

*Eagle Hammock
Community Development District*

Meeting Agenda

July 9, 2026

AGENDA

Eagle Hammock

Community Development District

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

July 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, July 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 June 11, 2026 Board of Supervisors Meeting
4. Public Hearing
 - A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget
 - i. Consideration of Resolution 2026-06 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds
 - ii. Consideration of Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2026-08 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027
6. Consideration of Resolution 2026-09 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Thursday, November 12, 2026—Regular Meeting Date) (Seat #1, Seat #4 & Seat #5)
7. Goals and Objectives
 - A. Adoption of Fiscal Year 2027 Goals & Objectives
 - B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposals for Playground Shade Structure & Swings
 - a) Global Playgrounds (*proposals to be provided under separate cover*)
 1. Shade Structure Only
 2. Shade Structure and Swings

- b) Jammin Playgrounds (Shade Structure Over Current Footprint)
 - 1. Hip Shade Style
 - 2. Hexagon Shade Style
 - c) Playworx
 - 1. Shade Structure Only
 - 2. Shade Structure and Swings
 - d) ProPlaygrounds
 - 1. Shade Structure Only
 - 2. Shade Structure and Swings
 - ii. Consideration of Proposal from GMS for Playground Bench Installation
 - iii. Consideration of Proposal for Midge Treatments (*tabled from June 11, 2026 Board Meeting*)
- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
- 9. Other Business
- 10. Supervisors Requests and Audience Comments
- 11. 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, June 11, 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	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
Allen Bailey	Field Manager, GMS
Matt Fisher	Field Manager, GMS

The following is a summary of the discussions and actions taken at the June 11, 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 10:32 a.m. Five 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 April 9, 2026,
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the April 9, 2026, 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. Andrade, with all in favor, the Minutes of the April 9, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Ratification of Addendum to Pool
Maintenance Services Agreement**

Ms. Burns discussed a temporary addendum to the pool maintenance contract that added a \$50 fuel surcharge. Ms. Burns noted that many vendors had been requesting similar surcharges and that this one was relatively small. The addendum had already been approved so it could take effect through the end of the fiscal year, with any extension requiring Board approval. The Board ratified the addendum by unanimous vote.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Addendum to Pool Maintenance Services Agreement was ratified.

FIFTH ORDER OF BUSINESS**Discussion Regarding Landscape
Maintenance Vendor Performance
(requested by Supervisor Free)**

Mr. Free brought up ongoing issues with the landscaping contractor, saying some areas were only being partially mowed, strips of grass were being missed along sidewalks, and other spots looked unfinished. He shared photos showing the problem areas and noted that many of the same issues had occurred the previous year. Mr. Free explained that the contractor, French, had recently assigned a new area manager and was supposed to send crews back out to correct the missed areas. The Board was reminded that alternative landscaping proposals had been obtained the previous year, but they were significantly more expensive, so the Board decided to stay with the current vendor.

Ms. Burns acknowledged the concerns and explained that some mowing inconsistencies are common during the summer because crews are working around rain and rapid grass growth. Mr. Free said he planned to keep taking photos as to document issues. He agreed to continue working with the vendor, monitor performance, and keep the Board updated if improvements are not made. The discussion also touched on recent requests from several vendors for contract increases due to rising costs.

SIXTH ORDER OF BUSINESS

Discussion Regarding Amenity Center Fencing (*requested by Supervisor Free*)

Mr. Free also stated that residents had been talking more about kids jumping over the pool fence instead of using the gate, especially when retrieving balls or just taking shortcuts into the amenity area. Some residents suggested raising the current 4-foot fence to 6 feet to help stop it. He explained that even 6-foot fences get climbed regularly and that kids often use bikes, pipes, or help from friends to get over them. Also noted that was that a taller fence might not solve the problem and could create additional safety concerns. A previous estimate for replacing the fence with a commercial-grade 6-foot fence was around \$39,000, which led to discussion about whether the cost would be worth it. The Board determined that most of the fence jumpers appeared to be neighborhood kids rather than outsiders. It was suggested sending a community reminder to parents about amenity access rules, key card requirements, and safety concerns. And also discussed was remote camera monitoring as a possible option for after-hours trespassing if it became an issue in the future. No further action was taken on replacing the fence.

SEVENTH ORDER OF BUSINESS

Presentation of Fiscal Year 2025 Audit Report

Ms. Burns stated that the Board had received the Fiscal Year 2025 audit report and the District's required independent audit came back clean. There were no findings, no compliance issues, and no concerns noted by the auditors. Ms. Burns also confirmed the audit had been submitted to the state before the June 30 deadline. Since there were no questions from the Board, the audit report was accepted by unanimous vote.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Collins had nothing to report at this time other than a reminder to complete the Form 1 by July 1st.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Bailey introduced Mr. Matt Fisher who would be taking over Eagle Hammock and other Districts while working alongside him during the transition. It was reported that several damaged lounge chairs at the amenity center were being repaired. The exit button at the facility had stopped working, but the vendor fixed the issue by repairing the cables. A broken partition had been removed, allowing the swing door to be reinstalled. They evaluated the playground and determined that adding swings was feasible, with a quote already obtained, but a requested plastic shade covering was not a practical option. Landscaping was generally in good shape, though some missed areas would continue to be addressed with the contractor. Mr. Bailey said they would keep monitoring the amenity center, irrigation system, dog stations, and lake management activities. With water levels remaining low, they were paying close attention to pond conditions, water quality, and vegetation growth to prevent potential issues.

Mr. Bailey reported that the damaged pool chairs had already been approved for repair outside of the meeting so the work could move forward quickly. Rather than replacing the chairs, the vendor would re-sling them for about \$1,900, which was much more cost-effective. He explained that the chair fabric had worn out from constant sun exposure, something that typically happens every few years. The vendor planned to provide seven loaner chairs while the existing chairs were being repaired so residents would still have seating available at the pool.

i. Consideration of Proposal(s) for Playground Enhancements *(to be provided under separate cover)*

Mr. Bailey stated that the Board had talked about ways to improve the playground area. A proposal was presented for a large swing set installation along with expanding the mulch area and adding a border, but several Board members felt the project was larger and more expensive than

necessary. They discussed scaling it back to a smaller swing set with fewer swings to reduce costs. The Board also discussed installing shade structures but expressed concerns about the expense, hurricane damage risks, and whether the shade would be effective throughout the day. Instead of moving forward immediately, they agreed it would make more sense to budget for a larger shade structure in the future that could cover the entire playground area. It was noted that the playground lacked seating for parents and suggested adding benches or picnic tables. Ms. Burns was asked to obtain quotes for two benches and a larger shade structure for future consideration. The Board agreed that some type of playground improvement should be made so residents could see progress and discussed cost-effective options such as thermoplastic or rubberized playground features. The playground proposals were tabled so revised pricing could be obtained.

ii. Consideration of Proposal for Midge Treatments

Mr. Fisher reviewed a proposal to treat all 12 ponds in the District after a resident reported insect swarms near a pond behind their home. It was explained that treating only one area would likely cause the insects to move elsewhere, so the vendor recommended a District-wide treatment. The Board noted that the insects appeared to be seasonal and that some complaints may have involved insects, such as love bugs, that could not be controlled through pond treatments. After discussing the limited number of complaints received, the Board decided to hold off on the treatment for now. The proposal was tabled until July to include the potential cost in the upcoming budget so the Board could revisit the issue later if needed.

iii. Presentation of Letter from Prince & Sons Regarding Fuel Charge Invoicing

Mr. Fisher reviewed a fuel surcharge request from Prince & Sons based on average monthly fuel prices. One Board member shared that a similar surcharge proposal in another District had been negotiated down to lower percentages and suggested doing the same rather than approving the request as presented. It was agreed to negotiate reduced surcharge rates with the vendor. The Board discussed having any negotiated surcharge remain in effect only through the end of the current fiscal year, with the understanding that the vendor would need to return to the Board for approval if it wanted to continue the surcharge afterward. The Board authorized management to negotiate lower fuel surcharge percentages with Prince & Sons through the end of the fiscal year.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Authorizing Management to Negotiate a Lower Fuel Surcharge Percentage with Prince & Sons, was approved.

iv. Consideration of Proposal for Solar Lights Around Pond behind Amenity Center

Mr. Fisher reviewed a proposal to add seven solar lights along the walkway behind the amenity center. The Board agreed the area was too dark at night and felt the additional lighting would improve safety for residents using the path. He explained that the lights would stay dim and brighten when motion was detected, helping reduce impacts on nearby homeowners. The total cost was about \$2,980, and it was confirmed that there were enough funds available in the amenity contingency budget to cover the expense. The Board approved the proposal with no opposition.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Proposal for Solar Lights Around Pond behind Amenity Center, was approved.

v. Consideration of Proposal(s) for Lighting Options Around Area Outside of Amenity Center *(to be provided under separate cover)*

Mr. Fisher stated that the Board had talked about adding lighting around the pool area to help deter people from entering after hours. They reviewed two options: solar-powered motion lights mounted on fence posts behind the pool or replacing the existing building-mounted lights with motion-activated fixtures. Members felt that keeping the area lit all night might make it look like the pool was open, while motion-activated lights would be more effective at discouraging trespassers. Also noted was that most unauthorized activity tended to happen under the covered pool deck area. After discussing the options, the Board agreed that only one lighting solution was needed and decided to move forward with the motion-activated lights on the building. The motion was approved unanimously.

On MOTION by Mr. Free, seconded by Mr. Walsh, with all in favor, the Proposal for Lighting Options Around Area Outside of Amenity Center Motion Activated Light option, was approved.

vi. Consideration of Proposal for Installation of Exterior Light/Fan Switch at Amenity Center *(to be provided under separate cover)*

Mr. Fisher discussed a resident request to install a light and fan switch outside under the shaded area. Currently, the switch was located inside the clubhouse, which remained locked, preventing residents from turning on the fans when using the space. The proposal was presented to add an exterior switch so residents could control the lights and fans more easily.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Proposal for Installation of Exterior Light/Fan Switch at Amenity Center, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns asked if there were questions on the check register, there were none.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Check Register was approved.
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ii. Balance Sheet & Income Statement

Ms. Burns presented the financial statement, and it was noted that no action was needed on them. A Board member questioned a little over \$1,000 in April expenses listed under security services. Ms. Burns said they initially believed the charges were related to access cards, gate repairs, or similar items and offered to pull the invoice for review. After checking, it was confirmed the charges were for a previously approved hard drive upgrade and a magnetic bond plate replacement for the gate latch. The Board member commented that those expenses seemed like they would fall under amenity maintenance. Ms. Burns explained that access control and security-related items, including card readers, gate repairs, access cards, and camera repairs, are budgeted under security services. No further questions were raised.

iii. Presentation of Number of Registered Voters – 344

Ms. Burns reported that the District had 344 registered voters as of April 15. She explained that Florida law requires two Board seats to transition to residents once a District reaches 250 registered voters and has been established for at least six years. Although the District had met the voter requirement, it had not yet reached the six-year mark, so turnover was not required yet. It

was also noted that the Board had expressed interest in transitioning seats to residents when eligible. She also commented that there was good participation on the Zoom call. No questions were asked.

iv. Reminder to Board Members to File Form 1's by the July 1, 2026, Deadline

Ms. Burns reminded all to complete the Form 1 by July 1, 2026.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Ms. Burns asked for any supervisor requests or public comments.

Resident (Ms. Denson) asked whether the pool fence could be raised in height and whether the playground could be expanded. Ms. Burns explained that the Board had discussed increasing the fence height from four feet to six feet but determined it would not effectively address the issue of residents jumping the fence. She also advised that playground expansion options, including the addition of swings, were being evaluated and would return for further discussion at a future meeting.

Resident (Crystal Miller) asked about replacing the damaged pool chairs and requested additional shade amenities at the pool and playground. She suggested prioritizing playground shade over additional playground equipment because the existing equipment becomes too hot for children to use during the summer. Ms. Burns said that the damaged chairs had already been approved for refurbishment through re-slinging and that temporary replacement chairs would be provided during the repair process. She stated potential shade solutions, noting that permanent shade structures would likely be more effective than traditional umbrellas at an unmanned facility.

Resident (Linda Jackson) expressed concerns regarding traffic congestion and suggested the possibility of creating a second entrance and exit for the community to improve access and reduce delays. Ms. Burns explained that a second access point was not part of the original development plan and was likely not a feasible option.

Resident (Gage Radke) raised concerns about parking congestion throughout the community and asked whether a green space could potentially be converted into an overflow

parking area. Ms. Burns reviewed possible parking management options, including parking restrictions, towing policies, and the development of additional parking areas, and noted that any parking expansion project would require engineering review, could impact required green space, and would likely increase assessments. The Board discussed the importance of gathering additional resident feedback before considering any future parking policy changes. It was explained that increasing the pool fence height was discussed but not recommended at this time, while playground expansion and additional shade options would continue to be explored at future meetings.

ELEVENTH ORDER OF BUSINESS**Adjournment**

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2026-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (“**Board**”) of the Eagle Hammock Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Eagle Hammock Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of

the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

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

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

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

PASSED AND ADOPTED THIS 9th DAY OF JULY, 2026.

ATTEST:

Secretary/Assistant Secretary

By:_____

Its:_____

**EAGLE HAMMOCK COMMUNITY
DEVELOPMENT DISTRICT**

Exhibit A: Adopted 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 5/31/26	Projected Next 4 months	Total Thru 9/30/26	Proposed Budget FY2027
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Revenues

Assessments	\$ 401,914	\$ 399,556	\$ 2,358	\$ 401,914	\$ 414,401
Miscellaneous Income	\$ -	\$ 300	\$ 100	\$ 400	\$ -
Interest	\$ -	\$ 7,380	\$ 2,460	\$ 9,841	\$ -

Total Revenues	\$ 401,914	\$ 407,236	\$ 4,918	\$ 412,154	\$ 414,401
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Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 3,400	\$ 4,000	\$ 7,400	\$ 12,000
Employer FICA Expense	\$ 918	\$ 260	\$ 306	\$ 566	\$ 918
Engineering	\$ 12,500	\$ 3,865	\$ 6,250	\$ 10,115	\$ 12,500
Attorney	\$ 12,500	\$ 8,987	\$ 3,513	\$ 12,500	\$ 12,500
Annual Audit	\$ 4,000	\$ 3,750	\$ -	\$ 3,750	\$ 4,200
Assessment Administration	\$ 5,408	\$ 5,408	\$ -	\$ 5,408	\$ 5,678
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,250	\$ 3,500	\$ 1,750	\$ 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	\$ 26,749	\$ 13,375	\$ 40,124	\$ 42,130
Information Technology	\$ 1,947	\$ 1,298	\$ 649	\$ 1,947	\$ 2,044
Website Maintenance	\$ 1,298	\$ 865	\$ 433	\$ 1,298	\$ 1,363
Postage & Delivery	\$ 1,000	\$ 345	\$ 333	\$ 679	\$ 1,000
Insurance	\$ 6,368	\$ 5,870	\$ -	\$ 5,870	\$ 6,457
Copies	\$ 500	\$ 15	\$ 100	\$ 115	\$ 500
Legal Advertising	\$ 3,500	\$ 1,020	\$ 2,480	\$ 3,500	\$ 2,500
Contingency	\$ 2,500	\$ 366	\$ 212	\$ 578	\$ 1,000
Office Supplies	\$ 100	\$ 16	\$ 33	\$ 49	\$ 100
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

Total General & Administrative:	\$ 115,481	\$ 68,920	\$ 35,799	\$ 104,718	\$ 115,972
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Eagle Hammock
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 months	Total Thru 9/30/26	Proposed Budget FY2027
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Operations & Maintenance

