

*Eagle Trace
Community Development District*

Meeting Agenda

June 2, 2026

AGENDA

Eagle Trace

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

May 26, 2026

Board of Supervisors Eagle Trace Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Eagle Trace Community Development District** will be held on **Tuesday, June 2, 2026 at 10:30 AM at 346 E. Central Ave., Winter Haven, Florida 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/82560850962>

Call-In Information: 1-646-876-9923

Meeting ID: 825 6085 0962

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Approval of Minutes of the March 3, 2026 Board of Supervisors Meeting
4. Public Hearing
 - A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget
 - i. Consideration of Resolution 2026-03 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds
 - ii. Consideration of Fiscal Year 2026/2027 Developer Funding Agreement
5. Consideration of Resolution 2026-04 Re-Setting a Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District (Suggested Date: November 3, 2026)
6. Consideration of Resolution 2026-05 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027
7. Goals and Objectives
 - A. Adoption of Fiscal Year 2027 Goals & Objectives
 - B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet & Income Statement
 - ii. Presentation of Number of Registered Voters—0
 - iii. Reminder to Board Members to File Form 1's by the July 1, 2026 Deadline
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

MINUTES

**MINUTES OF MEETING
EAGLE TRACE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Eagle Trace Community Development District was held **Tuesday, March 3, 2026** at 10:36 a.m. at 346 E. Central Ave. Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk *by Zoom*
Lindsey Roden
Jessica Spencer
Bobbie Shockley

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Meredith Hammock
Megan Birnholz-Couture *by Zoom*
Chace Arrington *by Zoom*
Marshall Tindall

District Manager, GMS
District Counsel, KVV
District Counsel, KVV
District Engineer
Field Manager, GMS

FIRST ORDER OF BUSINESS

Introduction

Ms. Burns called the meeting to order at 10:36 a.m. and called roll. Three Board members were present in person constituting a quorum and one Board Member attended via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no members of the public present for the meeting nor were there any members of the public attending on the Zoom line.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the August 5, 2025
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the August 5, 2025 Board of Supervisors meeting and asked for any questions, comments, or corrections. Hearing no changes, she asked for a motion to approve.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Minutes of the August 5, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Presentation of Memo Regarding Amendments to District Rules of Procedure

A. Consideration of Resolution 2026-01 Setting a Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District

Ms. Burns stated the proposed date for the public hearing is June 2, 2026 which is the regular June meeting. At that meeting the Board can adopt amended rules and incorporate recent statutory changes and minor cleanup items.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-01 Setting a Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District on June 2, 2026, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-02 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget (Suggested Date: June 2, 2026)

Ms. Burns suggested the public hearing be set for June 2, 2026. This will be developer funded. These are primarily admin expenses but included is a field contingency as well as playground lease line item.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-02 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget on June 2, 2026, was approved.

SIXTH ORDER OF BUSINESS

Ratification of 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns asked for a motion to ratify the 2026 Data Sharing and Usage Agreement.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing to report.

B. Engineer

i. Ratification of Work Authorization 2026-1 for FY 2026 District Engineering Services from Dewberry

Ms. Burns stated the district engineer is not on the line. She asked for a motion to ratify Work Authorization 2026-1 for FY 2026.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Work Authorization 2026-1 for FY 2026 District Engineering Services from Dewberry, was ratified.

C. District Manager’s Report

i. Balance Sheet & Income Statement

Ms. Burns stated the balance sheet and income statement are in the agenda package for review.

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

On MOTION by Ms. Roden seconded by Ms. Spencer, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2026-03

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

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

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

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

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

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

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

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

SECTION 1. BUDGET

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

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

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

PASSED AND ADOPTED THIS 2ND DAY OF JUNE 2026.

