

*Hickory Tree  
Community Development District*

*Meeting Agenda*

*March 5, 2026*

# AGENDA

# *Hickory Tree*

## *Community Development District*

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

February 26, 2026

### **Board of Supervisors Meeting Hickory Tree Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Hickory Tree Community Development District** will be held on **Thursday, March 5, 2026 at 9:30 AM** at the **West Osceola Branch Library, 305 Campus Street, Celebration, Florida 34747.**

**Zoom Video Link:** <https://us06web.zoom.us/j/84777739599>

**Zoom Call-In Number:** 1-646-876-9923

**Meeting ID:** 847 7773 9599

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 December 4, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2026-05 Setting a Public Hearing on the Adoption of Amenity Policies & Rates for the District—**ADDED**
5. Ratification of 2026 Data Sharing and Usage Agreement with Osceola County Property Appraiser
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposals for Landscape Maintenance Services
      - a) Blade Runners
      - b) Exclusive Landscaping
      - c) Prince and Sons
      - d) Yellowstone
  - 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

# MINUTES

**MINUTES OF MEETING  
HICKORY TREE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hickory Tree Community Development District was held on **Thursday, December 4, 2025**, at 9:31 a.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum:

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

Also present were:

Jill Burns	District Manager, GMS
Patrick Collins <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Joey Duncan <i>by Zoom</i>	District Engineer, Dewberry
Jarett Wright	Field Manager, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. There were three Board members present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no members of the public present and none via Zoom. There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the October 2,  
2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the October 2, 2025, Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Elliott, seconded by Mr. Andrade, with all in favor, the Minutes of the October 2, 2025, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Public Hearing**

**A. Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District**

Ms. Burns asked for a motion to open the public hearing on the adoption of amended and restated Rules of Procedure for the District.

On MOTION by Mr. Andrade, seconded by Mr. Elliott, with all in favor, Opening the Public Hearing, was approved.

**i. Consideration of Resolution 2026-04 Adopting Amended and Restated Rules of Procedure for the District**

Ms. Burns presented Resolution 2026-04 adopting amended and restated Rules of Procedure for the District to the Board. She stated that these were updated to incorporate statutory changes and minor cleanup items. She noted that the rules have not changed since the Board saw them at the October meeting when they set the public hearing date.

On MOTION by Mr. Andrade, seconded by Mr. Elliott, with all in favor, Resolution 2026-04 Adopting Amended and Restated Rules of Procedure for the District, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Andrade, seconded by Mr. Elliott, with all in favor, Closing the Public Hearing, was approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of Audit Services Engagement Letter for Fiscal Year 2025 Audit**

Ms. Burns presented the ratification of Audit Services Engagement Letter for Fiscal Year 2025 audit to the Board. She stated that it had already been signed and they are looking for a motion to ratify. She noted that it does not exceed \$4,050.

On MOTION by Mr. Andrade, seconded by Mr. Elliott, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2025 Audit, was ratified.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Collins had nothing to report.

**B. Engineer**

Mr. Duncan stated that they had nothing to report.

**C. Field Manager's Report**

Mr. Wright stated that he had no major updates. He noted that they are mowing the landscape every three weeks and they are doing monthly treatments of the aquatics. He added that he was aware of concerns about the algae, but it is dying off. He stated that the amenity center is expected to be coming online around the March time frame and they are going to plan to have all their maintenance contracts to present at the February meeting.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns presented the check register. She offered to answer any questions for the Board; there were no questions.

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

**ii. Balance Sheet & Income Statement**

Ms. Burns noted that financial statements were included in the agenda for review and stated that there is no action necessary from the Board. She offered to answer any questions; there were none.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience  
Comments**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION IV

**RESOLUTION 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE FOR A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES, RATES, FEES AND CHARGES OF THE DISTRICT, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Hickory Tree Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District’s Board of Supervisors (“**Board**”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*, and to authorize user charges, rates and fees; and

**WHEREAS**, the Board finds it is in the District’s best interests to set a public hearing to adopt the rules, rates, fees and charges set forth in **Exhibit A**.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** A public hearing will be held to consider and adopt rules, rates, fees and charges of the District on **Thursday, May 7, 2026, at 9:30 a.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida 34747.**

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 5<sup>th</sup> day of March 2026.

ATTEST:

**HICKORY TREE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Proposed Rules, Rates, Fees, and Charges

**EXHIBIT A:**

Proposed Rules, Rates, Fees, and Charges

<b>TYPE</b>	<b>RATE</b>
Annual Non-Resident User Fee	\$4,000.00
Additional/Replacement Access Card	\$30.00
Administrative Fee for Rule Violation	Up to \$500.00
Returned Check/Insufficient Funds Fee	\$50.00
Amenity Facilities Rental	\$1,000.00 Refundable Deposit; \$1,000.00 Rental Fee

## SUSPENSION AND TERMINATION OF PRIVILEGES

- (1) **General Policy.** All persons using the Amenities and entering District property shall comply with the Amenity Policies established for the safe operations and maintenance of the District's Amenities. In order to protect the rights and privileges of rule-abiding Patrons, inappropriate behavior by Patrons will not be tolerated.
- (2) **Suspension of Access and Use Privileges.** The District, through its Board, District Manager, Amenity Manager and District Counsel shall have the right to restrict, suspend or terminate the Amenity privileges of any person to use the Amenities for any of the following behavior:
  - Submits false information on any application for use of the Amenities;
  - Permits the unauthorized use of an Access Card;
  - Exhibits unsatisfactory behavior, deportment or appearance;
  - Fails to pay amounts owed to the District in a proper and timely manner;
  - Fails to abide by any District rules or policies (e.g., Amenity Policies);
  - Treats the District's supervisors, staff, general/amenity management, contractors or other representatives, or other Patrons, in an unreasonable or abusive manner;
  - Damages or destroys District property; or
  - Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors or other representatives, or other residents or guests.
- (3) **Authority of District Staff.** District Staff or their designee, may immediately remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. District Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors.
- (4) **Process for Suspension or Termination of Access and Use Privileges.** Subject to the rights of District Staff set forth in Paragraph (3) above, the following process shall govern suspension and termination of privileges:
  - (a) Offenses:
    - i. First Offense: Verbal warning by District Staff and suspension from the Amenities for up to one (1) week from the commencement of the suspension. Violation is recorded by District Staff, signed by the individual offender(s), and held on file by the District.
    - ii. Second Offense: Automatic suspension of all Amenity privileges for up to thirty (30) days from the commencement of the suspension, with the preparation by District Staff of a written report to be signed by the offender(s) and filed with the District.



