

*Eagle Hammock
Community Development District*

Meeting Agenda

April 9, 2026

AGENDA

Eagle Hammock

Community Development District

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

April 2, 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, April 9, 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 March 12, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-05 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget (Suggested Date: July 9, 2026)
5. Discussion Regarding Parking Policy Related to Oversized and Abandoned Vehicles
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Playground Shade
 - ii. Consideration of Proposal to Replace Landscaping Affected by Cold Snap
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. 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, March 12, 2026** at 10:30 a.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum were:

Milton Andrade <i>by Zoom</i>	Chairman
Brian Walsh	Vice Chairman
Kareyann Ellison	Assistant Secretary
Kyle Free	Assistant Secretary
Garret Parkinson	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, KVV Law
Alan Rayl <i>by Zoom</i>	District Engineer, Rayl Engineering
Allen Bailey	Field Manager, GMS

The following is a summary of the discussions and actions taken at the March 12, 2026, 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 10:38 a.m. Four Supervisors were present in person 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 December 11,
2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the December 11, 2025, Board of Supervisors meeting. She asked for any questions, comments, or corrections to those minutes. The Board had no changes.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Minutes of the December 11, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposal from Current Demands for Additional Expanded Hard Drive for Recording

Ms. Burns presented the proposal from Current Demands for additional hard drive for recording purposes totaling \$1,061.04. The current backup is not holding recordings for the 30-day required period and this will update the system ensuring that data be kept.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Proposal from Current Demands for Additional Expanded Hard Drive for Recording, was approved.

FIFTH ORDER OF BUSINESS

Discussion Regarding Seasonal Pool Security

Ms. Burns led the Board in discussion on seasonal pool security. This is not a closed security session and if that is needed after this discussion, they will schedule that for a later date. Mr. Free discussed concerns and asked for a sign to be installed with amenity information. Ms. Burns noted that there should be a sign and it could have been removed. Mr. Bailey will be sure the sign is still there. Ms. Burns went over some options that do and do not include a security guard. Board discussion followed. Board suggestion is to start with the overnight monitoring to see if there is any change and go from there. They will wait until there is more resident pushback. Ms. Burns will also have the amenity team make note of when they get call and reports from residents. When the residents have problems, they should report it.

SIXTH ORDER OF BUSINESS

Consideration of 2026 Contract Agreement with Polk County Property Appraiser

Ms. Burns presented the 2026 contract agreement with the Polk County Property Appraiser and stated that this is the District’s annual renewal and that they are just looking for a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the 2026 Contract Agreement with Polk County Property Appraiser, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins stated he had nothing new for the Board but offered to answer any questions.

B. Engineer

i. Update on Road Depression Findings

Mr. Rayl gave an update of the road depressions and noted there are three inlet pairs on Eagle Hammock Blvd where there is sinking of the pavements noting it is a product of construction that appears overtime related to compaction around the structures. He noted that they will monitor the areas and keep an eye on them to take action when needed. When the repairs need to be done it is costing approximately \$10,000 per location and can involve structure repair, pavement removal, curb removal, repouring of curb, new pavement restoration, etc. The Board wants to ensure this issue is being checked on.

C. Field Manager’s Report

Mr. Bailey reviewed the field manager’s report that was included in the agenda package. There were no questions and the next item followed.

D. District Manager’s Report

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. Walsh, seconded by Mr. Parkinson, 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.

EIGHTH ORDER OF BUSINESS

Other Business

Ms. Burns asked the Board if there were any items they would like to add as they approach budget discussion. Ms. Burns asked to add a capital reserve study. Board direction was to also add a budget for holiday lights and a shade structure. They will work towards keeping assessments the same as they wait for the results of the reserve study.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and 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, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	Thursday, July 9, 2026
HOUR:	10:30 a.m.
LOCATION:	Offices of Highland Homes 3020 S. Florida Ave., Suite 101 Lakeland, FL 33803

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

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

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

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

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

PASSED AND ADOPTED THIS 9TH DAY OF APRIL 2026.

