

*Eagle Hammock
Community Development District*

Meeting Agenda

March 12, 2026

AGENDA

Eagle Hammock

Community Development District

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

March 5, 2026

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, March 12, 2026 at 10:30 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 December 11, 2025 Board of Supervisors Meeting
4. Consideration of Proposal from Current Demands for Additional Expanded Hard Drive for Recording
5. Discussion Regarding Seasonal Pool Security
6. Consideration of 2026 Contract Agreement with Polk County Property Appraiser
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Update on Road Depression Findings
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. 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, December 11, 2025**, at 10:31 a.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum were:

Milton Andrade	Chairman
Brian Walsh	Vice Chairman
Kareyann Ellison	Assistant Secretary
Kyle Free	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, KVV Law
Alan Rayl	District Engineer, Rayl Engineering
Allen Bailey	Field Manager, GMS

The following is a summary of the discussions and actions taken at the December 11, 2025, Eagle Hammock Community Development District's Regular Board of Supervisors' Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 10:31 a.m. Four Supervisors were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that no members of the public were present or on Zoom.

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 9, 2025 Board of Supervisors Meeting

Ms. Burns presented the minutes from the October 9, 2025, Board of Supervisors meeting. She asked for any questions, comments, or corrections to those minutes.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes of the October 9, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District

Ms. Burns stated that the public hearing had been advertised and they were looking for a motion to open the public hearing.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2026-04 Adopting Amended and Restated Rules of Procedure for the District

Ms. Burns stated that Resolution 2026-04, adopting the amended and restated rules of procedure, was included in the agenda package for review. She reminded the Board that the hearing had been set at the prior meeting and that the revisions were limited to recent statutory changes and minor cleanup items. It was noted that the rules had not changed since the Board’s last review.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Resolution 2026-04 Adopting Amended and Restated Rules of Procedure for the District, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Discussion Regarding Concerns with Landscaping Services (requested by Supervisor Free)

A. Review of Proposals for Landscaping Services

- i. Floralawn**
- ii. *Additional Proposal to Be Provided Under Separate Cover***

Ms. Burns discussed ongoing concerns with the current landscaping contractor. She explained that issues previously raised continued, including missed areas, uneven cutting heights, scalping, and generally sloppy work. Despite repeated discussions with the contractor, the problems had not been consistently corrected. Ms. Burns presented a comparison proposal from Floralawn, noting that another vendor declined to submit a proposal due to the community's small size. Floralawn's proposal was approximately \$400 more per month than the current contract and slightly over budget, though it included services such as palm pruning that were not included in the existing contract.

Board members expressed frustration that the current contractor was not meeting contractual obligations and questioned why deficiencies were not being promptly fixed. It was noted that waiting until the next mowing cycle, especially with reduced mowing frequency, was not acceptable. Ms. Burns said that the Board agreed that the contractor should be formally put on notice. Ms. Burns was directed to escalate the issue, clearly communicate expectations, provide a punch list of items requiring correction, and advise the contractor that continued poor performance could result in termination. Ms. Burns was asked to report back at the next meeting on whether service levels improved.

SIXTH ORDER OF BUSINESS

Review of Janitorial Maintenance Proposals Solicited for Price Comparison (requested by Supervisor Free)(to be provided under separate cover)

A. E & A Cleaning

B. Jayman Enterprises

Ms. Burns reviewed the janitorial maintenance proposals that were solicited solely for price comparison. She noted there were no performance issues or complaints with the current janitorial vendor and that the intent was to confirm pricing competitiveness. Jayman Enterprises submitted a proposal of approximately \$625 per month under the exact scope of services as the current vendor. E & A Cleaning submitted a proposal of approximately \$1,068 per month for the same scope. The District's current janitorial service costs roughly \$1,200 per month. Board members agreed that given the lack of complaints and the current vendor's satisfactory performance, there was no reason to change at this time. The Board concluded that obtaining comparison proposals demonstrated due diligence and directed staff to remain with the current janitorial vendor.

