

*Eagle Hammock
Community Development District*

Meeting Agenda

July 10, 2025

AGENDA

Eagle Hammock

Community Development District

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

July 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, July 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. Approval of Minutes of the April 10, 2025 Board of Supervisors Meeting
4. Public Hearing
 - A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget
 - i. Consideration of Resolution 2025-07 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds
 - ii. Consideration of Resolution 2025-08 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2025-09 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026
6. Presentation and Acceptance of Letter of Resignation from District Engineer
7. Request for Authorization to Issue RFQ for District Engineering Services and Authorization of Staff to Publish
8. Goals and Objectives
 - A. Adoption of Fiscal Year 2026 Goals & Objectives
 - B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Update Regarding Recent Street Parking Complaints & Discussion Regarding Commercial and Abandoned Vehicles
 - ii. Approval of Check Register
 - iii. Balance Sheet & Income Statement
 - iv. Presentation of Number of Registered Voters—303
10. Other Business
11. Supervisors Requests and Audience Comments
12. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Eagle Hammock Community Development District was held on **Thursday, April 10, 2025** at 10:53 a.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum were:

Brian Walsh	Vice Chairman
Kareyann Ellison	Assistant Secretary
Garret Parkinson	Assistant Secretary
Brent Elliott	Appointed as Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Allen Bailey	Field Manager, GMS
Katie O'Rourke	District Manager, GMS

The following is a summary of the discussions and actions taken at the April 10, 2025 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 at 10:53 a.m. Four Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment period.

- Resident – Two thoughts for the future – covering the mailbox area with lighting as well as sprucing up the entrance more.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of David S. Adams (Seat #5)

Ms. Burns asked for acceptance of resignation from David Adams.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Acceptance of Resignation of David S. Adams (Seat #5), was approved.

B. Appointment to Fill Vacant Board Seat #5

Ms. Burns asked for a nomination to fill vacant seat #5. Mr. Walsh nominated Brent Elliott.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Appointment of Brent Elliott to Seat #5, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Burns administered the oath of office to Brent Elliott.

D. Consideration of Resolution 2025-04 Appointing an Assistant Secretary

Ms. Burns noted this would appoint Brent Elliott as an Assistant Secretary.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2025-04 Appointing Brent Elliott as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 5, 2024 Landowners Meeting and November 14, 2024 Board of Supervisors Meeting

Ms. Burns presented the minutes from the November 5, 2024 landowners meeting and the November 14, 2024 Board of Supervisors meeting. She asked for any questions, comments, or corrections to those minutes.

On MOTION by Mr. Walsh seconded by Mr. Parkinson, with all in favor, the Minutes of the November 5, 2024 Landowner’s Meeting and November 14, 2024 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

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

Ms. Burns stated this kicks off the budget process. A preliminary budget will be approved that will kind of set the cap notice then the budget will be sent to the city or county at least 60 days prior to the public hearing date. The proposed budget is included as exhibit A to the resolution. They are proposing a slight increase but not beyond the amount that was previously noticed. Last year the notice amount was \$1,792.80. The current year assessment is \$1,528.19. The proposed increase is \$100.64 annually which brings the amount to \$1,643.21. The increase is in the capital reserve. The suggested hearing date is July 10th.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-05 Approving the Proposed Fiscal Year 2025/2026 Budget and Setting the Public Hearing on July 10, 2025 on Adoption of the Fiscal Year 2025-2026 Budget, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-06 Declaring Series 2022 Project Complete

Ms. Burns noted this resolution states they received a certification from the District Engineer that is included that the scope of the project contemplated with the Series 2022 bonds has been constructed to plan and is complete. They are certifying all of that. The funds have all been expended. Ms. Gentry noted this really just closes out that acquisition and construction fund and is fine to adopt today. Ms. Burns noted there are no construction funds left but some debt service reserve release conditions could be pending so the account won't be closed until that happens.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-06 Declaring Series 2022 Project Complete, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Amendment to Agreement for Janitorial Maintenance Services with Clean Star Services

Ms. Burns noted the clubhouse building is closed unless used for a rental. If that facility is rented, there is a fee to clean it after its done. The rentals are sporadic so there was the need to

increase the regular scope at which the building was being cleaned. This was sent to Brian to have it executed outside of the meeting to make sure it's being cleaned regularly. She asked for a motion to ratify.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Amendment to Agreement for Janitorial Maintenance Services with Clean Star Services, was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of 2025 Data Sharing & Usage Agreement with Polk County Property Appraiser

Ms. Burns noted this is the annual renewal of their standard forms that need to be in place in order to get the parcels to use the tax bill for the collection method for assessments. This has been executed so just looking for a motion to ratify.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the 2025 Data Sharing & Usage Agreement with Polk County Property Appraiser, was ratified.

NINTH ORDER OF BUSINESS

Ratification of 2025 Contract Agreement with Polk County Property Appraiser

Ms. Burns noted this is the annual renewal of their standard forms that need to be in place in order to get the parcels to use the tax bill for the collection method for assessments. This has been executed so just looking for a motion to ratify.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the 2025 Contract Agreement with Polk County Property Appraiser, was ratified.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry noted she is tracking any bills that impact the CDD. After the session ends in May, she will come back with any new policies or changes that result from CDD related bills.

B. Engineer

Mr. Gadd had nothing to report other than the final certification has been submitted.

C. Field Manager’s Report

Mr. Bailey reviewed the Field Manager’s Report on page 110 of the agenda package.

i. Consideration of Landscape Services Proposals

a) Proposal for Installation of Plants and Mulch at Amenity Center

Mr. Bailey presented a proposal for Prince to replace some crotons and mulch to the front entrance area and amenity center for \$790. It is within the landscape replacement budget.

On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, the Prince Proposal for Installation of Plants and Mulch at Amenity Center, was approved.

A Board member in response to public comment suggested looking into proposals to enhance the entryway.

b) Proposal for Updated Plantings

Mr. Bailey presented a proposal to replace a few plants, trees and mulch throughout the community that have not done well or have died.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Prince Proposal for Updated Plantings, was approved.

Mr. Bailey spoke about the amenity center looking to have a weekend day added to the schedule of rotation due to heavier use heading toward summer. He asked the vendors to provide an extra proposal for a weekend day so would be a total of four days. It would be \$185 to add monthly to the schedule. This total cost would be \$1,170 per month. Yearly it would push them

over the current budget for the year by about \$1,570. Ms. Burns noted they could do March to August.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, to do an Additional Day March to August, was approved.

D. District Manager’s Report

i. Notification Regarding Recent Street Parking Complaints

Ms. Burns spoke about increased complaints regarding street parking in the community. The CDD owns the roads and has the ability to put street parking and towing policies in place. Towing is the CDD’s only recourse. She will send an email blast out to the community regarding using courtesy when parking.

ii. Approval of Check Register

Ms. Burns stated the check register is in the agenda package for review. She offered to take any questions or comments regarding the invoices, otherwise asking for a motion to approve.

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

iii. Balance Sheet & Income Statement

Ms. Burns noted the financial statements through February 28th are in the package for review. No action is required.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2025-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Eagle Hammock Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2026**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Eagle Hammock Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in

the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

PASSED AND ADOPTED THIS 10TH DAY OF JULY 2025.

ATTEST:

**EAGLE HAMMOCK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted 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 5/31/25	Projected Next 4 months	Total Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments	\$ 377,298	\$ 377,407	\$ -	\$ 377,407	\$ 401,914
Interest	\$ -	\$ 2,248	\$ 1,124	\$ 3,372	\$ -
Total Revenues	\$ 377,298	\$ 379,656	\$ 1,124	\$ 380,780	\$ 401,914
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 2,000	\$ 4,000	\$ 12,000
Employee FICA Expense	\$ -	\$ 77	\$ 153	\$ 230	\$ 918
Engineering	\$ 12,500	\$ 788	\$ 6,250	\$ 7,038	\$ 12,500
Attorney	\$ 12,500	\$ 6,121	\$ 6,250	\$ 12,371	\$ 12,500
Annual Audit	\$ 4,000	\$ -	\$ 3,600	\$ 3,600	\$ 4,000
Assessment Administration	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ 5,408
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,250	\$ 3,600	\$ 1,650	\$ 5,250	\$ 5,250
Reamortization Schedule	\$ -	\$ 250	\$ -	\$ 250	\$ 500
Trustee Fees	\$ 4,041	\$ 3,030	\$ 1,011	\$ 4,041	\$ 4,445
Management Fees	\$ 38,955	\$ 25,970	\$ 12,985	\$ 38,955	\$ 40,124
Information Technology	\$ 1,890	\$ 1,260	\$ 630	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 840	\$ 420	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 1,000	\$ 444	\$ 333	\$ 777	\$ 1,000
Insurance	\$ 5,951	\$ 5,537	\$ -	\$ 5,537	\$ 6,368
Copies	\$ 500	\$ 15	\$ 100	\$ 115	\$ 500
Legal Advertising	\$ 5,000	\$ 1,311	\$ 1,667	\$ 2,978	\$ 3,500
Contingency	\$ 2,500	\$ 430	\$ 200	\$ 630	\$ 2,500
Office Supplies	\$ -	\$ 8	\$ 50	\$ 58	\$ 100
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 113,222	\$ 57,105	\$ 37,749	\$ 94,854	\$ 115,481