ATTEST:

**EAGLE HAMMOCK
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Eagle Hammock
Community Development District

Proposed Budget
FY2027



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Eagle Hammock
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 401,914	\$ 365,143	\$ 36,771	\$ 401,914	\$ 438,501
Miscellaneous Income	\$ -	\$ 150	\$ 50	\$ 200	\$ -
Interest	\$ -	\$ 3,860	\$ 1,930	\$ 5,790	\$ -
Total Revenues	\$ 401,914	\$ 369,153	\$ 38,751	\$ 407,904	\$ 438,501
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,600	\$ 7,000	\$ 8,600	\$ 12,000
Employer FICA Expense	\$ 918	\$ 122	\$ 536	\$ 658	\$ 918
Engineering	\$ 12,500	\$ 1,455	\$ 6,250	\$ 7,705	\$ 12,500
Attorney	\$ 12,500	\$ 5,930	\$ 6,570	\$ 12,500	\$ 12,500
Annual Audit	\$ 4,000	\$ -	\$ 4,000	\$ 4,000	\$ 4,200
Assessment Administration	\$ 5,408	\$ 5,408	\$ -	\$ 5,408	\$ 5,678
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,250	\$ 2,188	\$ 3,063	\$ 5,250	\$ 5,513
Reamortization Schedule	\$ 500	\$ -	\$ 500	\$ 500	\$ 500
Trustee Fees	\$ 4,445	\$ 3,030	\$ 1,415	\$ 4,445	\$ 4,445
Management Fees	\$ 40,124	\$ 16,718	\$ 23,405	\$ 40,124	\$ 42,130
Information Technology	\$ 1,947	\$ 811	\$ 1,136	\$ 1,947	\$ 2,044
Website Maintenance	\$ 1,298	\$ 541	\$ 757	\$ 1,298	\$ 1,363
Postage & Delivery	\$ 1,000	\$ 195	\$ 583	\$ 778	\$ 1,000
Insurance	\$ 6,368	\$ 5,870	\$ -	\$ 5,870	\$ 6,457
Copies	\$ 500	\$ -	\$ 100	\$ 100	\$ 500
Legal Advertising	\$ 3,500	\$ 1,020	\$ 2,480	\$ 3,500	\$ 2,500
Contingency	\$ 2,500	\$ 242	\$ 371	\$ 613	\$ 1,000
Office Supplies	\$ 100	\$ 10	\$ 58	\$ 68	\$ 100
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 115,481	\$ 45,316	\$ 58,673	\$ 103,989	\$ 115,972

Eagle Hammock
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 months	Total Thru 9/30/26	Proposed Budget FY2027	
<i>Operations & Maintenance</i>						
<i>Field Services</i>						
Property Insurance	\$ 7,097	\$ 6,077	\$ -	\$ 6,077	\$ 5,773	
Field Management	\$ 15,450	\$ 6,438	\$ 9,013	\$ 15,450	\$ 16,223	
Landscape Maintenance	\$ 42,000	\$ 16,030	\$ 22,442	\$ 38,472	\$ 40,000	
Landscape Replacement	\$ 12,000	\$ -	\$ 7,000	\$ 7,000	\$ 12,000	
Lake Maintenance	\$ 8,400	\$ 3,500	\$ 4,900	\$ 8,400	\$ 8,700	
Streetlights	\$ 30,000	\$ 10,874	\$ 16,982	\$ 27,856	\$ 32,034	
Electric	\$ 2,500	\$ 118	\$ 518	\$ 636	\$ 2,500	
Water & Sewer	\$ 2,500	\$ 673	\$ 1,458	\$ 2,132	\$ 2,451	
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500	
Irrigation Repairs	\$ 5,000	\$ 83	\$ 2,917	\$ 3,000	\$ 5,000	
General Repairs & Maintenance	\$ 10,000	\$ 1,810	\$ 5,000	\$ 6,810	\$ 10,000	
Holiday Lighting	\$ -	\$ -	\$ -	\$ -	\$ 2,500	
Capital Reserve Study	\$ -	\$ -	\$ -	\$ -	\$ 5,500	
Contingency	\$ 5,000	\$ 7	\$ 2,500	\$ 2,507	\$ 5,000	
Subtotal Field Expenditures	\$ 142,447	\$ 45,610	\$ 73,980	\$ 119,589	\$ 150,181	
<i>Amenity Expenditures</i>						
Amenity - Electric	\$ 8,000	\$ 2,181	\$ 4,667	\$ 6,848	\$ 8,000	
Amenity - Water	\$ 10,000	\$ 3,262	\$ 5,833	\$ 9,096	\$ 11,500	
Internet	\$ 2,000	\$ 600	\$ 840	\$ 1,440	\$ 2,200	
Pest Control	\$ 1,785	\$ 850	\$ 1,041	\$ 1,891	\$ 1,874	
Janitorial Service	\$ 12,200	\$ 5,365	\$ 7,117	\$ 12,482	\$ 13,800	
Security Services	\$ 12,500	\$ -	\$ 6,250	\$ 6,250	\$ 12,500	
Pool Maintenance	\$ 17,500	\$ 6,750	\$ 9,450	\$ 16,200	\$ 18,600	
Amenity Repairs & Maintenance	\$ 10,000	\$ 623	\$ 5,833	\$ 6,456	\$ 10,000	
Amenity Management	\$ 10,000	\$ 4,167	\$ 5,831	\$ 9,998	\$ 10,000	
Contingency	\$ 10,000	\$ 1,342	\$ 5,833	\$ 7,176	\$ 10,000	
Subtotal Amenity Expenditures	\$ 93,985	\$ 25,140	\$ 52,696	\$ 77,835	\$ 98,474	
Total Operations & Maintenance:	\$ 236,432	\$ 70,749	\$ 126,675	\$ 197,424	\$ 248,655	
<i>Other Financing Sources/(Uses)</i>						
Transfer Out - Capital Reserve	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 73,874	
Total Other Expenditures	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 73,874	
Total Expenditures	\$ 401,914	\$ 166,066	\$ 185,348	\$ 351,413	\$ 438,501	
Excess Revenues/(Expenditures)	\$ -	\$ 203,087	\$ (146,597)	\$ 56,490	\$ -	
Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Platted	263.00	263	1.00	\$438,500.95	\$1,667.30	\$1,792.80
				\$438,500.95		