SEVENTH ORDER OF BUSINESS

Ratification of License Agreement with HOA for Events at Amenity Center

A. Ratification of Event Authorization Form for November 8th Event

Ms. Burns stated that the agreement had already been approved and executed by the Chair after the HOA requested permission to hold events on CDD property and within the rental space. It was explained that the District typically enters into a general license agreement with the HOA that allows use of CDD facilities, typically at no cost, subject to specific requirements and separate approvals for individual events. Ms. Burns indicated that the agreement was already in effect and was brought to the Board for ratification.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Event Authorization Form for November 8th Event, was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of Holiday Lighting Services Agreement

Ms. Burns stated that the agreement had already been approved and that the holiday lights were already installed and turned on. No questions were raised, and the Board proceeded with ratification.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Holiday Lighting Services Agreement, was ratified.

NINTH ORDER OF BUSINESS

Ratification of Audit Services Engagement Letter for Fiscal Year 2025 Audit

Ms. Burns reviewed the ratification of the audit services engagement letter for Fiscal Year 2025. She added that this was a renewal under the previously awarded audit contract. The total amount for the agreement was not to exceed \$3,750.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2025 Audit, was ratified.

TENTH ORDER OF BUSINESS

Ratification of Agreement for Professional Engineering Services

Ms. Burns stated this was a ratification of the agreement for professional engineering services. The Board approved the contract with Rayl Engineering at the prior meeting; since it was executed after that meeting, this item was presented for ratification.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Ratification of Agreement for Professional Engineering Services, was ratified.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins had nothing to report but was happy to answer any questions.

B. Engineer

Mr. Rayl stated that they had begun reviewing plats to familiarize themselves with the area and had spoken with Mr. Free about drainage impressions along Eagle Boulevard, particularly where stormwater discharges into the drainage system. He added that they understood the CDD’s maintenance responsibilities to include the streets, stormwater ponds, and local amenities (pool, clubhouse, and playground), and that wetlands are not part of the CDD’s maintenance scope. He noted a discussion of nearby wetlands and several lots that back up to them. Mr. Rayl said that in other communities, backyard encroachments into wetlands have occurred, but clear boundaries should help prevent issues. It was also mentioned that the City of Eagle Lake had approved a new community that would back up to that area.

C. Field Manager’s Report

Mr. Bailey reviewed the Field Manager’s report. There was a brief discussion about District signs or shirts. Mr. Bailey reported that trash buildup around the ponds had been cleared, with crews dispatched to remove debris from the ponds and their banks. Holiday lights had already been installed, including at the monument, and were reported to be functioning well. Pond conditions were stable, with cooler weather limiting vegetation growth, and no major aquatic issues were observed. Mr. Bailey noted that a missing light fixture was discussed. He said they had attempted to locate the fixture by digging in the area but could not determine its location. It was confirmed that the light had been present before new work was installed, and an electrician was planned to investigate further. That issue remained ongoing.

- i. Consideration of Proposals for Rubber Mulch *(to be provided under separate cover)***
 - a) Playmore**
 - b) Prince & Sons**
 - c) ProPlaygrounds**

The Board discussed a request regarding playground mulch. Two options were reviewed: delivery of rubber mulch only at approximately \$6,147, or complete removal of the existing wood mulch with installation of rubber mulch for approximately \$7,210. The discussion referenced prior issues with mushroom and fungus growth in the playground area, which had occurred even after the mulch had previously been replaced. It was noted that the growth appeared to be related to excess moisture rather than to the mulch material itself, as the surrounding area remained damp. Board members discussed whether periodically turning or raking the existing mulch would be more cost effective than replacing it. Mr. Bailey proposed asking the landscaping vendor to rake and turn the mulch as a goodwill item, or to provide pricing if it was not included in their scope. The goal was to avoid spending additional funds at this time, to proceed with turning the mulch, to monitor conditions particularly during the rainy season, and to continue providing updates in future field manager reports.

D. District Manager’s Report

Ms. Burns noted that the District had received the annual Data Sharing and Usage Agreement from the Polk County Property Appraiser earlier that week. The agreement was described as the same standard agreement approved each year, and the Board was asked to approve it.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Data Sharing & Usage Agreement, was approved.

i. 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 and then asked for a motion to approve.

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

ii. Balance Sheet & Income Statement

Ms. Burns presented the financial statement. She stated that no action is required.

TWELFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

**Supervisors' Requests and Audience
Comments**

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Chairman/Vice Chairman

SECTION IV

Current Demands Electrical & Security Services, In

2315 Commerce Point Drive, Suite 100
Lakeland, FL 33801
+18635834443
service@currentdemands.com



Estimate

ADDRESS	SHIP TO	ESTIMATE	GMS96188E1
GOVERNMENTAL MANAGEMENT SERVICES	GOVERNMENTAL MANAGEMENT SERVICES	DATE	12/10/2025
6200 LEE VISTA BLVD, SUITE 300	2047 GOLDEN BEAK DR	EXPIRATION	01/10/2026
ORLANDO, FL 32822	EAGLE LAKE, FL 33839	DATE	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
NOTE	ESTIMATE TO REMOVE EXISTING HARD DRIVE(S) AND REPLACE WITH 2) 6TB HARD DRIVES ,INCREASING THE TOTAL TO 12TB	1	0.00	0.00T
LIBERTY-WD64PURZ	LIB SECURI WD64PURZ LIBERTY WD PURPLE 6TB HDD SATA 6 GB/S 256MB CACHE	2	355.52	711.04T
CAMERA LABOR	CAMERA LABOR	1	300.00	300.00T
TRIP CHARGE	TRIP / TRAVEL / SERVICE CALL FEE	1	50.00	50.00T

Contact Current Demands Electrical & Security Services, Inc. to pay.	SUBTOTAL	1,061.04
	TAX	0.00
	TOTAL	\$1,061.04

Accepted By

Accepted Date

SECTION VI

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 14, 2026 by and between the Eagle Hammock Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2026 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Eagle Hammock Community Development District.
3. The term of this Agreement shall commence on January 1, 2026 or the date signed below, whichever is later, and shall run until December 31, 2026, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2026 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 10, 2026**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Tuesday, September 15, 2026**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2026 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2026 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Tuesday, September 15, 2026** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

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

EXECUTED By:

Special District Representative

Print name

Title

Date

Neil Combee
Polk County Property Appraiser
By:



Neil Combee, Property Appraiser

SECTION VII

SECTION C

Completed

- ✚ The notice to Prince appears to be helping.
- ✚ Signs have been straightened in the district.



Contracted Services

- ✚ The vendors are performing as expected.
- ✚ The district plants have been damaged by the freeze and are assessed for what can be recovered.



In-Progress

- ✚ The monument light wires are being reviewed and the light will be going in shortly.



Landscape

✚ The landscape was damaged from the freeze. We are monitoring it for recovery. The palms around the pool look to have weathered the freeze.



SECTION D

SECTION 1

Eagle Hammock Community Development District

Summary of Check Register

February 1, 2026 to February 28, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	2/10/26	202-206	\$ 7,106.00
	2/17/26	207-208	\$ 9,844.33
	2/25/26	209-210	\$ 1,054.50
			\$ 18,004.83
General Fund - Autopay			
	2/2/26 - 2/16/26	80018-80024	\$ 2,593.00
			\$ 2,593.00
Total Amount			\$ 20,597.83

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/10/26	00025	2/03/26 48186	202602 330-57200-48100		PEST CONTROL FEB26	*	185.00	
					ALL AMERICAN LAWN & TREE			185.00 000202
2/10/26	00008	12/22/25 20939	202512 320-53800-47000		LAKE MAINTENANCE DEC25	*	700.00	
		1/28/26 21087	202601 320-53800-47000		LAKE MAINTENANCE JAN26	*	700.00	
					AQUATIC WEED MANAGEMENT, INC			1,400.00 000203
2/10/26	00020	1/27/26 17029	202601 330-57200-48201		CLEANING SVCS JAN26	*	965.00	
					CLEAN STAR SERVICES OF CENTRAL FL			965.00 000204
2/10/26	00023	2/01/26 30416	202602 330-57200-46300		POOL MAINTENANCE FEB26	*	1,350.00	
					MCDONNELL CORPORATION DBA RESORT			1,350.00 000205
2/10/26	00010	2/01/26 22112	202602 320-53800-46200		LANDSCAPE MAINT FEB26	*	2,446.00	
		2/01/26 22112	202602 320-53800-46200		AMENITY LANDSCAPE FEB26	*	760.00	
					PRINCE & SONS INC.			3,206.00 000206
2/17/26	00027	2/17/26 02172026	202602 300-20700-10000		ASSESS TRANSFER S2022	*	3,655.68	
					EAGLE HAMMOCK CDD C/O US BANK			3,655.68 000207
2/17/26	00001	2/01/26 124	202602 320-53800-34000		FIELD MANAGEMENT FEB26	*	1,287.50	
		2/01/26 125	202602 310-51300-34000		MANAGEMENT FEES FEB26	*	3,343.67	
		2/01/26 125	202602 310-51300-35200		WEBSITE ADMIN FEB26	*	108.17	
		2/01/26 125	202602 310-51300-35100		INFORMATION TECH FEB26	*	162.25	
		2/01/26 125	202602 310-51300-31300		DISSEM AGENT SVCS FEB26	*	437.50	
		2/01/26 125	202602 330-57200-49200		AMENITY ACCESS FEB26	*	833.33	
		2/01/26 125	202602 310-51300-51000		OFFICE SUPPLIES FEB26	*	.63	
		2/01/26 125	202602 310-51300-42000		POSTAGE FEB26	*	15.60	
					GOVERNMENTAL MANAGEMENT SERVICES-CF			6,188.65 000208