Eagle Hammock
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 months	Total Thru 9/30/25	Proposed Budget FY2026
<i>Operations & Maintenance</i>					
<i>Field Services</i>					
Property Insurance	\$ 10,100	\$ 6,452	\$ -	\$ 6,452	\$ 7,097
Field Management	\$ 15,000	\$ 10,000	\$ 5,000	\$ 15,000	\$ 15,450
Landscape Maintenance	\$ 47,500	\$ 25,648	\$ 12,824	\$ 38,472	\$ 42,000
Landscape Replacement	\$ 12,000	\$ 790	\$ 4,000	\$ 4,790	\$ 12,000
Lake Maintenance	\$ 8,400	\$ 5,600	\$ 2,800	\$ 8,400	\$ 8,400
Streetlights	\$ 39,766	\$ 19,356	\$ 10,164	\$ 29,520	\$ 30,000
Electric	\$ 2,500	\$ 207	\$ 120	\$ 327	\$ 2,500
Water & Sewer	\$ 2,500	\$ 677	\$ 184	\$ 861	\$ 2,500
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 166	\$ 1,667	\$ 1,833	\$ 5,000
General Repairs & Maintenance	\$ 12,500	\$ 3,623	\$ 4,167	\$ 7,790	\$ 10,000
Contingency	\$ 5,000	\$ -	\$ 1,667	\$ 1,667	\$ 5,000
Subtotal Field Expenditures	\$ 162,766	\$ 72,520	\$ 43,842	\$ 116,362	\$ 142,447
<i>Amenity Expenditures</i>					
Amenity - Electric	\$ 8,000	\$ 4,217	\$ 2,667	\$ 6,884	\$ 8,000
Amenity - Water	\$ 10,000	\$ 4,296	\$ 3,460	\$ 7,756	\$ 10,000
Internet	\$ 2,000	\$ 860	\$ 480	\$ 1,340	\$ 2,000
Pest Control	\$ 1,760	\$ 850	\$ 740	\$ 1,590	\$ 1,785
Janitorial Service	\$ 5,700	\$ 7,598	\$ 4,680	\$ 12,278	\$ 12,200
Security Services	\$ 5,000	\$ 2,177	\$ 6,520	\$ 8,697	\$ 12,500
Pool Maintenance	\$ 16,800	\$ 11,255	\$ 5,400	\$ 16,655	\$ 17,500
Amenity Repairs & Maintenance	\$ 12,500	\$ 4,584	\$ 4,167	\$ 8,751	\$ 10,000
Amenity Management	\$ 5,750	\$ 3,833	\$ 1,917	\$ 5,750	\$ 10,000
Contingency	\$ 7,500	\$ 1,705	\$ 2,500	\$ 4,205	\$ 10,000
Subtotal Amenity Expenditures	\$ 75,010	\$ 41,375	\$ 32,530	\$ 73,905	\$ 93,985
Total Operations & Maintenance:	\$ 237,776	\$ 113,895	\$ 76,372	\$ 190,267	\$ 236,432
<i>Other Financing Sources/(Uses)</i>					
Transfer Out - Capital Reserve	\$ 26,300	\$ -	\$ 26,300	\$ 26,300	\$ 50,000
Total Other Expenditures	\$ 26,300	\$ -	\$ 26,300	\$ 26,300	\$ 50,000
Total Expenditures	\$ 377,298	\$ 171,001	\$ 140,421	\$ 311,421	\$ 401,914
Excess Revenues/(Expenditures)	\$ -	\$ 208,655	\$ (139,296)	\$ 69,358	\$ -

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 Districts 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.

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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 5/31/25	Projected Next 4 months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments	\$ 207,561	\$ 200,155	\$ -	\$ 200,155	\$ 196,805
Assessments - Prepayment	\$ -	\$ 45,027	\$ -	\$ 45,027	\$ -
Interest	\$ -	\$ 7,414	\$ 2,471	\$ 9,886	\$ 3,707
Carry Forward Surplus ⁽¹⁾	\$ 316,268	\$ 161,281	\$ -	\$ 161,281	\$ 150,201
Total Revenues	\$ 523,829	\$ 413,877	\$ 2,471	\$ 416,348	\$ 350,713
Expenditures					
Interest - 11/1	\$ 75,900	\$ 76,150	\$ -	\$ 76,150	\$ 73,072
Special Call - 11/1	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -
Special Call - 2/1	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -
Principal - 5/1	\$ 50,000	\$ 45,000	\$ -	\$ 45,000	\$ 50,000
Interest - 5/1	\$ 75,900	\$ 74,997	\$ -	\$ 74,997	\$ 73,072
Special Call - 5/1	\$ -	\$ 35,000	\$ -	\$ 35,000	\$ -
Total Expenditures	\$ 201,800	\$ 266,147	\$ -	\$ 266,147	\$ 196,144
Excess Revenues/(Expenditures)	\$ 322,029	\$ 147,730	\$ 2,471	\$ 150,201	\$ 154,569

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	Prinicipal	Interest	Total
11/01/25	\$ 2,880,000.00	\$ -	\$ 75,900.00	\$ 75,900.00
05/01/26	\$ 2,880,000.00	\$ 50,000.00	\$ 75,900.00	
11/01/26	\$ 2,830,000.00	\$ -	\$ 74,806.25	\$ 200,706.25
05/01/27	\$ 2,830,000.00	\$ 50,000.00	\$ 74,806.25	
11/01/27	\$ 2,730,000.00	\$ -	\$ 73,712.50	\$ 198,518.75
05/01/28	\$ 2,730,000.00	\$ -	\$ 72,618.75	
11/01/28	\$ 2,730,000.00	\$ -	\$ 72,618.75	\$ 145,237.50
05/01/29	\$ 2,730,000.00	\$ 55,000.00	\$ 72,618.75	
11/01/29	\$ 2,675,000.00	\$ -	\$ 71,278.13	\$ 198,896.88
05/01/30	\$ 2,675,000.00	\$ 55,000.00	\$ 71,278.13	
11/01/30	\$ 2,620,000.00	\$ -	\$ 69,937.50	\$ 196,215.63
05/01/31	\$ 2,620,000.00	\$ 60,000.00	\$ 69,937.50	
11/01/31	\$ 2,560,000.00	\$ -	\$ 68,475.00	\$ 198,412.50
05/01/32	\$ 2,560,000.00	\$ 65,000.00	\$ 68,475.00	
11/01/32	\$ 2,430,000.00	\$ -	\$ 66,890.63	\$ 200,365.63
05/01/33	\$ 2,430,000.00	\$ -	\$ 65,306.25	
11/01/33	\$ 2,430,000.00	\$ -	\$ 65,306.25	\$ 130,612.50
05/01/34	\$ 2,430,000.00	\$ 70,000.00	\$ 65,306.25	
11/01/34	\$ 2,360,000.00	\$ -	\$ 63,425.00	\$ 198,731.25
05/01/35	\$ 2,360,000.00	\$ 75,000.00	\$ 63,425.00	
11/01/35	\$ 2,285,000.00	\$ -	\$ 61,409.38	\$ 199,834.38
05/01/36	\$ 2,285,000.00	\$ 80,000.00	\$ 61,409.38	
11/01/36	\$ 2,205,000.00	\$ -	\$ 59,259.38	\$ 200,668.75
05/01/37	\$ 2,205,000.00	\$ 80,000.00	\$ 59,259.38	
11/01/37	\$ 2,125,000.00	\$ -	\$ 57,109.38	\$ 196,368.75
05/01/38	\$ 2,125,000.00	\$ 85,000.00	\$ 57,109.38	
11/01/38	\$ 2,040,000.00	\$ -	\$ 54,825.00	\$ 196,934.38
05/01/39	\$ 2,040,000.00	\$ 90,000.00	\$ 54,825.00	
11/01/39	\$ 1,950,000.00	\$ -	\$ 52,406.25	\$ 197,231.25
05/01/40	\$ 1,950,000.00	\$ 95,000.00	\$ 52,406.25	
11/01/40	\$ 1,855,000.00	\$ -	\$ 49,853.13	\$ 197,259.38
05/01/41	\$ 1,855,000.00	\$ 100,000.00	\$ 49,853.13	
11/01/41	\$ 1,755,000.00	\$ -	\$ 47,165.63	\$ 197,018.75
05/01/42	\$ 1,755,000.00	\$ 105,000.00	\$ 47,165.63	
11/01/42	\$ 1,650,000.00	\$ -	\$ 44,343.75	\$ 196,509.38
05/01/43	\$ 1,650,000.00	\$ 115,000.00	\$ 44,343.75	
11/01/43	\$ 1,535,000.00	\$ -	\$ 41,253.13	\$ 200,596.88
05/01/44	\$ 1,535,000.00	\$ 120,000.00	\$ 41,253.13	
11/01/44	\$ 1,415,000.00	\$ -	\$ 38,028.13	\$ 199,281.25
05/01/45	\$ 1,415,000.00	\$ 125,000.00	\$ 38,028.13	
11/01/45	\$ 1,290,000.00	\$ -	\$ 34,668.75	\$ 197,696.88
05/01/46	\$ 1,290,000.00	\$ 130,000.00	\$ 34,668.75	
11/01/46	\$ 1,160,000.00	\$ -	\$ 31,175.00	\$ 195,843.75
05/01/47	\$ 1,160,000.00	\$ 140,000.00	\$ 31,175.00	
11/01/47	\$ 1,020,000.00	\$ -	\$ 27,412.50	\$ 198,587.50
05/01/48	\$ 1,020,000.00	\$ 145,000.00	\$ 27,412.50	