ATTEST:

**EAGLE TRACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Adopted Budget for Fiscal Year 2027

Eagle Trace
Community Development District

Proposed Budget
FY2027



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1 General Fund

2-4 General Fund Narrative

Eagle Trace
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Developer Contributions	\$ 188,150	\$ 90	\$ 19,946	\$ 20,036	\$ 438,150
Total Revenues	\$ 188,150	\$ 90	\$ 19,946	\$ 20,036	\$ 438,150
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 800	\$ 2,000	\$ 2,800	\$ 12,000
FICA Expense	\$ 900	\$ 61	\$ 153	\$ 214	\$ 900
Engineering	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Attorney	\$ 25,000	\$ 1,584	\$ 3,775	\$ 5,359	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 40,000	\$ 1,000	\$ 2,000	\$ 3,000	\$ 40,000
Information Technology	\$ 1,800	\$ -	\$ -	\$ -	\$ 1,800
Website Maintenance	\$ 1,200	\$ -	\$ -	\$ -	\$ 1,200
Postage & Delivery	\$ 1,000	\$ 147	\$ 100	\$ 247	\$ 1,000
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Copies	\$ 1,000	\$ -	\$ 100	\$ 100	\$ 1,000
Legal Advertising	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Other Current Charges	\$ 5,000	\$ 293	\$ 240	\$ 533	\$ 5,000
Office Supplies	\$ 625	\$ 8	\$ 100	\$ 108	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 138,150	\$ 4,068	\$ 15,968	\$ 20,036	\$ 138,150
<i>Operations & Maintenance</i>					
Field Contingency	\$ 50,000	\$ -	\$ -	\$ -	\$ 250,000
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Total Operations & Maintenance:	\$ 50,000	\$ -	\$ -	\$ -	\$ 300,000
Total Expenditures	\$ 188,150	\$ 4,068	\$ 15,968	\$ 20,036	\$ 438,150
Excess Revenues/(Expenditures)	\$ -	\$ (3,978)	\$ 3,978	\$ -	\$ -

Eagle Trace

Community Development District

General Fund Budget

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Kilinski Van Wyk, PLLC, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuances.

Eagle Trace

Community Development District

General Fund Budget

Trustee Fees

The District will incur trustee related costs with the issuance of its' anticipated issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Copies

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

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

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Eagle Trace

Community Development District

General Fund Budget

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Contingency

Represents funds allocated to expenditures that the District could incur throughout the fiscal year that are field related.

Playground Lease

The District will enter into a leasing agreement for playgrounds installed in the community.

SECTION 2

**EAGLE TRACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027 FUNDING AGREEMENT**

This agreement (“Agreement”) is made and entered into this ____ day of June 2026, by and between:

EAGLE TRACE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Polk County, Florida (“District”), and

GLK REAL ESTATE LLC, a Florida limited liability company and a landowner in the District (“Developer”) with an address of 346 East Central Avenue, Winter Haven, Florida 33880.

RECITALS

WHEREAS, the District was established by an ordinance adopted by the Town Council of the Town of Lake Hamilton, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the majority of all real property described in **Exhibit A**, attached hereto and incorporated herein (“Property”), within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Budget”); and

WHEREAS, this Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

WHEREAS, Developer and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

SECTION 2. FUNDING. Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the District's Budget, as shown on **Exhibit B** adopted by the District at a duly noticed meeting, shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District's ability to levy special assessments upon the property within the District, including any property owned by Developer, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's Budget or otherwise. These payments are made by Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

SECTION 3. CONTINUING LIEN. The District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the execution of this Agreement. If Developer fails to pay sums due according to the terms of this Agreement, at the District Manager's direction, the District may bring an action at law against the record title holder to the Property to pay the amount due under this Agreement, or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when Developer has demonstrated, in the District's sole discretion, that such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** after the execution of

this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

SECTION 4. ALTERNATIVE COLLECTION METHODS. This Section provides for alternative methods of collection. In the event Developer fails to make payments due to the District pursuant to this Agreement, and the District first provides Developer with written notice of the delinquency to the address identified in this Agreement and such delinquency is not cured within five (5) business days of the notice, then the District shall have the following remedies:

- A.** In the alternative or in addition to the collection method set forth in Section 2 above, the District may enforce the collection of funds due under this Agreement by action against Developer in the appropriate judicial forum in and for Polk County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- B.** The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative, or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Polk County property appraiser. Developer hereby waives and/or relinquishes any rights it may have to challenge, object to or otherwise fail to pay such assessments if imposed, as well as the means of collection thereof.

