Eagle Hammock
Community Development District

Meeting Agenda

November 12, 2026

AGENDA

Eagle Hammock
Community Development District

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

November 5, 2026

Board of Supervisors Meeting
Eagle Hammock Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Eagle Hammock Community Development District** will be held on **Thursday, November 12, 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:

Landowners' Meeting

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowner's Questions and Comments
8. Adjournment

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. Administration of Oaths of Office to Newly Elected Board Members (Seat #1, Seat #4, & Seat #5)
    B. Consideration of Resolution 2027-01 Canvassing and Certifying the Results of the Landowners' Election
    C. Election of Officers
    D. Consideration of Resolution 2027-02 Electing Officers
4. Approval of Minutes of the October 8, 2026 Board of Supervisors Meeting
5. Consideration of Agreement with PayGov.US for Electronic Payment Processing
6. Staff Reports
    A. Attorney
    B. Engineer
        i. Presentation of Pond Bank Erosion Report
    C. Field Manager's Report

D. District Manager's Report
    i. Approval of Check Register
    ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

Landowners' Meeting

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

DATE:	Thursday, November 12, 2026
TIME:	10:00 AM
LOCATION:	Offices of Highland Homes 3020 S Florida Avenue, Suite 101 Lakeland, Florida 33803

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 <u>one</u> (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.

Board of Supervisors Meeting

SECTION III

SECTION B

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, 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(2), *Florida Statutes*, a landowners meeting is required to be held within ninety (90) days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desires to canvas the votes and declare and certify the results of said election.

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

1. ELECTION RESULTS. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

Seat Number	Supervisor	Number of Votes
1	_____	_____
4	_____	_____
5	_____	_____

2. TERMS. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

Seat Number	Supervisor	Term	Term Expiration
1	_____	_____	_____
4	_____	_____	_____
5	_____	_____	_____

3. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of November 2026.

ATTEST**:**	**EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson/Vice Chairperson, Board of Supervisors

SECTION D

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT 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 Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	Jill Burns
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	George Flint

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

PASSED AND ADOPTED this 12th day of November 2026.

ATTEST**:**

EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chairperson,
Board of Supervisors

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**, **October 8, 2026,** at 10:00 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
Kareyann Ellison *by Zoom*	Assistant Secretary
Kyle Free	Assistant Secretary
Garret Parkinson	Assistant Secretary

Also, present were:

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

The following is a summary of the discussions and actions taken at the October 8, 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 10:05 a.m. Three Supervisors were present in person. Supervisor Ellison joined by Zoom.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Burns stated there were no members of the public present and none joining via Zoom.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Consideration of Letter of Interest for CDD Board Seat

Ms. Burns stated she had someone reach out to her in between the last meeting and this meeting concerning the open Board seat. Her letter of interest is included in the agenda package on page 6 for review. Mr. Andrade noted he is trying to boost more interest in the community, HOA and CDD. There needs to be more residents to fill the seats.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the July 9, 2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the July 9, 2026 Board of Supervisors meeting. She asked for any questions, comments, or correction. The Board had no changes.

> On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Minutes of the July 9, 2026, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS **Presentation of Arbitrage Rebate Report from AMTEC for Series 2022 Project Bonds**

Ms. Burns stated this is a report that is required annually under the trust indenture. The District has to demonstrate that they do not earn more interest than they pay on the bonds. That negative amount is listed on page 4 of the arbitrage report.

> On MOTION by Mr. Andrade, seconded by Mr. Free, with all in favor, Accepting the Arbitrage rebate Report from AMTEC for Series 2022 Project Bonds, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Audit Services Engagement Letter for Fiscal Year 2026 Audit**

Ms. Burns stated this is part of a multiyear agreement that was already awarded by the Board. This is for Fiscal Year 2026. It is NTE $3,900. Mr. Andrade noted he sent a couple of minor edits.

> On MOTION by Mr. Andrade, seconded by Mr. Free, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2026 Audit, was approved in substantial form.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Collins reminded the Board the District has started a new fiscal year so budget turns over and terms will turnover in a couple of months. He offered to take questions.

B. Engineer

Mr. Rayl discussed an issue where folks are using a utility easement as a shortcut and running through the green space area off the end of Haze Rd. He would like to take a look at what the Districts obligations are on that easement. He noted good relationships with the county roads and drainage department who can maybe help come up with a solution of a deterrent there. He noted a site plan sketch was provided for Sandra Snyder for the shade structure permit. He spoke about erosion on stormwater pond banks. Mr. Andrade noted a site review is needed.

C. Field Manager's Report

Mr. Fisher presented the Field Management Report included on page 42 of the agenda package.

i. Consideration of Fee Increase Request from the Janitorial Service

Mr. Fisher reported an increase in the janitorial service. Currently the District is paying $475 for the cleaning rate and is proposing a 3% increase which would put it at $500.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Fee Increase Request from the Janitorial Service, was approved.

ii. Consideration of Fee Increase Request from Pool Maintenance Vendor

Mr. Fisher reported a 3% increase from Resort Pools. The included letter stated $1,500 which is not accurate. The recent bill was $1,450. He will confirm with the company. The 3% increase would leave a grand total for 2027 at $1,493.50. Ms. Burns stated that is within the budget.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Fee Increase Request from the Resort Pools, was approved.

iii. Consideration of Proposals for Playground Mulch Refresh

a) Refresh Current Wood Chip Mulch

b) Remove Wood Chip Mulch and Install Rubber Mulch

Mr. Fisher reviewed two proposals for a mulch refresh at the playground. He recommended rubber mulch due to wet and soggy conditions in that area. The wood chip mulch is growing fungus. The labor to remove the current mulch and fill in the footprint with rubber mulch would be $4,300.

On MOTION by Mr. Andrade, seconded by Mr. Free, with all in favor, the Proposal to Remove Wood Chip Mulch and Install Rubber Mulch for $4,300, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register that is included in the agenda package for review. She offered to take any questions regarding the invoices.

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

ii. Balance Sheet & Income Statement

Ms. Burns stated the financial statements are in the agenda package for review. There is no action necessary from the Board.

EIGHTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS **Supervisors' Requests and Audience Comments**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS **Adjournment**

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

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION V

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective _____ ___**, 2026**, (the "**Effective Date**"), by and between **PayGOV.US**, LLC, an Indiana limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the Eagle Hammock Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"**)**, with its principal address at 219 E. Livingston St., Orlando, FL 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Polk County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $[1,000,000] per occurrence and $[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
EAGLE HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, an Indiana limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (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 term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must 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. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit

stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the Eagle Hammock Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION VI

SECTION B

SECTION 1

Eagle Hammock
Pond Bank Erosion Investigation

Eagle Hammock CDD
219 Livingston st.
Orlando, FL. 32801

Prepared for:
Eagle Hammock CDD
October 27, 2026

Prepared by

RAYL ENGINEERING & SURVEYING, LLC

810 E Main Street, Bartow, FL 33830
Office: 863-537-7901
www.raylengineering.com

Table of Contents

1. **Introduction/ Recommendations**
2. **Photos 4-8**
3. **Maps**

Introduction

The Eagle Hammock CDD Board requested an inspection of the community's pond banks for erosion.
The following pages summarize our findings.

Recommendations

No large areas of active erosion were observed. Some bare banks were exposed due to low water levels, but no remediation is recommended.

Recommend excavating below Pond 500-A skimmer to allow unimpeded flow.

Alan L. Rayl, State of Florida Professional Engineer, License No. 44116.

This item has been digitally signed and sealed by Alan L. Rayl on the date indicated here. Signature must be verified on any electronic copies.

Alan L. Rayl, PE Date

FL Reg #44116

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www.raylengineering.com

Pond 500 – B
No erosion, some bare soil.



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Pond 500 - A
No erosion, minimal clearance under skimmer.





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Pond 100
No erosion, lower 2’ +/- of banks exposed.





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Pond 300
No erosion, no exposed banks.





Pond Rec
Minor erosion in isolated locations on east bank.



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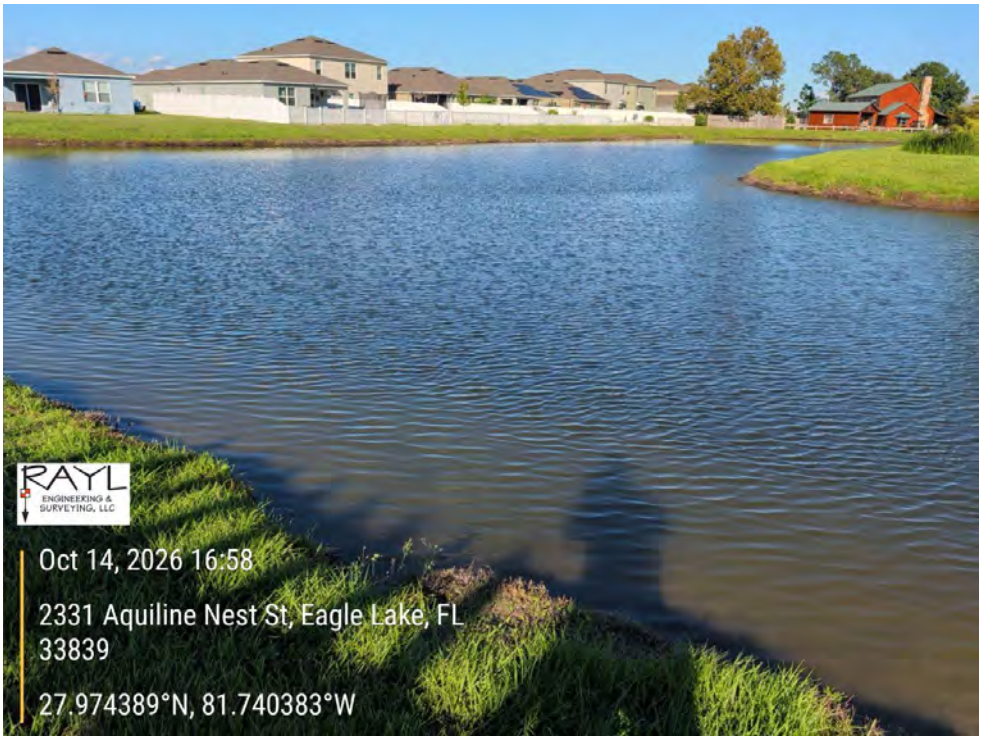
Pond 200

Minor isolated erosion – mostly revegetated. Some lower banks exposed.





Minor isolated erosion, mostly revegetated

Pond 400
No erosion.



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www.raylengineering.com

SUB-BASIN AREAS	
SUB-BASIN	AREA (AC)
1-00	4.21
1-02	0.16
1-03	1.13
1-04	0.19
1-05	1.40
1-06	0.49
1-07	0.06
1-08	0.79
1-10	0.10
1-11	0.84
1-13	0.07
1-14	2.05
1-15	0.49
1-16	1.03
1-17	1.45
1-18	1.05
2-00	5.06
2-01	0.32
2-02	3.29

SUB-BASIN AREAS	
SUB-BASIN	AREA (AC)
2-04	0.20
2-05	1.06
2-06	0.61
3-00	8.59
3-01	0.36
3-02	1.51
3-03	0.35
3-04	0.13
3-06	0.97
3-07	0.17
3-08	1.63
3-09	1.63
3-10	0.24
3-11	0.86
3-13	0.88
3-14	1.36
3-16	1.17
3-17	1.11
3-19	0.18

SUB-BASIN AREAS	
SUB-BASIN	AREA (AC)
3-20	0.77
3-21	0.95
3-22	1.78
3-23	1.03
3-25	0.60
4-00	1.50
4-01	0.28
4-02	0.82
4-03	0.99
4-04	1.03
4-07	1.12
4-08	0.43
4-09	0.48
5-00A	0.33
5-00B	0.42
5-01	0.89
5-02	0.33