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

Date		Balance		Prinicipal		Interest		Total
11/01/48	\$	875,000.00	\$	-	\$	23,515.63	\$	195,928.13
05/01/49	\$	875,000.00	\$	155,000.00	\$	23,515.63		
11/01/49	\$	720,000.00	\$	-	\$	19,350.00	\$	197,865.63
05/01/50	\$	720,000.00	\$	165,000.00	\$	19,350.00	\$	-
11/01/50	\$	555,000.00	\$	-	\$	14,915.63	\$	199,265.63
05/01/51	\$	555,000.00	\$	175,000.00	\$	14,915.63	\$	-
11/01/51	\$	380,000.00	\$	-	\$	10,212.50	\$	200,128.13
05/01/52	\$	380,000.00	\$	185,000.00	\$	10,212.50	\$	195,212.50
				\$ 2,570,000.00	\$	2,735,828.13	\$	5,305,828.13

Eagle Hammock
Community Development District
Proposed Budget
Capital Reserve Fund

	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 26,300
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 26,300
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
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

SECTION 2

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

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

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

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

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

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

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

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

to the District.

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

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 10TH DAY OF JULY 2025.

ATTEST:

**EAGLE HAMMOCK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll

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 5/31/25	Projected Next 4 months	Total Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments	\$ 377,298	\$ 377,407	\$ -	\$ 377,407	\$ 401,914
Interest	\$ -	\$ 2,248	\$ 1,124	\$ 3,372	\$ -
Total Revenues	\$ 377,298	\$ 379,656	\$ 1,124	\$ 380,780	\$ 401,914
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 2,000	\$ 4,000	\$ 12,000
Employee FICA Expense	\$ -	\$ 77	\$ 153	\$ 230	\$ 918
Engineering	\$ 12,500	\$ 788	\$ 6,250	\$ 7,038	\$ 12,500
Attorney	\$ 12,500	\$ 6,121	\$ 6,250	\$ 12,371	\$ 12,500
Annual Audit	\$ 4,000	\$ -	\$ 3,600	\$ 3,600	\$ 4,000
Assessment Administration	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ 5,408
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,250	\$ 3,600	\$ 1,650	\$ 5,250	\$ 5,250
Reamortization Schedule	\$ -	\$ 250	\$ -	\$ 250	\$ 500
Trustee Fees	\$ 4,041	\$ 3,030	\$ 1,011	\$ 4,041	\$ 4,445
Management Fees	\$ 38,955	\$ 25,970	\$ 12,985	\$ 38,955	\$ 40,124
Information Technology	\$ 1,890	\$ 1,260	\$ 630	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 840	\$ 420	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 1,000	\$ 444	\$ 333	\$ 777	\$ 1,000
Insurance	\$ 5,951	\$ 5,537	\$ -	\$ 5,537	\$ 6,368
Copies	\$ 500	\$ 15	\$ 100	\$ 115	\$ 500
Legal Advertising	\$ 5,000	\$ 1,311	\$ 1,667	\$ 2,978	\$ 3,500
Contingency	\$ 2,500	\$ 430	\$ 200	\$ 630	\$ 2,500
Office Supplies	\$ -	\$ 8	\$ 50	\$ 58	\$ 100
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 113,222	\$ 57,105	\$ 37,749	\$ 94,854	\$ 115,481

Eagle Hammock
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 months	Total Thru 9/30/25	Proposed Budget FY2026
<i>Operations & Maintenance</i>					
<i>Field Services</i>					
Property Insurance	\$ 10,100	\$ 6,452	\$ -	\$ 6,452	\$ 7,097
Field Management	\$ 15,000	\$ 10,000	\$ 5,000	\$ 15,000	\$ 15,450
Landscape Maintenance	\$ 47,500	\$ 25,648	\$ 12,824	\$ 38,472	\$ 42,000
Landscape Replacement	\$ 12,000	\$ 790	\$ 4,000	\$ 4,790	\$ 12,000
Lake Maintenance	\$ 8,400	\$ 5,600	\$ 2,800	\$ 8,400	\$ 8,400
Streetlights	\$ 39,766	\$ 19,356	\$ 10,164	\$ 29,520	\$ 30,000
Electric	\$ 2,500	\$ 207	\$ 120	\$ 327	\$ 2,500
Water & Sewer	\$ 2,500	\$ 677	\$ 184	\$ 861	\$ 2,500
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 166	\$ 1,667	\$ 1,833	\$ 5,000
General Repairs & Maintenance	\$ 12,500	\$ 3,623	\$ 4,167	\$ 7,790	\$ 10,000
Contingency	\$ 5,000	\$ -	\$ 1,667	\$ 1,667	\$ 5,000
Subtotal Field Expenditures	\$ 162,766	\$ 72,520	\$ 43,842	\$ 116,362	\$ 142,447
<i>Amenity Expenditures</i>					
Amenity - Electric	\$ 8,000	\$ 4,217	\$ 2,667	\$ 6,884	\$ 8,000
Amenity - Water	\$ 10,000	\$ 4,296	\$ 3,460	\$ 7,756	\$ 10,000
Internet	\$ 2,000	\$ 860	\$ 480	\$ 1,340	\$ 2,000
Pest Control	\$ 1,760	\$ 850	\$ 740	\$ 1,590	\$ 1,785
Janitorial Service	\$ 5,700	\$ 7,598	\$ 4,680	\$ 12,278	\$ 12,200
Security Services	\$ 5,000	\$ 2,177	\$ 6,520	\$ 8,697	\$ 12,500
Pool Maintenance	\$ 16,800	\$ 11,255	\$ 5,400	\$ 16,655	\$ 17,500
Amenity Repairs & Maintenance	\$ 12,500	\$ 4,584	\$ 4,167	\$ 8,751	\$ 10,000
Amenity Management	\$ 5,750	\$ 3,833	\$ 1,917	\$ 5,750	\$ 10,000
Contingency	\$ 7,500	\$ 1,705	\$ 2,500	\$ 4,205	\$ 10,000
Subtotal Amenity Expenditures	\$ 75,010	\$ 41,375	\$ 32,530	\$ 73,905	\$ 93,985
Total Operations & Maintenance:	\$ 237,776	\$ 113,895	\$ 76,372	\$ 190,267	\$ 236,432
<i>Other Financing Sources/(Uses)</i>					
Transfer Out - Capital Reserve	\$ 26,300	\$ -	\$ 26,300	\$ 26,300	\$ 50,000
Total Other Expenditures	\$ 26,300	\$ -	\$ 26,300	\$ 26,300	\$ 50,000
Total Expenditures	\$ 377,298	\$ 171,001	\$ 140,421	\$ 311,421	\$ 401,914
Excess Revenues/(Expenditures)	\$ -	\$ 208,655	\$ (139,296)	\$ 69,358	\$ -