Field Services

Property Insurance	\$ 7,097	\$ 6,077	\$ -	\$ 6,077	\$ 5,773
Field Management	\$ 15,450	\$ 10,300	\$ 5,150	\$ 15,450	\$ 16,223
Landscape Maintenance	\$ 42,000	\$ 25,648	\$ 12,824	\$ 38,472	\$ 40,000
Landscape Replacement	\$ 12,000	\$ -	\$ 4,000	\$ 4,000	\$ 12,000
Lake Maintenance	\$ 8,400	\$ 5,600	\$ 2,800	\$ 8,400	\$ 12,540
Streetlights	\$ 30,000	\$ 17,675	\$ 9,704	\$ 27,379	\$ 30,000
Electric	\$ 2,500	\$ 192	\$ 296	\$ 488	\$ 2,500
Water & Sewer	\$ 2,500	\$ 835	\$ 833	\$ 1,669	\$ 1,919
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 83	\$ 1,667	\$ 1,750	\$ 5,000
General Repairs & Maintenance	\$ 10,000	\$ 2,470	\$ 5,000	\$ 7,470	\$ 10,000
Holiday Lighting	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Capital Reserve Study	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Contingency	\$ 5,000	\$ 7	\$ 1,000	\$ 1,007	\$ 5,000

Subtotal Field Expenditures	\$ 142,447	\$ 68,887	\$ 44,524	\$ 113,411	\$ 151,455
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Amenity Expenditures

Amenity - Electric	\$ 8,000	\$ 3,811	\$ 2,667	\$ 6,477	\$ 8,000
Amenity - Water	\$ 10,000	\$ 4,408	\$ 3,333	\$ 7,741	\$ 10,000
Internet	\$ 2,000	\$ 1,080	\$ 480	\$ 1,560	\$ 2,200
Pest Control	\$ 1,785	\$ 1,275	\$ 595	\$ 1,870	\$ 1,874
Janitorial Service	\$ 12,200	\$ 9,035	\$ 4,067	\$ 13,102	\$ 13,800
Security Services	\$ 12,500	\$ 1,506	\$ 6,250	\$ 7,756	\$ 12,500
Pool Maintenance	\$ 17,500	\$ 11,280	\$ 5,400	\$ 16,680	\$ 18,600
Amenity Repairs & Maintenance	\$ 10,000	\$ 623	\$ 3,333	\$ 3,956	\$ 10,000
Amenity Management	\$ 10,000	\$ 6,667	\$ 3,332	\$ 9,999	\$ 10,000
Contingency	\$ 10,000	\$ 2,362	\$ 3,333	\$ 5,695	\$ 10,000

Subtotal Amenity Expenditures	\$ 93,985	\$ 42,046	\$ 32,790	\$ 74,836	\$ 96,974
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Total Operations & Maintenance:	\$ 236,432	\$ 110,933	\$ 77,314	\$ 188,248	\$ 248,429
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Other Financing Sources/(Uses)

Transfer Out - Capital Reserve	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
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Total Other Expenditures	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
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Total Expenditures	\$ 401,914	\$ 229,853	\$ 113,113	\$ 342,966	\$ 414,401
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Excess Revenues/(Expenditures)	\$ -	\$ 177,383	\$ (108,195)	\$ 69,188	\$ -
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Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Platted	263.00	263	1.00	\$414,400.86	\$1,575.67	\$1,694.27
				\$414,400.86		

Gross Assessments- Per Unit FY 27	Gross Assessments- Per Unit FY 26	Increase (Decrease) Per Unit	% Increase (Decrease)
\$1,694.27	\$ 1,643.21	\$ 51.05	3%

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 the 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 5/31/26	Projected Next 4 months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 196,805	\$ 195,649	\$ 1,156	\$ 196,805	\$ 196,805
Interest	\$ 3,707	\$ 6,298	\$ 2,099	\$ 8,398	\$ 3,149
Carry Forward Surplus ⁽¹⁾	\$ 150,201	\$ 153,799	\$ -	\$ 153,799	\$ 162,858
Total Revenues	\$ 350,713	\$ 355,747	\$ 3,255	\$ 359,002	\$ 362,812
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	\$ 196,144	\$ -	\$ 196,144	\$ 193,956
Excess Revenues/(Expenditures)	\$ 154,569	\$ 159,603	\$ 3,255	\$ 162,858	\$ 168,856

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	Principal		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		Principal		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 5/31/26	Projected Next 4 months	Total Projected 9/30/26	Proposed Budget FY2027
<u>Revenues</u>					
Interest	\$ -	\$ 1,146	\$ -	\$ 1,146	\$ -
Carry Forward Surplus	\$ 26,300	\$ 26,474	\$ -	\$ 26,474	\$ 77,620
Total Revenues	\$ 26,300	\$ 27,620	\$ -	\$ 27,620	\$ 77,620
<u>Expenditures</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses)</u>					
Transfer In	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
Total Other Financing Sources/(Uses)	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
Excess Revenues/(Expenditures)	\$ 76,300	\$ 77,620	\$ -	\$ 77,620	\$ 127,620

SECTION 2

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such

special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

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

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

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

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

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

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

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

to the District.

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

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

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

PASSED AND ADOPTED THIS 9th DAY OF JULY, 2026.

ATTEST:

**EAGLE HAMMOCK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Eagle Hammock
Community Development District

Proposed Budget
FY2027



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1-2	General Fund
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8	Debt Services - Series 2022
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11	Capital Reserve Fund

Eagle Hammock
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 months	Total Thru 9/30/26	Proposed Budget FY2027
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Revenues

Assessments	\$ 401,914	\$ 399,556	\$ 2,358	\$ 401,914	\$ 414,401
Miscellaneous Income	\$ -	\$ 300	\$ 100	\$ 400	\$ -
Interest	\$ -	\$ 7,380	\$ 2,460	\$ 9,841	\$ -

Total Revenues	\$ 401,914	\$ 407,236	\$ 4,918	\$ 412,154	\$ 414,401
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Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 3,400	\$ 4,000	\$ 7,400	\$ 12,000
Employer FICA Expense	\$ 918	\$ 260	\$ 306	\$ 566	\$ 918
Engineering	\$ 12,500	\$ 3,865	\$ 6,250	\$ 10,115	\$ 12,500
Attorney	\$ 12,500	\$ 8,987	\$ 3,513	\$ 12,500	\$ 12,500
Annual Audit	\$ 4,000	\$ 3,750	\$ -	\$ 3,750	\$ 4,200
Assessment Administration	\$ 5,408	\$ 5,408	\$ -	\$ 5,408	\$ 5,678
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,250	\$ 3,500	\$ 1,750	\$ 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	\$ 26,749	\$ 13,375	\$ 40,124	\$ 42,130
Information Technology	\$ 1,947	\$ 1,298	\$ 649	\$ 1,947	\$ 2,044
Website Maintenance	\$ 1,298	\$ 865	\$ 433	\$ 1,298	\$ 1,363
Postage & Delivery	\$ 1,000	\$ 345	\$ 333	\$ 679	\$ 1,000
Insurance	\$ 6,368	\$ 5,870	\$ -	\$ 5,870	\$ 6,457
Copies	\$ 500	\$ 15	\$ 100	\$ 115	\$ 500
Legal Advertising	\$ 3,500	\$ 1,020	\$ 2,480	\$ 3,500	\$ 2,500
Contingency	\$ 2,500	\$ 366	\$ 212	\$ 578	\$ 1,000
Office Supplies	\$ 100	\$ 16	\$ 33	\$ 49	\$ 100
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

Total General & Administrative:	\$ 115,481	\$ 68,920	\$ 35,799	\$ 104,718	\$ 115,972
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Eagle Hammock
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 months	Total Thru 9/30/26	Proposed Budget FY2027
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Operations & Maintenance

Field Services

Property Insurance	\$ 7,097	\$ 6,077	\$ -	\$ 6,077	\$ 5,773
Field Management	\$ 15,450	\$ 10,300	\$ 5,150	\$ 15,450	\$ 16,223
Landscape Maintenance	\$ 42,000	\$ 25,648	\$ 12,824	\$ 38,472	\$ 40,000
Landscape Replacement	\$ 12,000	\$ -	\$ 4,000	\$ 4,000	\$ 12,000
Lake Maintenance	\$ 8,400	\$ 5,600	\$ 2,800	\$ 8,400	\$ 12,540
Streetlights	\$ 30,000	\$ 17,675	\$ 9,704	\$ 27,379	\$ 30,000
Electric	\$ 2,500	\$ 192	\$ 296	\$ 488	\$ 2,500
Water & Sewer	\$ 2,500	\$ 835	\$ 833	\$ 1,669	\$ 1,919
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 83	\$ 1,667	\$ 1,750	\$ 5,000
General Repairs & Maintenance	\$ 10,000	\$ 2,470	\$ 5,000	\$ 7,470	\$ 10,000
Holiday Lighting	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Capital Reserve Study	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Contingency	\$ 5,000	\$ 7	\$ 1,000	\$ 1,007	\$ 5,000

Subtotal Field Expenditures	\$ 142,447	\$ 68,887	\$ 44,524	\$ 113,411	\$ 151,455
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Amenity Expenditures

Amenity - Electric	\$ 8,000	\$ 3,811	\$ 2,667	\$ 6,477	\$ 8,000
Amenity - Water	\$ 10,000	\$ 4,408	\$ 3,333	\$ 7,741	\$ 10,000
Internet	\$ 2,000	\$ 1,080	\$ 480	\$ 1,560	\$ 2,200
Pest Control	\$ 1,785	\$ 1,275	\$ 595	\$ 1,870	\$ 1,874
Janitorial Service	\$ 12,200	\$ 9,035	\$ 4,067	\$ 13,102	\$ 13,800
Security Services	\$ 12,500	\$ 1,506	\$ 6,250	\$ 7,756	\$ 12,500
Pool Maintenance	\$ 17,500	\$ 11,280	\$ 5,400	\$ 16,680	\$ 18,600
Amenity Repairs & Maintenance	\$ 10,000	\$ 623	\$ 3,333	\$ 3,956	\$ 10,000
Amenity Management	\$ 10,000	\$ 6,667	\$ 3,332	\$ 9,999	\$ 10,000
Contingency	\$ 10,000	\$ 2,362	\$ 3,333	\$ 5,695	\$ 10,000

Subtotal Amenity Expenditures	\$ 93,985	\$ 42,046	\$ 32,790	\$ 74,836	\$ 96,974
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Total Operations & Maintenance:	\$ 236,432	\$ 110,933	\$ 77,314	\$ 188,248	\$ 248,429
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Other Financing Sources/(Uses)

Transfer Out - Capital Reserve	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
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Total Other Expenditures	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
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Total Expenditures	\$ 401,914	\$ 229,853	\$ 113,113	\$ 342,966	\$ 414,401
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Excess Revenues/(Expenditures)	\$ -	\$ 177,383	\$ (108,195)	\$ 69,188	\$ -
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Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Platted	263.00	263	1.00	\$414,400.86	\$1,575.67	\$1,694.27
				\$414,400.86		

Gross Assessments- Per Unit FY 27	Gross Assessments- Per Unit FY 26	Increase (Decrease) Per Unit	% Increase (Decrease)
\$1,694.27	\$ 1,643.21	\$ 51.05	3%

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 the 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 5/31/26	Projected Next 4 months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 196,805	\$ 195,649	\$ 1,156	\$ 196,805	\$ 196,805
Interest	\$ 3,707	\$ 6,298	\$ 2,099	\$ 8,398	\$ 3,149
Carry Forward Surplus ⁽¹⁾	\$ 150,201	\$ 153,799	\$ -	\$ 153,799	\$ 162,858
Total Revenues	\$ 350,713	\$ 355,747	\$ 3,255	\$ 359,002	\$ 362,812
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	\$ 196,144	\$ -	\$ 196,144	\$ 193,956
Excess Revenues/(Expenditures)	\$ 154,569	\$ 159,603	\$ 3,255	\$ 162,858	\$ 168,856

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	Principal		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		Principal		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 5/31/26	Projected Next 4 months	Total Projected 9/30/26	Proposed Budget FY2027
<u>Revenues</u>					
Interest	\$ -	\$ 1,146	\$ -	\$ 1,146	\$ -
Carry Forward Surplus	\$ 26,300	\$ 26,474	\$ -	\$ 26,474	\$ 77,620
Total Revenues	\$ 26,300	\$ 27,620	\$ -	\$ 27,620	\$ 77,620
<u>Expenditures</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses)</u>					
Transfer In	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
Total Other Financing Sources/(Uses)	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
Excess Revenues/(Expenditures)	\$ 76,300	\$ 77,620	\$ -	\$ 77,620	\$ 127,620

Eagle Hammock CDD FY 27 Assessment Roll
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PARCEL ID	O&M	Debt	Total
262908686703000010	\$1,792.80	\$0.00	\$1,792.80
262908686703000020	\$1,792.80	\$0.00	\$1,792.80
262908686703000030	\$1,792.80	\$590.12	\$2,382.92
262908686703000040	\$1,792.80	\$944.19	\$2,736.99
262908686703000050	\$1,792.80	\$944.19	\$2,736.99
262908686703000060	\$1,792.80	\$944.19	\$2,736.99
262908686703000070	\$1,792.80	\$944.19	\$2,736.99
262908686703000080	\$1,792.80	\$944.19	\$2,736.99
262908686703000090	\$1,792.80	\$0.00	\$1,792.80
262908686703000100	\$1,792.80	\$0.00	\$1,792.80
262908686703000110	\$1,792.80	\$0.00	\$1,792.80
262908686703000120	\$1,792.80	\$0.00	\$1,792.80
262908686703000130	\$1,792.80	\$944.19	\$2,736.99
262908686703000140	\$1,792.80	\$0.00	\$1,792.80
262908686703000150	\$1,792.80	\$944.19	\$2,736.99
262908686703000160	\$1,792.80	\$944.19	\$2,736.99
262908686703000170	\$1,792.80	\$944.19	\$2,736.99
262908686703000180	\$1,792.80	\$0.00	\$1,792.80
262908686703000190	\$1,792.80	\$944.19	\$2,736.99
262908686703000200	\$1,792.80	\$944.19	\$2,736.99
262908686703000210	\$1,792.80	\$944.19	\$2,736.99
262908686703000220	\$1,792.80	\$944.19	\$2,736.99
262908686703000230	\$1,792.80	\$944.19	\$2,736.99
262908686703000240	\$1,792.80	\$0.00	\$1,792.80
262908686703000250	\$1,792.80	\$0.00	\$1,792.80
262908686703000260	\$1,792.80	\$0.00	\$1,792.80
262908686703000270	\$1,792.80	\$0.00	\$1,792.80
262908686703000280	\$1,792.80	\$0.00	\$1,792.80
262908686703000290	\$1,792.80	\$0.00	\$1,792.80
262908686703000300	\$1,792.80	\$944.19	\$2,736.99
262908686703000310	\$1,792.80	\$944.19	\$2,736.99
262908686703000320	\$1,792.80	\$944.19	\$2,736.99
262908686703000330	\$1,792.80	\$944.19	\$2,736.99
262908686703000340	\$1,792.80	\$944.19	\$2,736.99
262908686703000350	\$1,792.80	\$0.00	\$1,792.80
262908686703000360	\$1,792.80	\$944.19	\$2,736.99
262908686703000370	\$1,792.80	\$944.19	\$2,736.99
262908686703000380	\$1,792.80	\$944.19	\$2,736.99
262908686703000390	\$1,792.80	\$0.00	\$1,792.80
262908686703000400	\$1,792.80	\$944.19	\$2,736.99
262908686703000410	\$1,792.80	\$944.19	\$2,736.99
262908686703000420	\$1,792.80	\$0.00	\$1,792.80
262908686703000430	\$1,792.80	\$944.19	\$2,736.99
262908686703000440	\$1,792.80	\$944.19	\$2,736.99
262908686703000450	\$1,792.80	\$944.19	\$2,736.99
262908686703000460	\$1,792.80	\$0.00	\$1,792.80
262908686703000470	\$1,792.80	\$944.19	\$2,736.99
262908686703000480	\$1,792.80	\$944.19	\$2,736.99
262908686703000490	\$1,792.80	\$944.19	\$2,736.99
262908686703000500	\$1,792.80	\$944.19	\$2,736.99
262908686703000510	\$1,792.80	\$944.19	\$2,736.99