NOTE: WETLANDS NOT FLAGGED IN LOT 105 (APPEARS TO BE MOSTLY WETLAND) 9.976 ACRES NOT INCLUDED IN UPLAND ACREAGE FIGURE

BASIN 300 26.23 AC

BASIN 100 15.55 AC

BASIN 500 1.97 AC

BASIN 200 10.55 AC

POND 100

POND 200

POND 300

POND 400

POND 500

POND REC

WETLAND B= 17.012 ACRES

WETLAND C= 5.838 ACRES

WETLAND E= 8.513 ACRES

WETLAND A= 0.997 ACRES

WETLAND D= 1.083 ACRES

WETLAND F= 0.693 AC

Time of Concentration (1-00) Lh = 550 ft Tc = 17.3 min

Time of Concentration (1-05) Lh = 417 ft Tc = 12.2 min

Time of Concentration (1-11) Lh = 408 ft Tc = 13.4 min

Time of Concentration (1-14) Lh = 587 ft Tc = 15.2 min

Time of Concentration (2-02) Lh = 814 ft Tc = 24.4 min

0 50 100 200
SCALE 1" = 100'

no erosion
no exposed banks

no erosion
lower 2'± banks exposed

no erosion
minimal clearance
water skimmer

minor erosion
isolated locations
on east bank

some lower banks exposed

minor isolated erosion - mostly revegetated

no erosion

no erosion
some bare soil

REVISIONS
1 CITY, SWFWMD, COUNTY, & OWNER COMMENTS 07.20.2021
2 COUNTY & SWFWMD COMMENTS 08.06.2021

DRAWN:	RLS
DESIGNED:	JS/RLS
CHECKED:	RG

GADD & ASSOCIATES
CIVIL ENGINEERING & CONSULTING
1925 US HWY 98 S, SUITE 201
LAKELAND, FL 33801
PHONE (863) 940-8979
Contact: Jeff Anderson #30194
www.GaddCivil.com

THOUSAND OAKS
1065 EAGLE LAKE LOOP ROAD
EAGLE LAKE, FL 33839
OVERALL GRADING & DRAINAGE PLAN

ISSUED FOR	
REVIEW	4.29.2021
BID	5.06.2021
PERMIT(CITY)	5.14.2021
PERMIT(WMD)	5.18.2021
PERMIT(COUNTY)	5.18.2021

This item has been digitally signed and sealed by Rodney A. Gadd, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and signature must be verified on any electronic copies.

RODNEY A. GADD, P.E.
FLA. P.E. No. 70975

DATE

C6.0

PROJECT # 1185.01

811 Know what's below. Call before you dig.

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

FILENAME: X:\PROJECTS\1185.01 - CENTER STATE DEV - 1000 Oaks\DRAWINGS\ENGINEERING\1185.01 - GRADE.dwg
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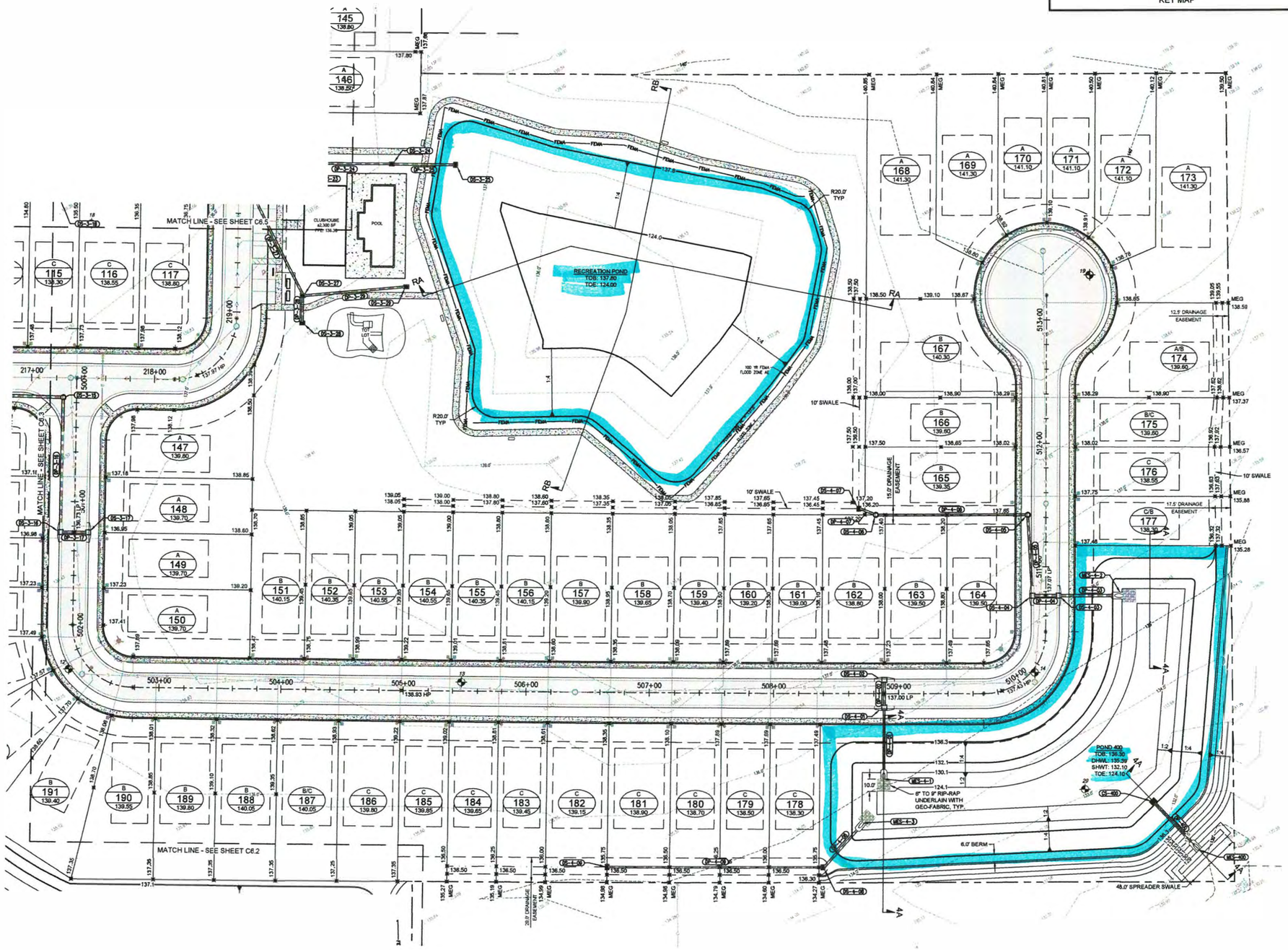

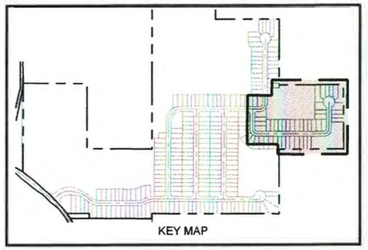

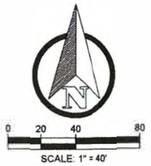

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
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811 Know what's below. Call before you dig.