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 Districts 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 5/31/25	Projected Next 4 months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments	\$ 207,561	\$ 200,155	\$ -	\$ 200,155	\$ 196,805
Assessments - Prepayment	\$ -	\$ 45,027	\$ -	\$ 45,027	\$ -
Interest	\$ -	\$ 7,414	\$ 2,471	\$ 9,886	\$ 3,707
Carry Forward Surplus ⁽¹⁾	\$ 316,268	\$ 161,281	\$ -	\$ 161,281	\$ 150,201
Total Revenues	\$ 523,829	\$ 413,877	\$ 2,471	\$ 416,348	\$ 350,713
Expenditures					
Interest - 11/1	\$ 75,900	\$ 76,150	\$ -	\$ 76,150	\$ 73,072
Special Call - 11/1	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -
Special Call - 2/1	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -
Principal - 5/1	\$ 50,000	\$ 45,000	\$ -	\$ 45,000	\$ 50,000
Interest - 5/1	\$ 75,900	\$ 74,997	\$ -	\$ 74,997	\$ 73,072
Special Call - 5/1	\$ -	\$ 35,000	\$ -	\$ 35,000	\$ -
Total Expenditures	\$ 201,800	\$ 266,147	\$ -	\$ 266,147	\$ 196,144
Excess Revenues/(Expenditures)	\$ 322,029	\$ 147,730	\$ 2,471	\$ 150,201	\$ 154,569

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
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Total	212	\$196,805		\$2,714.75

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

Date	Balance	Prinicipal	Interest	Total
11/01/25	\$ 2,880,000.00	\$ -	\$ 75,900.00	\$ 75,900.00
05/01/26	\$ 2,880,000.00	\$ 50,000.00	\$ 75,900.00	
11/01/26	\$ 2,830,000.00	\$ -	\$ 74,806.25	\$ 200,706.25
05/01/27	\$ 2,830,000.00	\$ 50,000.00	\$ 74,806.25	
11/01/27	\$ 2,730,000.00	\$ -	\$ 73,712.50	\$ 198,518.75
05/01/28	\$ 2,730,000.00	\$ -	\$ 72,618.75	
11/01/28	\$ 2,730,000.00	\$ -	\$ 72,618.75	\$ 145,237.50
05/01/29	\$ 2,730,000.00	\$ 55,000.00	\$ 72,618.75	
11/01/29	\$ 2,675,000.00	\$ -	\$ 71,278.13	\$ 198,896.88
05/01/30	\$ 2,675,000.00	\$ 55,000.00	\$ 71,278.13	
11/01/30	\$ 2,620,000.00	\$ -	\$ 69,937.50	\$ 196,215.63
05/01/31	\$ 2,620,000.00	\$ 60,000.00	\$ 69,937.50	
11/01/31	\$ 2,560,000.00	\$ -	\$ 68,475.00	\$ 198,412.50
05/01/32	\$ 2,560,000.00	\$ 65,000.00	\$ 68,475.00	
11/01/32	\$ 2,430,000.00	\$ -	\$ 66,890.63	\$ 200,365.63
05/01/33	\$ 2,430,000.00	\$ -	\$ 65,306.25	
11/01/33	\$ 2,430,000.00	\$ -	\$ 65,306.25	\$ 130,612.50
05/01/34	\$ 2,430,000.00	\$ 70,000.00	\$ 65,306.25	
11/01/34	\$ 2,360,000.00	\$ -	\$ 63,425.00	\$ 198,731.25
05/01/35	\$ 2,360,000.00	\$ 75,000.00	\$ 63,425.00	
11/01/35	\$ 2,285,000.00	\$ -	\$ 61,409.38	\$ 199,834.38
05/01/36	\$ 2,285,000.00	\$ 80,000.00	\$ 61,409.38	
11/01/36	\$ 2,205,000.00	\$ -	\$ 59,259.38	\$ 200,668.75
05/01/37	\$ 2,205,000.00	\$ 80,000.00	\$ 59,259.38	
11/01/37	\$ 2,125,000.00	\$ -	\$ 57,109.38	\$ 196,368.75
05/01/38	\$ 2,125,000.00	\$ 85,000.00	\$ 57,109.38	
11/01/38	\$ 2,040,000.00	\$ -	\$ 54,825.00	\$ 196,934.38
05/01/39	\$ 2,040,000.00	\$ 90,000.00	\$ 54,825.00	
11/01/39	\$ 1,950,000.00	\$ -	\$ 52,406.25	\$ 197,231.25
05/01/40	\$ 1,950,000.00	\$ 95,000.00	\$ 52,406.25	
11/01/40	\$ 1,855,000.00	\$ -	\$ 49,853.13	\$ 197,259.38
05/01/41	\$ 1,855,000.00	\$ 100,000.00	\$ 49,853.13	
11/01/41	\$ 1,755,000.00	\$ -	\$ 47,165.63	\$ 197,018.75
05/01/42	\$ 1,755,000.00	\$ 105,000.00	\$ 47,165.63	
11/01/42	\$ 1,650,000.00	\$ -	\$ 44,343.75	\$ 196,509.38
05/01/43	\$ 1,650,000.00	\$ 115,000.00	\$ 44,343.75	
11/01/43	\$ 1,535,000.00	\$ -	\$ 41,253.13	\$ 200,596.88
05/01/44	\$ 1,535,000.00	\$ 120,000.00	\$ 41,253.13	
11/01/44	\$ 1,415,000.00	\$ -	\$ 38,028.13	\$ 199,281.25
05/01/45	\$ 1,415,000.00	\$ 125,000.00	\$ 38,028.13	
11/01/45	\$ 1,290,000.00	\$ -	\$ 34,668.75	\$ 197,696.88
05/01/46	\$ 1,290,000.00	\$ 130,000.00	\$ 34,668.75	
11/01/46	\$ 1,160,000.00	\$ -	\$ 31,175.00	\$ 195,843.75
05/01/47	\$ 1,160,000.00	\$ 140,000.00	\$ 31,175.00	
11/01/47	\$ 1,020,000.00	\$ -	\$ 27,412.50	\$ 198,587.50
05/01/48	\$ 1,020,000.00	\$ 145,000.00	\$ 27,412.50	

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

Date		Balance		Prinicipal		Interest		Total
11/01/48	\$	875,000.00	\$	-	\$	23,515.63	\$	195,928.13
05/01/49	\$	875,000.00	\$	155,000.00	\$	23,515.63		
11/01/49	\$	720,000.00	\$	-	\$	19,350.00	\$	197,865.63
05/01/50	\$	720,000.00	\$	165,000.00	\$	19,350.00	\$	-
11/01/50	\$	555,000.00	\$	-	\$	14,915.63	\$	199,265.63
05/01/51	\$	555,000.00	\$	175,000.00	\$	14,915.63	\$	-
11/01/51	\$	380,000.00	\$	-	\$	10,212.50	\$	200,128.13
05/01/52	\$	380,000.00	\$	185,000.00	\$	10,212.50	\$	195,212.50
				\$ 2,570,000.00	\$	2,735,828.13	\$	5,305,828.13

Eagle Hammock
Community Development District
Proposed Budget
Capital Reserve Fund

	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 26,300
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 26,300
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
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

Eagle Hammock CDD FY 26 Assessment Roll
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PARCEL ID	Units	Type	O&M	Debt	Total
26290868670300010	1.00	50	\$1,542.57	\$0.00	\$1,542.57
26290868670300020	1.00	50	\$1,542.57	\$0.00	\$1,542.57
26290868670300030	1.00	50	\$1,542.57	\$590.12	\$2,132.69
26290868670300040	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300050	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300060	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300070	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300080	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300090	1.00	50	\$1,542.57	\$0.00	\$1,542.57
26290868670300100	1.00	50	\$1,542.57	\$0.00	\$1,542.57
26290868670300110	1.00	50	\$1,542.57	\$0.00	\$1,542.57
26290868670300120	1.00	50	\$1,542.57	\$0.00	\$1,542.57
26290868670300130	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300140	1.00	50	\$1,542.57	\$0.00	\$1,542.57
26290868670300150	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300160	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300170	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300180	1.00	50	\$1,542.57	\$0.00	\$1,542.57
26290868670300190	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300200	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300210	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300220	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300230	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300240	1.00	50	\$1,542.57	\$0.00	\$1,542.57
26290868670300250	1.00	50	\$1,542.57	\$0.00	\$1,542.57
26290868670300260	1.00	50	\$1,542.57	\$0.00	\$1,542.57
26290868670300270	1.00	50	\$1,542.57	\$0.00	\$1,542.57
26290868670300280	1.00	50	\$1,542.57	\$0.00	\$1,542.57
26290868670300290	1.00	50	\$1,542.57	\$0.00	\$1,542.57
26290868670300300	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300310	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300320	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300330	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300340	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300350	1.00	50	\$1,542.57	\$0.00	\$1,542.57
26290868670300360	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300370	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300380	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300390	1.00	50	\$1,542.57	\$0.00	\$1,542.57
26290868670300400	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300410	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300420	1.00	50	\$1,542.57	\$0.00	\$1,542.57
26290868670300430	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300440	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300450	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300460	1.00	50	\$1,542.57	\$0.00	\$1,542.57
26290868670300470	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300480	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300490	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300500	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300510	1.00	40	\$1,542.57	\$944.19	\$2,486.76
26290868670300520	1.00	50	\$1,542.57	\$590.12	\$2,132.69
26290868670300530	1.00	50	\$1,542.57	\$0.00	\$1,542.57
26290868670300540	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
26290868670300550	1.00	40	\$1,542.57	\$944.19	\$2,486.76