PARCEL ID	O&M	Debt	Total
262908686703000520	\$1,792.80	\$590.12	\$2,382.92
262908686703000530	\$1,792.80	\$0.00	\$1,792.80
262908686703000540	\$1,792.80	\$1,180.24	\$2,973.04
262908686703000550	\$1,792.80	\$944.19	\$2,736.99
262908686703000560	\$1,792.80	\$944.19	\$2,736.99
262908686703000570	\$1,792.80	\$944.19	\$2,736.99
262908686703000580	\$1,792.80	\$0.00	\$1,792.80
262908686703000590	\$1,792.80	\$944.19	\$2,736.99
262908686703000600	\$1,792.80	\$944.19	\$2,736.99
262908686703000610	\$1,792.80	\$0.00	\$1,792.80
262908686703000620	\$1,792.80	\$944.19	\$2,736.99
262908686703000630	\$1,792.80	\$944.19	\$2,736.99
262908686703000640	\$1,792.80	\$944.19	\$2,736.99
262908686703000650	\$1,792.80	\$0.00	\$1,792.80
262908686703000660	\$1,792.80	\$0.00	\$1,792.80
262908686703000670	\$1,792.80	\$0.00	\$1,792.80
262908686703000680	\$1,792.80	\$944.19	\$2,736.99
262908686703000690	\$1,792.80	\$944.19	\$2,736.99
262908686703000700	\$1,792.80	\$944.19	\$2,736.99
262908686703000710	\$1,792.80	\$0.00	\$1,792.80
262908686703000720	\$1,792.80	\$0.00	\$1,792.80
262908686703000730	\$1,792.80	\$0.00	\$1,792.80
262908686703000740	\$1,792.80	\$944.19	\$2,736.99
262908686703000750	\$1,792.80	\$944.19	\$2,736.99
262908686703000760	\$1,792.80	\$944.19	\$2,736.99
262908686703000770	\$1,792.80	\$0.00	\$1,792.80
262908686703000780	\$1,792.80	\$944.19	\$2,736.99
262908686703000790	\$1,792.80	\$944.19	\$2,736.99
262908686703000800	\$1,792.80	\$1,180.24	\$2,973.04
262908686703000810	\$1,792.80	\$944.19	\$2,736.99
262908686703000820	\$1,792.80	\$944.19	\$2,736.99
262908686703000830	\$1,792.80	\$944.19	\$2,736.99
262908686703000840	\$1,792.80	\$1,180.24	\$2,973.04
262908686703000850	\$1,792.80	\$1,180.24	\$2,973.04
262908686703000860	\$1,792.80	\$1,180.24	\$2,973.04
262908686703000870	\$1,792.80	\$944.19	\$2,736.99
262908686703000880	\$1,792.80	\$944.19	\$2,736.99
262908686703000890	\$1,792.80	\$944.19	\$2,736.99
262908686703000900	\$1,792.80	\$1,180.24	\$2,973.04
262908686703000910	\$1,792.80	\$1,180.24	\$2,973.04
262908686703000920	\$1,792.80	\$1,180.24	\$2,973.04
262908686703000930	\$1,792.80	\$944.19	\$2,736.99
262908686703000940	\$1,792.80	\$944.19	\$2,736.99
262908686703000950	\$1,792.80	\$944.19	\$2,736.99
262908686703000960	\$1,792.80	\$0.00	\$1,792.80
262908686703000970	\$1,792.80	\$944.19	\$2,736.99
262908686703000980	\$1,792.80	\$590.12	\$2,382.92
262908686703000990	\$1,792.80	\$590.12	\$2,382.92
262908686703001000	\$1,792.80	\$590.12	\$2,382.92
262908686703001010	\$1,792.80	\$0.00	\$1,792.80
262908686703001020	\$1,792.80	\$944.19	\$2,736.99
262908686703001030	\$1,792.80	\$944.19	\$2,736.99
262908686703001040	\$1,792.80	\$0.00	\$1,792.80
262908686703001050	\$1,792.80	\$0.00	\$1,792.80

PARCEL ID	O&M	Debt	Total
262908686703001060	\$1,792.80	\$0.00	\$1,792.80
262908686703001070	\$1,792.80	\$944.19	\$2,736.99
262908686703001080	\$1,792.80	\$0.00	\$1,792.80
262908686703001090	\$1,792.80	\$944.19	\$2,736.99
262908686703001100	\$1,792.80	\$0.00	\$1,792.80
262908686703001110	\$1,792.80	\$0.00	\$1,792.80
262908686703001120	\$1,792.80	\$0.00	\$1,792.80
262908686703001130	\$1,792.80	\$944.19	\$2,736.99
262908686703001140	\$1,792.80	\$944.19	\$2,736.99
262908686703001150	\$1,792.80	\$944.19	\$2,736.99
262908686703001160	\$1,792.80	\$0.00	\$1,792.80
262908686703001170	\$1,792.80	\$944.19	\$2,736.99
262908686703001180	\$1,792.80	\$944.19	\$2,736.99
262908686703001190	\$1,792.80	\$944.19	\$2,736.99
262908686703001200	\$1,792.80	\$944.19	\$2,736.99
262908686703001210	\$1,792.80	\$944.19	\$2,736.99
262908686703001220	\$1,792.80	\$0.00	\$1,792.80
262908686703001230	\$1,792.80	\$0.00	\$1,792.80
262908686703001240	\$1,792.80	\$944.19	\$2,736.99
262908686703001250	\$1,792.80	\$944.19	\$2,736.99
262908686703001260	\$1,792.80	\$944.19	\$2,736.99
262908686703001270	\$1,792.80	\$0.00	\$1,792.80
262908686703001280	\$1,792.80	\$0.00	\$1,792.80
262908686703001290	\$1,792.80	\$0.00	\$1,792.80
262908686703001300	\$1,792.80	\$590.12	\$2,382.92
262908686703001310	\$1,792.80	\$0.00	\$1,792.80
262908686703001320	\$1,792.80	\$0.00	\$1,792.80
262908686703001330	\$1,792.80	\$0.00	\$1,792.80
262908686703001340	\$1,792.80	\$944.19	\$2,736.99
262908686703001350	\$1,792.80	\$944.19	\$2,736.99
262908686703001360	\$1,792.80	\$944.19	\$2,736.99
262908686703001370	\$1,792.80	\$0.00	\$1,792.80
262908686703001380	\$1,792.80	\$0.00	\$1,792.80
262908686703001390	\$1,792.80	\$0.00	\$1,792.80
262908686703001400	\$1,792.80	\$944.19	\$2,736.99
262908686703001410	\$1,792.80	\$944.19	\$2,736.99
262908686703001420	\$1,792.80	\$944.19	\$2,736.99
262908686703001430	\$1,792.80	\$0.00	\$1,792.80
262908686703001440	\$1,792.80	\$1,180.24	\$2,973.04
262908686703001450	\$1,792.80	\$0.00	\$1,792.80
262908686703001460	\$1,792.80	\$590.12	\$2,382.92
262908686703001470	\$1,792.80	\$944.19	\$2,736.99
262908686703001480	\$1,792.80	\$944.19	\$2,736.99
262908686703001490	\$1,792.80	\$944.19	\$2,736.99
262908686703001500	\$1,792.80	\$944.19	\$2,736.99
262908686703001510	\$1,792.80	\$944.19	\$2,736.99
262908686703001520	\$1,792.80	\$944.19	\$2,736.99
262908686703001530	\$1,792.80	\$944.19	\$2,736.99
262908686703001540	\$1,792.80	\$944.19	\$2,736.99
262908686703001550	\$1,792.80	\$944.19	\$2,736.99
262908686703001560	\$1,792.80	\$944.19	\$2,736.99
262908686703001570	\$1,792.80	\$1,180.24	\$2,973.04
262908686703001580	\$1,792.80	\$1,180.24	\$2,973.04
262908686703001590	\$1,792.80	\$944.19	\$2,736.99

PARCEL ID	O&M	Debt	Total
262908686703001600	\$1,792.80	\$944.19	\$2,736.99
262908686703001610	\$1,792.80	\$944.19	\$2,736.99
262908686703001620	\$1,792.80	\$1,180.24	\$2,973.04
262908686703001630	\$1,792.80	\$1,180.24	\$2,973.04
262908686703001640	\$1,792.80	\$944.19	\$2,736.99
262908686703001650	\$1,792.80	\$1,180.24	\$2,973.04
262908686703001660	\$1,792.80	\$944.19	\$2,736.99
262908686703001670	\$1,792.80	\$1,180.24	\$2,973.04
262908686703001680	\$1,792.80	\$1,180.24	\$2,973.04
262908686703001690	\$1,792.80	\$1,180.24	\$2,973.04
262908686703001700	\$1,792.80	\$944.19	\$2,736.99
262908686703001710	\$1,792.80	\$944.19	\$2,736.99
262908686703001720	\$1,792.80	\$1,180.24	\$2,973.04
262908686703001730	\$1,792.80	\$1,180.24	\$2,973.04
262908686703001740	\$1,792.80	\$1,180.24	\$2,973.04
262908686703001750	\$1,792.80	\$944.19	\$2,736.99
262908686703001760	\$1,792.80	\$944.19	\$2,736.99
262908686703001770	\$1,792.80	\$944.19	\$2,736.99
262908686703001780	\$1,792.80	\$944.19	\$2,736.99
262908686703001790	\$1,792.80	\$944.19	\$2,736.99
262908686703001800	\$1,792.80	\$944.19	\$2,736.99
262908686703001810	\$1,792.80	\$1,180.24	\$2,973.04
262908686703001820	\$1,792.80	\$1,180.24	\$2,973.04
262908686703001830	\$1,792.80	\$944.19	\$2,736.99
262908686703001840	\$1,792.80	\$944.19	\$2,736.99
262908686703001850	\$1,792.80	\$944.19	\$2,736.99
262908686703001860	\$1,792.80	\$1,180.24	\$2,973.04
262908686703001870	\$1,792.80	\$1,180.24	\$2,973.04
262908686703001880	\$1,792.80	\$1,180.24	\$2,973.04
262908686703001890	\$1,792.80	\$1,180.24	\$2,973.04
262908686703001900	\$1,792.80	\$944.19	\$2,736.99
262908686703001910	\$1,792.80	\$944.19	\$2,736.99
262908686703001920	\$1,792.80	\$944.19	\$2,736.99
262908686703001930	\$1,792.80	\$944.19	\$2,736.99
262908686703001940	\$1,792.80	\$944.19	\$2,736.99
262908686703001950	\$1,792.80	\$944.19	\$2,736.99
262908686703001960	\$1,792.80	\$1,180.24	\$2,973.04
262908686703001970	\$1,792.80	\$944.19	\$2,736.99
262908686703001980	\$1,792.80	\$944.19	\$2,736.99
262908686703001990	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002000	\$1,792.80	\$944.19	\$2,736.99
262908686703002010	\$1,792.80	\$944.19	\$2,736.99
262908686703002020	\$1,792.80	\$944.19	\$2,736.99
262908686703002030	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002040	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002050	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002060	\$1,792.80	\$944.19	\$2,736.99
262908686703002070	\$1,792.80	\$944.19	\$2,736.99
262908686703002080	\$1,792.80	\$944.19	\$2,736.99
262908686703002090	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002100	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002110	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002120	\$1,792.80	\$944.19	\$2,736.99
262908686703002130	\$1,792.80	\$944.19	\$2,736.99

PARCEL ID	O&M	Debt	Total
262908686703002140	\$1,792.80	\$944.19	\$2,736.99
262908686703002150	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002160	\$1,792.80	\$944.19	\$2,736.99
262908686703002170	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002180	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002190	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002200	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002210	\$1,792.80	\$944.19	\$2,736.99
262908686703002220	\$1,792.80	\$944.19	\$2,736.99
262908686703002230	\$1,792.80	\$944.19	\$2,736.99
262908686703002240	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002250	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002260	\$1,792.80	\$944.19	\$2,736.99
262908686703002270	\$1,792.80	\$944.19	\$2,736.99
262908686703002280	\$1,792.80	\$944.19	\$2,736.99
262908686703002290	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002300	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002310	\$1,792.80	\$944.19	\$2,736.99
262908686703002320	\$1,792.80	\$944.19	\$2,736.99
262908686703002330	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002340	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002350	\$1,792.80	\$944.19	\$2,736.99
262908686703002360	\$1,792.80	\$944.19	\$2,736.99
262908686703002370	\$1,792.80	\$944.19	\$2,736.99
262908686703002380	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002390	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002400	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002410	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002420	\$1,792.80	\$944.19	\$2,736.99
262908686703002430	\$1,792.80	\$944.19	\$2,736.99
262908686703002440	\$1,792.80	\$944.19	\$2,736.99
262908686703002450	\$1,792.80	\$944.19	\$2,736.99
262908686703002460	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002470	\$1,792.80	\$944.19	\$2,736.99
262908686703002480	\$1,792.80	\$944.19	\$2,736.99
262908686703002490	\$1,792.80	\$944.19	\$2,736.99
262908686703002500	\$1,792.80	\$944.19	\$2,736.99
262908686703002510	\$1,792.80	\$944.19	\$2,736.99
262908686703002520	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002530	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002540	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002550	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002560	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002570	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002580	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002590	\$1,792.80	\$944.19	\$2,736.99
262908686703002600	\$1,792.80	\$944.19	\$2,736.99
262908686703002610	\$1,792.80	\$944.19	\$2,736.99
262908686703002620	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002630	\$1,792.80	\$1,180.24	\$2,973.04
262908686703002640			
262908686703002650			
262908686703002660			
262908686703002670			
262908686703002680			

PARCEL ID	O&M	Debt	Total
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262908686703002690

262908686703002700

262908686703002710

262908686703002720

Total Gross Assessments	\$471,506.40	\$211,616.74	\$683,123.14
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Total Net Assessments	\$438,500.95	\$196,803.57	\$635,304.52
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SECTION V

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT SETTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 9th day of July 2026.

ATTEST:

**EAGLE HAMMOCK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

EXHIBIT A:

EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors (“**Board**”) of the Eagle Hammock Community Development District (“**District**”) will hold their regular meetings for Fiscal Year 2027 at the offices of Highland Homes, 3020 Florida Avenue S., Lakeland, Florida 33803, on the 2nd Thursday of each month, at 10:00 a.m. on the following dates, unless otherwise indicated as follows:

October 8, 2026
November 12, 2026
December 10, 2026
January 14, 2027
February 11, 2027
March 11, 2027
April 8, 2027
May 13, 2027
June 10, 2027
July 8, 2027
August 12, 2027
September 9, 2027

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801; Phone: (407) 841-5524 (“**District Manager’s Office**”).

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

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

District Manager

SECTION VI

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR LANDOWNER ELECTION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to Chapter 190, Florida Statutes," and the Board shall consist of five (5) members; and

WHEREAS, the District is statutorily required to hold its meeting of the landowners of the District for the purpose of electing Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.

The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Kareyann Ellison	November 2026
2	Milton Andrade	November 2028
3	Garrett Parkinson	November 2028
4	Brian Walsh	November 2026
5	Kyle Free	November 2026

This year, Seats 1, 4, and 5 are subject to election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for terms of four (4) years. The remaining candidate shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. LANDOWNERS' ELECTION. In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the following date, time and location:

DATE: Thursday, November 12, 2026
TIME: 10:00 AM

LOCATION: Offices of Highland Homes
3020 S Florida Avenue, Suite 101
Lakeland, Florida 33803

3. PUBLICATION. The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. FORMS. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its July 9, 2026, meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Composite Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

5. 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.

6. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 9th day of July 2026.

