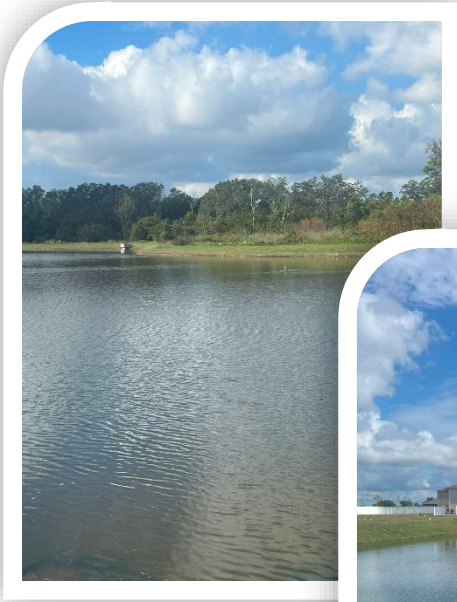


✚ The pool rules sign was damaged and has been replaced.



# Review

## Ponds



- ✚ The ponds in the district are in a healthy state.
- ✚ There are no vegetation blooms in the ponds.

# 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 1

## SECTION (a)





200 S. F. Street  
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: 3.7.2025

**SUBMITTED TO:**

GMS  
345 W Central Ave  
Orlando FL 32801  
Allen Bailey  
Phone: 407-460-4424  
Email: [abailey@gmscfl.com](mailto:abailey@gmscfl.com)

**Job Name / Location:**

Eagle Hammock

mulch at entrance and Anenity center

	Qty	Unit	Unit Cost	TOTAL
Chocolate mulch	10	yds	\$75.00	\$750.00
mammey croton	2	3g	\$20.00	\$40.00
				\$0.00
				\$0.00
			<b>total</b>	<b>\$790.00</b>

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Mark Stripling

Date Submitted: 3.7.2025

Accepted by:

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

SECTION (b)



200 S. F. Street  
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: 4.7.2025

**SUBMITTED TO:**

GMS Services

Marshall Tindall

Phone: 407--346-2453

Email: [Mtindall@gmscfl.com](mailto:Mtindall@gmscfl.com)

**Job Name / Location:**

Eagle Hammock

Winter Haven, FL 33884

	Qty	Unit	Unit Cost	TOTAL
Indian Hawthorne	4	3g	\$20.00	\$80.00
Mammey Crotons	3	7g	\$58.50	\$175.50
Live Oak Tree	1	45g	\$812.50	\$812.50
Magnolia Lil Gem	1	45g	\$812.50	\$812.50
Dwarf Ixora orange	15	3g	\$20.00	\$300.00
Pine Bark Mulch	2	yds	\$60.00	\$120.00
			<b>total</b>	<b>\$2,300.50</b>

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Mark Stripling

Date Submitted: 4.7.2025

Accepted by: \_\_\_\_\_

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

# SECTION D

## SECTION 2

# Eagle Hammock Community Development District

## Summary of Check Register

October 26, 2024 to March 31, 2025

Fund	Date	Check No.'s		Amount
General Fund	11/13/24	37-42	\$	12,739.81
	11/20/24	43-44	\$	359.50
	12/2/24	45-48	\$	800.00
	12/4/24	49-51	\$	5,256.00
	12/12/24	52-53	\$	725.00
	12/19/24	54-58	\$	9,293.54
	1/9/25	59-60	\$	6,562.99
	1/16/25	61-65	\$	12,326.46
	1/23/25	66-67	\$	363.65
	1/30/25	68-71	\$	1,208.50
	2/5/25	72	\$	191,965.10
	2/13/25	73-76	\$	11,013.21
	2/19/25	77	\$	487.50
	2/26/25	78-81	\$	3,461.57
	3/13/25	82-86	\$	12,776.20
	3/20/25	87-88	\$	8,037.53
	3/24/25	89	\$	315,000.00
	3/26/25	90	\$	924.19
Total Amount			\$	593,300.75