Gross Assessments- Per Unit FY 27	Gross Assessments- Per Unit FY 26	Increase (Decrease) Per Unit	% Increase (Decrease)
\$1,792.80	\$ 1,643.21	\$ 149.59	9%

Eagle Hammock

Community Development District

General Fund Narrative

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer, Gadd & Associates, LLC, 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, Kilinski I Van Wyk, PLLC, 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.

Eagle Hammock

Community Development District

General Fund Narrative

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.

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.

Eagle Hammock

Community Development District

General Fund Narrative

Contingency

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

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

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 coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

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

The District has a contract with Aquatic Weed Management, Inc., for the care and maintenance of the District's lakes which includes shoreline grass, brush, and vegetation control.

Streetlights

Represents the cost to maintain streetlights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Eagle Hammock

Community Development District

General Fund Narrative

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.

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.

Holiday Lighting

Enhance festive celebrations with vibrant and energy-efficient holiday lighting. Proper installation and weatherproofing ensure safety and longevity, while timers and smart controls add convenience. Thoughtful placement can create a warm and inviting atmosphere for any space.

Capital Reserve Study

At the direction of the Board that recognizes the need for proper reserve planning, we will conduct a capital reserve study of Eagle Hammock Community Development District.

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 electricity charges for the District's amenity facilities.

Amenity - Water

Represents water charges for the District's amenity facilities.

Internet

Represents internet service for use at the Amenity Center.

Pest Control

Represents pest control treatment cost at the Amenity Center.

Eagle Hammock

Community Development District

General Fund Narrative

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.

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 FY2026	Actuals Thru 2/28/26	Projected Next 7 months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 196,805	\$ 178,798	\$ 18,006	\$ 196,805	\$ 196,805
Interest	\$ 3,707	\$ 3,541	\$ 166	\$ 3,707	\$ 1,770
Carry Forward Surplus ⁽¹⁾	\$ 150,201	\$ 153,799	\$ -	\$ 153,799	\$ 158,168
Total Revenues	\$ 350,713	\$ 336,139	\$ 18,173	\$ 354,311	\$ 356,743
Expenditures					
Interest - 11/1	\$ 73,072	\$ 73,072	\$ -	\$ 73,072	\$ 71,978
Principal - 5/1	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
Interest - 5/1	\$ 73,072	\$ -	\$ 73,072	\$ 73,072	\$ 71,978
Total Expenditures	\$ 196,144	\$ 73,072	\$ 123,072	\$ 196,144	\$ 193,956
Excess Revenues/(Expenditures)	\$ 154,569	\$ 263,067	\$ (104,899)	\$ 158,168	\$ 162,787