SECTION 5. AGREEMENT; AMENDMENTS. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 6. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 7. ASSIGNMENT. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

SECTION 8. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Sections 3 and 4 above.

SECTION 9. THIRD PARTY RIGHTS; TRANSFER OF PROPERTY. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agrees to be bound by the terms of this Agreement. In the event of such sale or disposition, Developer may place into escrow an amount equal to the then unfunded portion of the applicable adopted Budget to fund any budgeted expenses that may arise during the remainder of the applicable fiscal year. Upon confirmation of the deposit of said funds into escrow, and evidence of an assignment to, and assumption by the purchaser, of this Agreement, Developer's obligation under this Agreement shall be deemed fulfilled and this Agreement terminated. Developer shall give 90 days' prior written notice to the District under this Agreement of any such sale or disposition.

SECTION 10. GOVERNING LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree and consent to, for the purposes of venue, the exclusive jurisdiction of the courts of Polk County, Florida.

SECTION 11. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

SECTION 12. PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and treated as such in accordance with Florida law.

SECTION 13. NOTICES. All notices, requests, consents, and other communications hereunder (“Notices”) shall be in writing and shall be mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the parties, as follows:

A. If to the District: Eagle Trace Community Development District
c/o GMS – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: Eagle Trace CDD, District Counsel

B. If to Developer: GLK Real Estate LLC
346 East Central Avenue
Winter Haven, Florida 33880
Attn: Lauren O. Schwenk

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the parties and addressees set forth herein.

SECTION 14. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 15. EFFECTIVE DATE. This Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

SECTION 16. ANTIHUMAN TRAFFICKING AFFIDAVIT. Developer certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Developer agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*, and acknowledges that if Developer refuses to sign said affidavit, the District may terminate this Agreement immediately.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**EAGLE TRACE COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson/Vice Chairperson