ATTEST:

**EAGLE HAMMOCK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Composite Exhibit A: Sample Notice of Landowners' Meeting and Election, Instructions, Proxy, and Ballot Form

**NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE
EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Eagle Hammock Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 108.77 acres, generally located East of Highway 17, and immediately North of Wright Road within the City of Eagle Lake, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("**Board**", and each member individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: _____
TIME: _____
LOCATION: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, Ph: (407) 841-5524 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one (1) vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least three (3) business days before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE
EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE: _____
TIME: _____
LOCATION: _____

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two (2) years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please that a particular parcel of real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two (2) candidates receiving the highest number of votes shall be elected for terms of four (4) years. The remaining candidate shall be elected for a term of two (2) years. The terms of office for the successful candidates shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the District to be held at _____, **on November ____, 2026, at _____ a/p.m.**, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING – NOVEMBER __, 2026

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will serve four (4) year terms. The remaining candidate will serve a two (2) year term. All terms of office commence upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the District and described as follows:

Description	Acreage
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

I, _____, as Landowner, or as the proxy holder of _____
(Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
4		
5		

Date: _____

Signed: _____
Printed Name: _____

SECTION VII

SECTION A

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

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Eagle Hammock Community Development District

District Manager:_____

Date:_____

Print Name:_____

Eagle Hammock Community Development District

SECTION B

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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Eagle Hammock Community Development District

District Manager:_____

Date:_____

Print Name:_____

Eagle Hammock Community Development District

SECTION VIII

SECTION C

Eagle Hammock CDD

Field Management Report

Completed Items

- Street sign review completed. All that were rotated due to high winds have been straightened. Future sign pole stabilization is recommended.
- Entry pavers to the amenity have been pressure washed.
- Motion lights were installed on the backside of the amenity.
- Amenity exterior (front/sides) and playground have been pressure washed.
- Legs to the chairs in the Amenity Center have been tightened.
- Main entry doors to the amenity have been repaired. Doors were not closing securely.

Contracted Services

- All contracted service vendors continue to provide satisfactory service and maintain compliance with their contract requirements.
- The landscaping vendor has been contacted to ensure they are not missing any areas per the contract. During recent site reviews no areas were noted to have been missed with the mower.

In Progress

- Replace baby changing station in men's restroom.
- Pool handicap lift is currently being reviewed by Resort Pools.
- Pool deck sitting area light/fan switch will be installed the week of June 29th.
- Plantings in front of the Amenity are scheduled to be replaced the week of June 29th.
- Pool loungers being taken for repair July 7th. Loaners will be provided.



SECTION 1

Playground & Shade Quote Comparison

Company	Scope	Price
Jammin Playgrounds	Option 1 – Hip Shade over current footprint	\$29,597.76
Jammin Playgrounds	Option 2 – Hexagon Shade over current footprint	\$26,902.26
Pro Playgrounds	Current footprint shade only	\$32,924.64
Pro Playgrounds	Expand playground footprint, install swing set, install shade over expanded footprint	\$78,043.88
Playworx	Shade over current footprint	\$28,583.99
Playworx	Expand playground footprint, install swing set, install shade over expanded footprint	\$64,247.48
Global Playgrounds	Shade over current footprint	
Global Playgrounds	Expand playground footprint, install swing set, install shade over expanded footprint	

SECTION (a)

*Proposals will
be provided
under separate
cover.*

SECTION (b)

SECTION 1



QUOTE

Eagle Hammock CDD
219 E Livingston St
ORLANDO FL 32801
USA

Date
24 Jun 2026

Expiry
24 Jul 2026

Quote Number
QU-5429

Reference
Eagle Hammock - Hip
Shade Option 1

Jammin Playgrounds Inc.
4417 13th st PMB 143
ST.CLOUD FL 34769
UNITED STATES

Eagle Hammock CDD - 2053 Golden Beak Dr Eagle Lake, FL 33839

Easy access. No water & electric available. Permitted project.
Jammin is not responsible for any damage to concrete sidewalks, irrigation, landscaping, sod, etc.

Description	Quantity	Unit Price	Tax	Amount USD
Permit price STARTS at \$1,750 PLUS the actual permit cost. Price will be adjusted on final invoice. Customer is responsible for providing all required documents for permitting. City/County building departments may require a recent survey versus a site plan. This will be the sole responsibility of the customer to retrieve those documents for Jammin to start the permit process.	1.00	1,750.00	Tax on Sales	1,750.00
engineered drawings required for permitting	1.00	950.00	Tax on Sales	950.00
Supply & Delivery of 26x26x9 Hip Shade. L:26 x W:26 x H:9 DOME: 1 Item #: Custom COLUMNS: QTY: 4 Ø5.5" Sch-40, with Base Plate RAFTER: Ø5.0" 11-Ga ELBOW: Glide FABRIC COLOR: TBD STEEL COLOR: TBD	1.00	12,346.00	Tax on Sales	12,346.00
Freight for Shade	1.00	1,386.00	Tax on Sales	1,386.00
Installation of 26'x26'x9' Hip Shade Structure to spec. 4 Footers listed @ 3.29'x3.29'x3' (Please see note regarding footers). No hard digging. *If boxes are required to prevent footer holes from caving in due to drainage or other site conditions, an additional \$650 per box will be added to the final invoice.	1.00	9,500.00	Tax on Sales	9,500.00

Description	Quantity	Unit Price	Tax	Amount USD
*Shade will be installed outside of existing borders.				
Machine Rental for installation & offloading equipment.	1.00	1,750.00	Tax on Sales	1,750.00
Dumpster Rental for disposal of pallet trash & spoils.	1.00	950.00	Tax on Sales	950.00
Receiving equipment, Storage @ Jammin's shop until job is ready & Delivery to job site for installation.	1.00	150.00	Tax on Sales	150.00
*STORAGE PRICE IS BASED ON PROJECT BEING READY FOR INSTALLATION WITHIN 2-3 WEEKS OF RECEIVING THE EQUIPMENT. IF ANY DELAYS IN INSTALLATION OCCUR AFTER RECEIVING EQUIPMENT (DUE TO CUSTOMER), ADDITIONAL STORAGE FEES @ \$50 PER WEEK WILL BE ADDED TO THE FINAL INVOICE.				
Sales Tax- Based on 7.5% Osceola County *IF CUSTOMER IS TAX EXEMPT, A CERTIFICATE NEEDS TO BE PROVIDED PRIOR TO ACCEPTING THIS QUOTE.	1.00	815.76	Tax Exempt	815.76
Subtotal				29,597.76
TOTAL TAX				0.00
TOTAL USD				29,597.76

Terms

Customer agrees to contact all private utilities directly to conduct underground locates prior to Jammin's arrival. Any underground utilities that are damaged during installation will be the responsibility of the customer to fix.

Permit price STARTS at \$1,500 PLUS the actual permit cost, depending on location. Price will be adjusted on final invoice. Customer will be responsible for providing any and all documents required for permitting. Any delays will result in additional charges.

If Jammin quotes have expired prior to a PO being issued, prices may need to be adjusted to reflect any price increases from manufacturers and/or freight companies. If any additional permits, such as LDO's or Zoning clearance, are required for building permits to be issued, additional charges may apply. Permit paperwork needs to be filled out & returned to Jammin Playgrounds as quickly as possible. Any delays in returning permit documents may result in price increases. Time is of the essence with any permitting documents needed for submittal.

Exclusions: Excavation, irrigation, sod damage/replacement, concrete sidewalks, underground pipes, etc. Any unforeseen hazards or issues that arise upon arrival to the job site will result in a change order.

Any items not listed herein will NOT be covered.

If customer assumes excavation responsibility for any surfacing project, the warranty for said surfacing will be automatically voided, since Jammin cannot ensure the excavation was done properly to eliminate all grass/weed roots that may grow in the future.

Artificial Turf and Rubber Surfacing are capable of getting hot in direct sunlight, although it does not retain or radiate much heat. Jammin Playgrounds cannot guarantee that grass/weeds will not grow through the drainage holes. Reflection from windows, highly reflective or shiny surfaces, or glass top tables can create a magnifying affect and melt the turf or damage rubber surfacing. Compression causes the fibers on artificial turf to lay down and that is considered normal wear & tear.

Shade Installation price is based on footer information provided. If footer dimensions change due to permitting or engineered drawings, a change order will be issued.

Customer is responsible for providing site plan and/or recent survey if permitting requires. Some additional charges may be added if permitting office requires architect drawings to show setbacks. Customer is also responsible for any CAD drawings that are requested for

permitting.

*IF YOU WOULD LIKE TO ACCEPT THIS QUOTE, PLEASE SIGN AND RETURN TO Sandra@JamNPlay.com. A 50% DEPOSIT WILL BE REQUIRED PRIOR TO ANY EQUIPMENT BEING PURCHASED BY JAMMIN PLAYGROUNDS (UNLESS OTHERWISE STATED).

*Any cancellations for approved projects may result in restocking fees and/or additional charges for items already purchased.

In the unlikely event that Jammin Playgrounds is required to file a civil action or institute any collection effects against a customer, customer agrees to pay any and all cost, fees, expenses and attorney fees incurred by Jammin Playgrounds regardless of whether suit is actually filed and including but not limited to any and all costs, fees, expenses, and attorney fees incurred on appeal or in any post judgement collection efforts or proceedings.

Signature:_____

Title:_____

Date:_____

QUOTE#5429 - Hip Shade (Similar to the shade in the rendering you set over)



SECTION 2



QUOTE

Eagle Hammock CDD
219 E Livingston St
ORLANDO FL 32801
USA

Date
24 Jun 2026

Expiry
24 Jul 2026

Quote Number
QU-5430

Reference
Eagle Hammock - Hexagon
Shade Option 2

Jammin Playgrounds Inc.
4417 13th st PMB 143
ST.CLOUD FL 34769
UNITED STATES

Eagle Hammock CDD - 2053 Golden Beak Dr Eagle Lake, FL 33839

Easy access. No water & electric available. Permitted project.
Jammin is not responsible for any damage to concrete sidewalks, irrigation, landscaping, sod, etc.

Description	Quantity	Unit Price	Tax	Amount USD
Permit price STARTS at \$1,750 PLUS the actual permit cost. Price will be adjusted on final invoice. Customer is responsible for providing all required documents for permitting. City/County building departments may require a recent survey versus a site plan. This will be the sole responsibility of the customer to retrieve those documents for Jammin to start the permit process.	1.00	1,750.00	Tax on Sales	1,750.00
engineered drawings required for permitting	1.00	950.00	Tax on Sales	950.00
Supply & Delivery of 26x26x9 Hexagon Shade. D:26 x H:9 DOME: 1 Item #: Custom COLUMNS: QTY: 6 Ø5.0" 11-Ga, with Base Plate RAFTER: Ø2.875" 12-Ga ELBOW: Standard FABRIC COLOR: TBD STEEL COLOR: TBD	1.00	10,671.00	Tax on Sales	10,671.00
Freight for Shade	1.00	1,266.00	Tax on Sales	1,266.00
Installation of 26'x9' Hexagon Shade Structure to spec. 6 Footers listed @ 2.17'x2.17'x3' (Please see note regarding footers). No hard digging. *If boxes are required to prevent footer holes from caving in due to drainage or other site conditions, an additional \$650 per box will be added to the final invoice.	1.00	8,950.00	Tax on Sales	8,950.00

Description	Quantity	Unit Price	Tax	Amount USD
*Shade will be installed outside of existing borders.				
Machine Rental for installation & offloading equipment.	1.00	1,500.00	Tax on Sales	1,500.00
Dumpster Rental for disposal of pallet trash & spoils.	1.00	950.00	Tax on Sales	950.00
Receiving equipment, Storage @ Jammin's shop until job is ready & Delivery to job site for installation.	1.00	150.00	Tax on Sales	150.00
*STORAGE PRICE IS BASED ON PROJECT BEING READY FOR INSTALLATION WITHIN 2-3 WEEKS OF RECEIVING THE EQUIPMENT. IF ANY DELAYS IN INSTALLATION OCCUR AFTER RECEIVING EQUIPMENT (DUE TO CUSTOMER), ADDITIONAL STORAGE FEES @ \$50 PER WEEK WILL BE ADDED TO THE FINAL INVOICE.				
Sales Tax- Based on 7.5% Osceola County *IF CUSTOMER IS TAX EXEMPT, A CERTIFICATE NEEDS TO BE PROVIDED PRIOR TO ACCEPTING THIS QUOTE.	1.00	715.26	Tax Exempt	715.26
Subtotal				26,902.26
TOTAL TAX				0.00
TOTAL USD				26,902.26

Terms

Customer agrees to contact all private utilities directly to conduct underground locates prior to Jammin's arrival. Any underground utilities that are damaged during installation will be the responsibility of the customer to fix.

Permit price STARTS at \$1,500 PLUS the actual permit cost, depending on location. Price will be adjusted on final invoice. Customer will be responsible for providing any and all documents required for permitting. Any delays will result in additional charges.

If Jammin quotes have expired prior to a PO being issued, prices may need to be adjusted to reflect any price increases from manufacturers and/or freight companies. If any additional permits, such as LDO's or Zoning clearance, are required for building permits to be issued, additional charges may apply. Permit paperwork needs to be filled out & returned to Jammin Playgrounds as quickly as possible. Any delays in returning permit documents may result in price increases. Time is of the essence with any permitting documents needed for submittal.

Exclusions: Excavation, irrigation, sod damage/replacement, concrete sidewalks, underground pipes, etc. Any unforeseen hazards or issues that arise upon arrival to the job site will result in a change order.

Any items not listed herein will NOT be covered.

If customer assumes excavation responsibility for any surfacing project, the warranty for said surfacing will be automatically voided, since Jammin cannot ensure the excavation was done properly to eliminate all grass/weed roots that may grow in the future.

Artificial Turf and Rubber Surfacing are capable of getting hot in direct sunlight, although it does not retain or radiate much heat. Jammin Playgrounds cannot guarantee that grass/weeds will not grow through the drainage holes. Reflection from windows, highly reflective or shiny surfaces, or glass top tables can create a magnifying affect and melt the turf or damage rubber surfacing. Compression causes the fibers on artificial turf to lay down and that is considered normal wear & tear.

Shade Installation price is based on footer information provided. If footer dimensions change due to permitting or engineered drawings, a change order will be issued.

Customer is responsible for providing site plan and/or recent survey if permitting requires. Some additional charges may be added if permitting office requires architect drawings to show setbacks. Customer is also responsible for any CAD drawings that are requested for

permitting.

*IF YOU WOULD LIKE TO ACCEPT THIS QUOTE, PLEASE SIGN AND RETURN TO Sandra@JamNPlay.com. A 50% DEPOSIT WILL BE REQUIRED PRIOR TO ANY EQUIPMENT BEING PURCHASED BY JAMMIN PLAYGROUNDS (UNLESS OTHERWISE STATED).

*Any cancellations for approved projects may result in restocking fees and/or additional charges for items already purchased.

In the unlikely event that Jammin Playgrounds is required to file a civil action or institute any collection effects against a customer, customer agrees to pay any and all cost, fees, expenses and attorney fees incurred by Jammin Playgrounds regardless of whether suit is actually filed and including but not limited to any and all costs, fees, expenses, and attorney fees incurred on appeal or in any post judgement collection efforts or proceedings.

Signature:_____

Title:_____

Date:_____

QUOTE#5430 - Hexagon Shade



SECTION (c)

SECTION 1



QUOTE: OE26015284
CUSTOMER: PL08063
ACCOUNT: 26012838

Bill To:

Eagle Lake HOA
2053 Golden Beal Dr
Eagle Lake, FL 33839.

Project Name & Location:

Eagle Lake - Option 1

Prepared by:

PLAYWORX PLAYSETS LLC

Kristine Frost
8014 CUMMING HWY,
CANTON, GA 30115
866-502-5013 (phone)

Ship To Address:

Eagle Lake HOA
2053 Golden Beal Dr
Eagle Lake, FL 33839.

