

*Eagle Hammock  
Community Development District*

*Meeting Agenda*

*July 10, 2025*

# AGENDA

# *Eagle Hammock*

## *Community Development District*

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

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 (*to be provided under separate cover*)
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 (*to be provided under separate cover*)
  - 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 10<sup>th</sup>.

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 28<sup>th</sup> 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 (15<sup>th</sup>) 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 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

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

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

**SECTION 1. BUDGET**

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

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Eagle Hammock Community Development District for the Fiscal Year Ending September 30, 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 10<sup>TH</sup> 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
<b>Revenues</b>					
Assessments	\$ 377,298	\$ 377,407	\$ -	\$ 377,407	\$ 401,914
Interest	\$ -	\$ 2,248	\$ 1,124	\$ 3,372	\$ -
<b>Total Revenues</b>	<b>\$ 377,298</b>	<b>\$ 379,656</b>	<b>\$ 1,124</b>	<b>\$ 380,780</b>	<b>\$ 401,914</b>
<b>Expenditures</b>					
<i>General &amp; 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
<b>Total General &amp; Administrative:</b>	<b>\$ 113,222</b>	<b>\$ 57,105</b>	<b>\$ 37,749</b>	<b>\$ 94,854</b>	<b>\$ 115,481</b>

**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
<b><i>Operations &amp; Maintenance</i></b>					
<b><i>Field Services</i></b>					
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
<b>Subtotal Field Expenditures</b>	<b>\$ 162,766</b>	<b>\$ 72,520</b>	<b>\$ 43,842</b>	<b>\$ 116,362</b>	<b>\$ 142,447</b>
<b><i>Amenity Expenditures</i></b>					
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
<b>Subtotal Amenity Expenditures</b>	<b>\$ 75,010</b>	<b>\$ 41,375</b>	<b>\$ 32,530</b>	<b>\$ 73,905</b>	<b>\$ 93,985</b>
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 237,776</b>	<b>\$ 113,895</b>	<b>\$ 76,372</b>	<b>\$ 190,267</b>	<b>\$ 236,432</b>
<b><i>Other Financing Sources/(Uses)</i></b>					
Transfer Out - Capital Reserve	\$ 26,300	\$ -	\$ 26,300	\$ 26,300	\$ 50,000
<b>Total Other Expenditures</b>	<b>\$ 26,300</b>	<b>\$ -</b>	<b>\$ 26,300</b>	<b>\$ 26,300</b>	<b>\$ 50,000</b>
<b>Total Expenditures</b>	<b>\$ 377,298</b>	<b>\$ 171,001</b>	<b>\$ 140,421</b>	<b>\$ 311,421</b>	<b>\$ 401,914</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 208,655</b>	<b>\$ (139,296)</b>	<b>\$ 69,358</b>	<b>\$ -</b>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Platted	263.00	263	1.00	\$401,913.50	\$1,528.19	\$1,643.21
				<b>\$401,913.50</b>		

Gross Assessments- Per Unit FY 26	Gross Assessments- Per Unit FY 25	Increase (Decrease) Per Unit	% Increase (Decrease)
\$1,643.21	\$ 1,542.57	\$ 100.64	7%

# Eagle Hammock

## Community Development District

### General Fund Narrative

#### **Revenues:**

##### Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

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#### **Expenditures:**

##### **General & Administrative:**

##### Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

##### Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

##### Attorney

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

##### Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

##### Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

##### Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2022 bonds.

##### Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based on the Series 2022 bonds.

# Eagle Hammock

## Community Development District

### General Fund Narrative

#### Re-amortization Schedule

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

#### Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2022 bonds.

#### Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

#### Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

#### Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

#### Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

#### Insurance

The District's general liability and public official's liability insurance coverages.

#### Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

#### Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

#### Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

# Eagle Hammock

## Community Development District

### General Fund Narrative

#### Dues, Licenses & Subscriptions

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

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

##### **Field Services**

##### Property Insurance

The District's property insurance coverages.