Interest - 11/1 \$ 70,884.38

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

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

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

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

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

Date	Balance	Prinicipal	Interest	Total
11/01/48	\$ 700,000.00	\$ -	\$ 18,812.50	\$ 191,656.25
05/01/49	\$ 700,000.00	\$ 160,000.00	\$ 18,812.50	
11/01/49	\$ 540,000.00	\$ -	\$ 14,512.50	\$ 193,325.00
05/01/50	\$ 540,000.00	\$ 170,000.00	\$ 14,512.50	\$ -
11/01/50	\$ 370,000.00	\$ -	\$ 9,943.75	\$ 194,456.25
05/01/51	\$ 370,000.00	\$ 180,000.00	\$ 9,943.75	\$ -
11/01/51	\$ 190,000.00	\$ -	\$ 5,106.25	\$ 195,050.00
05/01/52	\$ 190,000.00	\$ 190,000.00	\$ 5,106.25	\$ 195,106.25
		\$ 2,715,000.00	\$ 2,388,575.00	\$ 5,226,646.88

Eagle Hammock
Community Development District
Proposed Budget
Capital Reserve Fund

	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues					
Interest	\$ -	\$ 515	\$ -	\$ 515	\$ -
Carry Forward Surplus	\$ 26,300	\$ 26,474	\$ -	\$ 26,474	\$ 76,988
Total Revenues	\$ 26,300	\$ 26,988	\$ -	\$ 26,988	\$ 76,988
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
Transfer In	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 73,874
Total Other Financing Sources/(Uses)	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 73,874
Excess Revenues/(Expenditures)	\$ 76,300	\$ 76,988	\$ -	\$ 76,988	\$ 150,862

SECTION VI

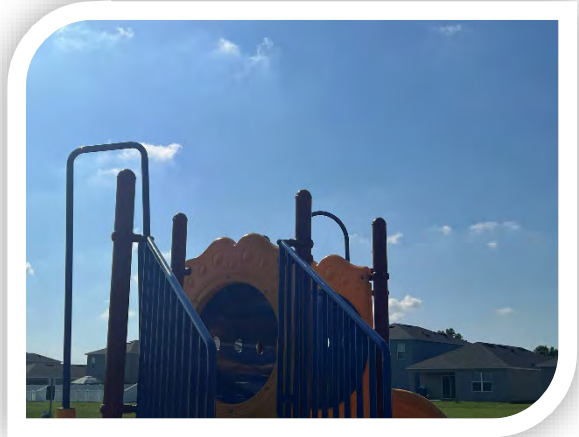
SECTION C

Eagle Hammock CDD

Field Management Report

Completed Items

- The magnetic lock plate at the men's restroom was compromised due to repeated pulling on the door, causing it to pull through the mounting bolt. The issue has since been repaired and functionality restored.
- Adjustments have been made to the amenity gate to ensure proper alignment with the magnetic locking system.
- QR codes have been installed at the amenity gate, as well as at the front and rear entrances of the clubhouse, to provide residents with accessible support and information.
- An evaluation of the amenity playground has been completed, and a potential umbrella attachment compatible with the existing structure has been identified for consideration by the installer.
- The landscaping vendor has conducted an assessment of the property and provided insight into which plant materials are expected to recover.



Contracted Services

- Landscaping vendor remains effective, with the vendor addressing any identified areas of concern. Weekly mowing is now in place for common areas, and pond banks are serviced bi-weekly.
- The pool continues to meet all established maintenance and safety requirements.
- Amenity restrooms and dog stations are being maintained consistently by janitorial staff, ensuring cleanliness and order.
- Lake management operations are proactive, with measures in place to manage vegetation growth during the warmer months.



SECTION 1

*Global Playgrounds –
Diversified Installations Co*

TO: Allen Bailey

03/26/2026

**RE: EAGLE HAMMOCK
SHADE ADDITION**

Allen,

Here is the most feasible solution on how to add a shade at the play area. It requires no footers, digging, only minor disruptions the day we install. This custom piece directly from the manufacturer is retrofitted onto the existing post, therefore not changing the original footprint of the play structure. Otherwise, we would have had to make a shade structure larger than the safety zone using a 4-post system that may have required permit, footers, more labor hours and concrete. Unload at time of delivery included for immediate installation.