End User:

Quote Number: OE26015284
Quote Date: 6/29/2026
Valid For: 30 Days From Quote Date

Parts By Other

Part Number	Description	Qty	Weight	Volume	Unit Price	Total
Hip Shade	30x30x10 Hip Shade	1	0.00	0.00	10,248.08	10,248.08
Drawings	Engineered Stamp Drawings	1	0.00	0.00	850.00	850.00
Install	Shade Installation	1	0.00	0.00	12,267.20	12,267.20
Permit	Permit Fee	1	0.00	0.00	1,500.00	1,500.00

Totals:

Equipment Weight: 0.00 lbs
Equipment Volume: 0.00 ft³
Equipment List: \$10,248.08
Installation: \$12,267.20
Estimated Sales Tax*: \$0.00
Freight: \$3,718.71

Products by Other: \$2,350.00
Grand Total: \$28,583.99

Make Purchase Orders Out To:
Playworx Playsets, LLC
Remit Purchase Orders To:
8014 Cumming Hwy Ste 403 #313
Canton, GA 30115 USA
786-750-3332 (phone)
kristine@playworx.com

Make Checks Payable To:
Playworx Playsets, LLC
Remit Checks To:
8014 Cumming Hwy Ste 403 #313
Canton, GA 30115 USA

NOTE:

* Applicable sales taxes will be confirmed once order and any tax certificates are received

† Denotes drop ship item.

Unloading, storage, installation, surfacing and site work are not included unless specifically noted on quotation. Not responsible for filter cloth, irrigation rerouting, grass damage, or checking for underground utilities.

If installation is quoted, it is assumed that the site has been prepared and that any grade slope in any direction does not exceed 2%. In the event that unexpected soil conditions, such as subsurface rock, are encountered during installation, additional costs to the customer will be applicable.

The acceptance signature below serves as authorization to order the items quoted and indicates acceptance of the prices listed. All terms are subject to credit approval.

COMMENTS:

This playground contains 10.88% recycled content
This playground qualifies for 1 LEED point(s)

This Quote shall not become a binding contract until signed and delivered by both Customer and Playworx Playsets, LLC. Sales Representative is not authorized to sign this Quote on behalf of PPLT or Customer, and signed Quotes cannot be accepted from Sales Representative. To submit this offer, please sign below and forward a complete signed copy of this Quote directly to kristine@playworx.com. Upon acceptance, PPLT will return a fully-signed copy of the Quote to Customer (with copy to Sales Representative) via fax or e mail.

THIS QUOTE IS LIMITED TO AND GOVERNED BY THE TERMS CONTAINED HEREIN. PPLT objects to any other terms proposed by Customer, in writing or otherwise, as material alterations, and all such proposed terms shall be void. Customer authorizes PPLT to ship the Equipment and agrees to pay PPLT the total amount specified. Shipping terms are FOB the place of shipment via common carrier designated by PPLT. Payment terms are 50% down upon order placement and 50% down upon project completion. Customer agrees to pay all additional service charges for past due invoices. Customer must provide proper tax exemption certificates to PPLT, and shall promptly pay and discharge all otherwise applicable taxes, license fees, levies and other impositions on the Equipment at its own expense.

CUSTOMER hereby submits its offer to purchase the Equipment ACCORDING TO THE terms stated in this quote AND subject to final approval BY PPLT.

Submitted By

Printed Name and Title

Date

The foregoing Quote and OFFER ARE hereby approved and accepted by PLAYworx playsets, LLC.

By: _____

Date: _____

ADDITIONAL TERMS & CONDITIONS OF SALE

1. **Use & Maintenance.** Customer agrees to regularly inspect and maintain the Equipment, and to provide, inspect and maintain appropriate safety surfacing under and around the Equipment, in accordance with PPLT's product literature and the most current Consumer Product Safety Commission Handbook for Public Playground Safety.
2. **Default, Remedies & Delinquency Charges.** Customer's failure to pay any invoice when due, or its failure to otherwise comply with the terms of this Quote, shall constitute a default under all unsatisfied invoices ("Event of Default"). Upon an Event of Default, PPLT shall have all remedies available to it at law or equity, including, without limitation, all remedies afforded a secured creditor under the Uniform Commercial Code. Customer agrees to assist and cooperate with PPLT to accomplish its filing and enforcement of mechanic's or other liens with respect to the Equipment or its location or its repossession of the Equipment, and Customer expressly waives all rights to possess the Equipment after an Event of Default. All remedies are cumulative and not alternative, and no exercise by PPLT of a remedy will prohibit or waive the exercise of any other remedy. Customer shall pay all reasonable attorneys' fees plus any costs of collection incurred by PPLT in enforcing its rights hereunder. Subject to any limitations under law, Customer shall pay to PPLT as liquidated damages, and not as a penalty, an amount equal to 1.5% per month of any payment that is delinquent in such month and is not received by PPLT within ten (10) days after the date on which due.
3. **Limitation of Warranty/ Indemnity.** PPLT MAKES NO EQUIPMENT WARRANTIES EXCEPT FOR THOSE STANDARD WARRANTIES ISSUED WITH THE EQUIPMENT, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE. PPLT SPECIFICALLY DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND ANY LIABILITY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES. CUSTOMER AGREES TO DEFEND, INDEMNIFY AND SAVE PPLT HARMLESS FROM ALL CLAIMS OF ANY KIND FOR DAMAGES OF ANY KIND ARISING OUT OF CUSTOMER'S ALTERATION OF THE EQUIPMENT, ITS FAILURE TO MAINTAIN THE EQUIPMENT, ITS FAILURE TO PROPERLY SUPERVISE EQUIPMENT USE, OR ITS FAILURE TO PROVIDE AND MAINTAIN APPROPRIATE TYPES AND DEPTHS OF SAFETY SURFACING BENEATH AND AROUND THE EQUIPMENT IN ACCORDANCE WITH PPLT'S INSTALLATION AND OWNER'S MANUALS AND THE MOST CURRENT CONSUMER PRODUCT SAFETY COMMISSION HANDBOOK FOR PUBLIC PLAYGROUND SAFETY.
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6. **Choice of Law and Jurisdiction.** All agreements between Customer and PPLT shall be interpreted, and the parties' obligations shall be governed, by the laws of the State of Missouri without reference to its choice of law provisions. Customer hereby consents to the personal jurisdiction of the state and federal courts located in the city and county of St. Louis, Missouri.
7. **Title; Risk of Loss; Insurance.** PPLT Retains full title to all Equipment until full payment is received by PPLT. Customer assumes all risk of loss or destruction of or damage to the Equipment by reason of theft, fire, water, or any other cause, and the occurrence of any such casualty shall not relieve the Customer from its obligations hereunder and under any invoices. Until all amounts due hereunder are paid in full, Customer shall insure the Equipment against all such losses and casualties.
8. **Waiver; Invalidity.** PPLT may waive a default hereunder, or under any invoice or other agreement between Customer and PPLT, or cure such a default at Customer's expense, but shall have no obligation to do either. No waiver shall be deemed to have taken place unless it is in writing, signed by PPLT. Any one waiver shall not constitute a waiver of other defaults or the same kind of default at another time, or a forfeiture of any rights provided to PPLT hereunder or under any invoice. The invalidity of any portion of this Quote shall not affect the force and effect of the remaining valid portions hereof.
9. **Entire Agreement; Amendment; Binding Nature.** This fully-executed Quote, as supplemented by Change Orders and invoices containing exact amounts of estimates provided herein, constitutes the complete and exclusive agreement between the parties. A Change Order is a written instrument signed by the Customer and PPLT stating their agreement as to any amendment in the terms of this Quote. Customer acknowledges that Change Orders may result in delays and additional costs. The parties agree that all Change Orders shall include appropriate adjustments in price and time frames relating to any requested amendments. Upon full

execution, this Quote shall be binding upon and inure to the benefit of the parties and their successors and assigns.

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GENERAL NOTES

AGE GROUP

☐ 2-5YRS ☒ 5-12YRS ☐ 2-12YRS ☐ 13YRS

1. THE AMERICANS WITH DISABILITIES ACT (ADA) MAY REQUIRE THAT YOU MAKE YOUR PARK AND/OR PLAYGROUND ACCESSIBLE WHEN VIEWED IN ITS ENTIRETY. PLEASE CONSULT YOUR LEGAL COUNSEL TO DETERMINE IF THE ADA APPLIES TO YOU.
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7. ALL POST LENGTHS ARE IDENTIFIED BY TEXT SHOWING THE POST LENGTHS I.E. 96 REPRESENTS A 96 INCH POST.
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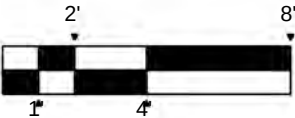
AGE GROUP: 5-12 ASTM
ELEVATED PLAY ACTIVITIES - TOTAL: 4
ELEVATED PLAY ACTIVITIES ACESIBLE BY TRANSFER: 0 REQ'D 2
ELEVATED PLAY ACTIVITIES ACESIBLE BY RAMP: 0 REQ'D 0
GROUND LEVEL ACTIVITY TYPE: 0 REQ'D 1
GROUND LEVEL QUANTITY: 0 REQ'D 1

CHILD CAPACITY: 12

INSIDE BORDERS

AREA: 663.5 ft²
PERIMETER: 92 ft. 1 in.

THE INFORMATION PROVIDED IS FOR
ESTIMATION PURPOSES ONLY



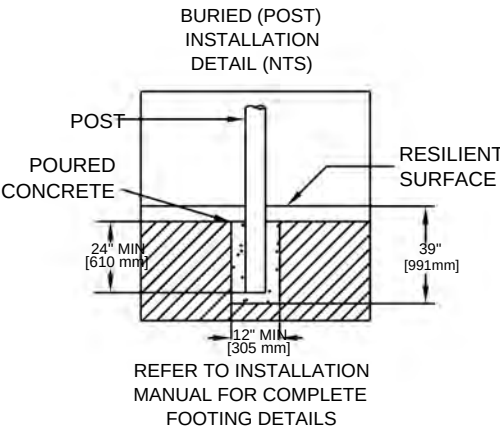
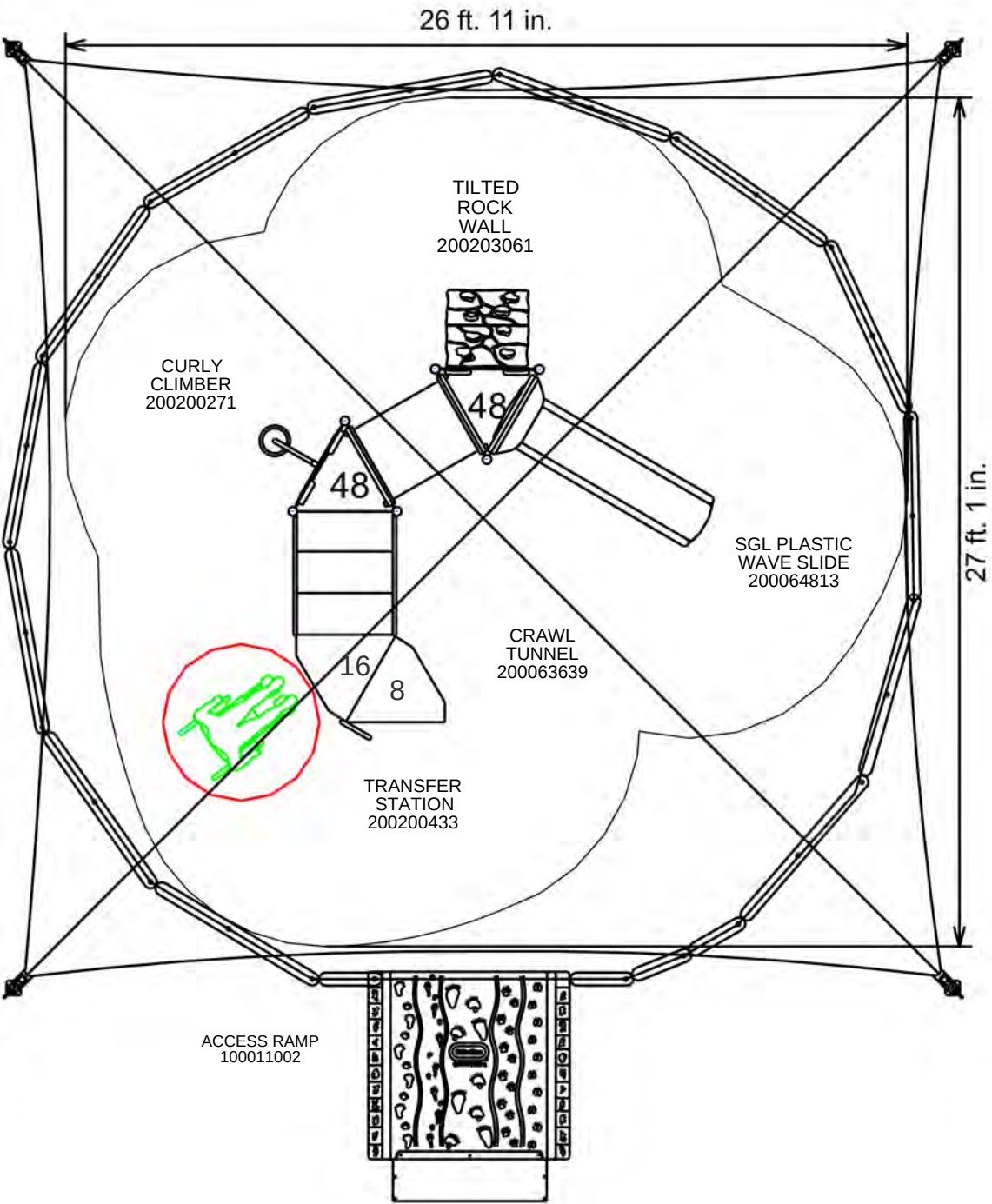
PLAYGROUND LAYOUT
COMPLIANCE:

- ☒ ASTM F1487 - PLAYGROUND EQUIPMENT FOR PUBLIC USE
- ☒ CPSC HANDBOOK FOR PUBLIC PLAYGROUND SAFETY

☒ THIS PLAYGROUND DESIGN
MEETS THE FINAL ACCESS
BOARD REGULATION.



THE PLAY COMPONENTS
IDENTIFIED IN THIS PLAN ARE IPEMA
CERTIFIED. THE USE AND LAYOUT
OF THE COMPONENTS CONFORM
TO THE REQUIREMENTS OF ASTM
F1487.





Playgrounds Fun & Easy!

Playworx Playsets, LLC
8014 Cumming Hwy
Suite 403 #313
Canton GA 30115

Kristine Frost
786-750-3332
kristine@playworx.com

**Eagle Lake HOA
Option 1**
Eagle Lake, FL

26012838
06/23/2026





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Eagle Lake HOA
Option 1
Eagle Lake, FL

26012838
06/23/2026



SECTION 2



QUOTE: OE26015247
CUSTOMER: PL08063
ACCOUNT: 26012838

Bill To:

Eagle Lake HOA
2053 Golden Beal Dr
Eagle Lake, FL 33839

Project Name & Location:

Eagle Lake - Option 2

Prepared by:

PLAYWORX PLAYSETS LLC

Kristine Frost
8014 CUMMING HWY,
CANTON, GA 30115
866-502-5013 (phone)

Ship To Address:

Eagle Lake HOA
2053 Golden Beal Dr
Eagle Lake, FL 33839

End User:

Quote Number: OE26015247
Quote Date: 6/29/2026
Valid For: 30 Days From Quote Date

PlayArea_Q1

Product line: Traditional Play
Age group: 2-12_ASTM

Global defaults

Belt Swing Seat Color
MaxPlay TM Swing Frame Clr
MaxPlay TM Swing Leg Clr
Tot Swing Seat Color
Us/Csa Labels For Swings

Components

Part Number	Description	Qty	Weight	Volum e	Unit Price	Total
200200417	2440mm (8') Maxplayâ„¢ Single Swing Add-on Frame (frame only) one seat per bay	1.00	140.00	9.23	1,315.00	1,315.00
200202202	MAXPLAY 8' STANDARD BEAM (frame only) two seat per bay	1.00	220.00	11.50	1,845.00	1,845.00
200202835	ASSY BELT SEAT F/8' SWING W/CHAIN	2.00	18.00	0.50	181.00	362.00
200202836	ASSY TOT SEAT F/8' SWING W/CHAIN	1.00	21.00	1.00	312.00	312.00

Additional Items

Part Number	Description	Qty	Weight	Volume	Unit Price	Total
105295	BAG ZIPLOCK 12" X 14"	1.00	0.00	0.00	0.00	0.00
925960	THUMB DRIVE 2GB - PPLT	1.00	0.00	0.00	0.00	0.00
INSTALL BOOK	INSTALL BOOK FOR PP ORDERS	1.00	0.00	0.00	0.00	0.00

Parts By Other

Part Number	Description	Qty	Weight	Volume	Unit Price	Total
Hip Shade	30x60x12 Double Hip Joined	1	0.00	0.00	21,099.96	21,099.96
Drawings	Engineered Stamp Drawings	2	0.00	0.00	850.00	1,700.00
Boarders	Playground Boarders	35	0.00	0.00	30.00	1,050.00
Install	Shade Installation	1	0.00	0.00	23,325.00	23,325.00
Mulch	EWf Playground Mulch for expanded area		0.00	0.00	4,500.00	4,500.00
Permit	Permit Fee	1	0.00	0.00	1,950.00	1,950.00

Totals:

Equipment Weight:	417.00 lbs
Equipment Volume:	22.73 ft ³
Equipment List:	\$24,933.96
Installation:	\$23,325.00
Estimated Sales Tax*:	\$0.00
Freight:	\$976.08
PBO Freight:	\$5,812.44
Products by Other:	\$9,200.00
Grand Total:	\$64,247.48

Playground Boarder Manufacturer to be confirmed.