##### Field Management

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

##### Landscape Maintenance

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

##### Landscape Replacement

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

##### Lake Maintenance

Represents the estimated cost for the care and maintenance of the 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
<b>Revenues</b>					
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 <sup>(1)</sup>	\$ 316,268	\$ 161,281	\$ -	\$ 161,281	\$ 150,201
<b>Total Revenues</b>	<b>\$ 523,829</b>	<b>\$ 413,877</b>	<b>\$ 2,471</b>	<b>\$ 416,348</b>	<b>\$ 350,713</b>
<b>Expenditures</b>					
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	\$ -
<b>Total Expenditures</b>	<b>\$ 201,800</b>	<b>\$ 266,147</b>	<b>\$ -</b>	<b>\$ 266,147</b>	<b>\$ 196,144</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 322,029</b>	<b>\$ 147,730</b>	<b>\$ 2,471</b>	<b>\$ 150,201</b>	<b>\$ 154,569</b>

Interest - 11/1 \$ 73,712.50

<sup>(1)</sup> Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family - 40'	146	\$128,202	\$878.10	\$944.19
Single Family - 50'	59	\$64,760	\$1,097.62	\$1,180.24
Single Family - 50' - Partial Pay Down	7	\$3,843	\$549.00	\$590.32
<b>Total</b>	<b>212</b>	<b>\$196,805</b>		<b>\$2,714.75</b>

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

Date	Balance	Principal	Interest	Total
11/01/25	\$ 2,880,000.00	\$ -	\$ 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
				<b>\$ 2,570,000.00</b>	<b>\$</b>	<b>2,735,828.13</b>	<b>\$</b>	<b>5,305,828.13</b>

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

# SECTION 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 10<sup>TH</sup> 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
<b>Revenues</b>					
Assessments	\$ 377,298	\$ 377,407	\$ -	\$ 377,407	\$ 401,914
Interest	\$ -	\$ 2,248	\$ 1,124	\$ 3,372	\$ -
<b>Total Revenues</b>	<b>\$ 377,298</b>	<b>\$ 379,656</b>	<b>\$ 1,124</b>	<b>\$ 380,780</b>	<b>\$ 401,914</b>
<b>Expenditures</b>					
<i>General &amp; 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
<b>Total General &amp; Administrative:</b>	<b>\$ 113,222</b>	<b>\$ 57,105</b>	<b>\$ 37,749</b>	<b>\$ 94,854</b>	<b>\$ 115,481</b>

**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
<b><i>Operations &amp; Maintenance</i></b>					
<b><i>Field Services</i></b>					
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
<b>Subtotal Field Expenditures</b>	<b>\$ 162,766</b>	<b>\$ 72,520</b>	<b>\$ 43,842</b>	<b>\$ 116,362</b>	<b>\$ 142,447</b>
<b><i>Amenity Expenditures</i></b>					
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
<b>Subtotal Amenity Expenditures</b>	<b>\$ 75,010</b>	<b>\$ 41,375</b>	<b>\$ 32,530</b>	<b>\$ 73,905</b>	<b>\$ 93,985</b>
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 237,776</b>	<b>\$ 113,895</b>	<b>\$ 76,372</b>	<b>\$ 190,267</b>	<b>\$ 236,432</b>
<b><i>Other Financing Sources/(Uses)</i></b>					
Transfer Out - Capital Reserve	\$ 26,300	\$ -	\$ 26,300	\$ 26,300	\$ 50,000
<b>Total Other Expenditures</b>	<b>\$ 26,300</b>	<b>\$ -</b>	<b>\$ 26,300</b>	<b>\$ 26,300</b>	<b>\$ 50,000</b>
<b>Total Expenditures</b>	<b>\$ 377,298</b>	<b>\$ 171,001</b>	<b>\$ 140,421</b>	<b>\$ 311,421</b>	<b>\$ 401,914</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 208,655</b>	<b>\$ (139,296)</b>	<b>\$ 69,358</b>	<b>\$ -</b>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Platted	263.00	263	1.00	\$401,913.50	\$1,528.19	\$1,643.21
				<b>\$401,913.50</b>		

Gross Assessments- Per Unit FY 26	Gross Assessments- Per Unit FY 25	Increase (Decrease) Per Unit	% Increase (Decrease)
\$1,643.21	\$ 1,542.57	\$ 100.64	7%

# Eagle Hammock

## Community Development District

### General Fund Narrative

#### **Revenues:**

##### Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

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#### **Expenditures:**

##### **General & Administrative:**

##### Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

##### Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

##### Attorney

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

##### Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

##### Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

##### Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2022 bonds.

##### Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based on the Series 2022 bonds.

# **Eagle Hammock**

## **Community Development District**

### **General Fund Narrative**

#### Re-amortization Schedule

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

#### Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2022 bonds.

#### Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

#### Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

#### Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

#### Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

#### Insurance

The District's general liability and public official's liability insurance coverages.

#### Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

#### Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

#### Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

# Eagle Hammock

## Community Development District

### General Fund Narrative

#### Dues, Licenses & Subscriptions

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

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

##### **Field Services**

##### Property Insurance

The District's property insurance coverages.