REVISIONS

1	CITY, SWFWMD, COUNTY, & OWNER COMMENTS 07.23.2021
2	COUNTY & SWFWMD COMMENTS 09.08.2021

DRAWN:	RLS
DESIGNED:	JS/RLS
CHECKED:	RG

GADD & ASSOCIATES
CIVIL ENGINEERING & CONSULTING
1925 US HWY 98 S, SUITE 201
LAKELAND, FL 33801
PHONE:(863) 940-9979
Certificate of Authorization #30194
www.GaddCivil.com

THOUSAND OAKS

1065 EAGLE LAKE LOOP ROAD
EAGLE LAKE, FL 33839

GRADING & DRAINAGE PLAN

ISSUED FOR	
REVIEW	4.29.2021
BID	5.06.2021
PERMIT(CITY)	5.14.2021
PERMIT(WMD)	5.18.2021
PERMIT(COUNTY)	5.18.2021

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RODNEY A. GADD, P.E.
FLA. P.E. No. 70875

DATE

C6.4

PROJECT # 1185.01

811 Know what's below. Call before you dig.

KEY MAP

0 20 40 80
SCALE: 1" = 40'

FLOOD PLAIN COMPENSATION SEE SHEET C6.11

WETLAND Ex. 5.638 ACRES

92.0' SPREADER SWALE

80.0' SPREADER SWALE

POND 300
TOB: 134.70
DHWL: 134.27
SHWT: 132.00
TOE: 119.00

8" TO 9" RIP-RAP UNDERLAIN WITH GEO-FABRIC. TYP.

20.0' DRAINAGE EASEMENT

15.0' DRAINAGE EASEMENT

MATCH LINE - SEE SHEET C6.2

MATCH LINE - SEE SHEET C6.4

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

FILENAME: X:\PROJECTS\1185.01 - CENTER STATE DEV. - 1000 Oaks\DRAWINGS\ENGINEERING\1185.01 - GRADE.dwg
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REVISIONS
1 CITY, SWFWMD, COUNTY, & OWNER COMMENTS 08.27.2021
2 COUNTY & SWFWMD COMMENTS 09.09.2021

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DESIGNED:	JS/RLS
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1925 US HWY 98 S, SUITE 201
LAKELAND, FL 33801
PHONE: (863) 940-9879
Certificate of Authorization #30194
www.GaddCivil.com

THOUSAND OAKS
1065 EAGLE LAKE LOOP ROAD
EAGLE LAKE, FL 33839
GRADING & DRAINAGE PLAN

ISSUED FOR	
REVIEW	4.29.2021
BID	5.06.2021
PERMIT(CITY)	5.14.2021
PERMIT(WMD)	5.18.2021
PERMIT(COUNTY)	5.18.2021

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RODNEY A. GADD, P.E.
FLA. P.E. No. 70875

DATE

C6.3

PROJECT # 1185.01

FILENAME: X:\PROJECTS\1185.01 - CENTER STATE DEV - 1000 Oaks\DRAWINGS\ENGINEERING\1185.01 - GRADE.dwg
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PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
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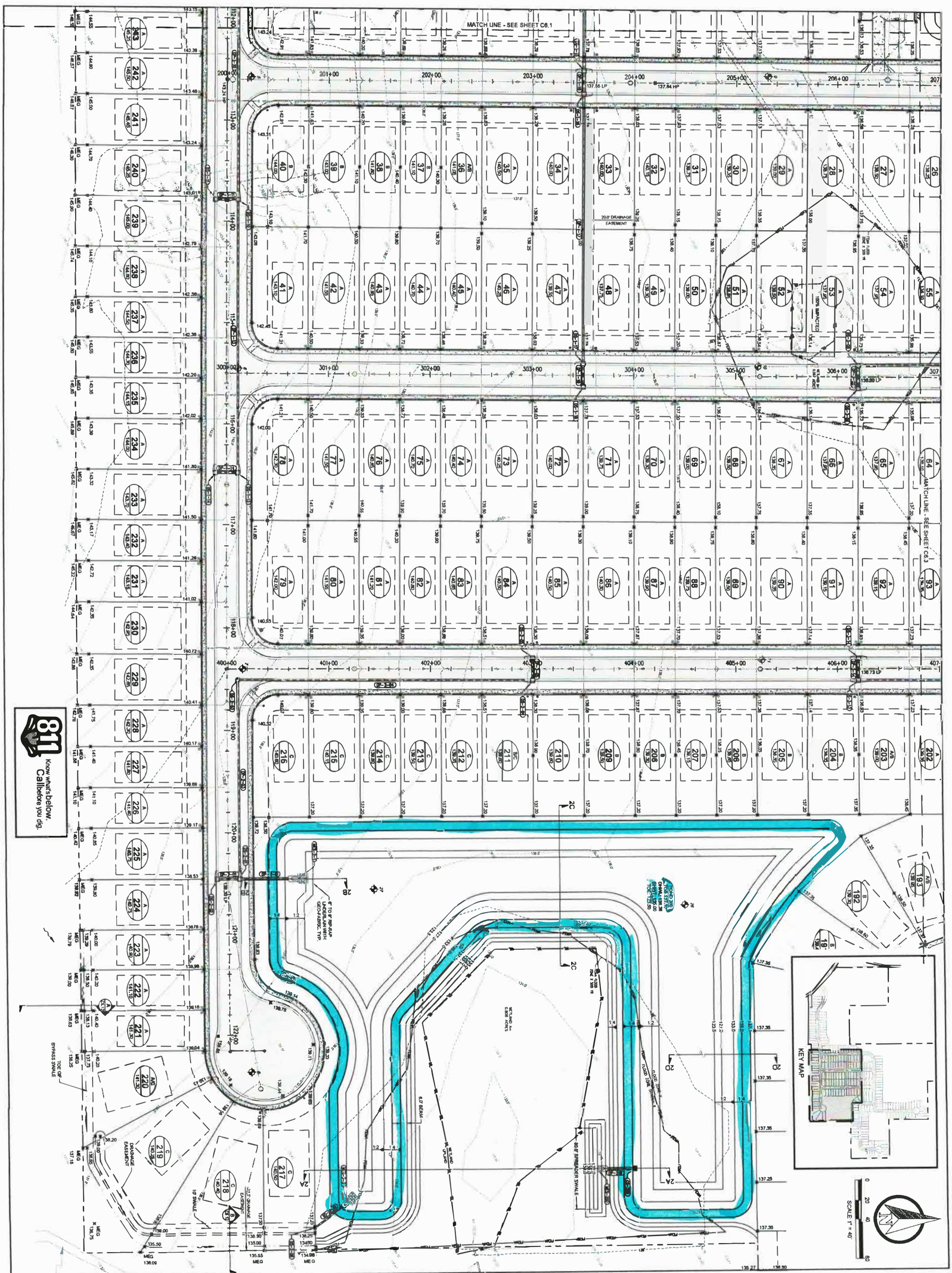