Make Purchase Orders Out To:
Playworx Playsets, LLC
Remit Purchase Orders To:
8014 Cumming Hwy Ste 403 #313
Canton, GA 30115 USA
786-750-3332 (phone)
kristine@playworx.com

Make Checks Payable To:
Playworx Playsets, LLC
Remit Checks To:
8014 Cumming Hwy Ste 403 #313
Canton, GA 30115 USA

NOTE:

* Applicable sales taxes will be confirmed once order and any tax certificates are received

† Denotes drop ship item.

Unloading, storage, installation, surfacing and site work are not included unless specifically noted on quotation.

Not responsible for filter cloth, irrigation rerouting, grass damage, or checking for underground utilities.

If installation is quoted, it is assumed that the site has been prepared and that any grade slope in any direction does not exceed 2%. In the event that unexpected soil conditions, such as subsurface rock, are encountered during installation, additional costs to the customer will be applicable.
The acceptance signature below serves as authorization to order the items quoted and indicates acceptance of the prices listed. All terms are subject to credit approval.

COMMENTS:

This playground contains 10.88% recycled content
This playground qualifies for 1 LEED point(s)

This Quote shall not become a binding contract until signed and delivered by both Customer and Playworx Playsets, LLC. Sales Representative is not authorized to sign this Quote on behalf of PPLT or Customer, and signed Quotes cannot be accepted from Sales Representative. To submit this offer, please sign below and forward a complete signed copy of this Quote directly to kristine@playworx.com. Upon acceptance, PPLT will return a fully-signed copy of the Quote to Customer (with copy to Sales Representative) via fax or e mail.

THIS QUOTE IS LIMITED TO AND GOVERNED BY THE TERMS CONTAINED HEREIN. PPLT objects to any other terms proposed by Customer, in writing or otherwise, as material alterations, and all such proposed terms shall be void. Customer authorizes PPLT to ship the Equipment and agrees to pay PPLT the total amount specified. Shipping terms are FOB the place of shipment via common carrier designated by PPLT. Payment terms are 50% down upon order placement and 50% down upon project completion. Customer agrees to pay all additional service charges for past due invoices. Customer must provide proper tax exemption certificates to PPLT, and shall promptly pay and discharge all otherwise applicable taxes, license fees, levies and other impositions on the Equipment at its own expense.

CUSTOMER hereby submits its offer to purchase the Equipment ACCORDING TO THE terms stated in this quote AND subject to final approval BY PPLT.

Submitted By

Printed Name and Title

Date

The foregoing Quote and OFFER ARE hereby approved and accepted by PLAYworx playsets, LLC.

By: _____

Date: _____

ADDITIONAL TERMS & CONDITIONS OF SALE

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GENERAL NOTES

AGE GROUP

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AGE GROUP:	2-5	ASTM
ELEVATED PLAY ACTIVITIES - TOTAL:	4	
ELEVATED PLAY ACTIVITIES ACESIBLE BY TRANSFER:	4	REQ'D 2
ELEVATED PLAY ACTIVITIES ACESIBLE BY RAMP:	0	REQ'D 0
GROUND LEVEL ACTIVITY TYPE:	1	REQ'D 1
GROUND LEVEL QUANTITY:	3	REQ'D 1

CHILD CAPACITY: 18

INSIDE BORDERS

AREA: 1952.2 ft²
PERIMETER: 175 ft. 9 in.

THE INFORMATION PROVIDED IS FOR
ESTIMATION PURPOSES ONLY

PROJECT:

Eagle Lake Option 2
Eagle Lake, FL

LTCPS REP:

Kristine Frost
PLAYWORX PLAYSETS LLC
(866) 502-5013

GROUND SPACE: 35' x 70'

PROTECTIVE AREA: 32'-6" x 60'

DRAWN BY: Andrew Culbertson

DATE: 06/24/2026

PROJECT: 26012838

LTCPS - FARMINGTON
878 EAST HIGHWAY 60
MONETT MO 65708
VOICE: 1-800-325-8828
FAX: 417-354-2273

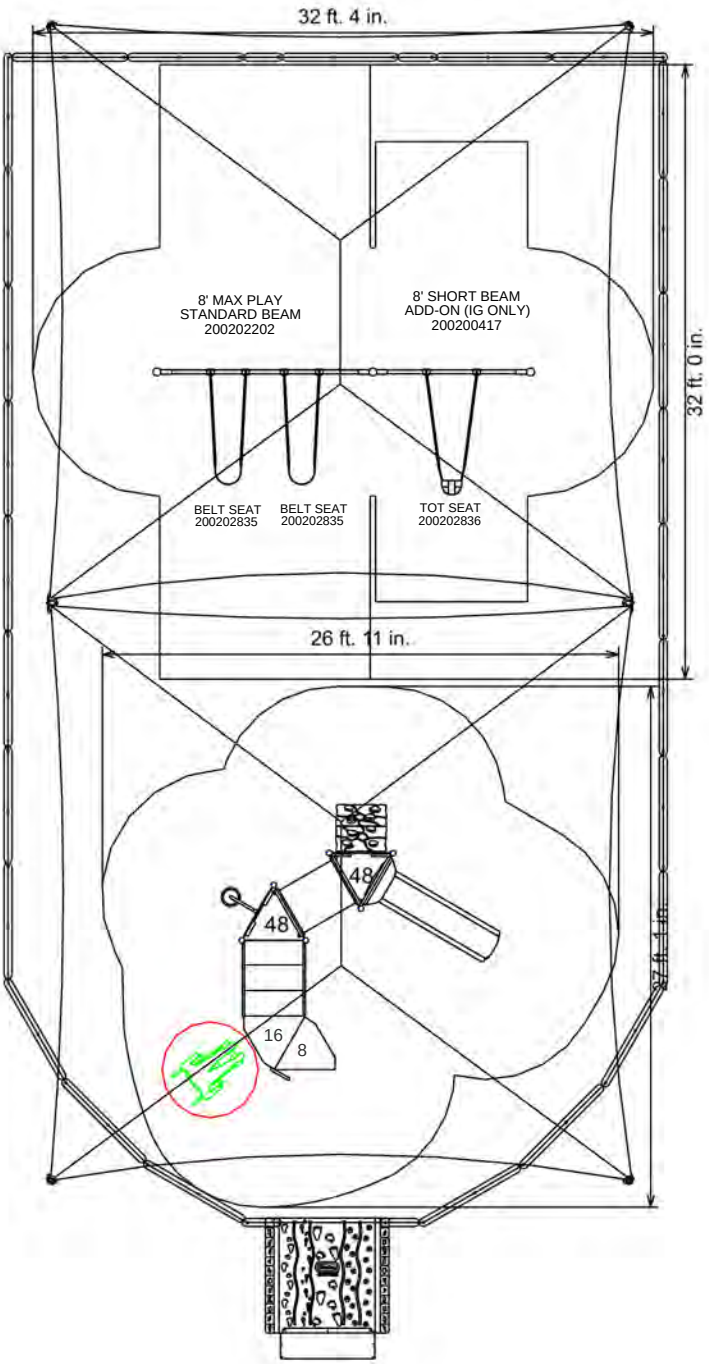
PLAYGROUND LAYOUT
COMPLIANCE:

- ☒ ASTM F1487 - PLAYGROUND EQUIPMENT FOR PUBLIC USE
- ☒ CPSC HANDBOOK FOR PUBLIC PLAYGROUND SAFETY

☒ THIS PLAYGROUND DESIGN
MEETS THE FINAL ACCESS
BOARD REGULATION.



THE PLAY COMPONENTS
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F1487.

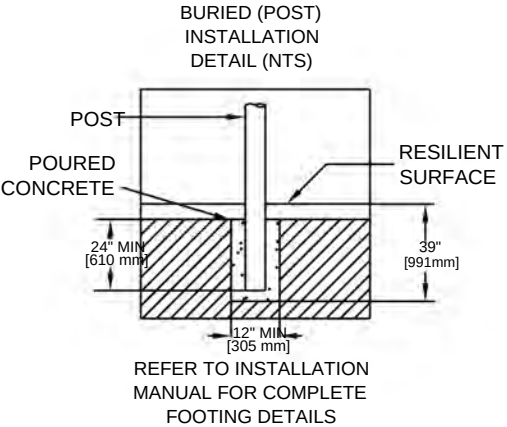


ONLY NEW ITEMS
LABLED

FIRE RETARDANT 30 X 60 X 12 FIRE RETARDANT 30 X 60 X 12

TOTAL BORDERS REQUIRED
4 X 2'
27 X 6'

EXISTING BORDERS
18 X 6'





Playgrounds Fun & Easy!

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Canton GA 30115

Kristine Frost
786-750-3332
kristine@playworx.com

**Eagle Lake HOA
Option 2**
Eagle Lake, FL

26012838
06/23/2026





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**Eagle Lake HOA
Option 2**

Eagle Lake, FL

26012838

06/23/2026

SECTION (d)

SECTION 1



TRUST — *the* — EXPERTS

For over a decade, our customers have entrusted us to provide safe and affordable playground and recreational equipment. Our team of Certified General Contractors and Playground Safety Inspectors will insure that your project is completed to perfection, providing truly turnkey service, with every step of the process from planning and budgeting, through the installation being handled under one roof.



1-800-573-7529 | www.proplaygrounds.com



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Project Name
Eagle Lake CDD swings & shade



Date	Estimate #
6/4/2026	63112

Customer / Bill To
Governmental Management Services CF Matt Fisher 219 E. Livingston St. Orlando, FL 32801

Ship To
2053 Golden Beak Drive Eagle Lake, FL 33839



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	1. Supply and install 30x30x12 Hip shade over the existing play area only 3. Supply eng dwgs, permitting			
	SHADE			
CSSD	Custom Shade Design, 30x30x12 over existing play area (config 131950)	1	14,084.64	14,084.64
ENGDRAW	Engineered Drawings for Permitting	1	840.00	840.00
ISPERMIT	PERMIT - STATE OF FLORIDA	1	2,000.00	2,000.00
Shipping	Combined Shipping and Freight Charges	1	2,520.00	2,520.00
	MATERIALS AND LABOR			
RBAR5	No. 5 Rebar	384	1.25	480.00
RMC	Ready Mix Concrete 2500 PSI MIN	8	200.00	1,600.00
LBR	Labor and Installation- shade	1	11,400.00	11,400.00

AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

Subtotal: \$32,924.64

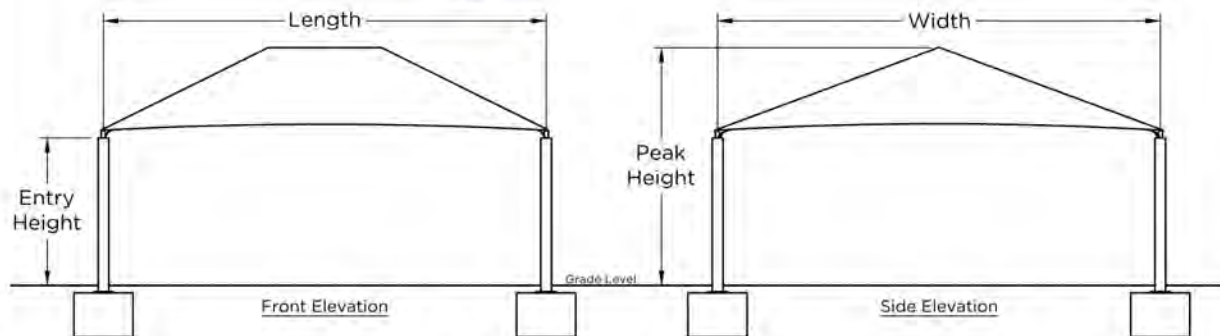
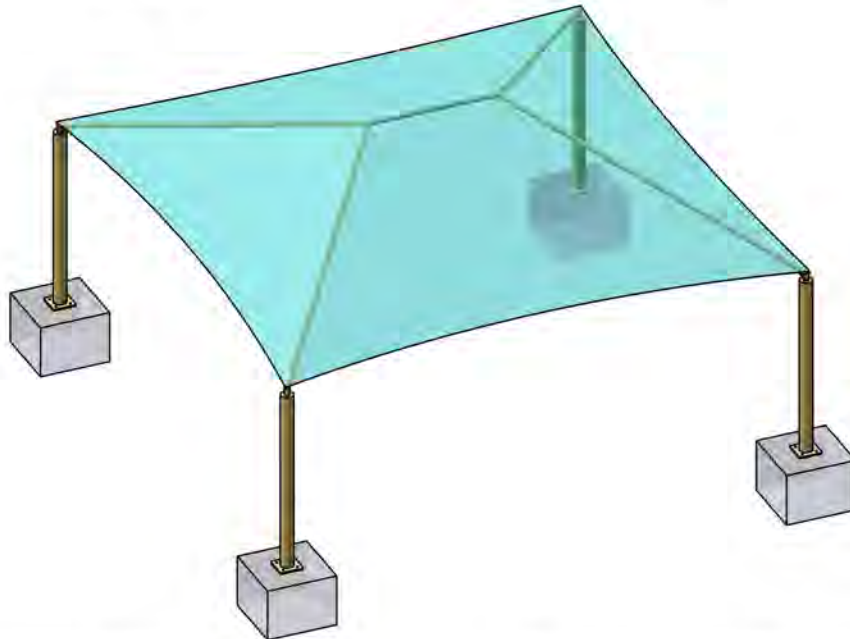
Sales Tax: (7.5%) \$0.00

Total: \$32,924.64

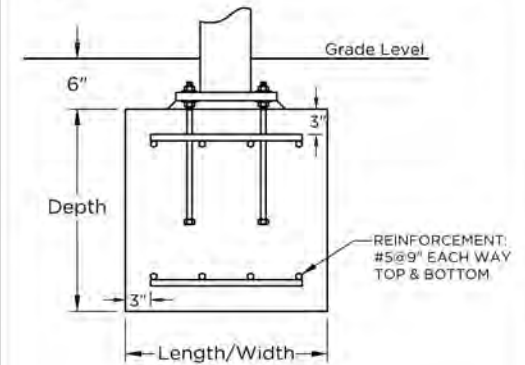
Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

Hip Shade

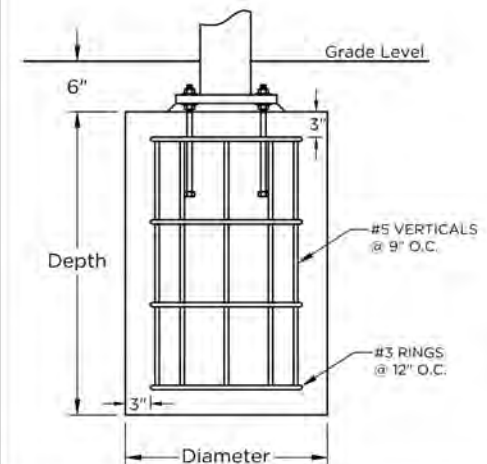
Length	30'	Width	30'	Entry Height	12'
Peak Height	17.55'	Elbow	Glide	Column Mount	Base Plate
Column Size	Ø6.6" Sch-40	Rafter Size	Ø5.0" 11-Ga	Ridge Size	Ø5.0" 11-Ga
Column Length	12.5'	Rafter Length	19.56'	Ridge Length	7.5'
Dome Qty.	1	Column Qty.	4		



Square Footing		
Column	Length & Width	Depth
Single Cap	4.18	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	Out of range	N/A
3'-0"	5.95	N/A



SuperiorShade

QUOTE

130034

SHADE SIZE

30 X 30

SHADE STYLE

Hip Shade

These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.

