

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		Prinicpal		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