PLAYGROUND

- CUSTOM SHADE UMBRELLA, color (primary, as shown in renderings).
 - The post will be the same color as the original unit, however, will not be an exact match. There will be a color discrepancy due to the natural aging process of existing materials that cannot be helped.
- Delivery to the jobsite with immediate installation.

\$9,577.00

All manufacturer installation instructions will be stringently followed. Any client requested deviation from said installation will need formal documentation and result in time loss and change order. **All permits/inspections are the responsibility of "owner".**

Underground utility check to be scheduled by "Owner", must be marked and completed 24 hours prior to our scheduled arrival. Prices are valid through and must be placed by 04/24/2026. Once the product has been delivered, if the installation is delayed for other than natural or weather-related causes, a daily storage fee of \$20.00 shall be applied beginning exactly after 2 weeks after delivery to our facility and missing or damaged part replacement may not be covered. Manufacturers stipulate that damaged product/missing parts are to be reported/noted within 72 hours of delivery from their warehouse.

Permits, if any, are arranged and paid for by Client unless other arrangements have been specified above. Spoils from footers to be left within 200' of our work area, unless other arrangements are mentioned above.

Global Playgrounds -

Diversified Installations Co

One punch list visit may be scheduled to address issues, an authorized person (client) must be at site to sign-off on punch work completion. After 30 days, if payment has not been received a 2.75% of total will be added and compounded monthly. Workmanship, if installed by GPDI, is guaranteed for one year, but does not include product manufacturing failure. Shipping or installation of product warranty items are not covered, unless deemed otherwise by manufacturer.

Due to the nature of basic installation and the use of heavy machinery, the topography of the site area will inevitably be disturbed. Although we try our best, we are not a landscape company but will attempt to address the areas in which we have disturbed. Light machine back dragging will be completed by us. Other reconstruction, if need be, will need to be completed by "other" at "property owners" expense.

Down payment of 50% required to place order, balance day of completion.

X _____

Authorized Signature

Thank you,



Jeanette Gallagher
GPDI President

Global Playgrounds - Diversified Installations Co

Jasper, FL 32052 Daytona Beach, FL 32118 Aberdeen, MD 21001

386-938-2016

gpdiplaygrounds@outlook.com

www.parkandplaygrounds.com

Due to the nature of basic installation and the use of heavy machinery, the topography of the site area will inevitably be disturbed. Although we try our best, we are not a landscape company but will attempt to address the areas in which we have disturbed. Light machine back dragging will be completed by us. Other reconstruction if need be will need to be completed by "other" at "property owners" expense.



84"
210cm

48"
120cm

SECTION 2



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: April 6, 2026

SUBMITTED TO:

GMS Services
135 W. Central Blvd
Orlando, FL 32801
Allen Bailey
Phone: 407-460-4424
Email: Abailey@gmscf.com

Job Name / Location:

Eagle Hammock

This proposal is to replace cold damage plants

	Qty	Unit	Unit Cost	TOTAL
Perta (7g)	4	Ea	\$60.00	\$240.00
Ixora (7g)	16	Ea	\$60.00	\$960.00
Hibiscus (7g)	27	EA	\$60.00	\$1,620.00
Quad Robellini	4	Ea	\$357.50	\$1,430.00
				\$4,250.00

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

Submitted by: Scott Merrell
Date Submitted: April 6, 2026

Accepted by: _____
Date Accepted: _____

SECTION D

SECTION 1

Eagle Hammock Community Development District

Summary of Check Register

March 1, 2026 to March 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	3/10/26	211-214	\$ 4,571.00
	3/17/26	215	\$ 6,277.22
	3/24/26	216	\$ 236.50
			\$ 11,084.72
General Fund - Autopay			
	3/3/26 - 3/23/26	80025-80023	\$ 3,220.05
	<u>Supervisors</u>		
	Milton R. Andrade	50018	\$ 184.70
	Kyle J. Free	50019	\$ 184.70
	Garret J. Parkinson	50020	\$ 184.70
	Kareyann R. Ellison	50021	\$ 134.70
	Brian P. Walsh	50022	\$ 184.70
			\$ 873.50
Total Amount			\$ 15,178.27