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/02/24	00012	11/14/24 BW111420	202411 310-51300-11000	SUPERVISOR FEE 11/14/24	*	200.00	
				BRIAN WALSH			200.00 000045
12/02/24	00013	11/14/24 GP111420	202411 310-51300-11000	SUPERVISOR FEE 11/14/24	*	200.00	
				GARRET PARKINSON			200.00 000046
12/02/24	00033	11/14/24 KE111420	202411 310-51300-11000	SUPERVISOR FEE 11/14/24	*	200.00	
				KAREYANN RHODES ELLISON			200.00 000047
12/02/24	00011	11/14/24 MA111420	202411 310-51300-11000	SUPERVISOR FEE 11/14/24	*	200.00	
				MILTON ANDRADE			200.00 000048
12/04/24	00008	11/26/24 18634	202411 320-53800-47000	LAKE MAINTENANCE NOV24	*	700.00	
				AQUATIC WEED MANAGEMENT, INC			700.00 000049
12/04/24	00023	12/01/24 25707	202412 330-57200-46300	POOL MAINTENANCE DEC24	*	1,350.00	
				MCDONNELL CORPORATION DBA RESORT			1,350.00 000050
12/04/24	00010	12/01/24 15474	202412 320-53800-46200	LANDSCAPE MAINT DEC24	*	2,446.00	
		12/01/24 15474	202412 320-53800-46200	AMENITY LANDSCAPE DEC24	*	760.00	
				PRINCE & SONS INC.			3,206.00 000051
12/12/24	00034	11/14/24 DA111420	202411 310-51300-11000	SUPERVISOR FEE 11/14/24	*	200.00	
				DAVID S ADAMS			200.00 000052
12/12/24	00021	12/06/24 4722	202411 310-51300-31100	ENGINEER SVCS NOV24	*	525.00	
				GADD & ASSOCIATES, LLC			525.00 000053
12/19/24	00025	11/12/24 38300	202411 330-57200-48100	PEST CONTROL NOV24	*	185.00	
				ALL AMERICAN LAWN & TREE			185.00 000054
12/19/24	00020	11/19/24 13711	202411 330-57200-48201	CLEANING SVCS NOV24	*	835.00	
				CLEAN STAR SERVICES OF CENTRAL FL			835.00 000055

EHCD EAGLE HAMMOCK CWRIGHT



CHECK DATE	VEND#	.....INVOICE..... DATE	....EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
12/19/24	00001	10/31/24	87	2024	10	330-57200-48000				*	703.40		
			PUT OUT POOL FURNITURE										
		12/01/24	88	2024	12	310-51300-34000				*	3,246.25		
			MANAGEMENT FEES DEC24										
		12/01/24	88	2024	12	310-51300-35200				*	105.00		
			WEBSITE ADMIN DEC24										
		12/01/24	88	2024	12	310-51300-35100				*	157.50		
			INFORMATION TECH DEC24										
		12/01/24	88	2024	12	310-51300-31300				*	437.50		
			DISSEMINATION SVCS DEC24										
		12/01/24	88	2024	12	330-57200-49200				*	479.17		
			AMENITY ACCESS DEC24										
		12/01/24	88	2024	12	310-51300-51000				*	2.77		
			OFFICE SUPPLIES DEC24										
		12/01/24	88	2024	12	310-51300-42000				*	78.10		
			POSTAGE DEC24										
		12/01/24	89	2024	12	320-53800-34000				*	1,250.00		
			FIELD MANAGEMENT DEC24										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			6,459.69	000056
12/19/24	00006	12/15/24	11042	2024	11	310-51300-31500				*	1,647.87		
			GENERAL COUNSEL NOV24										
									KILINSKI VAN WYK PLLC			1,647.87	000057
12/19/24	00010	11/30/24	15590	2024	11	320-53800-47300				*	165.98		
			RELOC SPRAYS/REP NOZZLES										
									PRINCE & SONS INC.			165.98	000058
1/09/25	00032	12/31/24	00068836	2024	12	310-51300-48000				*	354.46		
			NOT BOS MEETING DATES										
									GANNETT MEDIA CORP DBA GANNETT			354.46	000059
1/09/25	00028	10/15/24	4652200	2024	10	300-20700-10000				*	2,151.57		
			1% ADMIN FEE DEBT										
		10/15/24	4652201	2024	10	300-32500-10000				*	4,056.96		
			1% ADMIN FEE MAINT										
									POLK COUNTY PROPERTY APPRAISER			6,208.53	000060
1/16/25	00008	12/23/24	18775	2024	12	320-53800-47000				*	700.00		
			LAKE MAINTENANCE DEC24										
									AQUATIC WEED MANAGEMENT, INC			700.00	000061
1/16/25	00020	12/30/24	13942	2024	12	330-57200-48201				*	845.00		
			CLEANING SVCS DEC24										
									CLEAN STAR SERVICES OF CENTRAL FL			845.00	000062
									EHCD EAGLE HAMMOCK CWRIGHT				