GLK REAL ESTATE LLC,
a Florida limited liability company

By: Lauren O. Schwenk
Its: Manager

EXHIBIT A: Property Description
EXHIBIT B: Fiscal Year 2027 Budget

EXHIBIT A
Property Description

A PORTION OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 22; THENCE N89°18'33"E, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 662.35 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE S00°21'01"E, ALONG SAID WEST LINE, A DISTANCE OF 666.06 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE N89°20'54"E, ALONG SAID SOUTH LINE, A DISTANCE OF 662.15 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22 ; THENCE N00°20'00"W, ALONG SAID EAST LINE, A DISTANCE OF 666.52 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE N89°18'33"E, ALONG SAID NORTH LINE, A DISTANCE OF 1324.69 FEET TO THE NORTHEAST CORNER OF SAID SECTION 22; THENCE DEPARTING SAID NORTH LINE RUN S00°17'59"E ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 667.42 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°20'54"W, A DISTANCE OF 15.00 FEET; THENCE S00°17'59"E, A DISTANCE OF 652.41 FEET; THENCE S89°23'16"W, A DISTANCE OF 646.95 FEET; THENCE S00°18'59"E, A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE S89°23'16"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.95 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE S89°23'16"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.95 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE S00°21'01"E, ALONG SAID WEST LINE, A DISTANCE OF 666.06 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE S89°25'37"W, ALONG SAID NORTH LINE, A DISTANCE OF 661.75 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE S89°23'43"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1324.48 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE S00°21'23"E, ALONG SAID WEST LINE, A DISTANCE OF 458.58 FEET; THENCE DEPARTING SAID WEST LINE, RUN S89°38'46"W, A DISTANCE OF 401.70 FEET; THENCE S00°00'00"E, A DISTANCE OF 188.51 FEET; THENCE S89°24'17"W, A DISTANCE OF 259.42 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE N00°21'03"W, ALONG SAID WEST LINE A DISTANCE OF 295.28 FEET; THENCE DEPARTING SAID WEST LINE, RUN S89°22'51"W, A DISTANCE OF 125.00 FEET; THENCE N00°21'03"W, A DISTANCE OF 25.03 FEET; THENCE N89°23'43"E, A DISTANCE OF 125.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE N00°21'03"W, ALONG SAID WEST LINE, A DISTANCE OF 175.00 FEET; THENCE DEPARTING SAID WEST LINE, RUN S89°23'43"W, A DISTANCE OF 125.00 FEET; THENCE N00°21'03"W, A DISTANCE OF 149.97 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE S89°24'48"W, ALONG SAID NORTH LINE, A DISTANCE OF 98.00 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°21'03"E, A DISTANCE OF 645.24 FEET; THENCE S89°24'17"W, A DISTANCE OF 439.30 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE N00°20'43"W, ALONG SAID WEST LINE, A DISTANCE OF 1310.34 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22 ; THENCE N89°23'09"E, ALONG SAID SOUTH LINE, A DISTANCE OF 662.18 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE N00°21'03"W, ALONG SAID WEST LINE, A DISTANCE OF 1330.56 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE N89°22'01"E, ALONG SAID NORTH LINE, A DISTANCE OF 1324.10 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE S00°21'43"E, ALONG SAID WEST LINE, A DISTANCE OF 665.50 FEET TO A POINT ON THE SOUTH LINE

OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22;
THENCE N89°22'35"E, ALONG SAID SOUTH LINE, A DISTANCE OF 662.11 FEET TO A POINT ON THE
EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID
SECTION 22; THENCE N00°22'02"W, ALONG SAID EAST LINE, A DISTANCE OF 665.61 FEET TO THE
POINT OF BEGINNING.

CONTAINING 8,132,926 SQUARE FEET OR 186.71 ACRES MORE OR LESS.

EXHIBIT B
Fiscal Year 2027 Budget

Eagle Trace
Community Development District

Proposed Budget
FY2027



Table of Contents

1 General Fund

2-4 General Fund Narrative

Eagle Trace
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Developer Contributions	\$ 188,150	\$ 90	\$ 19,946	\$ 20,036	\$ 438,150
Total Revenues	\$ 188,150	\$ 90	\$ 19,946	\$ 20,036	\$ 438,150
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 800	\$ 2,000	\$ 2,800	\$ 12,000
FICA Expense	\$ 900	\$ 61	\$ 153	\$ 214	\$ 900
Engineering	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Attorney	\$ 25,000	\$ 1,584	\$ 3,775	\$ 5,359	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 40,000	\$ 1,000	\$ 2,000	\$ 3,000	\$ 40,000
Information Technology	\$ 1,800	\$ -	\$ -	\$ -	\$ 1,800
Website Maintenance	\$ 1,200	\$ -	\$ -	\$ -	\$ 1,200
Postage & Delivery	\$ 1,000	\$ 147	\$ 100	\$ 247	\$ 1,000
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Copies	\$ 1,000	\$ -	\$ 100	\$ 100	\$ 1,000
Legal Advertising	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Other Current Charges	\$ 5,000	\$ 293	\$ 240	\$ 533	\$ 5,000
Office Supplies	\$ 625	\$ 8	\$ 100	\$ 108	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 138,150	\$ 4,068	\$ 15,968	\$ 20,036	\$ 138,150
<i>Operations & Maintenance</i>					
Field Contingency	\$ 50,000	\$ -	\$ -	\$ -	\$ 250,000
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Total Operations & Maintenance:	\$ 50,000	\$ -	\$ -	\$ -	\$ 300,000
Total Expenditures	\$ 188,150	\$ 4,068	\$ 15,968	\$ 20,036	\$ 438,150
Excess Revenues/(Expenditures)	\$ -	\$ (3,978)	\$ 3,978	\$ -	\$ -

Eagle Trace

Community Development District

General Fund Budget

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Kilinski Van Wyk, PLLC, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuances.