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/25/26	00008	2/23/26 21256	202602 320-53800-47000	LAKE MAINTENANCE FEB26	*	700.00	
				AQUATIC WEED MANAGEMENT, INC			700.00 000209
2/25/26	00006	2/16/26 14172	202601 310-51300-31500	GENERAL COUNSEL JAN26	*	354.50	
				KILINSKI VAN WYK PLLC			354.50 000210
TOTAL FOR BANK B						18,004.83	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/02/26	00022	1/15/26	6715-01.	202601	320	53800	43200		1702 EAGLE HAMMOCK JAN26 CITY OF EAGLE LAKE	*	73.05	73.05	080018
2/02/26	00022	1/15/26	6834-01.	202601	330	57200	43200		2047 GOLDEN BEAK DR JAN26 CITY OF EAGLE LAKE	*	621.25	621.25	080019
2/02/26	00042	1/27/26	6654-02.	202602	330	57200	41000		2047 GOLDEN BEAK DR FEB26 SPECTRUM	*	120.00	120.00	080020
2/16/26	00022	2/15/26	7402-01.	202601	320	53800	43200		0 EAGLE HAMMOCK JAN26 CITY OF EAGLE LAKE	*	339.00	339.00	080021
2/16/26	00015	2/11/26	4142-01.	202601	330	57200	43000		2047 GOLDEN BEAK JAN26 TECO TAMPA ELECTRIC	*	105.58	105.58	080022
2/16/26	00015	2/11/26	4932-01.	202601	320	53800	43100		1020 EAGLE LAKE JAN26 TECO TAMPA ELECTRIC	*	1,329.51	1,329.51	080023
2/16/26	00015	2/11/26	5030-01.	202601	320	53800	43000		1702 EAGLE HAMMOCK JAN26 TECO TAMPA ELECTRIC	*	4.61	4.61	080024
TOTAL FOR BANK Z											2,593.00		
TOTAL FOR REGISTER											20,597.83		

EHCD EAGLE HAMMOCK CWRIGHT

SECTION 2

Eagle Hammock
Community Development District

Unaudited Financial Reporting
January 31, 2026



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Eagle Hammock
Community Development District
Combined Balance Sheet
January 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve</i>	<i>Total Governmental Fund</i>
Assets:				
Operating Account	\$ 266,061	\$ -	\$ -	\$ 266,061
State Board of Administration	\$ 227,532	\$ -	\$ -	\$ 227,532
Capital Reserve - Bank United	\$ -	\$ -	\$ 76,797	\$ 76,797
Due From General Fund	\$ -	\$ 322	\$ -	\$ 322
Investments:				
<u>Series 2022</u>			\$ -	
Reserve	\$ -	\$ 97,714	\$ -	\$ 97,714
Revenue	\$ -	\$ 253,363	\$ -	\$ 253,363
Prepayment	\$ -	\$ 197	\$ -	\$ 197
Total Assets	\$ 493,593	\$ 351,596	\$ 76,797	\$ 921,986
Liabilities:				
Accounts Payable	\$ 5,193	\$ -	\$ -	\$ 5,193
Due to Debt Service	\$ 322	\$ -	\$ -	\$ 322
Total Liabilities	\$ 5,515	\$ -	\$ -	\$ 5,515
Fund Balances:				
Restricted for:				
Debt Service	\$ -	\$ 351,596	\$ -	\$ 351,596
Capital Reserves	\$ -	\$ -	\$ 76,797	\$ 76,797
Unassigned	\$ 488,078	\$ -	\$ -	\$ 488,078
Total Fund Balances	\$ 488,078	\$ 351,596	\$ 76,797	\$ 916,471
Total Liabilities & Fund Balance	\$ 493,593	\$ 351,596	\$ 76,797	\$ 921,986