CHECK DATE	VEND#	.....INVOICE..... DATE	...EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	.... #
1/16/25	00001	11/30/24	90	2024	11	320-53800-48000				*	397.75		
			INSTALL RIGHT TURN SIGN										
		1/01/25	91	2025	01	310-51300-34000				*	3,246.25		
			MANAGEMENT FEES JAN25										
		1/01/25	91	2025	01	310-51300-35200				*	105.00		
			WEBSITE ADMIN JAN25										
		1/01/25	91	2025	01	310-51300-35100				*	157.50		
			INFORMATION TECH JAN25										
		1/01/25	91	2025	01	310-51300-31300				*	437.50		
			DISSEMINATION SVCS JAN25										
		1/01/25	91	2025	01	330-57200-49200				*	479.17		
			AMENITY ACCESS JAN25										
		1/01/25	91	2025	01	310-51300-51000				*	.42		
			OFFICE SUPPLIES JAN25										
		1/01/25	91	2025	01	310-51300-42000				*	16.87		
			POSTAGE JAN25										
		1/01/25	92	2025	01	320-53800-34000				*	1,250.00		
			FIELD MANAGEMENT JAN25										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			6,090.46	000063
1/16/25	00023	12/27/24	25859	2024	12	330-57200-48000				*	135.00		
			NEW 16FT POLE										
		1/01/25	26031	2025	01	330-57200-46300				*	1,350.00		
			POOL MAINTENANCE JAN25										
									MCDONNELL CORPORATION DBA RESORT			1,485.00	000064
1/16/25	00010	1/01/25	15864	2025	01	320-53800-46200				*	2,446.00		
			LANDSCAPE MAINT JAN25										
		1/01/25	15864	2025	01	320-53800-46200				*	760.00		
			AMENITY LANDSCAPE JAN25										
									PRINCE & SONS INC.			3,206.00	000065
1/23/25	00006	1/15/25	11267	2024	12	310-51300-31500				*	272.50		
			GENERAL COUNSEL DEC24										
									KILINSKI VAN WYK PLLC			272.50	000066
1/23/25	00035	1/15/25	71	2025	01	310-51300-42000				*	91.15		
			REIMBURSEMENT OF POSTAGE										
									POLK COUNTY TAX COLLECTOR			91.15	000067
1/30/25	00025	12/09/24	38963	2024	12	330-57200-48100				*	120.00		
			PEST CONTROL DEC24										
									ALL AMERICAN LAWN & TREE			120.00	000068
1/30/25	00020	1/28/25	14178	2025	01	330-57200-48201				*	845.00		
			CLEANING SVCS JAN25										
									CLEAN STAR SERVICES OF CENTRAL FL			845.00	000069
									EHCD EAGLE HAMMOCK CWRIGHT				