PARCEL ID	Units	Type	O&M	Debt	Total
262908686703000560	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000570	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000580	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000590	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000600	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000610	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000620	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000630	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000640	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000650	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000660	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000670	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000680	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000690	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000700	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000710	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000720	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000730	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000740	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000750	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000760	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000770	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000780	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000790	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000800	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703000810	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000820	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000830	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000840	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703000850	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703000860	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703000870	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000880	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000890	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000900	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703000910	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703000920	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703000930	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000940	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000950	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000960	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703000970	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703000980	1.00	50	\$1,542.57	\$590.12	\$2,132.69
262908686703000990	1.00	50	\$1,542.57	\$590.12	\$2,132.69
262908686703001000	1.00	50	\$1,542.57	\$590.12	\$2,132.69
262908686703001010	1.00	40	\$1,542.57	\$0.00	\$1,542.57
262908686703001020	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001030	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001040	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001050	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001060	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001070	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001080	1.00	40	\$1,542.57	\$0.00	\$1,542.57
262908686703001090	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001100	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001110	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001120	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001130	1.00	40	\$1,542.57	\$944.19	\$2,486.76

PARCEL ID	Units	Type	O&M	Debt	Total
262908686703001140	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001150	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001160	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001170	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001180	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001190	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001200	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001210	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001220	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001230	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001240	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001250	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001260	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001270	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001280	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001290	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001300	1.00	50	\$1,542.57	\$590.12	\$2,132.69
262908686703001310	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001320	1.00	40	\$1,542.57	\$0.00	\$1,542.57
262908686703001330	1.00	40	\$1,542.57	\$0.00	\$1,542.57
262908686703001340	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001350	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001360	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001370	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001380	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001390	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001400	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001410	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001420	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001430	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001440	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001450	1.00	50	\$1,542.57	\$0.00	\$1,542.57
262908686703001460	1.00	50	\$1,542.57	\$590.12	\$2,132.69
262908686703001470	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001480	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001490	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001500	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001510	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001520	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001530	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001540	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001550	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001560	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001570	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001580	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001590	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001600	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001610	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001620	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001630	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001640	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001650	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001660	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001670	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001680	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001690	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703001700	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703001710	1.00	40	\$1,542.57	\$944.19	\$2,486.76

PARCEL ID	Units	Type	O&M	Debt	Total
262908686703002300	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002310	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002320	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002330	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002340	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002350	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002360	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002370	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002380	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002390	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002400	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002410	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002420	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002430	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002440	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002450	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002460	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002470	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002480	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002490	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002500	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002510	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002520	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002530	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002540	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002550	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002560	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002570	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002580	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002590	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002600	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002610	1.00	40	\$1,542.57	\$944.19	\$2,486.76
262908686703002620	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002630	1.00	50	\$1,542.57	\$1,180.24	\$2,722.81
262908686703002640					
262908686703002650					
262908686703002660					
262908686703002670					
262908686703002680					
262908686703002690					
262908686703002700					
262908686703002710					
262908686703002720					
Total Gross Assessments	263.00		\$405,695.91	\$211,616.74	\$617,312.65
Total Net Assessments			\$377,297.20	\$196,803.57	\$574,100.76

SECTION V

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 10th day of July 2025

ATTEST:

**EAGLE HAMMOCK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

The Board of Supervisors of the Eagle Hammock Community Development District will hold their regular meetings for Fiscal Year 2025/2026 at the Offices of Highland Homes 3020 S. Florida Ave., Suite 101 Lakeland, FL 33803, on the 2nd Thursday of every month at 10:30 AM unless otherwise indicated as follows:

**October 9, 2025
November 13, 2025
December 11, 2025
January 8, 2026
February 12, 2026
March 12, 2026
April 9, 2026
May 14, 2026
June 11, 2026
July 9, 2026
August 13, 2026
September 10, 2026**

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

SECTION VI

May 6, 2025

Morning Jill,

Please accept this email as my resignation from the Eagle Hammock CDD Engineer position. I have appreciated my association with this community and wish it the best moving forward. Let me know if there is anything we can do to help with this transition.

Thank you,

RODNEY A. GADD, P.E.
Gadd & Associates Engineering

SECTION VII

REQUEST FOR QUALIFICATIONS (“RFQ”) FOR ENGINEERING SERVICES FOR EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

Eagle Hammock Community Development District (“**District**”), located in Eagle Lake, Florida, announces that professional engineering services will be required on a continuing basis for the District. The engineering firm selected will act in the general capacity of District Engineer and, if so authorized, may provide general engineering services as well as engineering services on an ongoing basis and for the design and construction administration associated with the District’s capital improvement plan. The District may select one or more engineering firms to provide engineering services on an ongoing basis.

Any firm or individual (“**Applicant**”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“**Qualification Statement**”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant’s professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant’s willingness to meet time and budget requirements; d) the Applicant’s past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Polk County; e) the geographic location of the Applicant’s headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, *Florida Statutes* (“**CCNA**”). All Applicants must submit one (1) electronic copy and one (1) physical copy of Standard Form No. 330 and Qualification Statement by **12:00 p.m. on Monday, August 4, 2025**, and to the attention of Governmental Management Services – Central Florida LLC, c/o Jill Burns/Samantha Ham, 219 E. Livingston Street, Orlando, Florida 32801; Ph: (407) 841-5524 (“**District Manager’s Office**”).

The Board of Supervisors shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager’s Office, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager’s Office, must be filed in writing with the District Manager’s Office, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).

Any and all questions relative to this RFQ shall be directed in writing by e-mail only to Jill Burns at mvirgen@gmscfl.com with e-mail copy to Lauren Gentry at lauren@cddlawyers.com and Patrick Collins at patrick@cddlawyers.com.

District Manager

Publish on **Monday, July 21, 2025**

**EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT
DISTRICT ENGINEER REQUEST FOR QUALIFICATIONS**

COMPETITIVE SELECTION CRITERIA

1) Ability and Adequacy of Professional Personnel (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation of respondent; etc.

3) Geographic Location (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) Recent, Current and Projected Workloads (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

7) Volume of Work Previously Awarded to Consultant by District (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

SECTION VIII

SECTION A

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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes No

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Eagle Hammock Community Development District

District Manager: _____

Date: _____

Print Name: _____

Eagle Hammock Community Development District

SECTION B

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

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes No

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Eagle Hammock Community Development District

District Manager: _____

Date: _____

Print Name: _____

Eagle Hammock Community Development District

SECTION IX

SECTION C

Eagle Hammock CDD

Field Management Report



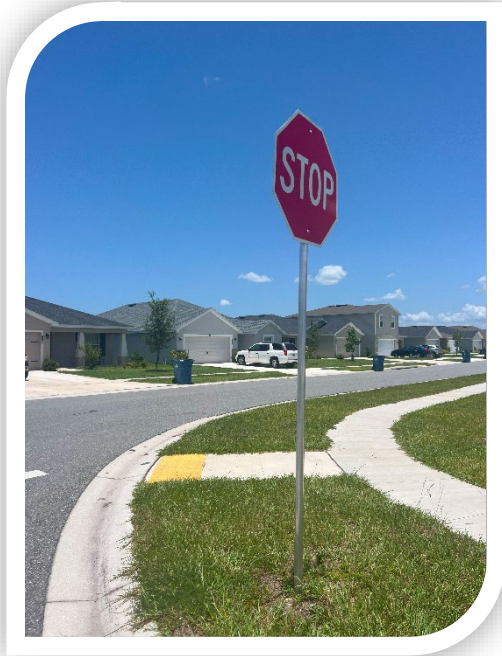
July 10th 2025

Allen Bailey – Field Manager

GMS

Completed

District Signage



- ✚ A stop sign was found leaning.
- ✚ The sign has been set back in place.

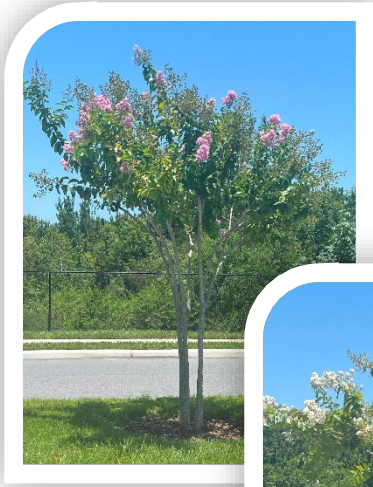
Amenity Landscape



- ✚ The new amenity landscape has been installed.
- ✚ This has improved the overall appearance of the amenity.