# SECTION V



# KATRINA SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

## Hickory Tree CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Hickory Tree CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in FS 119.071.

Please note the referenced statute was amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing addresses, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2026**, and shall run until **December 31, 2026**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Signature: \_\_\_\_\_

Print: Katrina S. Scarborough

Date: \_\_\_\_\_

Hickory Tree CDD

Signature: Jill Burns

Print: Jill Burns

Title: District Manager

Date: 1/6/2026

Please return this signed **original copy** no later than January 31, 2026

# SECTION VI

# SECTION C

# Hickory Tree CDD

## Field Management Report

### Completed Items

- **Conducted reviews of the recent frost damaged plants to identify any need for replacements with the landscaper. A detailed inventory list will be presented at the next board meeting.**
- **Conducted conveyance turnover walkthroughs for the portions of Phase 1 that are ready for CDD maintenance.**



### Contracted Services

- **Generated landscape maintenance scope of work and maps and received bids from prospective vendors.**
- **Prince and Sons continue servicing the property every three weeks until a vendor is chosen.**



### Site Items

- **Monitoring progress of the amenity center to prepare contracts for CDD maintenance turnover.**





## Hickory Tree CDD Field Action Item List FY2026

Jarett Wright  
Senior Field Manager  
jwright@gmscfl.com  
(407) 750-3599

Date	Action Item	Vendor	Status	Completion Date	Notes
2/1/2026	CDD Maintenance Map	GMS Staff	Completed	2/1/2026	Generated interactive maintenance map to be used for quick reference and all future bid processes.
2/1/2026	Landscape Maintenance Scope of Work	GMS Staff	Completed	2/1/2026	Generated intital Landscape Maintenance Scope of Work bid packet for FY2026.
2/1/2026	Landscape Maintenance Bid Process	GMS Staff	Proposal Recieved	2/26/2026	Bid packets were sent to potential vendors with multiple pricing summaries already being recieved and ready for board review.
2/1/2026	Phase 1 - Partial Conveyance Turnover	GMS Staff	Completed		Conducted multiple conveyance turnover inspections for the areas of Phase 1 that have been completed. We will continue to monitor the progress of the remaining tracts and amenity center.
2/26/2026	Review of tree/shrub damage after freeze.	GMS Staff	In Progress		A couple day freeze where tempratures dropped below freezing has stressed/possibly killed some shrubs and trees. Plants in question will be montioered until March for recovery/regrowth and a count of dead plants needing to be replace will be provided.
2/1/2026	Planned Conveyance of Amenity Center	GMS Staff	Pending		Tracking progress of the Amenity Center to prepare for CDD Turnover.
2/1/2026	Clubhouse Internet Installation	Third Party Vendor	Pending		Preparing for internet installation for the amenity to power the access control systems and security systems.
2/1/2026	Pool Maintenance Contract	Pool Vendor	Pending		Preparing scope of work for pool maintenance contracts.
2/1/2026	Janitorial Services Contract	Janitorial Vendor	Pending		Preparing scope of work for janitorial services contracts.

## Hickory Tree CDD

### LANDSCAPE SCOPE OF WORK

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into “elements” to define the elements involved and required in the maintenance of the property.

### General Services- Component “A”

#### Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

#### Mowing

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

Irrigated common area turf of all turf types (St Augustine, Zoysia, Bermuda, Irrigated Bahia) shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas. Unirrigated bahia and pond areas and banks will be mowed 32 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5” and 4.5”. St Augustine will be cut between 4.5” and 5.5”. Mowing heights will be set at 2”–3” for Zoysia turf. Bermuda turf shall be cut at a height of no more than 2.5”. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall be carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50” mower or larger **discharging clippings away from the water**. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum. Additional pond edge string trimming can be requested as needed to maintain an intended look as per the discretion of CDD management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day. Contractor will take special care to prevent

damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

### **Edging**

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

### **String Trimming**

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

**For the protection of private property, landscapers will not perform string trimming in a manner that results in direct contact with private fences.** A buffer zone of approximately 4 to 6 inches will be maintained along all private fencing. The maintenance of any grass or vegetation within this buffer area will be the responsibility of the respective property owner.

### **Blowing**

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to not disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

### **Damage Prevention/Repair**

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

### **Pond Disking**

Mechanically disk dry pond bottoms to improve aesthetics and control invasive vegetation while preserving the percolation of the pond bottoms. Work will be performed using a tractor-mounted disk. Disking will be done in multiple passes to achieve thorough soil disturbance. Care will be taken to avoid sensitive areas. Ponds will be disked 6 times per year. The schedule is typically every other month but can adjusted based on need after discussions with CDD management.

## Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. **Based on three sections, the contractor will completely detail the entire property once every three weeks at least.** The exception will be the entrances, clubhouse areas and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 52 times per year to accomplish the full amount of detail rotations. The size and duration the detail crew is onsite should depend on the extent needed to accomplish the rotation.

## Pruning

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

*Pruning of trees up to a height of 12 feet and palms up to 15' is included in the scope of the work. If pruning is required above the height of 12 feet for non palms, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. Palm pruning of palms over 15' is defined in **Component E.3.***

The branching height of trees shall be raised only for the following reasons:

1. **Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8ft of clearance is required along all walkways and parking areas.**
2. **Maintain clearance from shrubs in bed areas.**
3. **Improve visibility in parking lots and around entries. Extra care should be taken when considering sight lines on the road and the vendor should report any identified visibility concerns to CDD management.**
4. **Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to the branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.**
5. **Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.**

Structural pruning will be required for several varieties of plants bi-annually, annually or semi- annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

### **Weed Control**

Bed areas are to be left in a weed free condition after each detail service. While pre and post-emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

**For the protection of private property, landscapers will not perform chemical edging in a manner that results in direct contact with private fences or along private fences.** A buffer zone of approximately 4 to 6 inches will be maintained along all private fencing. The maintenance of any grass or vegetation within this buffer area will be the responsibility of the respective property owner.

### **Trash Removal**

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

### **Policing**

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with a supplemental proposal.

As needed, the contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

### **Communication**

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. The contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management, the contractor will provide a Monthly Service Calendar for the

upcoming period. **A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly.** A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. *Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them.* Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meetings as needed or requested by CDD management.

## Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

## Component "B" – Turf Care Program - Fertilization and Pest Control

### Chemical Application Maintenance Information

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.

The irrigation system will be fully operational prior to any fertilizer application.

Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, and other relevant factors based on turf types. Soil samples should include all Root Rot and chemical make-up. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

## St Augustine

**Application Schedule** – Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule – St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control
- October: Heavy fall granular fertilization and broadleaf weed/disease control

### **Application Requirements: ST AUGUSTINE**

Contractor will submit a schedule of materials to be used under this program along with application rates. The annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

## Bahia – Where Applicable (Irrigated areas only)

**Application Schedule** - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

### **Application Requirements: BAHIA**

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

## Bermuda - Sports Field

**Application Schedule** – Minimum schedule, if more is needed it is up to the contractor to recommend.

- January: Liquid or granular Fertilization - Disease & Insect Control
- February: Liquid or granular Fertilization
- March: Core Aeration
- April: Liquid or granular Fertilization Sedge & Broadleaf Weed Control/Disease & Insect Control
- June: Disease & Insect Control as needed.
- July: Liquid or granular Fertilization
- August: Sedge & Broadleaf Weed Control/Disease & Insect Control
- September: Liquid or granular Fertilization

- October: Disease & Insect Control
- December: Liquid or granular Fertilization

## Bermuda - Standard

**Application Schedule** – Minimum schedule, if more is needed it is up to the contractor to recommend.

- January: Liquid or granular Fertilization - Disease & Insect Control
- March: Spring Granular fertilization with broadleaf weed control, insect and disease control
- May: Slow release with Weed Control
- July: Slow Release (Nitrogen) with insect and weed control
- October: Liquid or Granular and Disease & Insect Control

### **Application Requirements: BERMUDA**

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

## Zoysia

**Application Schedule** - Minimum schedule, if more is needed it is up to the contractor to recommend.

### Monthly Application Schedule - Zoysia

- January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.
- March: Fertilization. Spot treat weeds and treat fungal and insect activity as necessary.
- April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- May: Fertilization
- June: Insect/weed/disease control as necessary.
- July: Insect/weed/disease control as necessary.
- August: spot treat weeds as necessary, inspect/treat fungal activity.
- September: Liquid Fertilization with emergent weed control, insect/disease control as necessary.
- October: Fertilization - Weed/insect/disease control as necessary.
- November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket potash - weeds as necessary, inspect/treat fungal activity.

### **Application Requirements: ZOYSIA**

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

## General

### **Insect/Disease Control - ALL TURF**

The reduction of irrigation water during the winter season will dramatically reduce the potential for

fungus/disease problems. Contractor will be responsible for managing settings of irrigation timers and should always have the irrigation times adjusted and set appropriately based on turf type and season.

Supplemental insecticide applications will be provided by the contractor when the contractor identifies a need for supplemental programs in order to control pests.

Contractor will provide recommendations for TopChoice applications when needed. They will also keep ant bait treatment on mowers or detail vehicles for spot treatment. Ants should be treated near any walking or amenity areas or common use areas such as parks.

### **Weed Control - ALL TURF**

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, wild Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

### **Warranty - ALL TURF**

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. The contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

## Component “C” – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed December. Insect/disease control/fertilization as needed.

### **Application Requirements: Fertilization**

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

### **Insect/Disease Control**

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

### **Specialty Palms**

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud Drench and or OTC Injections for potential disease and infestation. Only those treatments relevant to the variety of palm should be included.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

### **Warranty**

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by the contractor if it is reasonably decided to be from

negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre-existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

## Component “D” – Irrigation Maintenance

### **Frequency of Service**

Contractor will perform the following itemized services under “Specifications” on a monthly basis completing 25% of the inspection each week. The irrigation inspection should be performed during the same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

### **Specifications**

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controllers to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone.
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in the overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management’s discretion to allow the contractor to proceed with repairs at an agreed threshold without prior approval.

### **Service Calls**

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that

sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect the irrigation system weekly while performing routine maintenance. Contractor will provide a 24 hour "Emergency" number for irrigation repairs. Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

## Component "E" – Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractors should and are expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

### E. 1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

#### **Schedule**

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

### **Installation**

Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with a clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

All beds should be covered with 1" layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

### **Maintenance**

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly. Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

### **Warranty**

Any bedding plant that dies due to insect damage or disease will be replaced under warranty. Exclusions to this warranty would be freeze, theft, or vandalism.

## E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

### **Schedule**

Mulching will be carried out at least once per year. However in many cases the mulch application will be divided into one heavy application in Spring and one lighter application in the fall. The most desirable months are May and Early November. Mulch will be priced “per yard”. Application will be completed within a two-week time period.

### **Installation**

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1” to 2” deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2” thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2-inch depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

## E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 15’ will be trimmed at least once per year in May. All vegetation will be removed from their trunk. Any palm nuts and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary. Full debooting is a separate billable job but removing those loose and hanging should be included.

All palms less than 15’ will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

All palms in excess 15’ will be trimmed at least once per year in the month of May. Any additional trimmings can be added at the discretion of the board or management and will be done at the same cost and rate as the proposed May trimming. Therefore, the fee summary must include the cost per palm for trimming.

Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o’clock profile or nine and three o’clock at the discretion of management. “Hurricane” cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving “stubs”.

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.



## Hickory Tree CDD Landscape Maintenance Fee Summary Schedule FY2026

Jarett Wright  
Senior Field Manager  
jwright@gmscfl.com  
(407) 750-3599

Contractor:

Property: Hickory Tree CDD

Address:

Address: 219 E Livingston St  
Orlando, FL 32801

Phone:

Phone: 407-841-5524

Fax:

Contact:

Contact: Jarett Wright

Email:

Email: [jwright@gmscfl.com](mailto:jwright@gmscfl.com)

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>Turf Maintenance and Detailing</b>													
(Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>													\$0.00
<b>TURF CARE</b>													
(Component B) <i>Bahia/St Augustine/Zoysia</i>													\$0.00
<b>TREE/SHRUB CARE Includes OTC if Applicable</b>													
(Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>													\$0.00
<b>IRRIGATION MAINT.</b>													
(Component D) <i>Irrigation Inspections</i>													\$0.00
<b>ANNUAL CHANGES -</b>													
(Component E.1) <i>Per Annual Pricing:</i>	[Count]			[Count]			[Count]			[Count]			\$0.00
<b>BED DRESSING - Estimate mulch yds</b>													
(Component E.2) <i>[Mulch Type] Per Yard Pricing:</i>					[Count]						[Count]		\$0.00
<b>PALM TRIMMING 2x Per Year</b>													
(Component E.3) <i>Per Palm Price:</i> <i>Palm counts:</i>					[Count]								\$0.00
<b>TOTAL FEE PER MONTH:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0