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/26/25	00017	2/21/25 111903	202502 330-57200-48000	REATTACHED WIRE HANDICAP	*	210.00	
				CURRENT DEMANDS ELECTRICAL			210.00 000078
2/26/25	00001	12/31/24 93	202412 320-53800-48000	EROSION REPAIR DEC24	*	1,226.57	
		12/31/24 94	202412 330-57200-48000	AMENITY REPAIRS DEC24	*	200.00	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			1,426.57 000079
2/26/25	00036	2/28/25 4524-383	202501 330-57200-48100	PEST CONTROL JAN25	*	120.00	
				LANDSCAPE WORKSHOP PARENT, LLC DBA			120.00 000080
2/26/25	00010	2/14/25 16458	202502 330-57200-49000	CYPRESS MULCH PLAYGROUND	*	1,705.00	
				PRINCE & SONS INC.			1,705.00 000081
3/13/25	00008	2/28/25 19159	202502 320-53800-47000	LAKE MAINTENANCE FEB25	*	700.00	
				AQUATIC WEED MANAGEMENT, INC			700.00 000082
3/13/25	00020	2/27/25 14405	202502 330-57200-48201	CLEANING SVCS FEB25	*	855.00	
				CLEAN STAR SERVICES OF CENTRAL FL			855.00 000083
3/13/25	00001	3/01/25 97	202503 310-51300-34000	MANAGEMENT FEES MAR25	*	3,246.25	
		3/01/25 97	202503 310-51300-35200	WEBSITE ADMIN MAR25	*	105.00	
		3/01/25 97	202503 310-51300-35100	INFORMATION TECH MAR25	*	157.50	
		3/01/25 97	202503 310-51300-31300	DISSEMINATION SVCS MAR25	*	437.50	
		3/01/25 97	202503 330-57200-49200	AMENITY ACCESS MAR25	*	479.17	
		3/01/25 97	202503 310-51300-51000	OFFICE SUPPLIES MAR25	*	.27	
		3/01/25 97	202503 310-51300-42000	POSTAGE MAR25	*	79.81	
		3/01/25 97	202503 310-51300-42500	COPIES MAR25	*	14.70	
		3/01/25 98	202503 320-53800-34000	FIELD MANAGEMENT MAR25	*	1,250.00	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,770.20 000084

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/13/25	00023	3/01/25 26712	202503 330-57200-46300		*	1,350.00	
		POOL MAINTENANCE MAR25					
		3/04/25 26810	202503 330-57200-48000		*	895.00	
		RPLC 1HP MOTOR SEAL PLATE					
				MCDONNELL CORPORATION DBA RESORT			2,245.00 000085
3/13/25	00010	3/01/25 16654	202503 320-53800-46200		*	2,446.00	
		LANDSCAPE MAINT MAR25					
		3/01/25 16654	202503 320-53800-46200		*	760.00	
		AMENITY LANDSCAPE MAR25					
				PRINCE & SONS INC.			3,206.00 000086
3/20/25	00027	3/19/25 03192025	202503 300-20700-10000		*	7,870.53	
		ASSESS TRANSFER S2022					
				EAGLE HAMMOCK CDD C/O US BANK			7,870.53 000087
3/20/25	00006	3/17/25 11816	202502 310-51300-31500		*	167.00	
		GENERAL COUNSEL FEB25					
				KILINSKI VAN WYK PLLC			167.00 000088
3/24/25	00037	3/24/25 03242025	202503 300-15100-10000		*	315,000.00	
		GF EXCESS TRANSFER					
				STATE BOARD OF ADMINISTRATION C/O			315,000.00 000089
3/26/25	00038	1/31/25 1	202501 320-53800-48000		*	550.00	
		SIGN REPAIR JAN25					
		1/31/25 2	202501 330-57200-48000		*	374.19	
		MAIL BOX PAINTING JAN25					
				GOVERNMENTAL MANAGEMENT SERVICES-			924.19 000090
TOTAL FOR BANK B						593,300.75	
TOTAL FOR REGISTER						593,300.75	

## SECTION 3

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

***Unaudited Financial Reporting***  
***February 28, 2025***



# Table of Contents

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2-3	<u>General Fund</u>
4	<u>Debt Service Fund</u>
5	<u>Capital Reserve Fund</u>
6-7	<u>Month to Month</u>
8	<u>Long Term Debt Schedule</u>
9	<u>Assessment Receipt Schedule</u>