THOUSAND OAKS

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GRADING & DRAINAGE PLAN

GADD & ASSOCIATES
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REVISIONS
1 CITY, SWFWMD, COUNTY, & OWNER COMMENTS 07.30.2021
2 COUNTY & SWFWMD COMMENTS 09.08.2021

DRAWN: RLS
DESIGNED: JSR/LS
CHECKED: RG

ISSUED FOR
PERMIT 4.30.2021
BID 5.04.2021
PERMIT(CITY) 5.14.2021
PERMIT(SWFWMD) 5.18.2021
PERMIT(COUNTY) 5.18.2021

RODNEY A. GADD, P.E.
FLA. P.E. No. 70815
DATE

C6.2
PROJECT # 1185.01

The seal appearing on this document was authorized by Rodney A. Gadd, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed & sealed and all information shown must be verified on any electronic copies.

LITTORAL ZONE CALCULATIONS

POND 500

REQUIRED:
35% AT CONTROL (133.51) =
35% (0.22 AC) = 0.08 AC

PROVIDED:
BETWEEN OVERFLOW (134.24) &
3.5' BELOW (130.74)
0.19 AC - 0.06 AC = 0.13 AC

LITTORAL ZONE

KEY MAP

0 20 40 80
SCALE: 1" = 40'

811 Know what's below. Call before you d

1 C6.1 20' SWALE N.T.S.

2 C6.1 10' SWALE N.T.S.

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

FILENAME: X:\PROJECTS\1185.01 - CENTER STATE, DEV - 1000 Oaks\DRAWINGS\ENGINEERING\1185.01 - GRADE.dwg
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COUNTY & SWFWMD COMMENTS 08.06.2021

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DESIGNED:	JS/RLS
CHECKED:	RG

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LAKELAND, FL 33801
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THOUSAND OAKS
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EAGLE LAKE, FL 33839

GRADING & DRAINAGE PLAN

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PERMIT(COUNTY)	5.18.2021

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RODNEY A. GADD, P.E.
FLA. P.E. No. 70875

DATE

C6.1

PROJECT # 1185.01

SECTION C

November 12, 2026

Eagle Hammock CDD

Field Management Report

Completed Items

- A review of the District's amenity building has been completed.
- The playground benches have been installed.
- The playground mulch has been replaced with rubber mulch.
- Trash has been picked up around the amenity.
- Sidewalks have been reviewed for tripping hazards.



Contracted Services

- Reviewed landscaping services and confirmed satisfactory maintenance of the District's common areas.
- Reviewed aquatic maintenance services and confirmed satisfactory pond conditions.
- Reviewed cleaning services and confirmed satisfactory upkeep of the amenity facilities.



In Progress

- **Playground Shade Structure Update**: Installation to begin November 9th.
- Pool deck pressure washing.
- Water damaged door trim replacement leading to restrooms.
- Men's restroom vanity repair.

SECTION D

SECTION 1

Eagle Hammock
Community Development District

Summary of Check Register

September 24, 2026 to October 31, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	9/29/2026	287-289	$	4,163.30
	10/6/2026	290-293	$	6,986.00
	10/13/2026	294-299	$	14,860.64
	10/20/2026	300-301	$	239.65
	10/27/2026	302	$	227.99
			$	26,477.58
General Fund - Autopay				
	9/30/26 - 10/27/26	80068-80071	$	755.17
			$	755.17
	Supervisor Fees - October 2026			
	Milton R. Andrade	50037	$	184.70
	Kyle J. Free	50038	$	184.70
	Garret J. Parkinson	50039	$	184.70
	Kareyann R. Ellison	50040	$	134.70
			$	688.80
		Total Amount	**$**	**27,921.55**

*** CHECK DATES 09/24/2026 - 10/31/2026 *** EAGLE HAMMOCK - GENERAL FUND
BANK B GENERAL FUND - 4816

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/29/26	00008	9/29/26	22569	202609	320-53800-47000		*	700.00		
			LAKE MAINTENACE SEP26							
						AQUATIC WEED MANAGEMENT, INC			700.00	000287
9/29/26	00001	8/31/26	143	202608	330-57200-48000		*	347.14		
			MAINTENANCE BY MATT F.							
		8/31/26	144	202608	330-57200-49000		*	550.00		
			RETRIEVE LOANER LOUNGERS							
		9/01/26	141	202609	320-53800-34000		*	1,287.50		
			FIELD MANAGEMENT SEP26							
		9/01/26	141	202609	330-57200-48000		*	1,214.66		
			SP POOL WEB							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			3,399.30	000288
9/29/26	00010	9/01/26	26216	202609	320-53800-46200		*	64.00		
			SEP MAINT. FUEL CHARGE							
						PRINCE & SONS INC.			64.00	000289
10/06/26	00025	10/02/26	2532	202610	330-57200-48100		*	120.00		
			PEST CONTROL OCT26							
						ALL AMERICAN LAWN & TREE			120.00	000290
10/06/26	00020	9/25/26	19098	202609	330-57200-48201		*	1,115.00		
			JANITORIAL SERVICES SEP26							
						CLEAN STAR SERVICES OF CENTRAL FL			1,115.00	000291
10/06/26	00023	10/01/26	33936	202610	330-57200-46300		*	1,450.00		
			POOL MAINTENANCE OCT26							
						MCDONNELL CORPORATION DBA RESORT			1,450.00	000292
10/06/26	00010	9/21/26	26589	202609	320-53800-46201		*	600.00		
			PETRA CROTONS & MULCH							
		9/21/26	26590	202609	320-53800-46200		*	495.00		
			INSTALL PINE BARK MULCH							
		10/01/26	26845	202610	320-53800-46200		*	3,206.00		
			LANDSCAPE MAINT. OCT26							
						PRINCE & SONS INC.			4,301.00	000293
10/13/26	00003	10/01/26	95703	202610	310-51300-54000		*	175.00		
			SPECIAL DISTRICT FEE FY27							
						FLORIDA DEPARTMENT OF COMMERCE			175.00	000294
10/13/26	00032	9/30/26	7907100	202609	310-51300-48000		*	402.36		
			NOT OF FY27 MTG DATES							
						GANNETT MEDIA CORP DBA GANNETT			402.36	000295

