

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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Total Revenues	\$	377,298	\$	368,773	\$	8,525	\$	377,298	\$	401,914
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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

Total General & Administrative:	\$	113,222	\$	40,210	\$	55,874	\$	96,084	\$	115,481
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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

Subtotal Field Expenditures	\$ 162,766	\$ 47,378	\$ 77,131	\$ 124,509	\$ 142,447
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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

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

Transfer Out - Capital Reserve	\$ 26,300	\$ -	\$ 26,300	\$ 26,300	\$ 50,000
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Total Other Expenditures	\$ 26,300	\$ -	\$ 26,300	\$ 26,300	\$ 50,000
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Total Expenditures	\$ 377,298	\$ 111,290	\$ 204,903	\$ 316,193	\$ 401,914
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Excess Revenues/(Expenditures)	\$ -	\$ 257,484	\$ (196,378)	\$ 61,105	\$ -
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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
\$401,913.50						

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.

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
Revenues					
Assessments	\$ 207,561	\$ 195,576	\$ 11,985	\$ 207,561	\$ 196,805
Interest	\$ -	\$ 3,862	\$ 1,931	\$ 5,792	\$ 1,931
Carry Forward Surplus ⁽¹⁾	\$ 316,268	\$ 161,281	\$ -	\$ 161,281	\$ 137,988
Total Revenues	\$ 523,829	\$ 360,718	\$ 13,916	\$ 374,634	\$ 336,723
Expenditures					
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	\$ -
Total Expenditures	\$ 201,800	\$ 111,150	\$ 160,497	\$ 236,647	\$ 196,144
Excess Revenues/(Expenditures)	\$ 322,029	\$ 249,568	\$ (146,581)	\$ 137,988	\$ 140,579

Interest - 11/1 \$ 73,712.50

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

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family - 40'	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
Total	212	\$196,805		\$2,714.75

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
<u>Revenues</u>					
Carry Forward Surplus	\$ -		\$ -	\$ -	\$ 26,300
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 26,300
<u>Expenditures</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses)</u>					
Transfer In	\$ 26,300	\$ -	\$ 26,300	\$ 26,300	\$ 50,000
Total Other Financing Sources/(Uses)	\$ 26,300	\$ -	\$ 26,300	\$ 26,300	\$ 50,000
Excess Revenues/(Expenditures)	\$ 26,300	\$ -	\$ 26,300	\$ 26,300	\$ 76,300