**Eagle Hammock**  
**Community Development District**  
**Combined Balance Sheet**  
**February 28, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Total Governmental Fund</i>
<b>Assets:</b>			
Operating Account	\$ 439,118	\$ -	\$ 439,118
Due From General Fund	\$ -	\$ 3,611	\$ 3,611
Investments:			
<u>Series 2022</u>			
Reserve	\$ -	\$ 99,209	\$ 99,209
Revenue	\$ -	\$ 260,809	\$ 260,809
Prepayment	\$ -	\$ 30,175	\$ 30,175
<b>Total Assets</b>	<b>\$ 439,118</b>	<b>\$ 393,804</b>	<b>\$ 832,921</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 2,646	\$ -	\$ 2,646
Due to Debt Service	\$ 3,611	\$ -	\$ 3,611
<b>Total Liabilities</b>	<b>\$ 6,257</b>	<b>\$ -</b>	<b>\$ 6,257</b>
<b>Fund Balances:</b>			
Restricted for:			
Debt Service	\$ -	\$ 393,804	\$ 393,804
Unassigned	\$ 432,861	\$ -	\$ 432,861
<b>Total Fund Balances</b>	<b>\$ 432,861</b>	<b>\$ 393,804</b>	<b>\$ 826,665</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 439,118</b>	<b>\$ 393,804</b>	<b>\$ 832,922</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b><u>Revenues</u></b>				
Assessments	\$ 377,298	\$ 368,773	\$ 368,773	\$ -
<b>Total Revenues</b>	<b>\$ 377,298</b>	<b>\$ 368,773</b>	<b>\$ 368,773</b>	<b>\$ -</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,000	\$ 4,000
Engineering	\$ 12,500	\$ 5,208	\$ 525	\$ 4,683
Attorney	\$ 12,500	\$ 5,208	\$ 2,903	\$ 2,305
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,250	\$ 2,288	\$ 2,288	\$ -
Trustee Fees	\$ 4,041	\$ 3,030	\$ 3,030	\$ -
Management Fees	\$ 38,955	\$ 16,231	\$ 16,231	\$ -
Information Technology	\$ 1,890	\$ 788	\$ 788	\$ -
Website Maintenance	\$ 1,260	\$ 525	\$ 525	\$ -
Postage & Delivery	\$ 1,000	\$ 417	\$ 338	\$ 78
Insurance	\$ 5,951	\$ 5,951	\$ 5,537	\$ 414
Copies	\$ 500	\$ 208	\$ -	\$ 208
Legal Advertising	\$ 5,000	\$ 2,083	\$ 1,311	\$ 772
Contingency	\$ 2,500	\$ 1,042	\$ 305	\$ 737
Office Supplies	\$ -	\$ -	\$ 4	\$ (4)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 113,222</b>	<b>\$ 53,405</b>	<b>\$ 40,210</b>	<b>\$ 13,195</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b><u>Operation and Maintenance</u></b>				
<b>Field Expenses</b>				
Property Insurance	\$ 10,100	\$ 10,100	\$ 6,452	\$ 3,648
Field Management	\$ 15,000	\$ 6,250	\$ 6,250	\$ -
Landscape Maintenance	\$ 47,500	\$ 19,792	\$ 16,030	\$ 3,762
Landscape Replacement	\$ 12,000	\$ 5,000	\$ -	\$ 5,000
Lake Maintenance	\$ 8,400	\$ 3,500	\$ 3,500	\$ -
Streetlights	\$ 39,766	\$ 16,569	\$ 12,115	\$ 4,454
Electric	\$ 2,500	\$ 1,042	\$ 138	\$ 904
Water and Sewer	\$ 2,500	\$ 1,042	\$ 553	\$ 488
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Irrigation Repairs	\$ 5,000	\$ 2,083	\$ 166	\$ 1,917
General Field Repairs & Maintenance	\$ 12,500	\$ 5,208	\$ 2,174	\$ 3,034
Contingency	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
<b>Subtotal Field Expenditures:</b>	<b>\$ 162,766</b>	<b>\$ 73,711</b>	<b>\$ 47,378</b>	<b>\$ 26,333</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 8,000	\$ 3,333	\$ 3,041	\$ 292
Amenity - Water	\$ 10,000	\$ 4,167	\$ 2,055	\$ 2,112
Internet	\$ 2,000	\$ 833	\$ 500	\$ 333
Pest Control	\$ 1,760	\$ 1,760	\$ 425	\$ 1,335
Janitorial Service	\$ 5,700	\$ 2,375	\$ 4,225	\$ (1,850)
Security Services	\$ 5,000	\$ 2,083	\$ 357	\$ 1,726
Pool Maintenance	\$ 16,800	\$ 7,000	\$ 6,925	\$ 75
Amenity Repairs & Maintenance	\$ 12,500	\$ 5,208	\$ 2,073	\$ 3,136
Amenity Access Management	\$ 5,750	\$ 2,396	\$ 2,396	\$ -
Contingency	\$ 7,500	\$ 3,125	\$ 1,705	\$ 1,420
<b>Subtotal Amenity Expenditures</b>	<b>\$ 75,010</b>	<b>\$ 32,281</b>	<b>\$ 23,701</b>	<b>\$ 8,580</b>
<b>Total Expenditures</b>	<b>\$ 350,998</b>	<b>\$ 159,396</b>	<b>\$ 111,290</b>	<b>\$ 48,107</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 26,300</b>		<b>\$ 257,484</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer Out - Capital Reserve	\$ (26,300)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (26,300)</b>		<b>\$ -</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 257,484</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 175,377</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 432,861</b>	