<b>Fee Schedule with Extra Services</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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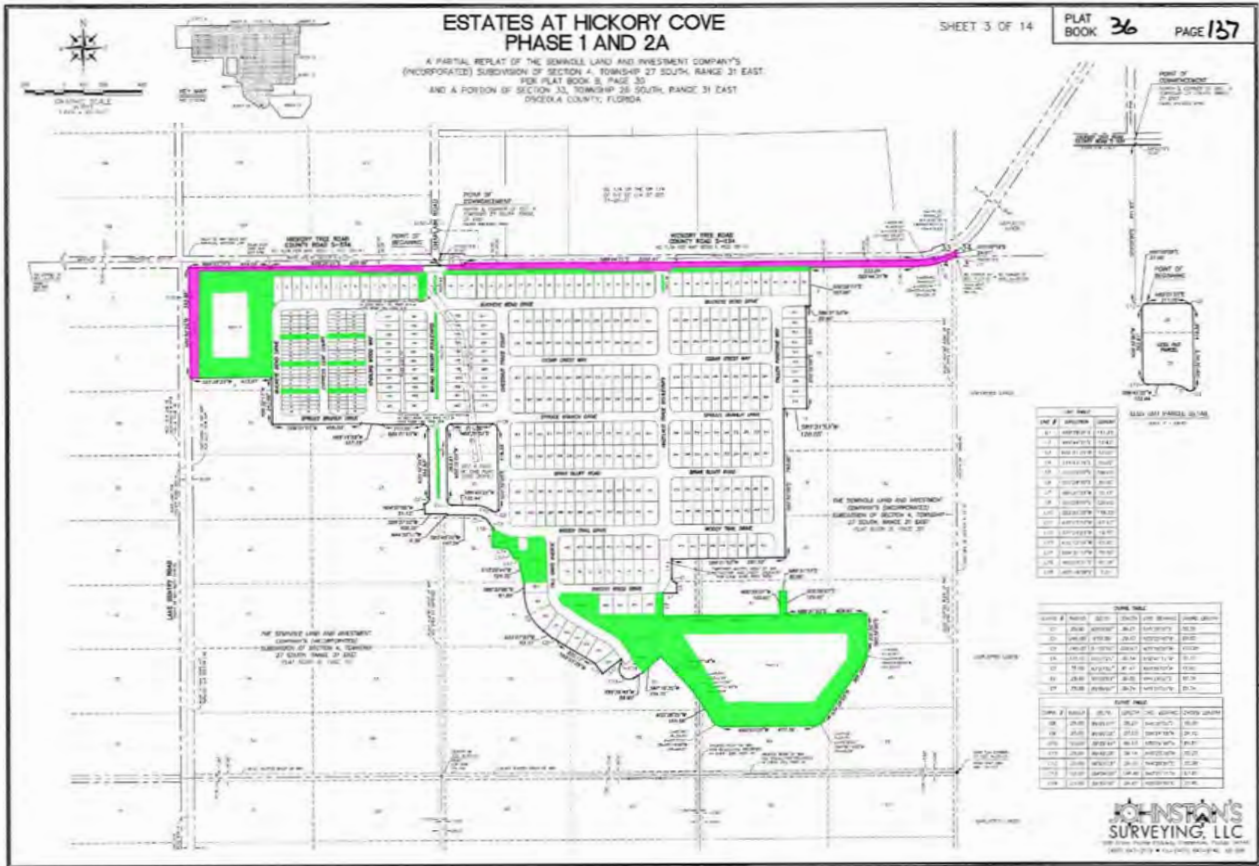
<b>Fee Schedule Essential Services Only</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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<b>Essential Services</b> Mowing/Detailing/Irrigation/Fert and Pest	\$0.00
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<b>Extra Services</b> Annual Changes, Palm Pruning, Mulch	\$0.00
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<b>TOTAL</b>	\$0.00
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Initials \_\_\_\_\_