*** CHECK DATES 09/24/2026 - 10/31/2026 *** EAGLE HAMMOCK - GENERAL FUND
BANK B GENERAL FUND - 4816

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/13/26	00001	10/01/23	146	202610	320-53800-34000		*	1,351.92		
			FIELD MANAGEMENT OCT26							
		10/01/26	145	202610	310-51300-34000		*	3,510.83		
			MANAGEMENT FEES OCT26							
		10/01/26	145	202610	310-51300-35200		*	113.58		
			WEBSITE ADMIN OCT26							
		10/01/26	145	202610	310-51300-35100		*	170.33		
			INFO TECHNOLOGY OCT26							
		10/01/26	145	202610	310-51300-31300		*	459.42		
			DISSEMINATION AGENT OCT26							
		10/01/26	145	202610	330-57200-49200		*	833.33		
			AMENITY ACCESS OCT26							
		10/01/26	145	202610	310-51300-51000		*	.30		
			OFFICE SUPPLIES							
		10/01/26	145	202610	310-51300-42000		*	23.11		
			POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,462.82	000296
10/13/26	00006	10/08/26	16146	202609	310-51300-31500		*	266.00		
			GENERAL COUNSEL SEP26							
						KILINSKI VAN WYK PLLC			266.00	000297
10/13/26	00028	10/12/26	4652481	202610	300-20700-10000		*	2,116.17		
			DEBT 1% ADMIN FEE							
		10/12/26	4652482	202610	300-32500-10000		*	4,321.64		
			MAINT. 1% ADMIN FEE							
						POLK COUNTY PROPERTY APPRAISER			6,437.81	000298
10/13/26	00044	10/05/26	RES 25-1	202609	310-51300-31100		*	1,116.65		
			ENGINEER SERVICES SEP26							
						RAYL ENGINEERING & SURVERYING, LLC			1,116.65	000299
10/20/26	00001	5/01/26	131B	202605	320-53800-48000		*	173.65		
			MONUMENT LIGHT							
		5/01/26	131B	202605	330-57200-49000		*	17.08		
			AMENITY ACCESS SIGNAGE							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			190.73	000300
10/20/26	00010	10/03/26	26912	202610	320-53800-46200		*	48.92		
			OCT MAINT. FUEL CHARGE							
						PRINCE & SONS INC.			48.92	000301
10/27/26	00017	9/14/26	30206	202609	330-57200-48000		*	227.99		
			REPLACE BACK PLATE							
						CURRENT DEMANDS ELECTRICAL			227.99	000302

TOTAL FOR BANK B 26,477.58

*** CHECK DATES 09/24/2026 - 10/31/2026 *** EAGLE HAMMOCK - GENERAL FUND
BANK B GENERAL FUND - 4816

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	...EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#

*** CHECK DATES 09/24/2026 - 10/31/2026 *** EAGLE HAMMOCK - GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/30/26	00042	8/27/26	6654-09. 2047 GOLDEN BEAK DR SEP26	202609	330	57200-41000			SPECTRUM	*	160.00	160.00	080068
10/27/26	00022	9/15/26	6715-09. 1702 EAGLE HAMMOCK SEP26	202609	320	53800-43200			CITY OF EAGLE LAKE	*	58.34	58.34	080069
10/27/26	00022	9/15/26	6834-09. 2047 GOLDEN BEAK DR SEP26	202609	330	57200-43200			CITY OF EAGLE LAKE	*	376.83	376.83	080070
10/27/26	00042	9/27/26	6654-10. 2047 GOLDEN BEAK DR SEP26	202610	330	57200-41000			SPECTRUM	*	160.00	160.00	080071

TOTAL FOR BANK Z 755.17

TOTAL FOR REGISTER 27,232.75

SECTION 2

Eagle Hammock

Community Development District

Unaudited Financial Reporting

September 30, 2026

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9	Special Assessment Receipt Schedule

Eagle Hammock
Community Development District
Combined Balance Sheet
September 30, 2026

	General Fund	Debt Service Fund	Capital Reserve	Total Governmental Fund
Assets:				
Operating Account	$ 74,110	$ -	$ -	$ 74,110
State Board of Administration	$ 274,518	$ -	$ -	$ 274,518
Capital Reserve - Bank United	$ -	$ -	$ 78,464	$ 78,464
Assessments Receivable	$ 1,499	$ 734	$ -	$ 2,233
Prepaid Items	$ 14,679	$ -	$ -	$ 14,679
Investments:				
Series 2022				
Reserve	$ -	$ 97,714	$ -	$ 97,714
Revenue	$ -	$ 164,692	$ -	$ 164,692
Prepayment	$ -	$ 202	$ -	$ 202
Total Assets	**$ 364,806**	**$ 263,341**	**$ 78,464**	**$ 706,611**
Liabilities:				
Accounts Payable	$ 7,578	$ -	$ -	$ 7,578
Total Liabilities	**$ 7,578**	**$ -**	**$ -**	**$ 7,578**
Fund Balances:				
Nonspendable:				
Deposits and Prepaid Items	$ 14,679	$ -	$ -	$ 14,679
Assigned for:				
Capital Reserves	$ -	$ -	$ 78,464	$ 78,464
Restricted for:				
Debt Service	$ -	$ 263,341	$ -	$ 263,341
Unassigned	$ 342,548	$ -	$ -	$ 342,548
Total Fund Balances	**$ 357,228**	**$ 263,341**	**$ 78,464**	**$ 699,033**
Total Liabilities & Fund Balance	$ 364,806	$ 263,341	$ 78,464	$ 706,611