Color Options

Frame

Gloss



Matte, Textured, or Metallic



Fabric

Traditional Fabric

This option includes colors that are California Fire Marshal certified and pass the NFPA 701 or ASTM E84 tests. Select color options are flame retardant FR.



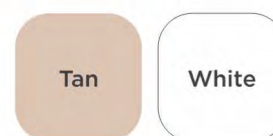
Dual Color Fabric

This option is available for an upcharge exclusively for our Hypar Umbrella, Triangle Sail, and Hyperbolic Sail.



Waterproof Fabric

This option is available exclusively for our Arched Cantilever, Flower, and Single Post and Cantilever Waterproof Umbrellas.



SECTION 2



TRUST — *the* — EXPERTS

For over a decade, our customers have entrusted us to provide safe and affordable playground and recreational equipment. Our team of Certified General Contractors and Playground Safety Inspectors will insure that your project is completed to perfection, providing truly turnkey service, with every step of the process from planning and budgeting, through the installation being handled under one roof.



1-800-573-7529 | www.proplaygrounds.com



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Project Name
Eagle Lake CDD swings & shade



Date	Estimate #
6/23/2026	62920

Customer / Bill To
Governmental Management Services CF Matt Fisher 219 E. Livingston St. Orlando, FL 32801

Ship To
2053 Golden Beak Drive Eagle Lake, FL 33839



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	1. Supply and install 1x single bay with 2 cantilever arms for toddler buckets, borders and EWF for a 36x32 additional area 2. Supply and install 36x54x12 Hip shade over the existing play are plus new swing area 3. Supply eng dwgs, permitting			
	PLAY EQUIPMENT			
25-PSW120WS	1 Bay & 2 Cantilevers Frame: incl. Hangers,	1	1,976.14	1,976.14
Shipping	1 Bay Belt Seat Pkg, 1 Bay Bucket Pkg Combined Shipping and Freight Charges	1	1,440.00	1,440.00
	BORDERS AND SURFACING			
2BY2412	12" Border Timber With Spike	34	28.00	952.00
EWF	Engineered Wood Fiber Playground Mulch,	43	71.25	3,063.75
Shipping	1152sqft at 10-12inch depth Combined Shipping and Freight Charges		1.20	1.20
	SHADE			
CSSD	Custom Shade Design, 36x54x12 over entire area of structure & swings (config 132278)	1	39,673.44	39,673.44
ENGDRAW	Engineered Drawings for Permitting	1	960.00	960.00
ISPERMIT	PERMIT - STATE OF FLORIDA	1	2,000.00	2,000.00

AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

Subtotal:

Sales Tax: (7.5%)

Total:

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

1-800-573-7529 | www.proplaygrounds.com



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Project Name
Eagle Lake CDD swings & shade



Date	Estimate #
6/23/2026	62920

Customer / Bill To
Governmental Management Services CF Matt Fisher 219 E. Livingston St. Orlando, FL 32801

Ship To
2053 Golden Beak Drive Eagle Lake, FL 33839



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	MATERIALS AND LABOR			
CC80	Concrete for Anchoring - Delivered Cost	9	8.40	75.60
RBAR5	No. 5 Rebar	515	1.25	643.75
RMC	Ready Mix Concrete 2500 PSI MIN	13	200.00	2,600.00
LBR	Labor and Installation- swings, borders, surfacing, shade	1	24,658.00	24,658.00

AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

Subtotal: \$78,043.88

Sales Tax: (7.5%) \$0.00

Total: \$78,043.88

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

EAGLE LAKE CDD PLAYGROUND

PLAYGROUND EQUIPMENT

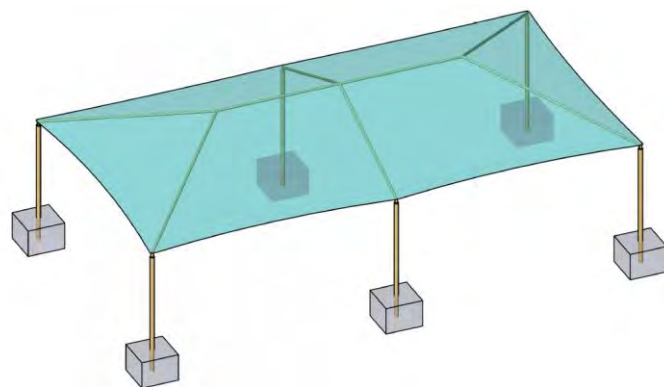
1 BAY- 2 CANTILEVERS
SINGLE POST SWING

SKU: PSW120NS
Quantity: 1



6- COLUMN HIP

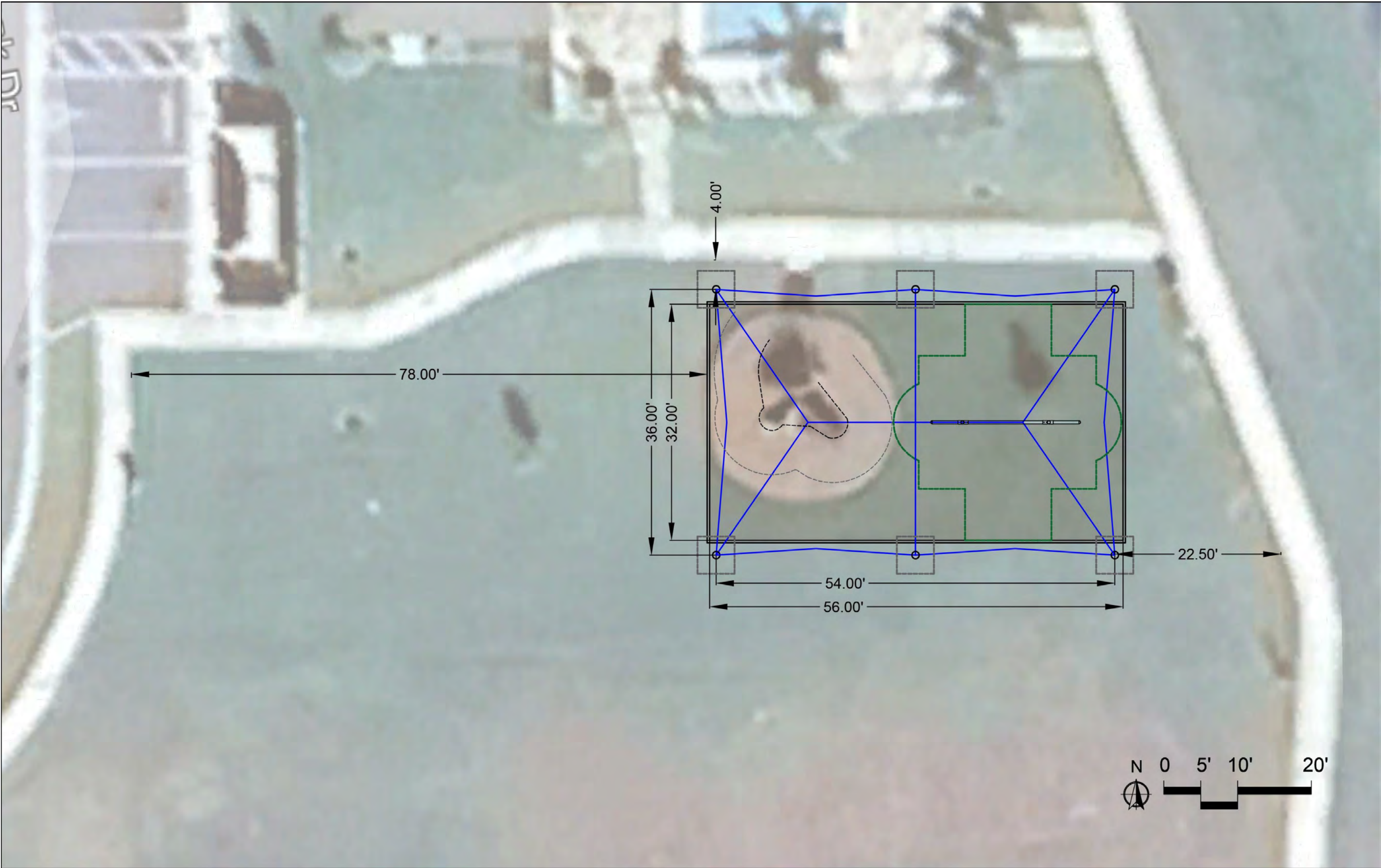
Quantity: 1
Size: 54' X 36'
Entry Height: 12'
Peak Height: 19.27'



PROPOSED SURFACING



- EWF Mulch and Borders
- Surfacing Area: **1,792 SQ FT**
- 44 Borders



ProPlaygrounds, The Play
and Recreation Experts
1-800-573-PLAY
www.proplaygrounds.com

**DESIGN
APPROVAL**

By signing or initialing below, you agree that you have reviewed this drawing carefully and approve all elements depicted in this drawing which include the specific items themselves and their colors and placement as well as any surfacing depicted on this drawing including the type of surfacing, colors, placement, layout, square footage, etc. Deviations or requests for changes from this plan after products have been ordered and/or work has begun may result in additional charges, change orders and delays to your project.

APPROVED BY:

SIGNATURE / TITLE:

DATE:

PROJECT NAME:

EAGLE LAKE CDD
PLAYGROUND

ADDRESS:

2053 GOLDEN BEAK
DR, EAGLE LAKE,
FL 33839

REVISION:

2

DRAWN BY: MM

DATE: 06.23.2026

SHEET 1 OF 1

Color Options

Frame

Gloss



Matte, Textured, or Metallic



Fabric

Traditional Fabric

This option includes colors that are California Fire Marshal certified and pass the NFPA 701 or ASTM E84 tests. Select color options are flame retardant (FR).



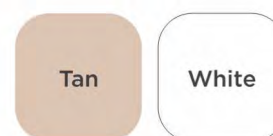
Dual Color Fabric

This option is available for an upcharge exclusively for our Hypar Umbrella, Triangle Sail, and Hyperbolic Sail.



Waterproof Fabric

This option is available exclusively for our Arched Cantilever, Flower, and Single Post and Cantilever Waterproof Umbrellas.



SECTION 2

Proposal # :

001

Proposal Date: 06/25/26



Governmental
Management Services - CF

Maintenance Services
Phone: 407-201-1514
Email:
Mfisher@gmscfl.com

Bill To/District Eagle Hammock CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
Job Name: Playground bench installation. Description: Installation of (2) 6' steel benches with backrest. The benches will be reinforced in the ground with concrete.	

Qty	Description	Unit Price	Line Total
16	Labor	\$55.00	\$880
1	Mobilization	\$65.00	\$65
	Equipment		\$90
	Materials		\$1597.20
Total Due:			\$2,632.20

This Proposal is Valid for 30 days.

Client Signature: _____

Green Color Finish

Thermoplastic Coating



Black Zinc Rich Powder Coated
Galvanized Steel Finish

SECTION 3

ESTIMATE

Aquatic Weed Management, Inc.
PO Box 1259
Haines City, FL 33845

WATERWEED1@AOL.COM
+1 (863) 412-1919



Bill to
Eagle Hammock CDD
219 E Livingston St
Orlando, FL 32801

Estimate details
Estimate no.: 1743
Estimate date: 04/17/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Larvicide Scope	Monthly pond larvicide treatment to control midges (blind mosquitoes) on 6 ponds. Priced as \$/treatment.	12	\$320.00	\$3,840.00
Total						\$3,840.00

Note to customer
Thank you for your business!

Accepted date

Accepted by

SECTION D

SECTION 1

Eagle Hammock Community Development District

Summary of Check Register

June 1, 2026 to June 26, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	6/2/26	239-240	\$ 4,450.00
	6/10/26	241-243	\$ 101,660.00
	6/16/26	244-245	\$ 7,694.18
	6/23/26	246-248	\$ 2,657.00
			<u>\$ 116,461.18</u>
General Fund - Autopay			
	6/8/26 - 6/15/26	80042 - 80050	\$ 6,354.65
			<u>\$ 6,354.65</u>
<u>Supervisors</u>			
Milton R. Andrade		50027	\$ 184.70
Kyle J. Free		50028	\$ 184.70
Garret J. Parkinson		50029	\$ 184.70
Kareyann R. Ellison		50030	\$ 134.70
Brian P. Walsh		50031	\$ 184.70
			<u>\$ 873.50</u>
Total Amount			\$ 123,689.33

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
6/02/26	00008	5/28/26 21803	202605 320-53800-47000	LAKE MAINTENANCE MAY26	*	700.00	
				AQUATIC WEED MANAGEMENT, INC			700.00 000239
6/02/26	00018	5/15/26 90118892	202605 310-51300-32200	AUDIT SERVICES FY25	*	3,750.00	
				DIBARTOLOMEIO MCBEE HARTLEY & BARNES			3,750.00 000240
6/10/26	00020	5/27/26 18045	202605 330-57200-48201	CLEANING SVCS MAY26	*	1,220.00	
				CLEAN STAR SERVICES OF CENTRAL FL			1,220.00 000241
6/10/26	00038	2/28/26 21	202602 320-53800-48000	GRIND SIDEWALK	*	440.00	
				GOVERNMENTAL MANAGEMENT SERVICES-			440.00 000242
6/10/26	00037	6/08/26 06082026	202606 300-15100-10000	GF EXCESS TRANSFER	*	100,000.00	
				STATE BOARD OF ADMINISTRATION C/O			100,000.00 000243
6/16/26	00001	6/01/26 133	202606 320-53800-34000	FIELD MANAGEMENT JUN26	*	1,287.50	
		6/01/26 134	202606 310-51300-34000	MANAGEMENT FEES JUN26	*	3,343.67	
		6/01/26 134	202606 310-51300-35200	WEBSITE ADMIN JUN26	*	108.17	
		6/01/26 134	202606 310-51300-35100	INFORMATION TECH JUN26	*	162.25	
		6/01/26 134	202606 310-51300-31300	DISSEM AGENT SVCS JUN26	*	437.50	
		6/01/26 134	202606 330-57200-49200	AMENITY ACCESS JUN26	*	833.33	
		6/01/26 134	202606 310-51300-51000	OFFICE SUPPLIES JUN26	*	.27	
		6/01/26 134	202606 310-51300-42000	POSTAGE JUN26	*	21.49	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			6,194.18 000244
6/16/26	00023	6/01/26 32145	202606 330-57200-46300	POOL MAINTENANCE JUN26	*	1,500.00	
				MCDONNELL CORPORATION DBA RESORT			1,500.00 000245
6/23/26	00017	6/16/26 117184	202606 330-57200-48000	RPR/ADJ HANDICAP BUTTON	*	257.50	
		6/17/26 28654	202606 330-57200-48000	REPLACE FLOOD LIGHTS	*	1,037.00	
				CURRENT DEMANDS ELECTRICAL			1,294.50 000246
				EHCD EAGLE HAMMOCK CWRIGHT			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/23/26	00045	6/16/26 83168	202606 330-57200-49000	50% DEPOSIT-CHAISE LOUNGE	*	1,115.00	
				FLORIDA PATIO FURNITURE INC.			1,115.00 000247
6/23/26	00006	6/17/26 15137	202605 310-51300-31500	GENERAL COUNSEL MAY26	*	247.50	
				KILINSKI VAN WYK PLLC			247.50 000248
TOTAL FOR BANK B						116,461.18	