##### Field Management

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

##### Landscape Maintenance

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

##### Landscape Replacement

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

##### Lake Maintenance

Represents the estimated cost for the care and maintenance of the 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
<b>Revenues</b>					
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 <sup>(1)</sup>	\$ 316,268	\$ 161,281	\$ -	\$ 161,281	\$ 150,201
<b>Total Revenues</b>	<b>\$ 523,829</b>	<b>\$ 413,877</b>	<b>\$ 2,471</b>	<b>\$ 416,348</b>	<b>\$ 350,713</b>
<b>Expenditures</b>					
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	\$ -
<b>Total Expenditures</b>	<b>\$ 201,800</b>	<b>\$ 266,147</b>	<b>\$ -</b>	<b>\$ 266,147</b>	<b>\$ 196,144</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 322,029</b>	<b>\$ 147,730</b>	<b>\$ 2,471</b>	<b>\$ 150,201</b>	<b>\$ 154,569</b>

Interest - 11/1 \$ 73,712.50

<sup>(1)</sup> Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family - 40'	146	\$128,202	\$878.10	\$944.19
Single Family - 50'	59	\$64,760	\$1,097.62	\$1,180.24
Single Family - 50' - Partial Pay Down	7	\$3,843	\$549.00	\$590.32
<b>Total</b>	<b>212</b>	<b>\$196,805</b>		<b>\$2,714.75</b>

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

Date	Balance	Principal	Interest	Total
11/01/25	\$ 2,880,000.00	\$ -	\$ 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
				<b>\$ 2,570,000.00</b>	<b>\$</b>	<b>2,735,828.13</b>	<b>\$</b>	<b>5,305,828.13</b>

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

<b>Eagle Hammock CDD FY 26 Assessment Roll</b>
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<b>PARCEL ID</b>	<b>Units</b>	<b>Type</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
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



<b>PARCEL ID</b>	<b>Units</b>	<b>Type</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
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					
<b>Total Gross Assessments</b>	<b>263.00</b>		<b>\$405,695.91</b>	<b>\$211,616.74</b>	<b>\$617,312.65</b>
<b>Total Net Assessments</b>			<b>\$377,297.20</b>	<b>\$196,803.57</b>	<b>\$574,100.76</b>

# 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 10<sup>th</sup> 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

*Item will be  
provided under  
separate cover.*

# 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

*Item will be  
provided under  
separate cover.*

# 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
<b>General Fund</b>			
	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
 <b><u>Supervisors April - June 2025</u></b>			
	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
<b>Total Amount</b>			<b>\$ 46,899.66</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	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	*	1,250.00		
		4/01/25	99	202504	310-51300-34000		MANAGEMENT FEES APR25	*	3,246.25		
		4/01/25	99	202504	310-51300-35200		WEBSITE ADMIN APR25	*	105.00		
		4/01/25	99	202504	310-51300-35100		INFORMATION TECH APR25	*	157.50		
		4/01/25	99	202504	310-51300-31300		DISSEMINATION SVCS APR25	*	437.50		
		4/01/25	99	202504	330-57200-49200		AMENITY ACCESS APR25	*	479.17		
		4/01/25	99	202504	310-51300-51000		OFFICE SUPPLIES APR25	*	.30		
		4/01/25	99	202504	310-51300-42000		POSTAGE APR25	*	12.78		
							GOVERNMENTAL MANAGEMENT SERVICES-CF			5,688.50	000098

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	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		

EHCD EAGLE HAMMOCK CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO 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	AMOUNT	....CHECK..... AMOUNT #
6/11/25	00008	5/27/25 19630	202505 320-53800-47000	LAKE MAINTENANCE- MAY25 AQUATIC WEED MANAGEMENT, INC	*	700.00	700.00 000117
6/11/25	00036	5/29/25 4524-384	202505 330-57200-48100	PEST CONTROL- MAY25 LANDSCAPE WORKSHOP PARENT, LLC DBA	*	185.00	185.00 000118
6/11/25	00023	6/01/25 27708	202506 330-57200-46300	POOL MAINTENANCE- JUN25 MCDONNELL CORPORATION DBA RESORT	*	1,350.00	1,350.00 000119
6/11/25	00010	6/01/25 18232	202506 320-53800-46200	LANDSCAPE MAINT- JUN25 PRINCE & SONS INC.	*	3,206.00	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 KILINSKI VAN WYK PLLC	*	459.50	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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9	<hr/>	Assessment Receipt Schedule