Hickory Tree Rd

Hickory Tree Rd

Hickory Tree Rd

Hickory Tree Rd

Lake Gentry Rd

Lake Gentry Rd

534A

534

534

534

534

Highland Homes at  
Estates at Hickory Cove

Waving Hickory Blvd

Waving Hickory Blvd

Waving Hickory Blvd

Buckeye Bnd Dr

Buckeye Bnd Dr

Buckeye Bnd Dr

Buckeye Bnd Dr

Buckeye Bnd Dr

Buckeye Bnd Dr

Buckeye Bnd Dr

Cypress Leaf Ct

Kindling Wood Wy

Chestnut Trce Ct

Cedar Crst Wy

Cedar Crst Wy

Cedar Crst Wy

Cedar Crst Wy

Cedar Crst Wy

Fallen Pinecone Wy

Chestnut Trce Ct

Spruce Br Dr

Spruce Br Dr

Spruce Br Dr

Spruce Br Dr

Spruce Br Dr

Fallen Pinecone Wy

Spruce Br Dr

Spruce Br Dr

Spruce Br Dr

Woody Trl Dr

Woody Trl Dr

Woody Trl Dr

Woody Trl Dr

Woody Trl Dr

Woody Trl Dr

Fallen Pinecone Wy

Briar Blf Rd

Briar Blf Rd

Briar Blf Rd

Briar Blf Rd

Briar Blf Rd

Chestnut Trce Ct

Hazelnut Trce Blvd

Hazelnut Trce Blvd

Hazelnut Trce Blvd

Hazelnut Trce Blvd

Hazelnut Trce Blvd

# SECTION 1

## Hickory Tree CDD Proposal Summary

<i>Landscape Maintenance</i>	<i>Scope</i>	<i>Notes</i>	<i>Total Cost</i>
<b>Prince and Sons</b>	<b>Scope of Work and Map provided in the agenda package.</b>	<b>Mulch - \$62 / Cubic Yard (100)</b>  <b>Palm Trimming - \$50 Per Palm (11)</b>	<b>Essential Services - \$37,380.00</b> <b>Estimated Mulching - \$6,200.00</b> <b>Estimated Palm Pruning - \$550.00</b> <b>Monthly Flat Rate - \$3,115.00</b> <b>Annual Total - \$44,130.00</b> <b>FY26 Remainder Total - \$25,742.50</b>
<b>Yellowstone</b>	<b>Scope of Work and Map provided in the agenda package.</b>	<b>Mulch - \$72 / Cubic Yard (100)</b>  <b>Palm Trimming - \$62 Per Palm (11)</b>	<b>Essential Services - \$30,756.00</b> <b>Estimated Mulching - \$7,200.00</b> <b>Estimated Palm Pruning - \$682.00</b> <b>Monthly Flat Rate - \$2,563.00</b> <b>Annual Total - \$38,638.00</b> <b>FY26 Remainder Total - \$22,538.84</b>
<b>United Land Service</b>	<b>Scope of Work and Map provided in the agenda package.</b>	<b>Mulch - \$62 / Cubic Yard (100)</b>  <b>Palm Trimming - \$45 Per Palm (11)</b>	<b>Essential Services - \$36,352.00</b> <b>Estimated Mulching - \$6,200.00</b> <b>Estimated Palm Pruning - \$495.00</b> <b>Monthly Flat Rate - \$3,029.00</b> <b>Annual Total - \$43,047.00</b> <b>FY26 Remainder Total - \$25,110.75</b>
<b>Exclusive</b>	<b>Scope of Work and Map provided in the agenda package.</b>	<b>Mulch - \$65 / Cubic Yard (100)</b>  <b>Palm Trimming - \$35 Per Palm (12)</b>	<b>Essential Services - \$22,315.00</b> <b>Estimated Mulching - \$6,500.00</b> <b>Estimated Palm Pruning - \$420.00</b> <b>Monthly Flat Rate - \$1,860.00</b> <b>Annual Total - \$29,235.00</b> <b>FY26 Remainder Total - \$17,053.75</b>

# SECTION (a)



## Hickory Tree CDD Landscape Maintenance Fee Summary Schedule FY2026

Jarett Wright  
Senior Field Manager  
jwright@gmscfl.com  
(407) 750-3599

Contractor: Blade Runners

Property: Hickory Tree CDD

Address: 19 N Texas Ave Orlando FL

Address: 219 E Livingston St  
Orlando, FL 32801

Phone: 407-515-5262

Phone: 407-841-5524

Fax:

Contact: Chris Marquess

Contact: Jarett Wright

Email: [cmarquess@unitedlandservices.com](mailto:cmarquess@unitedlandservices.com)

Email: [jwright@gmscfl.com](mailto:jwright@gmscfl.com)

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>	\$1,728.00	\$1,728.00	\$2,304.00	\$2,880.00	\$2,880.00	\$2,880.00	\$2,880.00	\$2,880.00	\$2,880.00	\$2,304.00	\$1,728.00	\$1,728.00	\$28,800.00
TURF CARE (Component B) <i>Bahia/St Augustine/Zoysia</i>	\$115.00	\$65.00	\$325.00	\$85.00	\$115.00	\$73.00	\$85.00	\$65.00	\$115.00	\$65.00	\$325.00	\$65.00	\$1,498.00
TREE/SHRUB CARE Includes OTC if Applicable (Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>	\$65.00	\$292.00	\$73.00	\$79.00	\$70.00	\$13.00	\$81.00	\$81.00	\$73.00	\$292.00	\$65.00	\$70.00	\$1,254.00
IRRIGATION MAINT. (Component D) <i>Irrigation Inspections</i>	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$4,800.00
ANNUAL CHANGES - (Component E.1) <i>Per Annual Pricing:</i>	[Count]			[Count]			[Count]			[Count]			\$0.00
BED DRESSING - Estimate mulch yds (Component E.2) <i>(Mulch Type) Per Yard Pricing: 200</i>					\$3,100.00 <i>50</i>						\$6,200.00 <i>100</i>		\$9,300.00
PALM TRIMMING 1x Per Year (Component E.3) <i>Per Palm Price:</i> <i>Palm counts:</i>					\$1,980.00 <i>44</i>								\$1,980.00
<b>TOTAL FEE PER MONTH:</b>	<b>\$2,308.00</b>	<b>\$2,485.00</b>	<b>\$3,102.00</b>	<b>\$3,444.00</b>	<b>\$8,545.00</b>	<b>\$3,366.00</b>	<b>\$3,446.00</b>	<b>\$3,426.00</b>	<b>\$3,468.00</b>	<b>\$3,061.00</b>	<b>\$8,718.00</b>	<b>\$2,263.00</b>	<b>\$47,632</b>

<b>Fee Schedule with Extra Services</b>	<b>\$3,969.33</b>	<b>\$3,969.33</b>	<b>\$3,969.33</b>	<b>\$3,969.33</b>	<b>\$3,969.33</b>	<b>\$3,969.33</b>	<b>\$3,969.33</b>	<b>\$3,969.33</b>	<b>\$3,969.33</b>	<b>\$3,969.33</b>	<b>\$3,969.33</b>	<b>\$3,969.33</b>	<b>\$3,969.33</b>
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<b>Fee Schedule Essential Services Only</b>	<b>\$3,029</b>	<b>\$3,029</b>	<b>\$3,029</b>	<b>\$3,029</b>	<b>\$3,029</b>	<b>\$3,029</b>	<b>\$3,029</b>	<b>\$3,029</b>	<b>\$3,029</b>	<b>\$3,029</b>	<b>\$3,029</b>	<b>\$3,029</b>	<b>\$3,029</b>
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$36,352.00
Extra Services Annual Changes, Palm Pruning, Mulch	\$11,280.00
<b>TOTAL</b>	<b>\$47,632.00</b>

**SECTION (b)**

# PRICING PROPOSAL

In accordance with the Request for Proposal, Exclusive has developed a complete and comprehensive plan to service your community with the highest level of quality and communication.