Eagle Trace

Community Development District

General Fund Budget

Trustee Fees

The District will incur trustee related costs with the issuance of its' anticipated issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Copies

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

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

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Eagle Trace

Community Development District

General Fund Budget

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Contingency

Represents funds allocated to expenditures that the District could incur throughout the fiscal year that are field related.

Playground Lease

The District will enter into a leasing agreement for playgrounds installed in the community.

SECTION V

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE TRACE COMMUNITY DEVELOPMENT DISTRICT RE-SCHEDULING AND NOTICING THE PUBLIC HEARING ON PROPOSED AMENDED AND RESTATED RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District’s Board of Supervisors (“**Board**”) adopted Resolution 2026-01 on March 3, 2026, setting a public hearing for the adoption of the District’s proposed *Amended and Restated Rules of Procedure* on June 2, 2026, at 10:30 a.m. at 346 East Central Avenue, Winter Haven, Florida 33880; and

WHEREAS, the Board now desires to ratify the District Manager’s and District staff’s actions in re-scheduling the date and time of the public hearing on the proposed *Amended and Restated Rules of Procedure* for November 3, 2026, at 10:15 AM at 346 East Central Avenue, Winter Haven, Florida 33880, and causing notice thereof to be provided pursuant to Florida law; and

WHEREAS, the Board further desires to amend Resolution 2026-01 to reflect the same.

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

SECTION 1. Resolution 2026-01 is hereby amended to reflect the re-scheduled date and time of the hearing on the proposed *Amended and Restated Rules of Procedure* for the following date, time, and location:

DATE:	Tuesday, November 3, 2026
HOUR:	10:15 AM
LOCATION:	346 East Central Avenue Winter Haven, Florida 33880

SECTION 2. The actions of the District Manager and District staff in re-scheduling and re-noticing the hearing on the proposed *Amended and Restated Rules of Procedure* are hereby ratified and approved.

SECTION 3. Notice of this public hearing shall be published in the manner prescribed in Florida law.

SECTION 4. Except as otherwise provided herein, all of the provisions of Resolution 2026-01 continue in full force and effect.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 2ND DAY OF JUNE 2026.

ATTEST:

**EAGLE TRACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

SECTION VI

RESOLUTION 2026-05

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

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

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

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

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

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

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

PASSED AND ADOPTED this 2nd day of June 2026.

ATTEST:

**EAGLE TRACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

EXHIBIT A:

**EAGLE TRACE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027**

The Board of Supervisors (“Board”) of the Eagle Trace Community Development District (“District”) will hold their regular meetings for Fiscal Year 2027 at the Cassidy Organization, 346 East Central Avenue, Winter Haven, Florida 33880, at 10:15 a.m. on the following dates, unless otherwise indicated as follows:

Tuesday, November 3, 2026

Tuesday, March 2, 2027

Tuesday, June 1, 2027

Tuesday, September 7, 2027

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

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (321) 263-0132 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

SECTION VII

SECTION A

**Eagle Trace Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 – September 30, 2027**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

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

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

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

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes No

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 2.2: Financial Reports

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

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

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

Achieved: Yes No

Goal 2.3: Annual Financial Audit

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

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

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

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Eagle Trace Community Development District