**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>
<b>Assets:</b>			
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
<b>Total Assets</b>	<b>\$ 393,346</b>	<b>\$ 246,939</b>	<b>\$ 640,284</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 9,314	\$ -	\$ 9,314
<b>Total Liabilities</b>	<b>\$ 9,314</b>	<b>\$ -</b>	<b>\$ 9,314</b>
<b>Fund Balances:</b>			
Restricted for:			
Debt Service	\$ -	\$ 246,939	\$ 246,939
Unassigned	\$ 384,032	\$ -	\$ 384,032
<b>Total Fund Balances</b>	<b>\$ 384,032</b>	<b>\$ 246,939</b>	<b>\$ 630,971</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 393,346</b>	<b>\$ 246,939</b>	<b>\$ 640,284</b>

**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
<b>Revenues</b>				
Assessments	\$ 377,298	\$ 377,298	\$ 377,407	\$ 109
Interest	\$ -	\$ -	\$ 2,248	\$ 2,248
<b>Total Revenues</b>	<b>\$ 377,298</b>	<b>\$ 377,298</b>	<b>\$ 379,656</b>	<b>\$ 2,357</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
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	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 113,222</b>	<b>\$ 76,743</b>	<b>\$ 57,105</b>	<b>\$ 19,638</b>

**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
<b><i>Operation and Maintenance</i></b>				
<b>Field Expenses</b>				
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
<b>Subtotal Field Expenditures:</b>	<b>\$ 162,766</b>	<b>\$ 111,877</b>	<b>\$ 72,520</b>	<b>\$ 39,357</b>
<b>Amenity Expenditures</b>				
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
<b>Subtotal Amenity Expenditures</b>	<b>\$ 75,010</b>	<b>\$ 50,593</b>	<b>\$ 41,375</b>	<b>\$ 9,218</b>
<b>Total Expenditures</b>	<b>\$ 350,998</b>	<b>\$ 239,214</b>	<b>\$ 171,001</b>	<b>\$ 68,213</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 26,300</b>		<b>\$ 208,655</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer Out - Capital Reserve	\$ (26,300)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (26,300)</b>		<b>\$ -</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 208,655</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 175,377</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 384,032</b>	

# 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 Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
<b>Revenues</b>				
Assessments - On Roll	\$ 207,561	\$ 207,561	\$ 200,155	\$ (7,406)
Assessments - Prepayment	\$ -	\$ -	\$ 45,027	\$ 45,027
Interest	\$ -	\$ -	\$ 7,414	\$ 7,414
<b>Total Revenues</b>	<b>\$ 207,561</b>	<b>\$ 207,561</b>	<b>\$ 252,596</b>	<b>\$ 45,035</b>
<b>Expenditures:</b>				
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)
<b>Total Expenditures</b>	<b>\$ 201,801</b>	<b>\$ 196,800</b>	<b>\$ 266,147</b>	<b>\$ (69,347)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 5,760</b>		<b>\$ (13,551)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 316,268</b>		<b>\$ 260,490</b>	
<b>Fund Balance - Ending</b>	<b>\$ 322,029</b>		<b>\$ 246,939</b>	

# 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
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 26,300	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 26,300</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 26,300</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ 26,300</b>		<b>\$ -</b>	

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

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Assessments	\$ (4,057)	\$ 7,266	\$ 354,562	\$ 4,194	\$ 6,808	\$ 8,032	\$ 602	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 377,407
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,045	\$ 1,203	\$ -	\$ -	\$ -	\$ -	\$ 2,248
<b>Total Revenues</b>	<b>\$ (4,057)</b>	<b>\$ 7,266</b>	<b>\$ 354,562</b>	<b>\$ 4,194</b>	<b>\$ 6,808</b>	<b>\$ 8,182</b>	<b>\$ 1,497</b>	<b>\$ 1,203</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 379,656</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
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
<b>Total General &amp; Administrative:</b>	<b>\$ 19,428</b>	<b>\$ 7,172</b>	<b>\$ 4,693</b>	<b>\$ 4,681</b>	<b>\$ 4,237</b>	<b>\$ 4,646</b>	<b>\$ 7,139</b>	<b>\$ 5,110</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 57,105</b>