**Hickory Tree CDD  
Landscape Maintenance  
Fee Summary Schedule FY2026**

Jarett Wright  
Senior Field Manager  
jwright@gmscfl.com  
(407) 750-3599

Contractor: Exclusive Landscaping Group, LLC

Property: Hickory Tree CDD

Address: 399 Central Florida Parkway, Suite A  
Orlando, FL 34824

Address: 219 E Livingston St  
Orlando, FL 32801

Phone: 407.406.8989

Phone: 407-841-5524

Fax:

Contact: Mia Heflin

Contact: Jarett Wright

Email: [mheflin@exclusive-grp.com](mailto:mheflin@exclusive-grp.com)

Email: [jwright@gmscfl.com](mailto:jwright@gmscfl.com)

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>Turf Maintenance and Detailing</b>													
(Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>	\$1,492.25	\$1,492.25	\$1,492.25	\$1,492.25	\$1,492.25	\$1,492.25	\$1,492.25	\$1,492.25	\$1,492.25	\$1,492.25	\$1,492.25	\$1,492.25	\$17,907.00
<b>TURF CARE</b>													
(Component B) <i>Bahia/St Augustine/Zoysia</i>	\$302.33	\$302.33	\$302.33	\$302.33	\$302.33	\$302.33	\$302.33	\$302.33	\$302.33	\$302.33	\$302.33	\$302.33	\$3,628.00
<b>TREE/SHRUB CARE Includes OTC if Applicable</b>													
(Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>													\$0.00
<b>IRRIGATION MAINT.</b>													
(Component D) <i>Irrigation Inspections</i>	\$65.00	\$65.00	\$65.00	\$65.00	\$65.00	\$65.00	\$65.00	\$65.00	\$65.00	\$65.00	\$65.00	\$65.00	\$780.00
<b>ANNUAL CHANGES -</b>													
(Component E.1) <i>Per Annual Pricing:</i>	[Count]			[Count]			[Count]			[Count]			\$0.00
<b>BED DRESSING - Estimate mulch yds</b>													
(Component E.2) <i>(Mulch Type) Per Yard Pricing:</i>					[Count]						[Count]		\$0.00
<b>PALM TRIMMING 2x Per Year</b>					\$420.00				\$420.00				
(Component E.3) <i>Per Palm Price: \$35</i> <i>Palm counts: 12</i>					12				12				\$840.00
<b>TOTAL FEE PER MONTH:</b>	\$1,859.58	\$1,859.58	\$1,859.58	\$1,859.58	\$2,279.58	\$1,859.58	\$1,859.58	\$1,859.58	\$2,279.58	\$1,859.58	\$1,859.58	\$1,859.58	\$23,155

<b>Fee Schedule with Extra Services</b>	\$1,929.58	\$1,929.58	\$1,929.58	\$1,929.58	\$1,929.58	\$1,929.58	\$1,929.58	\$1,929.58	\$1,929.58	\$1,929.58	\$1,929.58	\$1,929.58	\$1,929.58
<b>Fee Schedule Essential Services Only</b>	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$22,315.00
Extra Services Annual Changes, Palm Pruning, Mulch	\$840.00
<b>TOTAL</b>	\$23,155.00

# SECTION (c)



## Hickory Tree CDD Landscape Maintenance Fee Summary Schedule FY2026

Jarett Wright  
Senior Field Manager  
jwright@gmscfl.com  
(407) 750-3599

Contractor: Prince and Sons, Inc.

Property: Hickory Tree CDD

Address: 14645 Boggy Creek Rd.  
Orlando, FL 32824

Address: 219 E Livingston St  
Orlando, FL 32801

Phone: (863) 422-5207

Phone: 407-841-5524

Fax:

Contact: Lucas Martin

Contact: Jarett Wright

Email: [lmartin@princeandsonsinc.com](mailto:lmartin@princeandsonsinc.com)

Email: [jwright@gmscfl.com](mailto:jwright@gmscfl.com)

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>Turf Maintenance and Detailing</b> (Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>	\$2,668.00	\$2,668.00	\$2,668.00	\$2,668.00	\$2,668.00	\$2,668.00	\$2,668.00	\$2,668.00	\$2,668.00	\$2,668.00	\$2,668.00	\$2,668.00	\$32,016.00
<b>TURF CARE</b> (Component B) <i>Bahia/St Augustine/Zoysia</i>	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$900.00
<b>TREE/SHRUB CARE Includes OTC if Applicable</b> (Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>	\$152.00	\$152.00	\$152.00	\$152.00	\$152.00	\$152.00	\$152.00	\$152.00	\$152.00	\$152.00	\$152.00	\$152.00	\$1,824.00
<b>IRRIGATION MAINT.</b> (Component D) <i>Irrigation Inspections</i>	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$2,640.00
<b>ANNUAL CHANGES -</b> (Component E.1) <i>Per Annual Pricing: \$2.50</i>	[Count]			[Count]			[Count]			[Count]			\$0.00
<b>BED DRESSING - Estimate mulch yds</b> (Component E.2) <i>[Mulch Type] Per Yard Pricing: \$62</i>					[Count]						[Count]		\$0.00
<b>PALM TRIMMING 2x Per Year</b> (Component E.3) <i>Per Palm Price: \$50</i> <i>Palm counts:</i>					[Count]								\$0.00
<b>TOTAL FEE PER MONTH:</b>	\$3,115.00	\$3,115.00	\$3,115.00	\$3,115.00	\$3,115.00	\$3,115.00	\$3,115.00	\$3,115.00	\$3,115.00	\$3,115.00	\$3,115.00	\$3,115.00	\$37,380

Fee Schedule with Extra Services	\$3,115.00	\$3,115.00	\$3,115.00	\$3,115.00	\$3,115.00	\$3,115.00	\$3,115.00	\$3,115.00	\$3,115.00	\$3,115.00	\$3,115.00	\$3,115.00	\$3,115.00
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Fee Schedule Essential Services Only	\$3,115	\$3,115	\$3,115	\$3,115	\$3,115	\$3,115	\$3,115	\$3,115	\$3,115	\$3,115	\$3,115	\$3,115	\$3,115
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$37,380.00
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Extra Services Annual Changes, Palm Pruning, Mulch	\$0.00
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<b>TOTAL</b>	\$37,380.00
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# SECTION (d)



## Hickory Tree CDD Landscape Maintenance Fee Summary Schedule FY2026

Jarett Wright  
Senior Field Manager  
jwright@gmscfl.com  
(407) 750-3599

Contractor: Yellowstone Landscape- Southeast, LLC

Property: Hickory Tree CDD

Address: 1773 Business Center Lane  
Kissimmee, FL 34758

Address: 219 E Livingston St  
Orlando, FL 32801

Phone: 407-396-0529

Phone: 407-841-5524

Fax:

Contact: Nicole Ailes

Contact: Jarett Wright

Email: [nailes@yellowstonelandscape.com](mailto:nailes@yellowstonelandscape.com)

Email: [jwright@gmscfl.com](mailto:jwright@gmscfl.com)

