

*Eagle Hammock
Community Development District*

Meeting Agenda

October 8, 2026

AGENDA

Eagle Hammock

Community Development District

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

October 1, 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, October 8, 2026 at 10:00 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. Organizational Matters
 - A. Consideration of Letter of Interest for CDD Board Seat
4. Approval of Minutes of the July 9, 2026 Board of Supervisors Meeting
5. Presentation of Arbitrage Rebate Report from AMTEC for Series 2022 Project Bonds
6. Consideration of Audit Services Engagement Letter for Fiscal Year 2026 Audit
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Fee Increase Request from Pool Maintenance Vendor
 - ii. Consideration of Proposals for Playground Mulch Refresh
 - a) Refresh Current Wood Chip Mulch
 - b) Remove Wood Chip Mulch and Install Rubber Mulch
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

SECTION III

SECTION A

Hi Jill,

Thank you for the information regarding board service opportunities.

As a resident of Eagle Hammock, I would be interested in serving on the CDD Board should a vacancy become available. My family and I are invested in our community, and I would welcome the opportunity to contribute to decisions that help maintain and improve the neighborhood for all residents.

I have lived in Polk County for most of my life and have spent the last 29 years working for Summit Consulting, a large multi-state workers' compensation carrier. For the past 22 years, I have served in leadership and claims management roles, where I have been responsible for problem-solving, decision-making, budgeting, customer service, and managing teams. Prior to that, I worked for the City of Lakeland Community Credit Union as a bank teller and loan officer.

My husband, Randy, is employed with the Polk County Sheriff's Office and previously worked for Mosaic for more than 20 years. Together, we are deeply rooted in Polk County and care about the continued success, safety, and quality of life within our community.

As a resident who is actively engaged and interested in community improvement, I believe I could bring a practical perspective and collaborative approach to the Board. Living adjacent to the pool and common areas has also provided me with firsthand insight into both the strengths of our community and opportunities for improvement.

Please keep me in mind for any future openings. I would be happy to provide any additional information the Board may need and answer any questions.

Thank you for your consideration.

Best regards,

Michele Turner

2053 Goldenbeak

Eagle Hammock Resident

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, July 9, 2026**, at 10:31 a.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum were:

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

Also, present were:

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

The following is a summary of the discussions and actions taken at the July 9, 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 10:31 a.m. Four Supervisors were present in person and one via Zoom, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment period for all agenda items except the Fiscal Year 2027 budget. She explained that the budget comments would be taken during the public hearing later in the meeting. No one from the audience or Zoom wished to speak, so the Board closed the public comment period.

THIRD ORDER OF BUSINESS**Approval of Minutes of the June 11, 2026,
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the June 11, 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. Parkinson, seconded by Ms. Ellison, with all in favor, the Minutes of the June 11, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Public Hearing****A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget**

Ms. Burns opened the public hearing for the Fiscal Year 2027 budget and gave a quick overview of the proposed budget. She explained that administrative expenses stayed about the same, and the field services budget added funding for holiday lighting at the entrance and a capital reserve study to help plan for future maintenance. She noted a few minor utility adjustments and reviewed the proposed 3% assessment increase, which would amount to about \$51.05 per home per year.

A resident spoke during public comment and shared concerns that increasing CDD fees were making the community less affordable and hurting home values. She questioned the value of the amenities, raised concerns about landscaping, janitorial, and amenity management costs, and suggested using a community-based security program instead of outside services. Ms. Burns then invited comments from Zoom participants, but no one else was able to provide comments.

On MOTION by Mr. Parkinson seconded by Ms. Ellison, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2026-06 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds

The Board had a lengthy discussion about the proposed budget and ways to keep costs down for residents. One supervisor said they wanted any unused budget money at the end of the year to be kept for future community improvements instead of simply remaining in the general fund. Ms. Burns explained that any surplus could be transferred to reserves or used for projects at

the Board's discretion. Board members questioned several budget items, including landscaping, amenity management, irrigation repairs, and cleaning costs. They discussed getting more bids from local companies in the future to make sure the District continues receiving competitive pricing. Ms. Burns explained that many vendors had added temporary fuel surcharges and noted that the current landscaping contract was still considerably less expensive than other proposals received.

The Board also talked about the challenges of operating a small community with relatively few homes, making it harder to spread fixed operating costs among residents. She stressed the importance of building reserves now to help pay for major future expenses, such as road resurfacing, without requiring large assessment increases later. After reviewing several options, the Board decided the best way to avoid increasing assessments this year was to reduce the planned transfer to reserves instead of cutting operating expenses. Board Members agreed that if additional funds remained at the end of the year, they could still be moved into reserves for future improvements.

A resident spoke about ongoing security concerns at the pool and suggested considering on-site security. The Board explained that they had recently worked with the sheriff's office to establish reporting procedures, corrected security gate issues, and encouraged residents to report incidents so video footage could be reviewed. Ms. Burns noted that private security could help enforce community rules but would not have law enforcement authority and would increase costs. The Board also discussed making the amenity management contact information more visible on pool signs and noted that the HOA could contribute funds to the CDD for future improvements if both organizations agreed. The Board ultimately approved the budget with a reduced reserve transfer, eliminating the proposed assessment increase for the upcoming fiscal year.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2026-06 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds, was approved as amended.

ii. Consideration of Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns reviewed Resolution 2026-07, certifying the assessment roll so the annual assessments could be collected through the property tax bill. She noted the assessments were based on the amended FY2027 budget and the District's existing debt assessments.

On MOTION by Ms. Ellison, seconded by Mr. Walsh, with all in favor, Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Ms. Burns requested to close the public hearing.

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

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-08
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2026/2027**

Ms. Burns reviewed Resolution 2026-08, keeping the same meeting dates and location for Fiscal Year 2027 but moving the meeting start time from 10:30 a.m. to 10:00 a.m. to allow more time between meetings.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2026-08 Designation of a Regular Monthly Meeting, Date, Time, and Location for Fiscal Year 2026/2027, was approved.

SIXTH ORDER OF BUSINESS

**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)**

Ms. Burns stated that the Board had approved Resolution 2026-09, setting the landowners election for November 12, 2026 at 10:00 a.m. It was noted that the landowners' elections are held

every two years and that three seats would be up for election. The resolution was approved without discussion.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2026-09, Designating a Date, Time, and Location for a Landowners' Meeting and Election on Thursday, November 12, 2026 (Seat #1, Seat #4 & Seat #5) was approved.

SEVENTH ORDER OF BUSINESS

Goals and Objectives

A. Adoption of Fiscal Year 2027 Goals & Objectives

Ms. Burns reviewed the Fiscal Year 2027 goals and objectives and the status of the 2026 goals. She noted the 2027 goals would remain the same as the previous year and reported the District was on track to meet all of the 2026 goals. The review was completed during the budget meeting in case no additional meetings were held before the end of the fiscal year.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Adoption of Fiscal Year 2027 Goals & Objectives, was approved.