EHCD EAGLE HAMMOCK CWRIGHT

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
6/08/26	00022	5/14/26 6715-05.	202605 320-53800-43200 1702 EAGLE HAMMOCK MAY26	CITY OF EAGLE LAKE	*	52.79	52.79 080042
6/08/26	00022	5/15/26 6834-05.	202605 330-57200-43200 2047 GOLDEN BEAK MAY26	CITY OF EAGLE LAKE	*	434.65	434.65 080043
6/08/26	00042	5/27/26 6654-06.	202606 330-57200-41000 2047 GOLDEN BEAK JUN26	SPECTRUM	*	160.00	160.00 080044
6/08/26	00015	5/12/26 4142-04.	202604 330-57200-43000 2047 GOLDEN BEAK APR26	TECO TAMPA ELECTRIC	*	474.34	474.34 080045
6/08/26	00015	5/12/26 4932-04.	202604 320-53800-43100 1020 EAGLE LAKE APR26	TECO TAMPA ELECTRIC	*	2,267.63	2,267.63 080046
6/08/26	00015	5/12/26 5030-04.	202604 320-53800-43000 1702 EAGLE HAMMOCK APR26	TECO TAMPA ELECTRIC	*	23.53	23.53 080047
6/15/26	00015	6/11/26 4142-05.	202605 330-57200-43000 2047 GOLDEN BEAK MAY26	TECO TAMPA ELECTRIC	*	649.99	649.99 080048
6/15/26	00015	6/11/26 4932-05.	202605 320-53800-43100 1020 EAGLE LAKE MAY26	TECO TAMPA ELECTRIC	*	2,267.63	2,267.63 080049
6/15/26	00015	6/11/26 5030-05.	202605 320-53800-43000 1702 EAGLE HAMMOCK MAY26	TECO TAMPA ELECTRIC	*	24.09	24.09 080050
TOTAL FOR BANK Z						6,354.65	
TOTAL FOR REGISTER						122,815.83	

EHCD EAGLE HAMMOCK CWRIGHT

SECTION 2

Eagle Hammock
Community Development District

Unaudited Financial Reporting
May 31, 2026



Table of Contents

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

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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve</i>	<i>Total Governmental Fund</i>
Assets:				
Operating Account	\$ 236,225	\$ -	\$ -	\$ 236,225
State Board of Administration	\$ 230,408	\$ -	\$ -	\$ 230,408
Capital Reserve - Bank United	\$ -	\$ -	\$ 77,620	\$ 77,620
Investments:				
<u>Series 2022</u>			\$ -	
Reserve	\$ -	\$ 97,714	\$ -	\$ 97,714
Revenue	\$ -	\$ 159,404	\$ -	\$ 159,404
Prepayment	\$ -	\$ 199	\$ -	\$ 199
Total Assets	\$ 466,634	\$ 257,317	\$ 77,620	\$ 801,571
Liabilities:				
Accounts Payable	\$ 12,552	\$ -	\$ -	\$ 12,552
Total Liabilities	\$ 12,552	\$ -	\$ -	\$ 12,552
Fund Balances:				
Restricted for:				
Debt Service	\$ -	\$ 257,317	\$ -	\$ 257,317
Capital Reserves	\$ -	\$ -	\$ 77,620	\$ 77,620
Unassigned	\$ 454,082	\$ -	\$ -	\$ 454,082
Total Fund Balances	\$ 454,082	\$ 257,317	\$ 77,620	\$ 789,019
Total Liabilities & Fund Balance	\$ 466,634	\$ 257,317	\$ 77,620	\$ 801,571

Eagle Hammock
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<u>Revenues</u>				
Assessments	\$ 401,914	\$ 401,914	\$ 399,556	\$ (2,358)
Miscellaneous Income	\$ -	\$ -	\$ 300	\$ 300
Interest Income	\$ -	\$ -	\$ 7,380	\$ 7,380
Total Revenues	\$ 401,914	\$ 401,914	\$ 407,236	\$ 5,323
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 3,400	\$ 4,600
FICA Expense	\$ 918	\$ 612	\$ 260	\$ 352
Engineering	\$ 12,500	\$ 8,333	\$ 3,865	\$ 4,469
Attorney	\$ 12,500	\$ 8,333	\$ 8,987	\$ (653)
Annual Audit	\$ 4,000	\$ 4,000	\$ 3,750	\$ 250
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,250	\$ 3,500	\$ 3,500	\$ -
Reamortization Schedule	\$ 500	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,445	\$ 4,445	\$ 3,030	\$ 1,415
Management Fees	\$ 40,124	\$ 26,749	\$ 26,749	\$ -
Information Technology	\$ 1,947	\$ 1,298	\$ 1,298	\$ (0)
Website Maintenance	\$ 1,298	\$ 865	\$ 865	\$ (0)
Postage & Delivery	\$ 1,000	\$ 667	\$ 345	\$ 321
Insurance	\$ 6,368	\$ 6,368	\$ 5,870	\$ 498
Copies	\$ 500	\$ 333	\$ 15	\$ 319
Legal Advertising	\$ 3,500	\$ 2,333	\$ 1,020	\$ 1,313
Contingency	\$ 2,500	\$ 1,667	\$ 366	\$ 1,300
Office Supplies	\$ 100	\$ 67	\$ 16	\$ 51
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 115,481	\$ 83,153	\$ 68,920	\$ 14,233

Eagle Hammock
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Property Insurance	\$ 7,097	\$ 7,097	\$ 6,077	\$ 1,020
Field Management	\$ 15,450	\$ 10,300	\$ 10,300	\$ -
Landscape Maintenance	\$ 42,000	\$ 28,000	\$ 25,648	\$ 2,352
Landscape Replacement	\$ 12,000	\$ 8,000	\$ -	\$ 8,000
Lake Maintenance	\$ 8,400	\$ 5,600	\$ 5,600	\$ -
Streetlights	\$ 30,000	\$ 20,000	\$ 17,675	\$ 2,325
Electric	\$ 2,500	\$ 1,667	\$ 192	\$ 1,475
Water and Sewer	\$ 2,500	\$ 1,667	\$ 835	\$ 831
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Irrigation Repairs	\$ 5,000	\$ 3,333	\$ 83	\$ 3,250
General Field Repairs & Maintenance	\$ 10,000	\$ 6,667	\$ 2,470	\$ 4,197
Contingency	\$ 5,000	\$ 3,333	\$ 7	\$ 3,326
Subtotal Field Expenditures:	\$ 142,447	\$ 97,331	\$ 68,887	\$ 28,443
Amenity Expenditures				
Amenity - Electric	\$ 8,000	\$ 5,333	\$ 3,811	\$ 1,523
Amenity - Water	\$ 10,000	\$ 6,667	\$ 4,408	\$ 2,259
Internet	\$ 2,000	\$ 1,333	\$ 1,080	\$ 253
Pest Control	\$ 1,785	\$ 1,190	\$ 1,275	\$ (85)
Janitorial Service	\$ 12,200	\$ 8,133	\$ 9,035	\$ (902)
Security Services	\$ 12,500	\$ 8,333	\$ 1,506	\$ 6,827
Pool Maintenance	\$ 17,500	\$ 11,667	\$ 11,280	\$ 387
Amenity Repairs & Maintenance	\$ 10,000	\$ 6,667	\$ 623	\$ 6,044
Amenity Access Management	\$ 10,000	\$ 6,667	\$ 6,667	\$ -
Contingency	\$ 10,000	\$ 6,667	\$ 2,362	\$ 4,305
Subtotal Amenity Expenditures	\$ 93,985	\$ 62,657	\$ 42,046	\$ 20,611
Total Expenditures	\$ 351,914	\$ 243,140	\$ 179,853	\$ 63,287
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 227,383	
<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	\$ -		\$ 177,383	
Fund Balance - Beginning	\$ -		\$ 276,699	
Fund Balance - Ending	\$ -		\$ 454,082	

Eagle Hammock
Community Development District
Debt Service Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues				
Assessments - On Roll	\$ 196,805	\$ 196,805	\$ 195,649	\$ (1,156)
Interest	\$ 3,707	\$ 3,707	\$ 6,298	\$ 2,591
Total Revenues	\$ 200,512	\$ 200,512	\$ 201,948	\$ 1,436
Expenditures:				
Interest - 11/01	\$ 73,072	\$ 73,072	\$ 73,072	\$ -
Principal - 05/01	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Interest - 05/01	\$ 73,072	\$ 73,072	\$ 73,072	\$ -
Total Expenditures	\$ 196,144	\$ 196,144	\$ 196,144	\$ -
Net Change in Fund Balance	\$ 4,368		\$ 5,804	
Fund Balance - Beginning	\$ 150,201		\$ 251,513	
Fund Balance - Ending	\$ 154,569		\$ 257,317	

Eagle Hammock

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 1,146	\$ 1,146
Total Revenues	\$ -	\$ -	\$ 1,146	\$ 1,146
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1,146	\$ 1,146
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		\$ 51,146	
Fund Balance - Beginning	\$ 26,300		\$ 26,474	
Fund Balance - Ending	\$ 76,300		\$ 77,620	

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	\$ 6,741	\$ 27,672	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 399,556
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ -	\$ -	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 300
Interest Income	\$ 711	\$ 581	\$ 531	\$ 955	\$ 1,082	\$ 1,183	\$ 1,162	\$ 1,176	\$ -	\$ -	\$ -	\$ -	\$ 7,380
Total Revenues	\$ 711	\$ 11,670	\$ 344,910	\$ 3,822	\$ 8,040	\$ 7,924	\$ 28,834	\$ 1,326	\$ -	\$ -	\$ -	\$ -	\$ 407,236
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400
FICA Expense	\$ 46	\$ -	\$ 77	\$ -	\$ -	\$ 77	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260
Engineering	\$ -	\$ -	\$ 1,455	\$ -	\$ -	\$ 1,436	\$ 973	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,865
Attorney	\$ 3,549	\$ 269	\$ 1,522	\$ 355	\$ 237	\$ 1,512	\$ 1,296	\$ 248	\$ -	\$ -	\$ -	\$ -	\$ 8,987
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Reamortization Schedule	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,030
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ -	\$ -	\$ 26,749
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ 1,298
Website Maintenance **	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ 865
Postage & Delivery	\$ 37	\$ 31	\$ 5	\$ 106	\$ 16	\$ 105	\$ 7	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ 345
Insurance	\$ 5,870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,870
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15
Legal Advertising	\$ -	\$ 1,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,020
Contingency	\$ 52	\$ 50	\$ 53	\$ 46	\$ 41	\$ 41	\$ 41	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ 366
Office Supplies	\$ 3	\$ 4	\$ 0	\$ 3	\$ 1	\$ 0	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ 16
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 22,821	\$ 5,425	\$ 8,164	\$ 4,562	\$ 4,345	\$ 8,223	\$ 7,248	\$ 8,133	\$ -	\$ -	\$ -	\$ -	\$ 68,920

Eagle Hammock
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Operation and Maintenance</u>													
Field Expenses													
Property Insurance	\$ 6,077	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,077
Field Management	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	\$ -	10,300
Landscape Maintenance	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ -	\$ -	\$ -	\$ -	25,648
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ -	\$ -	\$ -	\$ -	5,600
Streetlights	\$ 2,426	\$ 2,426	\$ 2,426	\$ 1,328	\$ 2,268	\$ 2,268	\$ 2,268	\$ 2,268	\$ -	\$ -	\$ -	\$ -	17,675
Electric	\$ 74	\$ -	\$ 17	\$ 5	\$ 23	\$ 26	\$ 24	\$ 24	\$ -	\$ -	\$ -	\$ -	192
Water and Sewer	\$ 58	\$ 97	\$ 79	\$ 412	\$ 27	\$ 55	\$ 54	\$ 53	\$ -	\$ -	\$ -	\$ -	835
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	83
General Repairs & Maintenance	\$ -	\$ -	\$ 1,810	\$ -	\$ 440	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,470
Contingency	\$ -	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7
Total Field Expenditures:	\$ 13,911	\$ 7,723	\$ 9,525	\$ 6,938	\$ 7,951	\$ 7,763	\$ 7,538	\$ 7,538	\$ -	\$ -	\$ -	\$ -	68,887
Amenity Expenditures													
Amenity - Electric	\$ 1,127	\$ 541	\$ -	\$ 104	\$ 407	\$ 507	\$ 474	\$ 650	\$ -	\$ -	\$ -	\$ -	3,811
Amenity - Water	\$ 897	\$ 901	\$ 508	\$ 621	\$ 335	\$ 382	\$ 329	\$ 435	\$ -	\$ -	\$ -	\$ -	4,408
Internet	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 160	\$ 160	\$ 160	\$ -	\$ -	\$ -	\$ -	1,080
Pest Control	\$ 240	\$ 185	\$ 120	\$ 120	\$ 185	\$ 120	\$ 120	\$ 185	\$ -	\$ -	\$ -	\$ -	1,275
Janitorial Service	\$ 975	\$ 965	\$ 1,435	\$ 965	\$ 1,025	\$ 1,210	\$ 1,240	\$ 1,220	\$ -	\$ -	\$ -	\$ -	9,035
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,506	\$ -	\$ -	\$ -	\$ -	\$ -	1,506
Pool Maintenance	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,450	\$ 1,730	\$ -	\$ -	\$ -	\$ -	11,280
Amenity Repairs & Maintenance	\$ -	\$ -	\$ 403	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	623
Amenity Access Management	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	6,667
Contingency	\$ 1,020	\$ 1,020	\$ -	\$ 323	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,362
Total Amenity Expenditures	\$ 6,562	\$ 5,915	\$ 4,769	\$ 4,656	\$ 4,256	\$ 4,563	\$ 6,113	\$ 5,213	\$ -	\$ -	\$ -	\$ -	42,046
Total Expenditures	\$ 43,294	\$ 19,062	\$ 22,458	\$ 16,156	\$ 16,552	\$ 20,548	\$ 20,899	\$ 20,884	\$ -	\$ -	\$ -	\$ -	179,853
Excess (Deficiency) of Revenues over Expenditures	\$ (42,583)	\$ (7,393)	\$ 322,452	\$ (12,334)	\$ (8,512)	\$ (12,624)	\$ 7,935	\$ (19,558)	\$ -	\$ -	\$ -	\$ -	227,383
<u>Other Financing Sources/(Uses)</u>													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ (50,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(50,000)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ (50,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(50,000)
Net Change in Fund Balance	\$ (42,497)	\$ (7,307)	\$ 322,538	\$ (12,248)	\$ (8,426)	\$ (12,538)	\$ 8,021	\$ (19,472)	\$ 86	\$ 86	\$ 86	\$ -	177,383

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)
LESS: Principal Payment - 05/01/26		(\$50,000)
CURRENT BONDS OUTSTANDING		\$2,715,000

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

								67%	33%	100%
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	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
3/13/26	2/1-2/28/26	\$ 10,246.11	\$ -	\$ (204.92)	\$ -	\$ -	\$ 10,041.19	\$ 6,740.56	\$ 3,300.63	\$ 10,041.19
4/17/26	3/1-3/31/26	\$ 42,010.92	\$ -	\$ (840.22)	\$ -	\$ -	\$ 41,170.70	\$ 27,637.51	\$ 13,533.19	\$ 41,170.70
4/30/26	2/1-3/31/26	\$ -	\$ -	\$ -	\$ 41.72	\$ -	\$ 41.72	\$ 28.01	\$ 13.71	\$ 41.72
4/30/26	1/1-1/31/26	\$ -	\$ -	\$ -	\$ 10.28	\$ -	\$ 10.28	\$ 6.90	\$ 3.38	\$ 10.28
Total		\$ 635,889.41	\$ (23,021.52)	\$ (12,257.35)	\$ 1,032.24	\$ (6,437.81)	\$ 595,204.97	\$ 399,555.62	\$ 195,649.35	\$ 595,204.97

99%	Net Percent Collected
\$ 3,511.33	Balance Remaining to Collect