Eagle Hammock
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Assessments	\$ 401,914	\$ 358,335	\$ 358,335	\$ -
Interest	\$ -	\$ -	\$ 2,778	\$ 2,778
Total Revenues	\$ 401,914	\$ 358,335	\$ 361,113	\$ 2,778
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,600	\$ 2,400
FICA Expense	\$ 918	\$ 306	\$ 122	\$ 184
Engineering	\$ 12,500	\$ 4,167	\$ 1,455	\$ 2,712
Attorney	\$ 12,500	\$ 5,694	\$ 5,694	\$ -
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,250	\$ 1,750	\$ 1,750	\$ -
Reamortization Schedule	\$ 500	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,445	\$ 3,030	\$ 3,030	\$ -
Management Fees	\$ 40,124	\$ 13,375	\$ 13,375	\$ -
Information Technology	\$ 1,947	\$ 649	\$ 649	\$ (0)
Website Maintenance	\$ 1,298	\$ 433	\$ 433	\$ (0)
Postage & Delivery	\$ 1,000	\$ 333	\$ 179	\$ 154
Insurance	\$ 6,368	\$ 6,368	\$ 5,870	\$ 498
Copies	\$ 500	\$ 167	\$ -	\$ 167
Legal Advertising	\$ 3,500	\$ 1,167	\$ 1,020	\$ 146
Contingency	\$ 2,500	\$ 833	\$ 201	\$ 632
Office Supplies	\$ 100	\$ 33	\$ 9	\$ 24
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 115,481	\$ 47,887	\$ 40,971	\$ 6,916

Eagle Hammock

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Property Insurance	\$ 7,097	\$ 7,097	\$ 6,077	\$ 1,020
Field Management	\$ 15,450	\$ 5,150	\$ 5,150	\$ -
Landscape Maintenance	\$ 42,000	\$ 14,000	\$ 12,824	\$ 1,176
Landscape Replacement	\$ 12,000	\$ 4,000	\$ -	\$ 4,000
Lake Maintenance	\$ 8,400	\$ 2,800	\$ 2,800	\$ -
Streetlights	\$ 30,000	\$ 10,000	\$ 8,606	\$ 1,394
Electric	\$ 2,500	\$ 833	\$ 95	\$ 738
Water and Sewer	\$ 2,500	\$ 833	\$ 646	\$ 187
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 833	\$ -	\$ 833
Irrigation Repairs	\$ 5,000	\$ 1,667	\$ 83	\$ 1,584
General Field Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ 1,810	\$ 1,523
Contingency	\$ 5,000	\$ 1,667	\$ 7	\$ 1,660
Subtotal Field Expenditures:	\$ 142,447	\$ 52,214	\$ 38,099	\$ 14,115
Amenity Expenditures				
Amenity - Electric	\$ 8,000	\$ 2,667	\$ 1,773	\$ 893
Amenity - Water	\$ 10,000	\$ 3,333	\$ 2,927	\$ 406
Internet	\$ 2,000	\$ 667	\$ 480	\$ 187
Pest Control	\$ 1,785	\$ 595	\$ 665	\$ (70)
Janitorial Service	\$ 12,200	\$ 4,067	\$ 4,340	\$ (273)
Security Services	\$ 12,500	\$ 4,167	\$ -	\$ 4,167
Pool Maintenance	\$ 17,500	\$ 5,833	\$ 5,400	\$ 433
Amenity Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ 403	\$ 2,931
Amenity Access Management	\$ 10,000	\$ 3,333	\$ 3,333	\$ -
Contingency	\$ 10,000	\$ 3,333	\$ 1,342	\$ 1,991
Subtotal Amenity Expenditures	\$ 93,985	\$ 31,328	\$ 20,664	\$ 10,664
Total Expenditures	\$ 351,914	\$ 131,429	\$ 99,734	\$ 31,696
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 261,379	
<u>Other Financing Sources/(Uses)</u>				
Transfer Out - Capital Reserve	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ -
Net Change in Fund Balance	\$ -		\$ 211,379	
Fund Balance - Beginning	\$ -		\$ 276,699	
Fund Balance - Ending	\$ -		\$ 488,078	