B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form

Ms. Burns reviewed the Fiscal Year 2026 goals and objectives and asked the Board to authorize the Chair to work with staff to confirm the goals were met and sign the required state certification before the end of the year.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form, 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**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

Mr. Fisher reported that several street and stop signs had become loose, and while maintenance had made temporary adjustments, additional work would be scheduled to secure them with anti-spin plates. He also said he would continue monitoring the landscaping contractor and planned to visit the site on service days to ensure all areas were being maintained. The Board reviewed playground shade structure proposals, decided on Option 2 for the Jammin Playground with the existing footprint, discussed adding two benches, and approved the proposal unanimously.

On MOTION by Ms. Ellison, seconded by Mr. Walsh, with all in favor, the Jammin Playgrounds Proposals for Playground Shade & Swings, was approved.

ii. Consideration of Proposal from GMS for Playground Bench Installation

Mr. Fisher stated that the Board had separately approved the proposal to install two benches.

On MOTION by Ms. Ellison, seconded by Mr. Walsh, with all in favor, Two Benches, were approved.

iii. Consideration of Proposal for Midge Treatments (*tabled from June 11, 2026 Board Meeting*)

Mr. Fisher stated that the Board noted that the midge treatment had been tabled because there had not been any recent reports of problems. They would continue monitoring the situation and would bring the item back if residents started reporting issues again. Mr. Fisher also shared that the pool maintenance contractor had requested a 3% increase beginning in January 2027. Since the increase had already been built into the budget, the Board agreed to wait and approve the contract addendum closer to the effective date.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns asked if there were questions on the check register, there were none. The Board reviewed and approved the check register without any questions or discussion.

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

ii. Balance Sheet & Income Statement

Ms. Burns presented the financial statement, and it was noted that no action was needed on them.

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. She reported that kids had gotten into the amenity area after hours, but because one of them used an access card, they were able to identify who it was. The resident's access card was suspended for 30 days. She also reminded the Board that the public comment period at the end of the meeting was optional since the required public comment period had already been held at the beginning.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

REBATE REPORT

\$3,800,000

**Eagle Hammock Community Development District
(City of Eagle Lake, Florida)**

**Special Assessment Bonds, Series 2022
(Series 2022 Project)**

**Dated: July 8, 2022
Delivered: July 8, 2022**

**Rebate Report to the Computation Date
July 8, 2030
Reflecting Activity To
July 31, 2026**



AMTEC

TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Acquisition & Construction Fund	13
Arbitrage Rebate Calculation Detail Report – Debt Service Reserve Fund	14
Arbitrage Rebate Calculation Detail Report – Costs of Issuance Account	16
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	17



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

August 19, 2026

Eagle Hammock Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$3,800,000 Eagle Hammock Community Development District (City of Eagle Lake, Florida),
Special Assessment Bonds, Series 2022 (Series 2022 Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Eagle Hammock Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebataable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebataable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebataable Arbitrage.

We have scheduled our next Report as of June 30, 2027. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the July 8, 2030 Computation Date
Reflecting Activity from July 8, 2022 through July 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	0.000000%	0.00	0.00
Debt Service Reserve Fund	3.790429%	16,748.78	(9,241.60)
Costs of Issuance Account	2.098023%	43.57	(99.56)
Totals	3.782015%	\$16,792.35	\$(9,341.16)
Bond Yield	5.328209%		
Rebate Computation Credits			(11,105.56)
Net Rebatable Arbitrage			\$(20,446.72)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from July 8, 2022, the date of the closing, to July 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of July 8, 2030.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between July 8, 2022 and July 31, 2026, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is July 8, 2025.

DEFINITIONS

7. Computation Date

July 8, 2030.

8. Computation Period

The period beginning on July 8, 2022, the date of the closing, and ending on July 31, 2026.

9. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

10. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

11. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

12. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

13. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

14. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Funds / Accounts	Account Number
Revenue Account	223345000
Interest Fund	223345001
Sinking Fund Account	223345002
Prepayment Account	223345003
Debt Service Reserve Fund	223345004
Acquisition & Construction Fund	223345005

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of July 31, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to July 8, 2030. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on July 8, 2030, is the Rebatable Arbitrage.

\$3,800,000
Eagle Hammock Community Development District
(City of Eagle Lake, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Delivered: July 8, 2022

Sources of Funds

Par Amount	\$3,800,000.00
Total	\$3,800,000.00

Uses of Funds

Acquisition & Construction Fund	\$3,393,189.95
Debt Service Reserve Fund	127,873.44
Costs of Issuance Account	202,936.61
Underwriter's Discount	<u>76,000.00</u>
Total	\$3,800,000.00

PROOF OF ARBITRAGE YIELD

\$3,800,000
Eagle Hammock Community Development District
(City of Eagle Lake, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)

Date	Debt Service	Present Value to 07/08/2022 @ 5.3282091059%
11/01/2022	62,550.21	61,526.25
05/01/2023	154,637.50	148,158.93
11/01/2023	98,434.38	91,863.12
05/01/2024	158,434.38	144,020.79
11/01/2024	97,121.88	85,995.20
05/01/2025	157,121.88	135,511.20
11/01/2025	95,809.38	80,487.41
05/01/2026	160,809.38	131,586.90
11/01/2026	94,387.50	75,231.05
05/01/2027	159,387.50	123,742.33
11/01/2027	92,965.63	70,302.02
05/01/2028	162,965.63	120,039.12
11/01/2028	91,259.38	65,476.53
05/01/2029	166,259.38	116,191.86
11/01/2029	89,431.25	60,877.98
05/01/2030	164,431.25	109,027.65
11/01/2030	87,603.13	56,578.74
05/01/2031	167,603.13	105,438.00
11/01/2031	85,653.13	52,485.54
05/01/2032	170,653.13	101,857.27
11/01/2032	83,581.25	48,592.36
05/01/2033	173,581.25	98,297.70
11/01/2033	81,162.50	44,768.99
05/01/2034	176,162.50	94,649.16
11/01/2034	78,609.38	41,139.50
05/01/2035	178,609.38	91,047.98
11/01/2035	75,921.88	37,697.66
05/01/2036	180,921.88	87,502.39
11/01/2036	73,100.00	34,437.18
05/01/2037	183,100.00	84,019.46
11/01/2037	70,143.75	31,351.76
05/01/2038	185,143.75	80,605.26
11/01/2038	67,053.13	28,435.10
05/01/2039	192,053.13	79,330.18
11/01/2039	63,693.75	25,626.85
05/01/2040	193,693.75	75,909.38
11/01/2040	60,200.00	22,980.41
05/01/2041	195,200.00	72,580.91
11/01/2041	56,571.88	20,489.18
05/01/2042	201,571.88	71,110.75
11/01/2042	52,675.00	18,100.53
05/01/2043	202,675.00	67,837.25
11/01/2043	48,643.75	15,859.03
05/01/2044	208,643.75	66,257.68
11/01/2044	44,343.75	13,716.54
05/01/2045	214,343.75	64,580.95
11/01/2045	39,775.00	11,673.07
05/01/2046	219,775.00	62,825.31
11/01/2046	34,937.50	9,728.13
05/01/2047	224,937.50	61,007.18
11/01/2047	29,831.25	7,880.83
05/01/2048	229,831.25	59,141.31
11/01/2048	24,456.25	6,129.90
05/01/2049	234,456.25	57,240.89
11/01/2049	18,812.50	4,473.76
05/01/2050	238,812.50	55,317.74