# Eagle Hammock

## Community Development District

### Debt Service Fund

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

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b>Revenues</b>				
Assessments - On Roll	\$ 207,561	\$ 195,576	\$ 195,576	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 30,018	\$ 30,018
Assessments - Prepayment	\$ -	\$ -	\$ 15,009	\$ 15,009
Interest	\$ -	\$ -	\$ 3,862	\$ 3,862
<b>Total Revenues</b>	<b>\$ 207,561</b>	<b>\$ 195,576</b>	<b>\$ 244,464</b>	<b>\$ 48,888</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 75,900	\$ 76,150	\$ 76,150	\$ -
Special Call - 11/01	\$ -	\$ -	\$ 35,000	\$ (35,000)
Principal - 05/01	\$ 50,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 75,900	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 201,801</b>	<b>\$ 76,150</b>	<b>\$ 111,150</b>	<b>\$ (35,000)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 5,760</b>		<b>\$ 133,314</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 316,268</b>		<b>\$ 260,490</b>	
<b>Fund Balance - Ending</b>	<b>\$ 322,029</b>		<b>\$ 393,804</b>	

# Eagle Hammock

## Community Development District

### Capital Reserve

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

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</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>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 26,300	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 26,300</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 26,300</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ 26,300</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	\$ (4,057)	\$ 7,266	\$ 354,562	\$ 4,194	\$ 6,808	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	368,773
<b>Total Revenues</b>	<b>\$ (4,057)</b>	<b>\$ 7,266</b>	<b>\$ 354,562</b>	<b>\$ 4,194</b>	<b>\$ 6,808</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>368,773</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,000
Engineering	\$ -	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	525
Attorney	\$ 328	\$ 1,648	\$ 273	\$ 488	\$ 167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,903
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,250
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 438	\$ 438	\$ 438	\$ 538	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,288
Trustee Fees	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,030
Management Fees	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,231
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	788
Website Maintenance **	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	525
Postage & Delivery	\$ 64	\$ 6	\$ 78	\$ 108	\$ 81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	338
Insurance	\$ 5,537	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,537
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ 957	\$ -	\$ 354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,311
Contingency	\$ 139	\$ 47	\$ 39	\$ 39	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	305
Office Supplies	\$ 1	\$ 0	\$ 3	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Total General &amp; Administrative:</b>	<b>\$ 19,428</b>	<b>\$ 7,172</b>	<b>\$ 4,693</b>	<b>\$ 4,681</b>	<b>\$ 4,237</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>40,210</b>