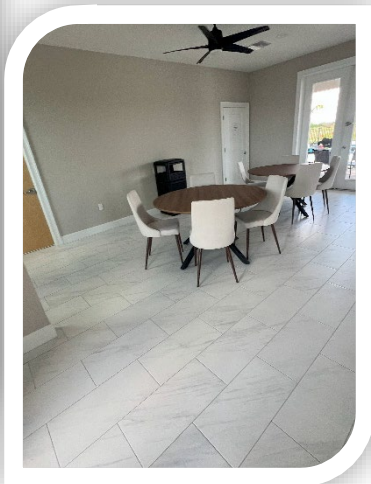
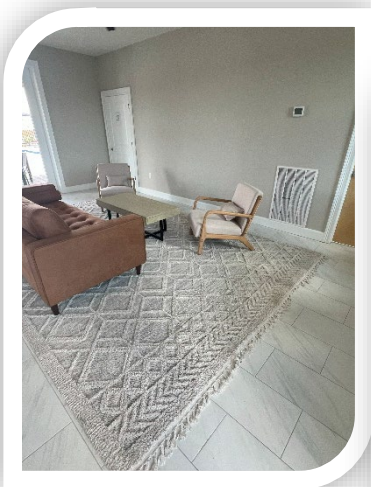
Review

Entrance Plants



✚ The entrance Crepe Myrtles are flowering and healthy.

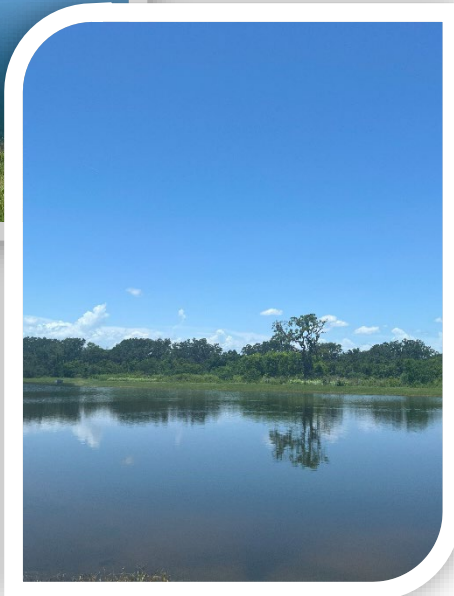
Club House



✚ The clubhouse is staying clean now that it has been added to cleaning rotations.

Review

Ponds



- ✚ The ponds in the district are clear of debris.
- ✚ 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. Thank you.

Respectfully,
Allen Bailey

SECTION D

SECTION 2

Eagle Hammock Community Development District

Summary of Check Register

April 1, 2025 to June 23, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	4/3/25	91-92	\$ 405.00
	4/9/25	93-96	\$ 6,381.00
	4/17/25	97-98	\$ 5,838.50
	4/23/25	99-102	\$ 1,782.07
	5/6/25	103	\$ 319.25
	5/23/25	104-112	\$ 12,708.72
	6/4/25	113-116	\$ 6,976.00
	6/11/25	117-120	\$ 5,441.00
	6/18/25	121-122	\$ 6,174.62
			\$ 46,026.16
 <u>Supervisors April - June 2025</u>			
	Kareyann R. Ellison	50000	\$ 134.70
	Brian P. Walsh	50001	\$ 184.70
	Milton R. Andrade	50002	\$ 184.70
	Bent A. Elliott	50003	\$ 184.70
	Garret J. Parkinson	50004	\$ 184.70
			\$ 873.50
Total Amount			\$ 46,899.66

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/03/25	00036	3/26/25	4524-384	202503	330	57200	48100		PEST CONTROL MAR25 LANDSCAPE WORKSHOP PARENT, LLC DBA	*	120.00	120.00	000091
4/03/25	00023	3/21/25	26859	202503	330	57200	48000		NEW POOL RULES SIGN MCDONNELL CORPORATION DBA RESORT	*	285.00	285.00	000092
4/09/25	00008	3/28/25	19392	202503	320	53800	47000		LAKE MAINTENANCE MAR25 AQUATIC WEED MANAGEMENT, INC	*	700.00	700.00	000093
4/09/25	00020	3/26/25	14642	202503	330	57200	48201		CLEANING SVCS MAR25 CLEAN STAR SERVICES OF CENTRAL FL	*	1,125.00	1,125.00	000094
4/09/25	00023	4/01/25	27027	202504	330	57200	46300		POOL MAINTENANCE APR25 MCDONNELL CORPORATION DBA RESORT	*	1,350.00	1,350.00	000095
4/09/25	00010	4/01/25	17070	202504	320	53800	46200		LANDSCAPE MAINT APR25 AMENITY LANDSCAPE APR25 PRINCE & SONS INC.	*	2,446.00	3,206.00	000096
4/17/25	00039	4/14/25	04142025	202504	300	36900	10000		RENTAL FEE REFUND DANA ROBINO	*	150.00	150.00	000097
4/17/25	00001	4/01/25	100	202504	320	53800	34000		FIELD MANAGEMENT APR25 MANAGEMENT FEES APR25 WEBSITE ADMIN APR25 INFORMATION TECH APR25 DISSEMINATION SVCS APR25 AMENITY ACCESS APR25 OFFICE SUPPLIES APR25 POSTAGE APR25 GOVERNMENTAL MANAGEMENT SERVICES-CF	*	1,250.00	5,688.50	000098
4/01/25	99	4/01/25	99	202504	310	51300	34000			*	3,246.25		
4/01/25	99	4/01/25	99	202504	310	51300	35200			*	105.00		
4/01/25	99	4/01/25	99	202504	310	51300	35100			*	157.50		
4/01/25	99	4/01/25	99	202504	310	51300	31300			*	437.50		
4/01/25	99	4/01/25	99	202504	330	57200	49200			*	479.17		
4/01/25	99	4/01/25	99	202504	310	51300	51000			*	.30		
4/01/25	99	4/01/25	99	202504	310	51300	42000			*	12.78		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/23/25	00017	4/02/25	112283	202504	330	57200	34500		REPAIRD PLAYGRND CAMERA	*	220.00		
									CURRENT DEMANDS ELECTRICAL			220.00	000099
4/23/25	00016	4/15/25	9	202504	310	51300	31400		AMORT SERIES 2022 5-1-25	*	250.00		
									DISCLOSURE SERVICES LLC			250.00	000100
4/23/25	00038	2/28/25	3	202502	320	53800	48000		FILLED IN CRACK/CURB REPR	*	345.00		
		2/28/25	4	202502	320	53800	48000		IRRI LINE REPR/REINS SIGN	*	403.57		
									GOVERNMENTAL MANAGEMENT SERVICES-			748.57	000101
4/23/25	00006	4/15/25	12034	202503	310	51300	31500		GENERAL COUNSEL MAR25	*	563.50		
									KILINSKI VAN WYK PLLC			563.50	000102
5/06/25	00027	5/05/25	05052025	202505	300	20700	10000		ASSESS TRANSFER S2022	*	319.25		
									EAGLE HAMMOCK CDD C/O US BANK			319.25	000103
5/23/25	00008	4/25/25	19464	202504	320	53800	47000		LAKE MAINTENANCE APR25	*	700.00		
									AQUATIC WEED MANAGEMENT, INC			700.00	000104
5/23/25	00020	4/28/25	14863	202504	330	57200	48201		CLEANING SVCS APR25	*	1,077.50		
									CLEAN STAR SERVICES OF CENTRAL FL			1,077.50	000105
5/23/25	00040	5/14/25	53-BID-7	202505	330	57200	46300		POOL PERMIT 53-60-2532121	*	280.00		
									FLORIDA DEPARTMENT OF HEALTH			280.00	000106
5/23/25	00021	5/06/25	4816	202504	310	51300	31100		ENGINEERING FEES APR25	*	262.50		
									GADD & ASSOCIATES, LLC			262.50	000107
5/23/25	00001	5/01/25	102	202505	310	51300	34000		MANAGEMENT FEES MAY25	*	3,246.25		
		5/01/25	102	202505	310	51300	35200		WEBISTE ADMIN MAY25	*	105.00		
		5/01/25	102	202505	310	51300	35100		INFORMATION TECH MAY25	*	157.50		
		5/01/25	102	202505	310	51300	31300		DISSEM AGNT SVC MAY25	*	437.50		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/01/25		102	AMENITY ACCESS	202505	330	57200	49200			*	479.17		
5/01/25		102	OFFICE SUPPLIES	202505	310	51300	51000			*	3.07		
5/01/25		102	POSTAGE	202505	310	51300	42000			*	13.10		
5/01/25		103	FIELD MANAGEMENT	202505	320	53800	34000			*	1,250.00		
GOVERNMENTAL MANAGEMENT SERVICES-CF												5,691.59	000108
5/23/25	00038	3/31/25	5	202503	330	57200	48000			*	455.71		
		3/31/25	6	202503	330	57200	48000			*	576.10		
GOVERNMENTAL MANAGEMENT SERVICES-												1,031.81	000109
5/23/25	00006	5/18/25	12288	202504	310	51300	31500			*	2,195.32		
KILINSKI VAN WYK PLLC												2,195.32	000110
5/23/25	00036	4/29/25	4524-384	202504	330	57200	48100			*	120.00		
LANDSCAPE WORKSHOP PARENT, LLC DBA												120.00	000111
5/23/25	00023	5/01/25	27361	202505	330	57200	46300			*	1,350.00		
MCDONNELL CORPORATION DBA RESORT												1,350.00	000112
6/04/25	00020	5/23/25	15097	202505	330	57200	48201			*	1,170.00		
CLEAN STAR SERVICES OF CENTRAL FL												1,170.00	000113
6/04/25	00017	5/22/25	23294	202505	330	57200	34500			*	1,600.00		
CURRENT DEMANDS ELECTRICAL												1,600.00	000114
6/04/25	00038	4/30/25	7	202504	330	57200	48000			*	300.00		
		4/30/25	8	202504	320	53800	48000			*	700.00		
GOVERNMENTAL MANAGEMENT SERVICES-												1,000.00	000115
6/04/25	00010	5/01/25	17695	202505	320	53800	46200			*	3,206.00		
PRINCE & SONS INC.												3,206.00	000116