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/10/26	00025	3/04/26	48851	202603	330-57200-48100			ALL AMERICAN LAWN & TREE	*	120.00	120.00	000211

3/10/26	00020	2/24/26	17277	202602	330-57200-48201			CLEAN STAR SERVICES OF CENTRAL FL	*	1,025.00	1,025.00	000212

3/10/26	00038	1/30/26	20	202601	330-57200-48000			GOVERNMENTAL MANAGEMENT SERVICES-	*	220.00	220.00	000213

3/10/26	00010	3/01/26	22494	202603	320-53800-46200			PRINCE & SONS INC.	*	3,206.00	3,206.00	000214

3/17/26	00001	3/01/26	127	202603	320-53800-34000			FIELD MANAGEMENT MAR26	*	1,287.50		
		3/01/26	128	202603	310-51300-34000			MANAGEMENT FEES MAR26	*	3,343.67		
		3/01/26	128	202603	310-51300-35200			WEBSITE ADMIN MAR26	*	108.17		
		3/01/26	128	202603	310-51300-35100			INFORMATION TECH MAR26	*	162.25		
		3/01/26	128	202603	310-51300-31300			DISSEM AGENT SVCS MAR26	*	437.50		
		3/01/26	128	202603	330-57200-49200			AMENITY ACCESS MAR26	*	833.33		
		3/01/26	128	202603	310-51300-51000			OFFICE SUPPLIES MAR26	*	.21		
		3/01/26	128	202603	310-51300-42000			POSTAGE MAR26	*	104.59		
											6,277.22	000215

3/24/26	00006	3/18/26	14439	202602	310-51300-31500			KILINSKI VAN WYK PLLC	*	236.50	236.50	000216

										TOTAL FOR BANK B	11,084.72	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/03/26	00022	2/17/26	6715-02.	202602	320	53800	43200		1702 EAGLE HAMMOCK FEB26 CITY OF EAGLE LAKE	*	27.35	27.35	080025
3/03/26	00022	2/17/26	6834-02.	202602	330	57200	43200		2047 GOLDEN BEAK DR FEB26 CITY OF EAGLE LAKE	*	334.98	334.98	080026
3/09/26	00042	2/27/26	6654-03.	202603	330	57200	41000		2047 GOLDEN BEAK MAR26 SPECTRUM	*	160.00	160.00	080027
3/23/26	00015	3/12/26	4142-02.	202602	330	57200	43000		2047 GOLDEN BEAK FEB26 TECO TAMPA ELECTRIC	*	407.44	407.44	080028
3/23/26	00015	3/12/26	4932-02.	202602	320	53800	43100		1020 EAGLE LAKE FEB26 TECO TAMPA ELECTRIC	*	2,267.63	2,267.63	080029
3/23/26	00015	3/12/26	5030-02.	202602	320	53800	43000		1702 EAGLE HAMMOCK FEB26 TECO TAMPA ELECTRIC	*	22.65	22.65	080030
TOTAL FOR BANK Z											3,220.05		
TOTAL FOR REGISTER											14,304.77		

EHCD EAGLE HAMMOCK CWRIGHT

SECTION 2

Eagle Hammock
Community Development District

Unaudited Financial Reporting
February 28, 2026



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

Eagle Hammock
Community Development District
Combined Balance Sheet
February 28, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve</i>	<i>Total Governmental Fund</i>
Assets:				
Operating Account	\$ 256,126	\$ -	\$ -	\$ 256,126
State Board of Administration	\$ 228,201	\$ -	\$ -	\$ 228,201
Capital Reserve - Bank United	\$ -	\$ -	\$ 76,988	\$ 76,988
Investments:				
<u>Series 2022</u>			\$ -	
Reserve	\$ -	\$ 97,714	\$ -	\$ 97,714
Revenue	\$ -	\$ 262,869	\$ -	\$ 262,869
Prepayment	\$ -	\$ 198	\$ -	\$ 198
Total Assets	\$ 484,327	\$ 360,781	\$ 76,988	\$ 922,096
Liabilities:				
Accounts Payable	\$ 4,542	\$ -	\$ -	\$ 4,542
Total Liabilities	\$ 4,542	\$ -	\$ -	\$ 4,542
Fund Balances:				
Restricted for:				
Debt Service	\$ -	\$ 360,781	\$ -	\$ 360,781
Capital Reserves	\$ -	\$ -	\$ 76,988	\$ 76,988
Unassigned	\$ 479,786	\$ -	\$ -	\$ 479,786
Total Fund Balances	\$ 479,786	\$ 360,781	\$ 76,988	\$ 917,555
Total Liabilities & Fund Balance	\$ 484,327	\$ 360,781	\$ 76,988	\$ 922,096