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>Turf Maintenance and Detailing</b> (Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>	\$2,168.00	\$2,168.00	\$2,168.00	\$2,168.00	\$2,168.00	\$2,168.00	\$2,168.00	\$2,168.00	\$2,168.00	\$2,168.00	\$2,168.00	\$2,168.00	\$26,016.00
<b>TURF CARE</b> (Component B) <i>Bahia/St Augustine/Zoysia</i>	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$720.00
<b>TREE/SHRUB CARE Includes OTC if Applicable</b> (Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>	\$140.00	\$140.00	\$140.00	\$140.00	\$140.00	\$140.00	\$140.00	\$140.00	\$140.00	\$140.00	\$140.00	\$140.00	\$1,680.00
<b>IRRIGATION MAINT.</b> (Component D) <i>Irrigation Inspections</i>	\$195.00	\$195.00	\$195.00	\$195.00	\$195.00	\$195.00	\$195.00	\$195.00	\$195.00	\$195.00	\$195.00	\$195.00	\$2,340.00
<b>ANNUAL CHANGES -</b> (Component E.1) <i>Per Annual Pricing: \$2.40</i>	\$0.00			\$0.00			\$0.00			\$0.00			\$0.00
<b>BED DRESSING - 100 CY</b> (Component E.2) <i>Mini Pine Nugget Per Yard Pricing: \$72</i>					\$5,040.00						\$2,160.00		\$7,200.00
<b>PALM TRIMMING 2x Per Year</b> (Component E.3) <i>Per Palm Price: \$62</i> <i>Palm counts: 11</i>					\$682.00								\$682.00
<b>TOTAL FEE PER MONTH:</b>	\$2,563.00	\$2,563.00	\$2,563.00	\$2,563.00	\$8,285.00	\$2,563.00	\$2,563.00	\$2,563.00	\$2,563.00	\$2,563.00	\$4,723.00	\$2,563.00	\$38,638

<b>Fee Schedule with Extra Services</b>	\$3,219.83	\$3,219.83	\$3,219.83	\$3,219.83	\$3,219.83	\$3,219.83	\$3,219.83	\$3,219.83	\$3,219.83	\$3,219.83	\$3,219.83	\$3,219.83	\$3,219.83
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<b>Fee Schedule Essential Services Only</b>	\$2,563	\$2,563	\$2,563	\$2,563	\$2,563	\$2,563	\$2,563	\$2,563	\$2,563	\$2,563	\$2,563	\$2,563	\$2,563
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<b>Essential Services</b> Mowing/Detailing/Irrigation/Fert and Pest	\$30,756.00
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<b>Extra Services</b> Annual Changes, Palm Pruning, Mulch	\$7,882.00
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<b>TOTAL</b>	\$38,638.00
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# SECTION D

# SECTION 1

# Hickory Tree Community Development District

## Summary of Check Register

November 20, 2025 through February 19, 2026

Fund	Date	Check No.'s	Amount
General Fund	12/5/25	226-229	\$ 17,095.63
	1/8/26	230-232	\$ 5,556.17
	1/15/26	233	\$ 4,712.94
	1/22/26	234-235	\$ 961.60
	2/5/26	236	\$ 550.00
	2/19/26	237	\$ 4,713.94
			\$ 33,590.28
General Fund - Autopay	1/21/26	80000	\$ 212.99
	2/9/26	80001	\$ 87.26
			\$ 300.25
<b>Total Amount</b>			<b>\$ 33,890.53</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/05/25	00027	11/25/25	20742	202511	320-53800-49000		POND HERBICIDE A&F NOV25	*	550.00		
										550.00	000226
AQUATIC WEED MANAGEMENT, INC.											
12/05/25	00019	11/19/25	22469236	202510	310-51300-31100		ENGINEER SVCS OCT25	*	300.00		
										300.00	000227
DEWBERRY ENGINEERS INC.											
12/05/25	00003	11/22/25	13537	202510	310-51300-31500		GENERAL COUNSEL OCT25	*	1,295.63		
										1,295.63	000228
KILINSKI VAN WYK PLLC											
12/05/25	00030	10/30/25	20642	202510	320-53800-49000		ONE TIME MOW/CLEAN UP	*	5,200.00		
		10/30/25	20643	202510	320-53800-49000		ONE TIME MOW/CLEAN UP	*	3,250.00		
		10/30/25	20644	202510	320-53800-49000		ONE TIME MOW/CLEAN UP	*	3,250.00		
		10/30/25	20645	202510	320-53800-49000		ONE TIME MOW/CLEAN UP	*	3,250.00		
										14,950.00	000229
PRINCE & SONS INC.											
1/08/26	00027	12/23/25	21056	202512	320-53800-49000		POND HERBICIDE A&F DEC25	*	550.00		
										550.00	000230
AQUATIC WEED MANAGEMENT, INC.											
1/08/26	00001	12/01/25	49	202512	320-53800-34000		FIELD MANAGEMENT DEC25	*	625.00		
		12/01/25	50	202512	310-51300-34000		MANAGEMENT FEES DEC25	*	3,379.67		
		12/01/25	50	202512	310-51300-35200		WEBISTE ADMIN DEC25	*	108.17		
		12/01/25	50	202512	310-51300-35100		INFORMATION TECH DEC25	*	162.25		
		12/01/25	50	202512	310-51300-31300		DISSEM AGENT SVCS DEC25	*	429.17		
		12/01/25	50	202512	310-51300-51000		OFFICE SUPPLIES DEC25	*	.21		
		12/01/25	50	202512	310-51300-42000		POSTAGE DEC25	*	5.20		
										4,709.67	000231
GOVERNMENTAL MANAGEMENT SERVICES-CF											
1/08/26	00003	12/16/25	13769	202511	310-51300-31500		GENERAL COUNSEL NOV25	*	296.50		
										296.50	000232
KILINSKI VAN WYK PLLC											