PROOF OF ARBITRAGE YIELD

\$3,800,000
 Eagle Hammock Community Development District
 (City of Eagle Lake, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022 Project)

Date	Debt Service	Present Value to 07/08/2022 @ 5.3282091059%
11/01/2050	12,900.00	2,910.57
05/01/2051	247,900.00	54,481.20
11/01/2051	6,584.38	1,409.50
05/01/2052	251,584.38	52,458.58
	7,673,512.83	3,800,000.00

Proceeds Summary

Delivery date	07/08/2022
Par Value	3,800,000.00
Target for yield calculation	3,800,000.00

BOND DEBT SERVICE

\$3,800,000
Eagle Hammock Community Development District
(City of Eagle Lake, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
07/08/2022					
11/01/2022			62,550.21	62,550.21	
05/01/2023	55,000	4.375%	99,637.50	154,637.50	217,187.71
11/01/2023			98,434.38	98,434.38	
05/01/2024	60,000	4.375%	98,434.38	158,434.38	256,868.76
11/01/2024			97,121.88	97,121.88	
05/01/2025	60,000	4.375%	97,121.88	157,121.88	254,243.76
11/01/2025			95,809.38	95,809.38	
05/01/2026	65,000	4.375%	95,809.38	160,809.38	256,618.76
11/01/2026			94,387.50	94,387.50	
05/01/2027	65,000	4.375%	94,387.50	159,387.50	253,775.00
11/01/2027			92,965.63	92,965.63	
05/01/2028	70,000	4.875%	92,965.63	162,965.63	255,931.26
11/01/2028			91,259.38	91,259.38	
05/01/2029	75,000	4.875%	91,259.38	166,259.38	257,518.76
11/01/2029			89,431.25	89,431.25	
05/01/2030	75,000	4.875%	89,431.25	164,431.25	253,862.50
11/01/2030			87,603.13	87,603.13	
05/01/2031	80,000	4.875%	87,603.13	167,603.13	255,206.26
11/01/2031			85,653.13	85,653.13	
05/01/2032	85,000	4.875%	85,653.13	170,653.13	256,306.26
11/01/2032			83,581.25	83,581.25	
05/01/2033	90,000	5.375%	83,581.25	173,581.25	257,162.50
11/01/2033			81,162.50	81,162.50	
05/01/2034	95,000	5.375%	81,162.50	176,162.50	257,325.00
11/01/2034			78,609.38	78,609.38	
05/01/2035	100,000	5.375%	78,609.38	178,609.38	257,218.76
11/01/2035			75,921.88	75,921.88	
05/01/2036	105,000	5.375%	75,921.88	180,921.88	256,843.76
11/01/2036			73,100.00	73,100.00	
05/01/2037	110,000	5.375%	73,100.00	183,100.00	256,200.00
11/01/2037			70,143.75	70,143.75	
05/01/2038	115,000	5.375%	70,143.75	185,143.75	255,287.50
11/01/2038			67,053.13	67,053.13	
05/01/2039	125,000	5.375%	67,053.13	192,053.13	259,106.26
11/01/2039			63,693.75	63,693.75	
05/01/2040	130,000	5.375%	63,693.75	193,693.75	257,387.50
11/01/2040			60,200.00	60,200.00	
05/01/2041	135,000	5.375%	60,200.00	195,200.00	255,400.00
11/01/2041			56,571.88	56,571.88	
05/01/2042	145,000	5.375%	56,571.88	201,571.88	258,143.76
11/01/2042			52,675.00	52,675.00	
05/01/2043	150,000	5.375%	52,675.00	202,675.00	255,350.00
11/01/2043			48,643.75	48,643.75	
05/01/2044	160,000	5.375%	48,643.75	208,643.75	257,287.50
11/01/2044			44,343.75	44,343.75	
05/01/2045	170,000	5.375%	44,343.75	214,343.75	258,687.50
11/01/2045			39,775.00	39,775.00	
05/01/2046	180,000	5.375%	39,775.00	219,775.00	259,550.00
11/01/2046			34,937.50	34,937.50	
05/01/2047	190,000	5.375%	34,937.50	224,937.50	259,875.00
11/01/2047			29,831.25	29,831.25	
05/01/2048	200,000	5.375%	29,831.25	229,831.25	259,662.50
11/01/2048			24,456.25	24,456.25	
05/01/2049	210,000	5.375%	24,456.25	234,456.25	258,912.50
11/01/2049			18,812.50	18,812.50	
05/01/2050	220,000	5.375%	18,812.50	238,812.50	257,625.00

BOND DEBT SERVICE

\$3,800,000
 Eagle Hammock Community Development District
 (City of Eagle Lake, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2050			12,900.00	12,900.00	
05/01/2051	235,000	5.375%	12,900.00	247,900.00	260,800.00
11/01/2051			6,584.38	6,584.38	
05/01/2052	245,000	5.375%	6,584.38	251,584.38	258,168.76
	3,800,000		3,873,512.83	7,673,512.83	7,673,512.83

\$3,800,000
Eagle Hammock Community Development District
(City of Eagle Lake, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.328209%)
07/08/22	Beg Bal	-3,393,189.95	-5,167,805.37
07/08/22		3,393,189.95	5,167,805.37

07/08/30	TOTALS:	0.00	0.00

ISSUE DATE:	07/08/22	REBATABLE ARBITRAGE:	0.00
COMP DATE:	07/08/30	NET INCOME:	0.00
BOND YIELD:	5.328209%	TAX INV YIELD:	0.000000%

\$3,800,000
Eagle Hammock Community Development District
(City of Eagle Lake, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.328209%)
07/08/22	Beg Bal	-127,873.44	-194,750.39
08/02/22		82.85	125.74
09/02/22		167.47	253.05
10/04/22		192.84	290.03
11/02/22		261.57	391.79
12/02/22		326.37	486.71
12/22/22		0.15	0.22
01/04/23		373.25	554.03
02/02/23		397.21	587.19
03/02/23		380.98	560.73
04/04/23		434.63	636.71
05/01/23		920.31	1,342.90
05/02/23		445.07	649.35
06/02/23		481.52	699.45
07/05/23		472.58	683.17
08/01/23		4,240.63	6,107.06
08/02/23		495.14	712.96
09/05/23		497.89	713.47
10/03/23		482.95	689.24
11/01/23		10,270.31	14,597.41
11/02/23		580.86	825.47
12/04/23		445.75	630.51
01/03/24		460.38	648.45
02/01/24		4,406.25	6,180.91
02/02/24		458.43	642.97
03/04/24		409.32	571.42
05/01/24		2,253.12	3,119.31
05/02/24		422.90	585.39
06/04/24		428.37	590.20
07/02/24		417.77	573.25
08/01/24		5,429.69	7,418.90
08/02/24		428.32	585.15
09/04/24		405.40	551.26
10/02/24		378.73	512.89
11/01/24		369.04	497.66
11/04/24		439.00	591.74
12/03/24		341.34	458.15
12/20/24		0.45	0.60
01/03/25		341.48	456.34
02/03/25		704.69	937.60
02/04/25		327.69	435.93
03/04/25		292.11	386.90
04/02/25		320.83	423.21
05/01/25		1,531.25	2,011.33
05/02/25		309.89	406.99
06/03/25		312.50	408.56
07/02/25		301.84	392.96