Eagle Hammock

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Assessments	$ 401,914	$ 401,914	$ 406,378	$ 4,465
Miscellaneous Income	$ -	$ -	$ 510	$ 510
Interest Income	$ -	$ -	$ 12,217	$ 12,217
Total Revenues	**$ 401,914**	**$ 401,914**	**$ 419,105**	**$ 17,192**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 5,400	$ 6,600
FICA Expense	$ 918	$ 918	$ 413	$ 505
Engineering	$ 12,500	$ 12,500	$ 5,561	$ 6,939
Attorney	$ 12,500	$ 12,500	$ 12,493	$ 7
Annual Audit	$ 4,000	$ 4,000	$ 3,750	$ 250
Assessment Administration	$ 5,408	$ 5,408	$ 5,408	$ (1)
Arbitrage	$ 450	$ 450	$ 450	$ -
Dissemination	$ 5,250	$ 5,250	$ 5,250	$ -
Reamortization Schedule	$ 500	$ 500	$ -	$ 500
Trustee Fees	$ 4,445	$ 4,445	$ 4,041	$ 404
Management Fees	$ 40,124	$ 40,124	$ 40,124	$ -
Information Technology	$ 1,947	$ 1,947	$ 1,947	$ (0)
Website Maintenance	$ 1,298	$ 1,298	$ 1,298	$ (0)
Postage & Delivery	$ 1,000	$ 1,000	$ 508	$ 492
Insurance	$ 6,368	$ 6,368	$ 5,870	$ 498
Copies	$ 500	$ 500	$ 44	$ 456
Legal Advertising	$ 3,500	$ 3,500	$ 2,114	$ 1,386
Contingency	$ 2,500	$ 2,500	$ 541	$ 1,959
Office Supplies	$ 100	$ 100	$ 23	$ 77
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 115,481**	**$ 115,481**	**$ 95,409**	**$ 20,072**

Eagle Hammock

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Operation and Maintenance				
Field Expenses				
Property Insurance	$ 7,097	$ 7,097	$ 6,077	$ 1,020
Field Management	$ 15,450	$ 15,450	$ 15,450	$ -
Landscape Maintenance	$ 42,000	$ 42,000	$ 39,257	$ 2,743
Landscape Replacement	$ 12,000	$ 12,000	$ 1,560	$ 10,440
Lake Maintenance	$ 8,400	$ 8,400	$ 8,400	$ -
Streetlights	$ 30,000	$ 30,000	$ 26,701	$ 3,299
Electric	$ 2,500	$ 2,500	$ 268	$ 2,232
Water and Sewer	$ 2,500	$ 2,500	$ 1,064	$ 1,436
Sidewalk & Asphalt Maintenance	$ 2,500	$ 2,500	$ -	$ 2,500
Irrigation Repairs	$ 5,000	$ 5,000	$ 83	$ 4,917
General Field Repairs & Maintenance	$ 10,000	$ 10,000	$ 2,974	$ 7,026
Contingency	$ 5,000	$ 5,000	$ 2,987	$ 2,013
Subtotal Field Expenditures:	**$ 142,447**	**$ 142,447**	**$ 104,821**	**$ 37,627**
Amenity Expenditures				
Amenity - Electric	$ 8,000	$ 8,000	$ 5,899	$ 2,101
Amenity - Water	$ 10,000	$ 10,000	$ 6,031	$ 3,969
Internet	$ 2,000	$ 2,000	$ 1,720	$ 280
Pest Control	$ 1,785	$ 1,785	$ 1,820	$ (35)
Janitorial Service	$ 12,200	$ 12,200	$ 14,023	$ (1,823)
Holiday Lighting	$ -	$ -	$ 1,020	$ (1,020)
Security Services	$ 12,500	$ 12,500	$ 1,506	$ 10,994
Pool Maintenance	$ 17,500	$ 17,500	$ 17,130	$ 370
Amenity Repairs & Maintenance	$ 10,000	$ 10,000	$ 9,208	$ 792
Amenity Access Management	$ 10,000	$ 10,000	$ 10,013	$ (13)
Contingency	$ 10,000	$ 10,000	$ 19,977	$ (9,977)
Subtotal Amenity Expenditures	**$ 93,985**	**$ 93,985**	**$ 88,347**	**$ 5,638**
Total Expenditures	**$ 351,914**	**$ 351,914**	**$ 288,576**	**$ 63,337**
Excess (Deficiency) of Revenues over Expenditures	$ 50,000		$ 130,529	
Other Financing Sources/(Uses)				
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	**$ -**		**$ 80,529**	
Fund Balance - Beginning	$ -		$ 276,699	
Fund Balance - Ending	$ -		$ 357,228	

Eagle Hammock

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Assessments - On Roll	$ 196,805	$ 196,805	$ 198,984	$ 2,179
Interest	$ 3,707	$ 3,707	$ 8,988	$ 5,281
Total Revenues	**$ 200,512**	**$ 200,512**	**$ 207,972**	**$ 7,460**
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**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 4,368		$ 11,828	
Fund Balance - Beginning	$ 150,201		$ 251,513	
Fund Balance - Ending	$ 154,569		$ 263,341	

Eagle Hammock

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest Income	$ -	$ -	$ 1,990	$ 1,990
Total Revenues	**$ -**	**$ -**	**$ 1,990**	**$ 1,990**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditur	$ -	$ -	$ 1,990	$ 1,990
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		$ 51,990	
Fund Balance - Beginning	$ 26,300		$ 26,474	
Fund Balance - Ending	$ 76,300		$ 78,464	