Eagle Hammock

Community Development District

Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues				
Assessments - On Roll	\$ 196,805	\$ 175,465	\$ 175,465	\$ -
Interest	\$ 3,707	\$ 2,595	\$ 2,595	\$ -
Total Revenues	\$ 200,512	\$ 178,060	\$ 178,060	\$ -
Expenditures:				
Interest - 11/01	\$ 73,072	\$ 73,072	\$ 73,072	\$ -
Principal - 05/01	\$ 50,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 73,072	\$ -	\$ -	\$ -
Total Expenditures	\$ 196,144	\$ 73,072	\$ 73,072	\$ -
Net Change in Fund Balance	\$ 4,368		\$ 104,988	
Fund Balance - Beginning	\$ 150,201		\$ 251,513	
Fund Balance - Ending	\$ 154,569		\$ 356,502	

Eagle Hammock

Community Development District Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 323	\$ 323
Total Revenues	\$ -	\$ -	\$ 323	\$ 323
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 323	\$ 323
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Total Other Financing Sources/(Uses)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Net Change in Fund Balance	\$ 50,000		\$ 50,323	
Fund Balance - Beginning	\$ 26,300		\$ 26,474	
Fund Balance - Ending	\$ 76,300		\$ 76,797	

Eagle Hammock
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments	\$ -	\$ 11,088	\$ 344,379	\$ 2,867	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 358,335
Interest	\$ 711	\$ 581	\$ 531	\$ 955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,778
Total Revenues	\$ 711	\$ 11,670	\$ 344,910	\$ 3,822	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 361,113
Expenditures:													
<i>General & Administrative:</i>													
Supervisor Fees	\$ 600	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
FICA Expense	\$ 46	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122
Engineering	\$ -	\$ -	\$ 1,455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,455
Attorney	\$ 3,549	\$ 269	\$ 1,522	\$ 355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,694
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750
Reamortization Schedule	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,030
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,375
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 649
Website Maintenance **	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 433
Postage & Delivery	\$ 37	\$ 31	\$ 5	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179
Insurance	\$ 5,870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,870
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ 1,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,020
Contingency	\$ 52	\$ 50	\$ 53	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 201
Office Supplies	\$ 3	\$ 4	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 22,821	\$ 5,425	\$ 8,164	\$ 4,562	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,971

Eagle Hammock
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<i>Operation and Maintenance</i>													
Field Expenses													
Property Insurance	\$ 6,077	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,077
Field Management	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,150
Landscape Maintenance	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,824
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 700	\$ 700	\$ 700	\$ 700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
Streetlights	\$ 2,426	\$ 2,426	\$ 2,426	\$ 1,330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,606
Electric	\$ 74	\$ -	\$ 17	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95
Water and Sewer	\$ 58	\$ 97	\$ 79	\$ 412	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 646
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83
General Repairs & Maintenance	\$ -	\$ -	\$ 1,810	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,810
Contingency	\$ -	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7
Total Field Expenditures:	\$ 13,911	\$ 7,723	\$ 9,525	\$ 6,940	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,099
Amenity Expenditures													
Amenity - Electric	\$ 1,127	\$ 541	\$ -	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,773
Amenity - Water	\$ 897	\$ 901	\$ 508	\$ 621	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,927
Internet	\$ 120	\$ 120	\$ 120	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 480
Pest Control	\$ 240	\$ 185	\$ 120	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 665
Janitorial & Security Services	\$ 975	\$ 965	\$ 1,435	\$ 965	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,340
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400
Amenity Repairs & Maintenance	\$ -	\$ -	\$ 403	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 403
Amenity Access Management	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,333
Contingency	\$ 1,020	\$ -	\$ -	\$ 323	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,342
Total Amenity Expenditures	\$ 6,562	\$ 4,895	\$ 4,769	\$ 4,438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,664
Total Expenditures	\$ 43,294	\$ 18,043	\$ 22,458	\$ 15,939	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99,734
Excess (Deficiency) of Revenues over Expenditures	\$ (42,583)	\$ (6,373)	\$ 322,452	\$ (12,117)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 261,379
Other Financing Sources/(Uses)													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ (50,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (50,000)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ (50,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (50,000)
Net Change in Fund Balance	\$ (42,497)	\$ (6,287)	\$ 322,538	\$ (12,031)	\$ 86	\$ 86	\$ 86	\$ 86	\$ 86	\$ 86	\$ 86	\$ 86	\$ 211,379