\$3,800,000
Eagle Hammock Community Development District
(City of Eagle Lake, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.328209%)
08/04/25		312.25	404.61
09/03/25		312.21	402.85
10/02/25		296.72	381.25
11/04/25		262.19	335.31
11/17/25		-35.88	-45.80
12/02/25		276.04	351.58
01/05/26		270.84	343.30
02/03/26		263.04	332.05
03/03/26		236.02	296.64
04/02/26		259.71	325.03
05/04/26		250.53	312.08
06/02/26		256.23	317.88
07/02/26		249.41	308.07
07/31/26	Bal	97,714.07	120,201.66
07/31/26	Acc	257.72	317.03

07/08/30	TOTALS:	16,748.78	-9,241.60

ISSUE DATE:	07/08/22	REBATABLE ARBITRAGE:	-9,241.60
COMP DATE:	07/08/30	NET INCOME:	16,748.78
BOND YIELD:	5.328209%	TAX INV YIELD:	3.790429%

\$3,800,000
Eagle Hammock Community Development District
(City of Eagle Lake, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Costs of Issuance Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.328209%)
07/08/22	Beg Bal	-202,936.61	-309,071.09
07/08/22		53,000.00	80,718.64
07/08/22		45,000.00	68,534.70
07/08/22		15,822.69	24,097.85
07/08/22		42,000.00	63,965.72
07/08/22		30,000.00	45,689.80
07/08/22		6,000.00	9,137.96
07/08/22		1,500.00	2,284.49
07/15/22		5,750.00	8,748.26
01/11/23		3,907.49	5,794.11

07/08/30	TOTALS:	43.57	-99.56

ISSUE DATE:	07/08/22	REBATABL ARBITRAGE:	-99.56
COMP DATE:	07/08/30	NET INCOME:	43.57
BOND YIELD:	5.328209%	TAX INV YIELD:	2.098023%

\$3,800,000
Eagle Hammock Community Development District
(City of Eagle Lake, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.328209%)
07/08/23		-1,960.00	-2,832.15
07/08/24		-2,070.00	-2,837.88
07/08/25		-2,120.00	-2,757.54
07/08/26		-2,170.00	-2,677.99

07/08/30	TOTALS:	-8,320.00	-11,105.56

ISSUE DATE: 07/08/22 REBATABLE ARBITRAGE: -11,105.56
COMP DATE: 07/08/30
BOND YIELD: 5.328209%

SECTION VI

September 10, 2026

Eagle Hammock Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Eagle Hammock Community Development District, ("the District") for the fiscal year ended September 30, 2026 and with an option for additional annual renewals. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Pursuant to Section 218.39(7), Florida Statutes, we will provide a statement describing corrective actions to be taken in response to each of our recommendations included in the audit report, if any.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and

agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Eagle Hammock Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed \$3,900. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.
- e. If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801, or recordrequest@gmscfl.com, phone: (407) 841-5524.

Reporting

We will issue a written report upon completion of our audit of Eagle Hammock Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Eagle Hammock Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.



DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Eagle Hammock Community Development District.

Signature: _____

Title: _____

Date: _____

SECTION VII

SECTION C

Eagle Hammock CDD

Field Management Report

Completed Items

- A field review of the District's landscaping has been completed. Palm fronds have been trimmed around the pool deck. Mulch has been refreshed around the amenity and monument.
- Poles with solar lights have been installed around the pond walking path behind the amenity.
- New chaise slings have been installed on that pool loungers.
- Sagging baby changing station has been replaced in the men's restroom.
- Amenity signage has been refreshed.
- Pool lift has been tested and is working properly.
- Motion sensor lights on the pool deck have been adjusted and are currently functioning properly.



Contracted Services

- All contracted service vendors continue to provide satisfactory service and remain in compliance with their contractual requirements.

In Progress

- **Shade Structure Update:** Signed engineered drawings have been received. The vendor is submitting the permit application to the Building Department. Once the property and parcel information is confirmed, the Notice of Commencement will be sent for signature. An estimated permit review timeline will follow.
- Playground mulch installation.
- Playground bench installation.



SECTION 1

Hi Matt and Board of Directors at Eagle Hammock CDD,

Thank you for choosing Resort Pool Services. We truly appreciate your trust and the opportunity to care for your pool.

To continue providing the reliable, high-quality service you expect, we will be implementing a +3.0% adjustment to our service rates. This increase will take effect on January 1, 2027.

Current Amount: **\$1,500.00**

New Amount: **\$1,545.00**

Over the past year, the costs of labor, equipment, chemicals, fuel, insurance, and other operating expenses have continued to rise. This modest adjustment allows us to maintain the level of service, professionalism, and responsiveness that you have come to expect from our team.

We remain committed to delivering dependable service, maintaining your pool to the highest standards, and providing excellent customer support.

We sincerely appreciate your continued business and understanding. If you have any questions regarding this adjustment, please don't hesitate to contact us at [321-204-0154](tel:321-204-0154).

Thank you again for your loyalty and for allowing Resort Pool Services to serve you.

Simon McDonnell

VP of Operations

Resort Pool Services

SECTION 2

SECTION (a)



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: October 2, 2026

SUBMITTED TO:

GMS Services
135 W. Central Blvd
Orlando, FL 32801
Matt Fisher
Phone: 863-956-6207
Email: Mfisher@gmscfl.com

Job Name / Location:

Eagle Hammock
Playground

This proposal is to add Cypress playground mulch

	Qty	Unit	Unit Cost	TOTAL
Cypress Playground Mulch	2	Yds	\$85.00	\$170.00
				\$170.00

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

Submitted by: Scott Merrell

Date Submitted: October 2, 2026

Accepted by: _____

Date Accepted: _____

SECTION (b)



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: October 2, 2026

SUBMITTED TO:

GMS Services
135 W. Central Blvd
Orlando, FL 32801
Matt Fisher
Phone: 863-956-6207
Email: Mfisher@gmscfl.com

Job Name / Location:

Eagle Hammock
Playground

This proposal is to take out cypress and add rubber mulch

	Qty	Unit	Unit Cost	TOTAL
Labor	12	Hrs	\$65.00	\$780.00
Rubber Mulch	110	Bags	\$32.00	\$3,520.00
				\$4,300.00

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

Submitted by: Scott Merrell

Date Submitted: October 2, 2026

Accepted by:

Date Accepted: _____

SECTION D

SECTION 1

Eagle Hammock Community Development District

Summary of Check Register

June 27, 2026 to September 23, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	8/4/26	257-264	\$ 24,241.65
	8/12/26	265-268	\$ 7,194.81
	8/18/26	269-270	\$ 6,410.67
	8/25/26	271-277	\$ 9,384.20
	9/1/26	278	\$ 700.00
	9/8/26	279-280	\$ 4,546.00
	9/15/26	281-284	\$ 6,123.21
	9/22/26	285-286	\$ 16,550.18
			<u>\$ 75,150.72</u>
General Fund - Autopay			
	8/3/26 - 9/14/26	80056-80067	\$ 7,058.19
			<u>\$ 7,058.19</u>
Total Amount			\$ 82,208.91

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/04/26	00025	7/03/26	510	202607 330-57200-48100	ALL AMERICAN LAWN & TREE	*	120.00	120.00	000257
8/04/26	00008	6/29/26	21968	202606 320-53800-47000	LAKE MAINTENANCE JUN26	*	700.00		
		7/31/26	22330	202607 320-53800-47000	LAKE MAINTENANCE JUL26	*	700.00		
					AQUATIC WEED MANAGEMENT, INC			1,400.00	000258
8/04/26	00020	6/30/26	18306	202606 330-57200-48201	CLEANING SVCS JUN26	*	1,272.50		
					CLEAN STAR SERVICES OF CENTRAL FL			1,272.50	000259
8/04/26	00017	7/10/26	28492	202607 330-57200-49000	ADDED TIMER & SWITCHES	*	1,524.65		
					CURRENT DEMANDS ELECTRICAL			1,524.65	000260
8/04/26	00001	6/30/26	137	202606 320-53800-48000	STREET/STOP SIGN ADJ	*	330.00		
		6/30/26	138	202606 330-57200-48000	GENERAL MAINTENANCE	*	660.00		
					GOVERNMENTAL MANAGEMENT SERVICES-CF			990.00	000261
8/04/26	00047	7/16/26	INV-1348	202607 330-57200-49000	HEXAGON SHADE DEPOSIT	*	13,093.50		
					JAMMIN PLAYGROUNDS, INC			13,093.50	000262
8/04/26	00023	7/24/26	AV32793	202607 330-57200-48000	REPLACE TORO VALVE	*	225.00		
		8/01/26	AV32992	202608 330-57200-46300	POOL MAINTENANCE AUG26	*	1,450.00		
					MCDONNELL CORPORATION DBA RESORT			1,675.00	000263
8/04/26	00010	6/30/26	24925	202606 320-53800-46201	IXORA 7 GAL	*	960.00		
		7/01/26	24906	202607 320-53800-46200	LANDSCAPE MAINT JUL26	*	3,206.00		
					PRINCE & SONS INC.			4,166.00	000264
8/12/26	00048	7/29/26	108169	202607 330-57200-48000	PLC SIGN/INSTALL TIMER	*	1,554.53		
					KINCAID ELECTRICAL SERVICES INC.			1,554.53	000265
8/12/26	00044	8/05/26	RES 25-1	202607 310-51300-31100	ENGINEER SVCS JUL26	*	579.98		
					RAYL ENGINEERING & SURVERYING, LLC			579.98	000266

EHCD EAGLE HAMMOCK CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
8/12/26	00043	4/02/26	100810 HOLIDAY	202604 330-57200-48700 LGIHTING DEPOSIT			TPG LIGHTING LLC	*	1,019.67	1,019.67	000267
8/12/26	00024	7/24/26	8270292 TRUSTEE	202607 310-51300-32300 FEES FY26 S22				*	1,010.16		
		7/24/26	8270292 TRUSTEE	202607 300-15500-10000 FEES FY27 S22			US BANK	*	3,030.47	4,040.63	000268
8/18/26	00017	7/28/26	117202 TECH	202607 330-57200-48000 DIAGNOSED ISP			CURRENT DEMANDS ELECTRICAL	*	145.00	145.00	000269
8/18/26	00001	8/01/26	139 FIELD	202608 320-53800-34000 MANAGEMENT AUG26				*	1,287.50		
		8/01/26	140 MANAGEMENT	202608 310-51300-34000 FEES AUG26				*	3,343.67		
		8/01/26	140 WEBSITE	202608 310-51300-35200 ADMIN AUG26				*	108.17		
		8/01/26	140 INFORMATION	202608 310-51300-35100 TECH AUG26				*	162.25		
		8/01/26	140 DISSEM	202608 310-51300-31300 AGENT SVCS AUG26				*	437.50		
		8/01/26	140 AMENITY	202608 330-57200-49200 ACCESS AUG26				*	833.33		
		8/01/26	140 OFFICE	202608 310-51300-51000 SUPPLIES AUG26				*	3.01		
		8/01/26	140 POSTAGE	202608 310-51300-42000 AUG26				*	60.84		
		8/01/26	140 COPIES	202608 310-51300-42500 AUG26			GOVERNMENTAL MANAGEMENT SERVICES-CF	*	29.40	6,265.67	000270
8/25/26	00025	8/03/26	1131 PEST	202608 330-57200-48100 CONTROL AUG26			ALL AMERICAN LAWN & TREE	*	185.00	185.00	000271
8/25/26	00026	8/19/26	7383-08 SPECIAL	202608 310-51300-31200 ASSESS BOND S2022			AMTEC	*	450.00	450.00	000272
8/25/26	00020	7/29/26	18563 CLEANING	202607 330-57200-48201 SVCS JUL26			CLEAN STAR SERVICES OF CENTRAL FL	*	1,260.00	1,260.00	000273
							EHCD EAGLE HAMMOCK CWRIGHT				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/25/26	00045	6/16/26 83168A	202606 330-57200-49000	RESLING CHAISE LOUNGE	*	1,115.00	
				FLORIDA PATIO FURNITURE INC.			1,115.00 000274
8/25/26	00001	8/01/26 140A	202608 330-57200-48000	HANDICAP LIFT CONTROLLER	*	422.44	
		8/01/26 140A	202608 330-57200-48000	BATTERY CHARGER/REMOTE	*	1,140.08	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			1,562.52 000275
8/25/26	00006	8/14/26 15669	202607 310-51300-31500	GENERAL COUNSEL JUL26	*	1,379.84	
				KILINSKI VAN WYK PLLC			1,379.84 000276
8/25/26	00010	5/08/26 23927	202605 320-53800-46200	MATERIAL FUEL CHARGE	*	48.92	
		6/01/26 24440	202606 320-53800-46200	MATERIAL FUEL CHARGE	*	48.92	
		7/06/26 25018	202607 320-53800-46200	MATERIAL FUEL CHARGE	*	64.00	
		8/01/26 25556	202608 320-53800-46200	LANDSCAPE MAINT AUG26	*	3,206.00	
		8/01/26 25601	202608 320-53800-46200	MATERIAL FUEL CHARGE	*	64.00	
				PRINCE & SONS INC.			3,431.84 000277
9/01/26	00008	8/31/26 22400	202608 320-53800-47000	POND MAINTENANCE AUG26	*	700.00	
				AQUATIC WEED MANAGEMENT, INC			700.00 000278
9/08/26	00020	8/27/26 18831	202608 330-57200-48201	JANITORIAL SERVICES AUG26	*	1,340.00	
				CLEAN STAR SERVICES OF CENTRAL FL			1,340.00 000279
9/08/26	00010	9/01/26 26178	202609 320-53800-46200	LANDSCAPE MAINT. SEP26	*	3,206.00	
				PRINCE & SONS INC.			3,206.00 000280
9/15/26	00025	9/02/26 1892	202609 330-57200-48100	PEST CONTROL SEP26	*	120.00	
				ALL AMERICAN LAWN & TREE			120.00 000281
9/15/26	00038	7/31/26 23	202607 330-57200-48000	CHANGE STATION/LIGHT POLE	*	1,039.21	
		7/31/26 24	202607 320-53800-49000	POND SOLAR LIGHTS	*	2,980.00	