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

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b><u>Operation and Maintenance</u></b>													
<b>Field Expenses</b>													
Property Insurance	\$ 6,452	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,452
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,250
Landscape Maintenance	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,030
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,500
Streetlights	\$ 2,451	\$ 2,451	\$ 2,451	\$ 2,356	\$ 2,406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,115
Electric	\$ 29	\$ 27	\$ 28	\$ 27	\$ 26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	138
Water and Sewer	\$ 40	\$ 46	\$ 46	\$ 41	\$ 381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	553
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ 166	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	166
General Repairs & Maintenance	\$ -	\$ 398	\$ 1,227	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,174
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Field Expenditures:</b>	<b>\$ 14,128</b>	<b>\$ 8,244</b>	<b>\$ 8,907</b>	<b>\$ 8,130</b>	<b>\$ 7,969</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>47,378</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ 522	\$ 1,222	\$ 506	\$ 402	\$ 389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,041
Amenity - Water	\$ 567	\$ -	\$ 178	\$ 522	\$ 788	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,055
Internet	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	500
Pest Control	\$ -	\$ 185	\$ 120	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	425
Janitorial Service	\$ 845	\$ 835	\$ 845	\$ 845	\$ 855	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,225
Security Services	\$ 357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	357
Pool Maintenance	\$ 1,350	\$ 1,525	\$ 1,350	\$ 1,350	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,925
Amenity Repairs & Maintenance	\$ 1,153	\$ -	\$ 335	\$ 374	\$ 210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,073
Amenity Access Management	\$ 479	\$ 479	\$ 479	\$ 479	\$ 479	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,396
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 1,705	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,705
<b>Total Amenity Expenditures</b>	<b>\$ 5,374</b>	<b>\$ 4,346</b>	<b>\$ 3,912</b>	<b>\$ 4,193</b>	<b>\$ 5,876</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>23,701</b>
<b>Total Expenditures</b>	<b>\$ 38,929</b>	<b>\$ 19,762</b>	<b>\$ 17,512</b>	<b>\$ 17,004</b>	<b>\$ 18,082</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>111,290</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (42,986)</b>	<b>\$ (12,496)</b>	<b>\$ 337,049</b>	<b>\$ (12,809)</b>	<b>\$ (11,274)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>257,484</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	\$100,353	
RESERVE FUND BALANCE	\$99,209	
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)
LESS: Special Call - 08/01/24		(\$155,000)
LESS: Special Call - 11/01/24		(\$15,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$2,865,000</b>



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

ON ROLL ASSESSMENTS

Gross Assessments	\$ 405,695.91	\$ 215,157.46	\$ 620,853.37
Net Assessments	\$ 377,297.20	\$ 200,096.44	\$ 577,393.63

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	65%	35%	100%
								General Fund	Debt Service	Total
10/23/24	1% Admin Fee	\$ -	\$ -	\$ -	\$ -	\$ (6,208.53)	\$ -	\$ (4,056.96)	\$ (2,151.57)	\$ (6,208.53)
11/13/24	10/21/24	\$ 684.61	\$ (35.94)	\$ (12.97)	\$ -	\$ -	\$ 635.70	\$ 415.40	\$ 220.30	\$ 635.70
11/19/24	11/01-11/07/24	\$ 3,085.14	\$ (123.42)	\$ (59.23)	\$ -	\$ -	\$ 2,902.49	\$ 1,896.63	\$ 1,005.86	\$ 2,902.49
11/26/24	11/08-11/15/24	\$ 8,058.66	\$ (322.35)	\$ (154.73)	\$ -	\$ -	\$ 7,581.58	\$ 4,954.17	\$ 2,627.41	\$ 7,581.58
12/6/24	11/16-11/26/24	\$ 151,843.45	\$ (6,073.73)	\$ (2,915.39)	\$ -	\$ -	\$ 142,854.33	\$ 93,348.00	\$ 49,506.33	\$ 142,854.33
12/20/24	11/27-11/30/24	\$ 371,065.56	\$ (14,842.81)	\$ (7,124.46)	\$ -	\$ -	\$ 349,098.29	\$ 228,117.87	\$ 120,980.42	\$ 349,098.29
12/27/24	12/1-12/15/24	\$ 53,359.09	\$ (1,677.85)	\$ (1,033.62)	\$ -	\$ -	\$ 50,647.62	\$ 33,095.63	\$ 17,551.99	\$ 50,647.62
1/10/25	12/16-12/31/24	\$ 6,752.14	\$ (202.58)	\$ (130.99)	\$ -	\$ -	\$ 6,418.57	\$ 4,194.21	\$ 2,224.36	\$ 6,418.57
2/3/25	10/1-12/31/25	\$ -	\$ -	\$ -	\$ 865.62	\$ -	\$ 865.62	\$ 565.64	\$ 299.98	\$ 865.62
2/10/25	1/1-1/31/25	\$ 9,947.04	\$ (198.94)	\$ (194.96)	\$ -	\$ -	\$ 9,553.14	\$ 6,242.49	\$ 3,310.65	\$ 9,553.14
Total		\$ 604,795.69	\$ (23,477.62)	\$ (11,626.35)	\$ 865.62	\$ (6,208.53)	\$ 570,557.34	\$ 368,773.08	\$ 195,575.73	\$ 564,348.81

99%	Net Percent Collected
\$ 6,836.29	Balance Remaining to Collect