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
6/11/25	00008	5/27/25 19630	202505 320-53800-47000	LAKE MAINTENANCE- MAY25	*	700.00	
				AQUATIC WEED MANAGEMENT, INC			700.00 000117
6/11/25	00036	5/29/25 4524-384	202505 330-57200-48100	PEST CONTROL- MAY25	*	185.00	
				LANDSCAPE WORKSHOP PARENT, LLC DBA			185.00 000118
6/11/25	00023	6/01/25 27708	202506 330-57200-46300	POOL MAINTENANCE- JUN25	*	1,350.00	
				MCDONNELL CORPORATION DBA RESORT			1,350.00 000119
6/11/25	00010	6/01/25 18232	202506 320-53800-46200	LANDSCAPE MAINT- JUN25	*	3,206.00	
				PRINCE & SONS INC.			3,206.00 000120
6/18/25	00001	6/01/25 104	202506 320-53800-34000	FIELD MANAGEMENT- JUN25	*	1,250.00	
		6/01/25 105	202506 310-51300-34000	MANAGEMENT FEES- JUN25	*	3,246.25	
		6/01/25 105	202506 310-51300-35200	WEBSITE ADMIN- JUN25	*	105.00	
		6/01/25 105	202506 310-51300-35100	INFORMATION TECH- JUN25	*	157.50	
		6/01/25 105	202506 310-51300-31300	DISSEM AGENT SVCS- JUN25	*	437.50	
		6/01/25 105	202506 330-57200-49200	AMENITY ACCESS- JUN25	*	479.17	
		6/01/25 105	202506 310-51300-51000	OFFICE SUPPLIES- JUN25	*	.42	
		6/01/25 105	202506 310-51300-42000	POSTAGE- JUN25	*	39.28	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,715.12 000121
6/18/25	00006	6/17/25 12504	202505 310-51300-31500	GENERAL COUNSEL- MAY25	*	459.50	
				KILINSKI VAN WYK PLLC			459.50 000122
TOTAL FOR BANK B						46,026.16	
TOTAL FOR REGISTER						46,026.16	

SECTION 3

Eagle Hammock
Community Development District

Unaudited Financial Reporting
May 31, 2025



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Eagle Hammock
Community Development District
Combined Balance Sheet
May 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Total Governmental Fund</i>
Assets:			
Operating Account	\$ 76,098	\$ -	\$ 76,098
State Board of Administration	\$ 317,248	\$ -	\$ 317,248
Investments:			
<u>Series 2022</u>			
Reserve	\$ -	\$ 97,678	\$ 97,678
Revenue	\$ -	\$ 149,068	\$ 149,068
Prepayment	\$ -	\$ 193	\$ 193
Total Assets	\$ 393,346	\$ 246,939	\$ 640,284
Liabilities:			
Accounts Payable	\$ 9,314	\$ -	\$ 9,314
Total Liabilities	\$ 9,314	\$ -	\$ 9,314
Fund Balances:			
Restricted for:			
Debt Service	\$ -	\$ 246,939	\$ 246,939
Unassigned	\$ 384,032	\$ -	\$ 384,032
Total Fund Balances	\$ 384,032	\$ 246,939	\$ 630,971
Total Liabilities & Fund Balance	\$ 393,346	\$ 246,939	\$ 640,284

Eagle Hammock
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues				
Assessments	\$ 377,298	\$ 377,298	\$ 377,407	\$ 109
Interest	\$ -	\$ -	\$ 2,248	\$ 2,248
Total Revenues	\$ 377,298	\$ 377,298	\$ 379,656	\$ 2,357
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 2,000	\$ 6,000
FICA Expense	\$ -	\$ -	\$ 77	\$ (77)
Engineering	\$ 12,500	\$ 8,333	\$ 788	\$ 7,546
Attorney	\$ 12,500	\$ 8,333	\$ 6,121	\$ 2,212
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,250	\$ 3,600	\$ 3,600	\$ -
Reamortization Schedule	\$ -	\$ -	\$ 250	\$ (250)
Trustee Fees	\$ 4,041	\$ 3,030	\$ 3,030	\$ -
Management Fees	\$ 38,955	\$ 25,970	\$ 25,970	\$ -
Information Technology	\$ 1,890	\$ 1,260	\$ 1,260	\$ -
Website Maintenance	\$ 1,260	\$ 840	\$ 840	\$ -
Postage & Delivery	\$ 1,000	\$ 667	\$ 444	\$ 223
Insurance	\$ 5,951	\$ 5,951	\$ 5,537	\$ 414
Copies	\$ 500	\$ 333	\$ 15	\$ 319
Legal Advertising	\$ 5,000	\$ 3,333	\$ 1,311	\$ 2,022
Contingency	\$ 2,500	\$ 1,667	\$ 430	\$ 1,237
Office Supplies	\$ -	\$ -	\$ 8	\$ (8)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 113,222	\$ 76,743	\$ 57,105	\$ 19,638

Eagle Hammock
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Property Insurance	\$ 10,100	\$ 10,100	\$ 6,452	\$ 3,648
Field Management	\$ 15,000	\$ 10,000	\$ 10,000	\$ -
Landscape Maintenance	\$ 47,500	\$ 31,667	\$ 25,648	\$ 6,019
Landscape Replacement	\$ 12,000	\$ 8,000	\$ 790	\$ 7,210
Lake Maintenance	\$ 8,400	\$ 5,600	\$ 5,600	\$ -
Streetlights	\$ 39,766	\$ 26,511	\$ 19,356	\$ 7,154
Electric	\$ 2,500	\$ 1,667	\$ 207	\$ 1,459
Water and Sewer	\$ 2,500	\$ 1,667	\$ 677	\$ 989
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Irrigation Repairs	\$ 5,000	\$ 3,333	\$ 166	\$ 3,167
General Field Repairs & Maintenance	\$ 12,500	\$ 8,333	\$ 3,623	\$ 4,710
Contingency	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Subtotal Field Expenditures:	\$ 162,766	\$ 111,877	\$ 72,520	\$ 39,357
Amenity Expenditures				
Amenity - Electric	\$ 8,000	\$ 5,333	\$ 4,217	\$ 1,116
Amenity - Water	\$ 10,000	\$ 6,667	\$ 4,296	\$ 2,370
Internet	\$ 2,000	\$ 1,333	\$ 860	\$ 473
Pest Control	\$ 1,760	\$ 1,760	\$ 850	\$ 910
Janitorial Service	\$ 5,700	\$ 3,800	\$ 7,598	\$ (3,798)
Security Services	\$ 5,000	\$ 3,333	\$ 2,177	\$ 1,156
Pool Maintenance	\$ 16,800	\$ 11,200	\$ 11,255	\$ (55)
Amenity Repairs & Maintenance	\$ 12,500	\$ 8,333	\$ 4,584	\$ 3,749
Amenity Access Management	\$ 5,750	\$ 3,833	\$ 3,833	\$ -
Contingency	\$ 7,500	\$ 5,000	\$ 1,705	\$ 3,295
Subtotal Amenity Expenditures	\$ 75,010	\$ 50,593	\$ 41,375	\$ 9,218
Total Expenditures	\$ 350,998	\$ 239,214	\$ 171,001	\$ 68,213
Excess (Deficiency) of Revenues over Expenditures	\$ 26,300		\$ 208,655	
<u>Other Financing Sources/(Uses)</u>				
Transfer Out - Capital Reserve	\$ (26,300)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (26,300)		\$ -	
Net Change in Fund Balance	\$ -		\$ 208,655	
Fund Balance - Beginning	\$ -		\$ 175,377	
Fund Balance - Ending	\$ -		\$ 384,032	