EHCD EAGLE HAMMOCK CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/31/26	25	202607 330-57200-49000		*	200.00		
				TRANSPORT LOANER CHAIRS					
					GOVERNMENTAL MANAGEMENT SERVICES-			4,219.21	000282
9/15/26	00006	9/14/26	15909	202608 310-51300-31500		*	149.00		
				GENERAL COUNSEL AUG26					
					KILINSKI VAN WYK PLLC			149.00	000283
9/15/26	00023	8/11/26	33254	202608 330-57200-48000		*	185.00		
				LIFE RING					
		9/01/26	33446	202609 330-57200-46300		*	1,450.00		
				POOL MAINTENANCE SEP26					
					MCDONNELL CORPORATION DBA RESORT			1,635.00	000284
9/22/26	00004	9/14/26	34013	202609 300-15500-10000		*	11,649.00		
				POLICY #100126881 FY27					
					EGIS INSURANCE ADVISORS, LLC			11,649.00	000285
9/22/26	00001	9/01/26	142	202609 310-51300-34000		*	3,343.67		
				MANAGEMENT FEES SEP26					
		9/01/26	142	202609 310-51300-35200		*	108.17		
				WEBSITE ADMIN SEP26					
		9/01/26	142	202609 310-51300-35100		*	162.25		
				INFO TECHNOLOGY SEP26					
		9/01/26	142	202609 310-51300-31300		*	437.50		
				DISSEMINATION AGENT SEP26					
		9/01/26	142	202609 330-57200-49200		*	833.33		
				AMENITY ACCESS SEP26					
		9/01/26	142	202609 310-51300-51000		*	.60		
				OFFICE SUPPLIES					
		9/01/26	142	202609 310-51300-42000		*	15.66		
				POSTAGE					
					GOVERNMENTAL MANAGEMENT SERVICES-CF			4,901.18	000286
TOTAL FOR BANK B							75,150.72		

EHCD EAGLE HAMMOCK CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
8/03/26	00022	7/15/26	6715-07. 1702 EAGLE HAMMOCK JUL26	202607 320-53800-43200			CITY OF EAGLE LAKE	*	53.60	53.60	080056
8/03/26	00022	7/15/26	6834-07. 2047 GOLDEN BEAK JUL26	202607 330-57200-43200			CITY OF EAGLE LAKE	*	382.31	382.31	080057
8/03/26	00042	7/27/26	6654-08. 2047 GOLDEN BEAK AUG26	202608 330-57200-41000			SPECTRUM	*	160.00	160.00	080058
7/30/26	00022	6/15/26	6834-06. 2047 GOLDEN BEAK DR JUN26	202606 330-57200-43200			CITY OF EAGLE LAKE	*	487.00	487.00	080059
8/17/26	00015	8/11/26	4142-07. 2047 GOLDEN BEAK JUL26	202607 330-57200-43000			TECO TAMPA ELECTRIC	*	485.75	485.75	080060
8/17/26	00015	8/11/26	4932-07. 1020 EAGLE LAKE JUL26	202607 320-53800-43100			TECO TAMPA ELECTRIC	*	2,252.61	2,252.61	080061
8/17/26	00015	8/11/26	5030-07. 1702 EAGLE HAMMOCK JUL26	202607 320-53800-43000			TECO TAMPA ELECTRIC	*	24.17	24.17	080062
8/31/26	00022	8/14/26	6715-08. 1702 EAGLE HAMMOCK AUG26	202608 320-53800-43200			CITY OF EAGLE LAKE	*	56.54	56.54	080063
8/31/26	00022	8/14/26	6834-08. 2047 GOLDEN BEAK DR AUG26	202608 330-57200-43200			CITY OF EAGLE LAKE	*	376.83	376.83	080064
9/14/26	00015	9/10/26	4142-08. 2047 GOLDEN BEAK DR AUG26	202608 330-57200-43000			TECO TAMPA ELECTRIC	*	501.68	501.68	080065
9/14/26	00015	9/10/26	49320-08 1020 EAGLE LAKE LP AUG26	202608 320-53800-43100			TECO TAMPA ELECTRIC	*	2,252.61	2,252.61	080066
9/14/26	00015	9/10/26	5030-08. 1702 EAGLE HAMMOCK AUG26	202608 320-53800-43000			TECO TAMPA ELECTRIC	*	25.09	25.09	080067
TOTAL FOR BANK Z									7,058.19		
EHCD EAGLE HAMMOCK CWRIGHT											

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
TOTAL FOR REGISTER						82,208.91	

SECTION 2

Eagle Hammock
Community Development District

Unaudited Financial Reporting
August 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
August 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve</i>	<i>Total Governmental Fund</i>
Assets:				
Operating Account	\$ 49,071	\$ -	\$ -	\$ 49,071
State Board of Administration	\$ 333,499	\$ -	\$ -	\$ 333,499
Capital Reserve - Bank United	\$ -	\$ -	\$ 78,251	\$ 78,251
Prepaid Items	\$ 3,030	\$ -	\$ -	\$ 3,030
Investments:				
<u>Series 2022</u>			\$ -	
Reserve	\$ -	\$ 97,714	\$ -	\$ 97,714
Revenue	\$ -	\$ 163,998	\$ -	\$ 163,998
Prepayment	\$ -	\$ 201	\$ -	\$ 201
Total Assets	\$ 385,601	\$ 261,913	\$ 78,251	\$ 725,766
Liabilities:				
Accounts Payable	\$ 9,373	\$ -	\$ -	\$ 9,373
Total Liabilities	\$ 9,373	\$ -	\$ -	\$ 9,373
Fund Balances:				
Restricted for:				
Debt Service	\$ -	\$ 261,913	\$ -	\$ 261,913
Capital Reserves	\$ -	\$ -	\$ 78,251	\$ 78,251
Unassigned	\$ 373,198	\$ -	\$ -	\$ 373,198
Total Fund Balances	\$ 376,228	\$ 261,913	\$ 78,251	\$ 716,393
Total Liabilities & Fund Balance	\$ 385,601	\$ 261,913	\$ 78,251	\$ 725,766