Eagle Hammock

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues				
Assessments	\$ 401,914	\$ 365,143	\$ 365,143	\$ -
Miscellaneous Income	\$ -	\$ -	\$ 150	\$ 150
Interest Income	\$ -	\$ -	\$ 3,860	\$ 3,860
Total Revenues	\$ 401,914	\$ 365,143	\$ 369,153	\$ 4,010
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,600	\$ 3,400
FICA Expense	\$ 918	\$ 383	\$ 122	\$ 260
Engineering	\$ 12,500	\$ 5,208	\$ 1,455	\$ 3,753
Attorney	\$ 12,500	\$ 5,930	\$ 5,930	\$ -
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,250	\$ 2,188	\$ 2,188	\$ -
Reamortization Schedule	\$ 500	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,445	\$ 3,030	\$ 3,030	\$ -
Management Fees	\$ 40,124	\$ 16,718	\$ 16,718	\$ -
Information Technology	\$ 1,947	\$ 811	\$ 811	\$ (0)
Website Maintenance	\$ 1,298	\$ 541	\$ 541	\$ (0)
Postage & Delivery	\$ 1,000	\$ 417	\$ 195	\$ 222
Insurance	\$ 6,368	\$ 6,368	\$ 5,870	\$ 498
Copies	\$ 500	\$ 208	\$ -	\$ 208
Legal Advertising	\$ 3,500	\$ 1,458	\$ 1,020	\$ 438
Contingency	\$ 2,500	\$ 1,042	\$ 242	\$ 800
Office Supplies	\$ 100	\$ 42	\$ 10	\$ 32
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 115,481	\$ 54,927	\$ 45,316	\$ 9,610

Eagle Hammock

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Property Insurance	\$ 7,097	\$ 7,097	\$ 6,077	\$ 1,020
Field Management	\$ 15,450	\$ 6,438	\$ 6,438	\$ -
Landscape Maintenance	\$ 42,000	\$ 17,500	\$ 16,030	\$ 1,470
Landscape Replacement	\$ 12,000	\$ 5,000	\$ -	\$ 5,000
Lake Maintenance	\$ 8,400	\$ 3,500	\$ 3,500	\$ -
Streetlights	\$ 30,000	\$ 12,500	\$ 10,874	\$ 1,626
Electric	\$ 2,500	\$ 1,042	\$ 118	\$ 924
Water and Sewer	\$ 2,500	\$ 1,042	\$ 673	\$ 368
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Irrigation Repairs	\$ 5,000	\$ 2,083	\$ 83	\$ 2,000
General Field Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 1,810	\$ 2,357
Contingency	\$ 5,000	\$ 2,083	\$ 7	\$ 2,076
Subtotal Field Expenditures:	\$ 142,447	\$ 63,493	\$ 45,610	\$ 17,883
Amenity Expenditures				
Amenity - Electric	\$ 8,000	\$ 3,333	\$ 2,181	\$ 1,152
Amenity - Water	\$ 10,000	\$ 4,167	\$ 3,262	\$ 904
Internet	\$ 2,000	\$ 833	\$ 600	\$ 233
Pest Control	\$ 1,785	\$ 744	\$ 850	\$ (106)
Janitorial Service	\$ 12,200	\$ 5,083	\$ 5,365	\$ (282)
Security Services	\$ 12,500	\$ 5,208	\$ -	\$ 5,208
Pool Maintenance	\$ 17,500	\$ 7,292	\$ 6,750	\$ 542
Amenity Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 623	\$ 3,544
Amenity Access Management	\$ 10,000	\$ 4,167	\$ 4,167	\$ -
Contingency	\$ 10,000	\$ 4,167	\$ 1,342	\$ 2,824
Subtotal Amenity Expenditures	\$ 93,985	\$ 39,160	\$ 25,140	\$ 14,021
Total Expenditures	\$ 351,914	\$ 157,580	\$ 116,066	\$ 41,515
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 253,087	
<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	\$ -		\$ 203,087	
Fund Balance - Beginning	\$ -		\$ 276,699	
Fund Balance - Ending	\$ -		\$ 479,786	