Eagle Hammock

Community Development District

Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues				
Assessments - On Roll	\$ 207,561	\$ 207,561	\$ 200,155	\$ (7,406)
Assessments - Prepayment	\$ -	\$ -	\$ 45,027	\$ 45,027
Interest	\$ -	\$ -	\$ 7,414	\$ 7,414
Total Revenues	\$ 207,561	\$ 207,561	\$ 252,596	\$ 45,035
Expenditures:				
Interest - 11/01	\$ 75,900	\$ 75,900	\$ 76,150	\$ (250)
Special Call - 11/01	\$ -	\$ -	\$ 15,000	\$ (15,000)
Special Call - 02/01	\$ -	\$ -	\$ 20,000	\$ (20,000)
Principal - 05/01	\$ 50,000	\$ 45,000	\$ 45,000	\$ -
Interest - 05/01	\$ 75,900	\$ 75,900	\$ 74,997	\$ 903
Special Call - 05/01	\$ -	\$ -	\$ 35,000	\$ (35,000)
Total Expenditures	\$ 201,801	\$ 196,800	\$ 266,147	\$ (69,347)
Net Change in Fund Balance	\$ 5,760		\$ (13,551)	
Fund Balance - Beginning	\$ 316,268		\$ 260,490	
Fund Balance - Ending	\$ 322,029		\$ 246,939	

Eagle Hammock

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 26,300	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 26,300	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 26,300		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 26,300		\$ -	

Eagle Hammock
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments	\$ (4,057)	\$ 7,266	\$ 354,562	\$ 4,194	\$ 6,808	\$ 8,032	\$ 602	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 377,407
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,045	\$ 1,203	\$ -	\$ -	\$ -	\$ -	\$ 2,248
Total Revenues	\$ (4,057)	\$ 7,266	\$ 354,562	\$ 4,194	\$ 6,808	\$ 8,182	\$ 1,497	\$ 1,203	\$ -	\$ -	\$ -	\$ -	\$ 379,656
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 2,000
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ 77
Engineering	\$ -	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ 263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 788
Attorney	\$ 328	\$ 1,648	\$ 273	\$ 488	\$ 167	\$ 564	\$ 2,195	\$ 460	\$ -	\$ -	\$ -	\$ -	\$ 6,121
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 438	\$ 438	\$ 438	\$ 538	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ 3,600
Reamortization Schedule	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Trustee Fees	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,030
Management Fees	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ -	\$ -	\$ -	\$ -	\$ 25,970
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ 1,260
Website Maintenance **	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ 840
Postage & Delivery	\$ 64	\$ 6	\$ 78	\$ 108	\$ 81	\$ 80	\$ 13	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ 444
Insurance	\$ 5,537	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,537
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15
Legal Advertising	\$ 957	\$ -	\$ 354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,311
Contingency	\$ 139	\$ 47	\$ 39	\$ 39	\$ 42	\$ 42	\$ 42	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ 430
Office Supplies	\$ 1	\$ 0	\$ 3	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 19,428	\$ 7,172	\$ 4,693	\$ 4,681	\$ 4,237	\$ 4,646	\$ 7,139	\$ 5,110	\$ -	\$ -	\$ -	\$ -	\$ 57,105

Eagle Hammock
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<i>Operation and Maintenance</i>													
Field Expenses													
Property Insurance	\$ 6,452	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,452
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ 10,000
Landscape Maintenance	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ -	\$ -	\$ -	\$ 25,648
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 790	\$ -	\$ -	\$ -	\$ -	\$ 790
Lake Maintenance	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ -	\$ -	\$ -	\$ 5,600
Streetlights	\$ 2,451	\$ 2,451	\$ 2,451	\$ 2,356	\$ 2,406	\$ 2,398	\$ 2,422	\$ 2,422	\$ -	\$ -	\$ -	\$ -	\$ 19,356
Electric	\$ 29	\$ 27	\$ 28	\$ 27	\$ 26	\$ 23	\$ 23	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ 207
Water and Sewer	\$ 40	\$ 46	\$ 46	\$ 41	\$ 381	\$ 44	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ 677
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 166	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 166
General Repairs & Maintenance	\$ -	\$ 398	\$ 1,227	\$ 550	\$ 749	\$ -	\$ 700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,623
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Field Expenditures:	\$ 14,128	\$ 8,244	\$ 8,907	\$ 8,130	\$ 8,718	\$ 7,621	\$ 8,341	\$ 8,431	\$ -	\$ -	\$ -	\$ -	\$ 72,520
Amenity Expenditures													
Amenity - Electric	\$ 522	\$ 1,222	\$ 506	\$ 402	\$ 389	\$ 339	\$ 411	\$ 427	\$ -	\$ -	\$ -	\$ -	\$ 4,217
Amenity - Water	\$ 567	\$ -	\$ 178	\$ 522	\$ 788	\$ 796	\$ 580	\$ 865	\$ -	\$ -	\$ -	\$ -	\$ 4,296
Internet	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 120	\$ 120	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ 860
Pest Control	\$ -	\$ 185	\$ 120	\$ 120	\$ -	\$ 120	\$ 120	\$ 185	\$ -	\$ -	\$ -	\$ -	\$ 850
Janitorial Service	\$ 845	\$ 835	\$ 845	\$ 845	\$ 855	\$ 1,125	\$ 1,078	\$ 1,170	\$ -	\$ -	\$ -	\$ -	\$ 7,598
Security Services	\$ 357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 220	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ 2,177
Pool Maintenance	\$ 1,350	\$ 1,525	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,630	\$ -	\$ -	\$ -	\$ -	\$ 11,255
Amenity Repairs & Maintenance	\$ 1,153	\$ -	\$ 335	\$ 374	\$ 210	\$ 2,212	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,584
Amenity Access Management	\$ 479	\$ 479	\$ 479	\$ 479	\$ 479	\$ 479	\$ 479	\$ 479	\$ -	\$ -	\$ -	\$ -	\$ 3,833
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 1,705	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,705
Total Amenity Expenditures	\$ 5,374	\$ 4,346	\$ 3,912	\$ 4,193	\$ 5,876	\$ 6,541	\$ 4,657	\$ 6,476	\$ -	\$ -	\$ -	\$ -	\$ 41,375
Total Expenditures	\$ 38,929	\$ 19,762	\$ 17,512	\$ 17,004	\$ 18,831	\$ 18,808	\$ 20,138	\$ 20,017	\$ -	\$ -	\$ -	\$ -	\$ 171,001
Excess (Deficiency) of Revenues over Expenditures	\$ (42,986)	\$ (12,496)	\$ 337,049	\$ (12,809)	\$ (12,022)	\$ (10,626)	\$ (18,641)	\$ (18,814)	\$ -	\$ -	\$ -	\$ -	\$ 208,655

EAGLE HAMMOCK
Community Development District
Long Term Debt Report

SERIES 2021, SPECIAL ASSESSMENT REVENUE BONDS	
INTEREST RATE:	4.375%, 4.875%, 5.375%
MATURITY DATE:	5/1/2052
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$99,950
RESERVE FUND BALANCE	\$97,678
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)
LESS: Special Call - 02/01/25	(\$20,000)
LESS: Principal Payment - 05/01/25	(\$45,000)
LESS: Special Call - 05/01/25	(\$35,000)
CURRENT BONDS OUTSTANDING	\$2,765,000

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
3/7/25	2/1-2/28/25	\$ 12,669.85	\$ (126.72)	\$ (250.86)	\$ -	\$ -	\$ 12,292.27	\$ 8,032.37	\$ 4,259.90	\$ 12,292.27
4/11/25	3/1-3/31/25	\$ 901.07	\$ -	\$ (18.02)	\$ -	\$ -	\$ 883.05	\$ 577.03	\$ 306.02	\$ 883.05
4/30/25	1/1-3/31/25	\$ -	\$ -	\$ -	\$ 38.19	\$ -	\$ 38.19	\$ 24.96	\$ 13.23	\$ 38.19
Total		\$ 618,366.61	\$ (23,604.34)	\$ (11,895.23)	\$ 903.81	\$ (6,208.53)	\$ 583,770.85	\$ 377,407.44	\$ 200,154.88	\$ 577,562.32

101% Net Percent Collected
0 Balance Remaining to Collect

SECTION 4



April 22, 2025

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

RE: Eagle Hammock Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **303** voters within the Eagle Hammock Community Development District. This number of registered voters in said District is as of **April 15, 2025**.

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

Sincerely,

A handwritten signature in black ink that reads "Melony M. Bell".

Melony M. Bell
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

PolkElections.gov

Para asistencia en Español, por favor de llamar al (863) 534-5888