Eagle Hammock
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues</u>				
Assessments	\$ 401,914	\$ 401,914	\$ 404,879	\$ 2,966
Miscellaneous Income	\$ -	\$ -	\$ 510	\$ 510
Interest Income	\$ -	\$ -	\$ 11,096	\$ 11,096
Total Revenues	\$ 401,914	\$ 401,914	\$ 416,485	\$ 14,572
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 5,400	\$ 5,600
FICA Expense	\$ 918	\$ 842	\$ 413	\$ 428
Engineering	\$ 12,500	\$ 11,458	\$ 4,444	\$ 7,014
Attorney	\$ 12,500	\$ 11,458	\$ 12,227	\$ (768)
Annual Audit	\$ 4,000	\$ 4,000	\$ 3,750	\$ 250
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ -
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 5,250	\$ 4,813	\$ 4,813	\$ -
Reamortization Schedule	\$ 500	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,445	\$ 4,445	\$ 4,041	\$ 404
Management Fees	\$ 40,124	\$ 36,780	\$ 36,780	\$ -
Information Technology	\$ 1,947	\$ 1,784	\$ 1,785	\$ (0)
Website Maintenance	\$ 1,298	\$ 1,190	\$ 1,190	\$ (0)
Postage & Delivery	\$ 1,000	\$ 917	\$ 492	\$ 424
Insurance	\$ 6,368	\$ 6,368	\$ 5,870	\$ 498
Copies	\$ 500	\$ 458	\$ 44	\$ 414
Legal Advertising	\$ 3,500	\$ 3,208	\$ 1,711	\$ 1,497
Contingency	\$ 2,500	\$ 2,292	\$ 499	\$ 1,793
Office Supplies	\$ 100	\$ 92	\$ 23	\$ 69
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 115,481	\$ 107,137	\$ 89,514	\$ 17,623

Eagle Hammock
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Property Insurance	\$ 7,097	\$ 7,097	\$ 6,077	\$ 1,020
Field Management	\$ 15,450	\$ 14,163	\$ 14,163	\$ -
Landscape Maintenance	\$ 42,000	\$ 38,500	\$ 35,492	\$ 3,008
Landscape Replacement	\$ 12,000	\$ 11,000	\$ 960	\$ 10,040
Lake Maintenance	\$ 8,400	\$ 7,700	\$ 7,700	\$ -
Streetlights	\$ 30,000	\$ 27,500	\$ 24,448	\$ 3,052
Electric	\$ 2,500	\$ 2,292	\$ 240	\$ 2,052
Water and Sewer	\$ 2,500	\$ 2,292	\$ 1,006	\$ 1,286
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,292	\$ -	\$ 2,292
Irrigation Repairs	\$ 5,000	\$ 4,583	\$ 83	\$ 4,500
General Field Repairs & Maintenance	\$ 10,000	\$ 9,167	\$ 2,800	\$ 6,367
Contingency	\$ 5,000	\$ 4,583	\$ 2,987	\$ 1,596
Subtotal Field Expenditures:	\$ 142,447	\$ 131,168	\$ 95,956	\$ 35,213
Amenity Expenditures				
Amenity - Electric	\$ 8,000	\$ 7,333	\$ 5,451	\$ 1,883
Amenity - Water	\$ 10,000	\$ 9,167	\$ 5,654	\$ 3,513
Internet	\$ 2,000	\$ 1,833	\$ 1,560	\$ 273
Pest Control	\$ 1,785	\$ 1,636	\$ 1,700	\$ (64)
Janitorial Service	\$ 12,200	\$ 12,200	\$ 12,908	\$ (708)
Holiday Lighting	\$ -	\$ -	\$ 1,020	\$ (1,020)
Security Services	\$ 12,500	\$ 11,458	\$ 1,506	\$ 9,952
Pool Maintenance	\$ 17,500	\$ 16,042	\$ 15,680	\$ 362
Amenity Repairs & Maintenance	\$ 10,000	\$ 9,167	\$ 7,418	\$ 1,749
Amenity Access Management	\$ 10,000	\$ 9,167	\$ 9,180	\$ (13)
Contingency	\$ 10,000	\$ 10,000	\$ 19,410	\$ (9,410)
Subtotal Amenity Expenditures	\$ 93,985	\$ 88,003	\$ 81,486	\$ 6,517
Total Expenditures	\$ 351,914	\$ 326,308	\$ 266,955	\$ 59,353
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 149,530	
<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	\$ -		\$ 99,530	
Fund Balance - Beginning	\$ -		\$ 276,699	
Fund Balance - Ending	\$ -		\$ 376,228	

Eagle Hammock

Community Development District

Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues				
Assessments - On Roll	\$ 196,805	\$ 196,805	\$ 198,250	\$ 1,445
Interest	\$ 3,707	\$ 3,707	\$ 8,294	\$ 4,587
Total Revenues	\$ 200,512	\$ 200,512	\$ 206,544	\$ 6,032
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		\$ 10,400	
Fund Balance - Beginning	\$ 150,201		\$ 251,513	
Fund Balance - Ending	\$ 154,569		\$ 261,913	

Eagle Hammock

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 1,778	\$ 1,778
Total Revenues	\$ -	\$ -	\$ 1,778	\$ 1,778
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1,778	\$ 1,778
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		\$ 51,778	
Fund Balance - Beginning	\$ 26,300		\$ 26,474	
Fund Balance - Ending	\$ 76,300		\$ 78,251	