Eagle Hammock

Community Development District

Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues				
Assessments - On Roll	\$ 196,805	\$ 178,798	\$ 178,798	\$ -
Interest	\$ 3,707	\$ 3,541	\$ 3,541	\$ -
Total Revenues	\$ 200,512	\$ 182,339	\$ 182,339	\$ -
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		\$ 109,267	
Fund Balance - Beginning	\$ 150,201		\$ 251,513	
Fund Balance - Ending	\$ 154,569		\$ 360,781	

Eagle Hammock

Community Development District Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 515	\$ 515
Total Revenues	\$ -	\$ -	\$ 515	\$ 515
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 515	\$ 515
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		\$ 50,515	
Fund Balance - Beginning	\$ 26,300		\$ 26,474	
Fund Balance - Ending	\$ 76,300		\$ 76,988	

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	\$ 6,808	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 365,143
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Interest Income	\$ 711	\$ 581	\$ 531	\$ 955	\$ 1,082	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,860
Total Revenues	\$ 711	\$ 11,670	\$ 344,910	\$ 3,822	\$ 8,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 369,153
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
FICA Expense	\$ 46	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122
Engineering	\$ -	\$ -	\$ 1,455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,455
Attorney	\$ 3,549	\$ 269	\$ 1,522	\$ 355	\$ 237	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,930
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,188
Reamortization Schedule	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,030
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,718
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 811
Website Maintenance **	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 541
Postage & Delivery	\$ 37	\$ 31	\$ 5	\$ 106	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195
Insurance	\$ 5,870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,870
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ 1,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,020
Contingency	\$ 52	\$ 50	\$ 53	\$ 46	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 242
Office Supplies	\$ 3	\$ 4	\$ 0	\$ 3	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 22,821	\$ 5,425	\$ 8,164	\$ 4,562	\$ 4,345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,316

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	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,438
Landscape Maintenance	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,030
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Streetlights	\$ 2,426	\$ 2,426	\$ 2,426	\$ 1,330	\$ 2,268	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,874
Electric	\$ 74	\$ -	\$ 17	\$ 5	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 118
Water and Sewer	\$ 58	\$ 97	\$ 79	\$ 412	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 673
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	\$ 7,511	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,610
Amenity Expenditures													
Amenity - Electric	\$ 1,127	\$ 541	\$ -	\$ 106	\$ 407	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,181
Amenity - Water	\$ 897	\$ 901	\$ 508	\$ 621	\$ 335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,262
Internet	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Pest Control	\$ 240	\$ 185	\$ 120	\$ 120	\$ 185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850
Janitorial & Security Services	\$ 975	\$ 965	\$ 1,435	\$ 965	\$ 1,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,365
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,750
Amenity Repairs & Maintenance	\$ -	\$ -	\$ 403	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 623
Amenity Access Management	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,167
Contingency	\$ 1,020	\$ -	\$ -	\$ 323	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,342
Total Amenity Expenditures	\$ 6,562	\$ 4,895	\$ 4,769	\$ 4,658	\$ 4,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,140
Total Expenditures	\$ 43,294	\$ 18,043	\$ 22,458	\$ 16,159	\$ 16,112	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,066
Excess (Deficiency) of Revenues over Expenditures	\$ (42,583)	\$ (6,373)	\$ 322,452	\$ (12,337)	\$ (8,072)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 253,087
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	\$ (12,251)	\$ (7,986)	\$ 86	\$ 86	\$ 86	\$ 86	\$ 86	\$ 86	\$ 86	\$ 203,087

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
2/12/26	1/1-1/31/26	\$ 10,585.65	\$ (237.59)	\$ (206.96)	\$ -	\$ -	\$ 10,141.10	\$ 6,807.63	\$ 3,333.47	\$ 10,141.10
Total		\$ 583,632.38	\$ (23,021.52)	\$ (11,212.21)	\$ 980.24	\$ (6,437.81)	\$ 543,941.08	\$ 365,142.64	\$ 178,798.44	\$ 543,941.08

91%	Net Percent Collected
\$ 54,775.22	Balance Remaining to Collect