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

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b><i>Operation and Maintenance</i></b>													
<b>Field Expenses</b>													
Property Insurance	\$ 6,452	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,452
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Landscape Maintenance	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ -	\$ -	\$ -	\$ -	\$ 25,648
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 790	\$ -	\$ -	\$ -	\$ -	\$ 790
Lake Maintenance	\$ 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Field Expenditures:</b>	<b>\$ 14,128</b>	<b>\$ 8,244</b>	<b>\$ 8,907</b>	<b>\$ 8,130</b>	<b>\$ 8,718</b>	<b>\$ 7,621</b>	<b>\$ 8,341</b>	<b>\$ 8,431</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 72,520</b>
<b>Amenity Expenditures</b>													
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
<b>Total Amenity Expenditures</b>	<b>\$ 5,374</b>	<b>\$ 4,346</b>	<b>\$ 3,912</b>	<b>\$ 4,193</b>	<b>\$ 5,876</b>	<b>\$ 6,541</b>	<b>\$ 4,657</b>	<b>\$ 6,476</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 41,375</b>
<b>Total Expenditures</b>	<b>\$ 38,929</b>	<b>\$ 19,762</b>	<b>\$ 17,512</b>	<b>\$ 17,004</b>	<b>\$ 18,831</b>	<b>\$ 18,808</b>	<b>\$ 20,138</b>	<b>\$ 20,017</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 171,001</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (42,986)</b>	<b>\$ (12,496)</b>	<b>\$ 337,049</b>	<b>\$ (12,809)</b>	<b>\$ (12,022)</b>	<b>\$ (10,626)</b>	<b>\$ (18,641)</b>	<b>\$ (18,814)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 208,655</b>

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

<b>SERIES 2021, SPECIAL ASSESSMENT REVENUE BONDS</b>	
INTEREST RATE:	4.375%, 4.875%, 5.375%
MATURITY DATE:	5/1/2052
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$2,765,000</b>

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

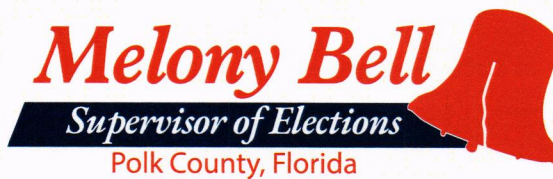
ON ROLL ASSESSMENTS

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

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	65%	35%	100%
								General Fund	Debt Service	Total
10/23/24	1% Admin Fee	\$ -	\$ -	\$ -	\$ -	\$ (6,208.53)	\$ -	\$ (4,056.96)	\$ (2,151.57)	\$ (6,208.53)
11/13/24	10/21/24	\$ 684.61	\$ (35.94)	\$ (12.97)	\$ -	\$ -	\$ 635.70	\$ 415.40	\$ 220.30	\$ 635.70
11/19/24	11/01-11/07/24	\$ 3,085.14	\$ (123.42)	\$ (59.23)	\$ -	\$ -	\$ 2,902.49	\$ 1,896.63	\$ 1,005.86	\$ 2,902.49
11/26/24	11/08-11/15/24	\$ 8,058.66	\$ (322.35)	\$ (154.73)	\$ -	\$ -	\$ 7,581.58	\$ 4,954.17	\$ 2,627.41	\$ 7,581.58
12/6/24	11/16-11/26/24	\$ 151,843.45	\$ (6,073.73)	\$ (2,915.39)	\$ -	\$ -	\$ 142,854.33	\$ 93,348.00	\$ 49,506.33	\$ 142,854.33
12/20/24	11/27-11/30/24	\$ 371,065.56	\$ (14,842.81)	\$ (7,124.46)	\$ -	\$ -	\$ 349,098.29	\$ 228,117.87	\$ 120,980.42	\$ 349,098.29
12/27/24	12/1-12/15/24	\$ 53,359.09	\$ (1,677.85)	\$ (1,033.62)	\$ -	\$ -	\$ 50,647.62	\$ 33,095.63	\$ 17,551.99	\$ 50,647.62
1/10/25	12/16-12/31/24	\$ 6,752.14	\$ (202.58)	\$ (130.99)	\$ -	\$ -	\$ 6,418.57	\$ 4,194.21	\$ 2,224.36	\$ 6,418.57
2/3/25	10/1-12/31/25	\$ -	\$ -	\$ -	\$ 865.62	\$ -	\$ 865.62	\$ 565.64	\$ 299.98	\$ 865.62
2/10/25	1/1-1/31/25	\$ 9,947.04	\$ (198.94)	\$ (194.96)	\$ -	\$ -	\$ 9,553.14	\$ 6,242.49	\$ 3,310.65	\$ 9,553.14
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
<b>Total</b>		<b>\$ 618,366.61</b>	<b>\$ (23,604.34)</b>	<b>\$ (11,895.23)</b>	<b>\$ 903.81</b>	<b>\$ (6,208.53)</b>	<b>\$ 583,770.85</b>	<b>\$ 377,407.44</b>	<b>\$ 200,154.88</b>	<b>\$ 577,562.32</b>

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**

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