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	\$ -	\$ 5,311	\$ 13	\$ -	\$ -	\$ 404,879
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ -	\$ -	\$ 150	\$ -	\$ 210	\$ -	\$ -	\$ 510
Interest Income	\$ 711	\$ 581	\$ 531	\$ 955	\$ 1,082	\$ 1,183	\$ 1,162	\$ 1,176	\$ 1,196	\$ 1,281	\$ 1,239	\$ -	\$ 11,096
Total Revenues	\$ 711	\$ 11,670	\$ 344,910	\$ 3,822	\$ 8,040	\$ 7,924	\$ 28,834	\$ 1,326	\$ 6,506	\$ 1,503	\$ 1,239	\$ -	\$ 416,485
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 800	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 5,400
FICA Expense	\$ 46	\$ -	\$ 77	\$ -	\$ -	\$ 77	\$ 61	\$ -	\$ 77	\$ 77	\$ -	\$ -	\$ 413
Engineering	\$ -	\$ -	\$ 1,455	\$ -	\$ -	\$ 1,436	\$ 973	\$ -	\$ -	\$ 580	\$ -	\$ -	\$ 4,444
Attorney	\$ 3,549	\$ 269	\$ 1,522	\$ 355	\$ 237	\$ 1,512	\$ 1,296	\$ 248	\$ 1,711	\$ 1,380	\$ 149	\$ -	\$ 12,227
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ 450
Dissemination	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ 4,813
Reamortization Schedule	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,010	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,343	\$ 3,344	\$ -	\$ 36,780
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ 1,785
Website Maintenance **	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ 1,190
Postage & Delivery	\$ 37	\$ 31	\$ 5	\$ 106	\$ 16	\$ 105	\$ 7	\$ 39	\$ 21	\$ 65	\$ 61	\$ -	\$ 492
Insurance	\$ 5,870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,870
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15	\$ -	\$ -	\$ -	\$ 29	\$ -	\$ 44
Legal Advertising	\$ -	\$ 1,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 691	\$ -	\$ -	\$ -	\$ 1,711
Contingency	\$ 52	\$ 50	\$ 53	\$ 46	\$ 41	\$ 41	\$ 41	\$ 42	\$ 49	\$ 42	\$ 42	\$ -	\$ 499
Office Supplies	\$ 3	\$ 4	\$ 0	\$ 3	\$ 1	\$ 0	\$ 3	\$ 3	\$ 0	\$ 3	\$ 3	\$ -	\$ 23
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 22,821	\$ 5,425	\$ 8,164	\$ 4,562	\$ 4,345	\$ 8,223	\$ 7,248	\$ 8,133	\$ 7,601	\$ 8,207	\$ 4,786	\$ -	\$ 89,514

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	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	14,163
Landscape Maintenance	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,206	\$ 3,255	\$ 3,255	\$ 3,270	\$ 3,270	\$ -	35,492
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 960	\$ -	\$ -	\$ -	960
Lake Maintenance	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ -	7,700
Streetlights	\$ 2,426	\$ 2,426	\$ 2,426	\$ 1,328	\$ 2,268	\$ 2,268	\$ 2,268	\$ 2,268	\$ 2,268	\$ 2,253	\$ 2,253	\$ -	24,448
Electric	\$ 47	\$ -	\$ 17	\$ 5	\$ 23	\$ 26	\$ 24	\$ 24	\$ 26	\$ 24	\$ 25	\$ -	240
Water and Sewer	\$ 58	\$ 97	\$ 79	\$ 412	\$ 27	\$ 55	\$ 54	\$ 53	\$ 60	\$ 54	\$ 57	\$ -	1,006
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	83
General Repairs & Maintenance	\$ -	\$ -	\$ 1,810	\$ -	\$ 440	\$ 220	\$ -	\$ -	\$ 330	\$ -	\$ -	\$ -	2,800
Contingency	\$ -	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,980	\$ -	\$ -	2,987
Total Field Expenditures:	\$ 13,884	\$ 7,723	\$ 9,525	\$ 6,938	\$ 7,951	\$ 7,763	\$ 7,538	\$ 7,587	\$ 8,886	\$ 10,568	\$ 7,592	\$ -	95,956
Amenity Expenditures													
Amenity - Electric	\$ 1,127	\$ 541	\$ -	\$ 104	\$ 407	\$ 507	\$ 474	\$ 650	\$ 652	\$ 486	\$ 502	\$ -	5,451
Amenity - Water	\$ 897	\$ 901	\$ 508	\$ 621	\$ 335	\$ 382	\$ 329	\$ 435	\$ 487	\$ 382	\$ 377	\$ -	5,654
Internet	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ -	1,560
Pest Control	\$ 240	\$ 185	\$ 120	\$ 120	\$ 185	\$ 120	\$ 120	\$ 185	\$ 120	\$ 120	\$ 185	\$ -	1,700
Janitorial Service	\$ 975	\$ 965	\$ 1,435	\$ 965	\$ 1,025	\$ 1,210	\$ 1,240	\$ 1,220	\$ 1,273	\$ 1,260	\$ 1,340	\$ -	12,908
Holiday Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,020	\$ -	\$ -	\$ -	\$ -	\$ -	1,020
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,506	\$ -	\$ -	\$ -	\$ -	\$ -	1,506
Pool Maintenance	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,450	\$ 1,730	\$ 1,500	\$ 1,450	\$ 1,450	\$ -	15,680
Amenity Repairs & Maintenance	\$ -	\$ -	\$ 403	\$ 220	\$ -	\$ -	\$ 129	\$ -	\$ 1,955	\$ 2,964	\$ 1,748	\$ -	7,418
Amenity Access Management	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 847	\$ 833	\$ -	9,180
Contingency	\$ 1,020	\$ 1,020	\$ -	\$ 323	\$ -	\$ -	\$ -	\$ -	\$ 2,230	\$ 14,818	\$ -	\$ -	19,410
Total Amenity Expenditures	\$ 6,562	\$ 5,915	\$ 4,769	\$ 4,656	\$ 4,256	\$ 4,563	\$ 7,262	\$ 5,213	\$ 9,210	\$ 22,487	\$ 6,594	\$ -	81,486
Total Expenditures	\$ 43,267	\$ 19,062	\$ 22,458	\$ 16,156	\$ 16,552	\$ 20,548	\$ 22,048	\$ 20,933	\$ 25,697	\$ 41,262	\$ 18,972	\$ -	266,955
Excess (Deficiency) of Revenues over Expenditures	\$ (42,557)	\$ (7,393)	\$ 322,452	\$ (12,334)	\$ (8,512)	\$ (12,624)	\$ 6,786	\$ (19,607)	\$ (19,191)	\$ (39,758)	\$ (17,733)	\$ -	149,530
<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	\$ (42,471)	\$ (7,307)	\$ 322,538	\$ (12,248)	\$ (8,426)	\$ (12,538)	\$ 6,872	\$ (19,521)	\$ (19,105)	\$ (39,672)	\$ (17,647)	\$ -	99,530

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
6/15/26	5/1-5/31/26	\$ 2,665.02	\$ -	\$ (53.30)	\$ -	\$ -	\$ 2,611.72	\$ 1,753.22	\$ 858.50	\$ 2,611.72
6/24/26	6/1-6/1/26	\$ 5,407.67	\$ -	\$ (108.16)	\$ -	\$ -	\$ 5,299.51	\$ 3,557.51	\$ 1,742.00	\$ 5,299.51
7/31/26	4/1-6/30/26	\$ -	\$ -	\$ -	\$ 12.74	\$ -	\$ 12.74	\$ 12.74	\$ -	\$ 12.74
Total		\$ 643,962.10	\$ (23,021.52)	\$ (12,418.81)	\$ 1,044.98	\$ (6,437.81)	\$ 603,128.94	\$ 404,879.09	\$ 198,249.85	\$ 603,128.94

101%	Net Percent Collected
0	Balance Remaining to Collect