District Manager: _____

Date: _____

Print Name: Jill Burns

Eagle Trace Community Development District

SECTION B

**Eagle Trace Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

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

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

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

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes No

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 2.2: Financial Reports

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

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

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

Achieved: Yes No

Goal 2.3: Annual Financial Audit

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

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

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

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Eagle Trace Community Development District

District Manager: _____

Date: _____

Print Name: Jill Burns

Eagle Trace Community Development District

SECTION VIII

SECTION C

SECTION 1

Eagle Trace
Community Development District

Unaudited Financial Reporting
April 30, 2026



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1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Month to Month</u>

Eagle Trace
Community Development District
Combined Balance Sheet
April 30, 2026

		<i>General Fund</i>
Assets:		
Cash:		
Operating Account	\$	11,028
Due from Developer	\$	12,500
Total Assets	\$	23,528
Liabilities:		
Accounts Payable	\$	-
Total Liabilites	\$	-
Fund Balance:		
Unassigned	\$	23,528
Total Fund Balances	\$	23,528
Total Liabilities & Fund Balance	\$	23,528

Eagle Trace
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Developer Contributions	\$ 188,150	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 90	\$ 90
Total Revenues	\$ 188,150	\$ -	\$ 90	\$ 90
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 10,500	\$ 800	\$ 9,700
FICA Expense	\$ 900	\$ 788	\$ 61	\$ 726
Engineering	\$ 15,000	\$ 13,125	\$ -	\$ 13,125
Attorney	\$ 25,000	\$ 21,875	\$ 1,584	\$ 20,291
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 5,000	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 35,000	\$ 1,000	\$ 34,000
Information Technology	\$ 1,800	\$ 1,575	\$ -	\$ 1,575
Website Maintenance	\$ 1,200	\$ 1,050	\$ -	\$ 1,050
Postage & Delivery	\$ 1,000	\$ 875	\$ 147	\$ 728
Insurance	\$ 5,000	\$ -	\$ -	\$ -
Copies	\$ 1,000	\$ 875	\$ -	\$ 875
Legal Advertising	\$ 15,000	\$ 13,125	\$ -	\$ 13,125
Other Current Charges	\$ 5,000	\$ 4,375	\$ 293	\$ 4,082
Office Supplies	\$ 625	\$ 547	\$ 8	\$ 538
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 138,150	\$ 103,884	\$ 4,068	\$ 99,816
<u>Operations & Maintenance</u>				
Field Contingency	\$ 50,000	\$ 29,167	\$ -	\$ 29,167
Total Operations & Maintenance	\$ 50,000	\$ 29,167	\$ -	\$ 79,167
Total Expenditures	\$ 188,150	\$ 133,051	\$ 4,068	\$ 178,983
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (3,978)	
Fund Balance - Beginning	\$ -		\$ 27,506	
Fund Balance - Ending	\$ -		\$ 23,528	

Eagle Trace
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 0	\$ 18	\$ 25	\$ 26	\$ 22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90
Total Revenues	\$ -	\$ -	\$ 0	\$ 18	\$ 25	\$ 26	\$ 22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
Employee FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 180	\$ 181	\$ 79	\$ 129	\$ 262	\$ 755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,584
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Information Technology	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Website Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 147
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 43	\$ 46	\$ 48	\$ 39	\$ 38	\$ 38	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 293
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 398	\$ 227	\$ 127	\$ 167	\$ 300	\$ 2,809	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,068
Excess (Deficiency) of Revenues over Expenditures	\$ (398)	\$ (227)	\$ (127)	\$ (150)	\$ (275)	\$ (2,783)	\$ (17)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,978)

SECTION 2



April 15, 2026

Samantha Ham – Recording Secretary
Eagle Trace CDD
219 E. Livingston St.
Orlando, FL 32801

RE: Eagle Trace Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **0** voters within the Eagle Trace Community Development District as of **April 15, 2026**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads 'Melony M. Bell'. The signature is written in a cursive style.

Melony M. Bell
Supervisor of Elections
Polk County, Florida