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	$ -	$ 1,499	$ 406,378
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	$ 1,121	$ 12,217
Total Revenues	**$ 711**	**$ 11,670**	**$ 344,910**	**$ 3,822**	**$ 8,040**	**$ 7,924**	**$ 28,834**	**$ 1,326**	**$ 6,506**	**$ 1,503**	**$ 1,239**	**$ 2,620**	**$ 419,105**
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	$ -	$ 1,117	$ 5,561
Attorney	$ 3,549	$ 269	$ 1,522	$ 355	$ 237	$ 1,512	$ 1,296	$ 248	$ 1,711	$ 1,380	$ 149	$ 266	$ 12,493
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	$ 438	$ 5,250
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	$ 3,344	$ 40,124
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 1,947
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 1,298
Postage & Delivery	$ 37	$ 31	$ 5	$ 106	$ 16	$ 105	$ 7	$ 39	$ 21	$ 65	$ 61	$ 16	$ 508
Insurance	$ 5,870	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,870
Copies	$ -	$ -	$ -	$ -	$ -	$ -	$ 15	$ -	$ -	$ -	$ 29	$ -	$ 44
Legal Advertising	$ -	$ 1,020	$ -	$ -	$ -	$ -	$ -	$ -	$ 691	$ -	$ -	$ 402	$ 2,114
Contingency	$ 52	$ 50	$ 53	$ 46	$ 41	$ 41	$ 41	$ 42	$ 49	$ 42	$ 42	$ 42	$ 541
Office Supplies	$ 3	$ 4	$ 0	$ 3	$ 1	$ 0	$ 3	$ 3	$ 0	$ 3	$ 3	$ 1	$ 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**	**$ 5,895**	**$ 95,409**

Eagle Hammock

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Operation and Maintenance													
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	$ 1,288	$ 15,450
Landscape Maintenance	$ 3,206	$ 3,206	$ 3,206	$ 3,206	$ 3,206	$ 3,206	$ 3,206	$ 3,255	$ 3,255	$ 3,270	$ 3,270	$ 3,765	$ 39,257
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 960	$ -	$ -	$ 600	$ 1,560
Lake Maintenance	$ 700	$ 700	$ 700	$ 700	$ 700	$ 700	$ 700	$ 700	$ 700	$ 700	$ 700	$ 700	$ 8,400
Streetlights	$ 2,426	$ 2,426	$ 2,426	$ 1,328	$ 2,268	$ 2,268	$ 2,268	$ 2,268	$ 2,268	$ 2,253	$ 2,253	$ 2,253	$ 26,701
Electric	$ 47	$ -	$ 17	$ 5	$ 23	$ 26	$ 24	$ 24	$ 26	$ 24	$ 25	$ 28	$ 268
Water and Sewer	$ 58	$ 97	$ 79	$ 412	$ 27	$ 55	$ 54	$ 53	$ 60	$ 54	$ 57	$ 58	$ 1,064
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ 83	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 83
General Repairs & Maintenance	$ -	$ -	$ 1,810	$ -	$ 440	$ 220	$ -	$ 174	$ 330	$ -	$ -	$ -	$ 2,974
Contingency	$ -	$ 7	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,980	$ -	$ -	$ 2,987
Total Field Expenditures:	**$ 13,884**	**$ 7,723**	**$ 9,525**	**$ 6,938**	**$ 7,951**	**$ 7,763**	**$ 7,538**	**$ 7,761**	**$ 8,886**	**$ 10,568**	**$ 7,592**	**$ 8,691**	**$ 104,821**
Amenity Expenditures													
Amenity - Electric	$ 1,127	$ 541	$ -	$ 104	$ 407	$ 507	$ 474	$ 650	$ 652	$ 486	$ 502	$ 449	$ 5,899
Amenity - Water	$ 897	$ 901	$ 508	$ 621	$ 335	$ 382	$ 329	$ 435	$ 487	$ 382	$ 377	$ 377	$ 6,031
Internet	$ 120	$ 120	$ 120	$ 120	$ 120	$ 160	$ 160	$ 160	$ 160	$ 160	$ 160	$ 160	$ 1,720
Pest Control	$ 240	$ 185	$ 120	$ 120	$ 185	$ 120	$ 120	$ 185	$ 120	$ 120	$ 185	$ 120	$ 1,820
Janitorial Service	$ 975	$ 965	$ 1,435	$ 965	$ 1,025	$ 1,210	$ 1,240	$ 1,220	$ 1,273	$ 1,260	$ 1,340	$ 1,115	$ 14,023
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	$ 1,450	$ 17,130
Amenity Repairs & Maintenance	$ -	$ -	$ 403	$ 220	$ -	$ -	$ 129	$ -	$ 1,955	$ 2,964	$ 2,095	$ 1,443	$ 9,208
Amenity Access Management	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 847	$ 833	$ 833	$ 10,013
Contingency	$ 1,020	$ 1,020	$ -	$ 323	$ -	$ -	$ -	$ 17	$ 2,230	$ 14,818	$ 550	$ -	$ 19,977
Total Amenity Expenditures	**$ 6,562**	**$ 5,915**	**$ 4,769**	**$ 4,656**	**$ 4,256**	**$ 4,563**	**$ 7,262**	**$ 5,230**	**$ 9,210**	**$ 22,487**	**$ 7,492**	**$ 5,947**	**$ 88,347**
Total Expenditures	**$ 43,267**	**$ 19,062**	**$ 22,458**	**$ 16,156**	**$ 16,552**	**$ 20,548**	**$ 22,048**	**$ 21,124**	**$ 25,697**	**$ 41,262**	**$ 19,869**	**$ 20,533**	**$ 288,576**
Excess (Deficiency) of Revenues over Expenditures	$ (42,557)	$ (7,393)	$ 322,452	$ (12,334)	$ (8,512)	$ (12,624)	$ 6,786	$ (19,798)	$ (19,191)	$ (39,758)	$ (18,630)	$ (17,913)	$ 130,529
Other Financing Sources/(Uses)													
Transfer Out - Capital Reserve	$ -	$ -	$ -	$ (50,000)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (50,000)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ (50,000)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (50,000)**
Net Change in Fund Balance	**$ (42,557)**	**$ (7,393)**	**$ 322,452**	**$ (62,334)**	**$ (8,512)**	**$ (12,624)**	**$ 6,786**	**$ (19,798)**	**$ (19,191)**	**$ (39,758)**	**$ (18,630)**	**$ (17,913)**	**$ 80,529**

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*
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
12/23/25	1% ADMIN FEE	$ -	$ -	$ -	$ -	$ (6,437.81)	$ (6,437.81)		$ (4,321.64)	$ (2,116.17)	$ (6,437.81)
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
11/3/26	EXCESS	$ 2,233.29	$ -	$ -	$ -	$ -	$ 2,233.29		$ 1,499.19	$ 734.10	$ 2,233.29
	Total	$ 646,195.39	$ (23,021.52)	$ (12,418.81)	$ 1,044.98	$ (6,437.81)	$ 605,362.23		$ 406,378.28	$ 198,983.95	$ 605,362.23

101%	Net Percent Collected
0	Balance Remaining to Collect