EAGLE HAMMOCK
Community Development District
Long Term Debt Report

SERIES 2022, SPECIAL ASSESSMENT REVENUE BONDS	
INTEREST RATE:	4.375%, 4.875%, 5.375%
MATURITY DATE:	5/1/2052
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$97,714
RESERVE FUND BALANCE	\$97,714
BONDS OUTSTANDING - 07/08/2022	\$3,800,000
LESS: Principal Payment - 05/01/23	(\$55,000)
LESS: Special Call - 05/01/23	(\$30,000)
LESS: Special Call - 08/01/23	(\$70,000)
LESS: Special Call - 11/01/23	(\$365,000)
LESS: Special Call - 02/01/24	(\$120,000)
LESS: Principal Payment - 05/01/24	(\$50,000)
LESS: Special Call - 05/01/24	(\$75,000)
LESS: Special Call - 08/01/24	(\$155,000)
LESS: Special Call - 11/01/24	(\$15,000)
LESS: Special Call - 02/01/25	(\$20,000)
LESS: Principal Payment - 05/01/25	(\$45,000)
LESS: Special Call - 05/01/25	(\$35,000)
CURRENT BONDS OUTSTANDING	\$2,765,000

Eagle Hammock
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments	\$ 432,164.23	\$ 211,616.74	\$ 643,780.97
Net Assessments	\$ 401,912.73	\$ 196,803.57	\$ 598,716.30

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	67%		33%		100%
								General Fund	Debt Service	Total		
10/13/25	1% ADMIN FEE	\$ -	\$ -	\$ -	\$ -	\$ (6,437.81)	\$ (6,437.81)	\$ (4,321.64)	\$ (2,116.17)			\$ (6,437.81)
11/10/25	10/20-10/21/25	\$ 2,927.03	\$ (68.81)	\$ (57.16)	\$ -	\$ -	\$ 2,801.06	\$ 1,880.33	\$ 920.73			\$ 2,801.06
11/21/25	11/1-11/7/25	\$ 9,405.41	\$ (376.20)	\$ (180.58)	\$ -	\$ -	\$ 8,848.63	\$ 5,940.00	\$ 2,908.63			\$ 8,848.63
11/26/25	11/8-11/15/25	\$ 5,174.80	\$ (206.98)	\$ (99.36)	\$ -	\$ -	\$ 4,868.46	\$ 3,268.15	\$ 1,600.31			\$ 4,868.46
12/8/25	11/16-11/25/25	\$ 15,279.23	\$ (611.15)	\$ (293.36)	\$ -	\$ -	\$ 14,374.72	\$ 9,649.62	\$ 4,725.10			\$ 14,374.72
12/19/25	11/26-11/30/25	\$ 524,460.66	\$ (20,949.30)	\$ (10,070.23)	\$ -	\$ -	\$ 493,441.13	\$ 331,242.48	\$ 162,198.65			\$ 493,441.13
12/31/25	12/01-12/15/25	\$ 12,337.76	\$ (467.63)	\$ (237.40)	\$ -	\$ -	\$ 11,632.73	\$ 7,808.94	\$ 3,823.79			\$ 11,632.73
1/9/26	12/16-12/31/25	\$ 3,461.84	\$ (103.86)	\$ (67.16)	\$ -	\$ -	\$ 3,290.82	\$ 2,209.10	\$ 1,081.72			\$ 3,290.82
1/29/26	10/01-12/31/25	\$ -	\$ -	\$ -	\$ 980.24	\$ -	\$ 980.24	\$ 658.03	\$ 322.21			\$ 980.24
Total		\$ 573,046.73	\$ (22,783.93)	\$ (11,005.25)	\$ 980.24	\$ (6,437.81)	\$ 533,799.98	\$ 358,335.01	\$ 175,464.97			\$ 533,799.98

89%	Net Percent Collected
\$ 64,916.32	Balance Remaining to Collect