HKTR HICKORY TREE ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/15/26	00001	1/01/26	51	202601	320	53800	34000		FIELD MANAGEMENT JAN26	*	625.00		
		1/01/26	52	202601	310	51300	34000		MANAGEMENT FEES JAN26	*	3,379.67		
		1/01/26	52	202601	310	51300	35200		WEBSITE ADMIN JAN26	*	108.17		
		1/01/26	52	202601	310	51300	35100		INFORMATION TECH JAN26	*	162.25		
		1/01/26	52	202601	310	51300	31300		DISSEM AGENT SVCS JAN26	*	429.17		
		1/01/26	52	202601	310	51300	51000		OFFICE SUPPLIES JAN26	*	2.74		
		1/01/26	52	202601	310	51300	42000		POSTAGE JAN26	*	5.94		
GOVERNMENTAL MANAGEMENT SERVICES-CF											4,712.94	000233	
1/22/26	00019	1/19/26	22476749	202512	310	51300	31100		ENGINEERING SVCS DEC25	*	425.00		
DEWBERRY ENGINEERS INC.											425.00	000234	
1/22/26	00003	1/16/26	13988	202512	310	51300	31500		GENERAL COUNSEL DEC25	*	536.60		
KILINSKI VAN WYK PLLC											536.60	000235	
2/05/26	00027	1/28/26	21123	202601	320	53800	49000		POND HERBICIDE A&F JAN26	*	550.00		
AQUATIC WEED MANAGEMENT, INC.											550.00	000236	
2/19/26	00001	2/01/26	53	202602	320	53800	34000		FIELD MANAGEMENT FEB26	*	625.00		
		2/01/26	54	202602	310	51300	34000		MANAGEMENT FEES FEB26	*	3,379.67		
		2/01/26	54	202602	310	51300	35200		WEBSITE ADMIN FEB26	*	108.17		
		2/01/26	54	202602	310	51300	35100		INFORMATION TECH FEB26	*	162.25		
		2/01/26	54	202602	310	51300	31300		DISSEM AGENT SVCS FEB26	*	429.17		
		2/01/26	54	202602	310	51300	51000		OFFICE SUPPLIES FEB26	*	.39		
		2/01/26	54	202602	310	51300	42000		POSTAGE FEB26	*	9.29		
GOVERNMENTAL MANAGEMENT SERVICES-CF											4,713.94	000237	
TOTAL FOR BANK A											33,590.28		
HKTR HICKORY TREE ZYAN													

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

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/21/26	00031	12/31/25 5761-12. 55261 WOODY TRL DEC25	202512 320-53800-43000	DUKE ENERGY	*	212.99	212.99 080000
2/09/26	00031	1/30/26 5761-01. 55261 WOODY TRL JAN26	202601 320-53800-43000	DUKE ENERGY	*	87.26	87.26 080001
TOTAL FOR BANK Z						300.25	
TOTAL FOR REGISTER						33,890.53	

HKTR HICKORY TREE ZYAN

# SECTION 2

***Hickory Tree***  
***Community Development District***

***Unaudited Financial Reporting***  
***January 31, 2026***



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**Hickory Tree**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2026**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 13,834	\$ -	\$ -	\$ 13,834
Due from Developer	\$ -	\$ -	\$ 2,989,177	\$ 2,989,177
<u>Investments:</u>				
<u>Series 2024</u>				
Reserve	\$ -	\$ 1,406,445	\$ -	\$ 1,406,445
Revenue	\$ -	\$ 22,282	\$ -	\$ 22,282
Construction	\$ -	\$ -	\$ 17,191	\$ 17,191
<b>Total Assets</b>	<b>\$ 13,834</b>	<b>\$ 1,428,727</b>	<b>\$ 3,006,368</b>	<b>\$ 4,448,929</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 637	\$ -	\$ -	\$ 637
<b>Total Liabilities</b>	<b>\$ 637</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 637</b>
<b>Fund Balance:</b>				
Restricted:				
Debt Service	\$ -	\$ 1,428,727	\$ -	\$ 1,428,727
Unassigned	\$ 13,196	\$ -	\$ 3,006,368	\$ 3,019,564
<b>Total Fund Balances</b>	<b>\$ 13,196</b>	<b>\$ 1,428,727</b>	<b>\$ 3,006,368</b>	<b>\$ 4,448,291</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 13,834</b>	<b>\$ 1,428,727</b>	<b>\$ 3,006,368</b>	<b>\$ 4,448,929</b>

**Hickory Tree**  
**Community Development District**  
**General Fund**

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

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Developer Contributions	\$ 647,999	\$ 60,000	\$ 60,000	\$ -
Interest	\$ -	\$ -	\$ 22	\$ 22
<b>Total Revenues</b>	<b>\$ 647,999</b>	<b>\$ 60,000</b>	<b>\$ 60,022</b>	<b>\$ 22</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 2,000	\$ 2,000
Employer FICA	\$ 918	\$ 306	\$ 153	\$ 153
Engineering	\$ 15,000	\$ 5,000	\$ 725	\$ 4,275
Attorney	\$ 25,000	\$ 8,333	\$ 2,129	\$ 6,205
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Disclosure Software	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Dissemination	\$ 5,150	\$ 1,717	\$ 1,717	\$ 0
Trustee Fees	\$ 4,446	\$ 3,539	\$ 3,539	\$ -
Management Fees	\$ 40,556	\$ 13,519	\$ 13,519	\$ 0
Information Technology	\$ 1,947	\$ 649	\$ 649	\$ (0)
Website Maintenance	\$ 1,298	\$ 433	\$ 433	\$ (0)
Postage & Delivery	\$ 1,000	\$ 333	\$ 30	\$ 303
Insurance	\$ 6,934	\$ 6,934	\$ 5,732	\$ 1,202
Printing & Binding	\$ 1,000	\$ 333	\$ -	\$ 333
Legal Advertising	\$ 15,000	\$ 5,000	\$ 193	\$ 4,807
Other Current Charges	\$ 5,000	\$ 1,667	\$ 207	\$ 1,460
Office Supplies	\$ 625	\$ 208	\$ 6	\$ 203
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 147,999</b>	<b>\$ 54,645</b>	<b>\$ 33,706</b>	<b>\$ 20,940</b>
<b><i>Operations &amp; Maintenance</i></b>				
Field Management	\$ -	\$ -	\$ 2,500	\$ (2,500)
Electric - Field	\$ -	\$ -	\$ 300	\$ (300)
Field Contingency	\$ 500,000	\$ 166,667	\$ 17,150	\$ 149,517
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 500,000</b>	<b>\$ 166,667</b>	<b>\$ 19,950</b>	<b>\$ 146,716</b>
<b>Total Expenditures</b>	<b>\$ 647,999</b>	<b>\$ 221,312</b>	<b>\$ 53,656</b>	<b>\$ 167,656</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 6,366</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 6,831</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 13,196</b>	

**Hickory Tree**  
**Community Development District**  
**Debt Service Fund Series 2024**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Assessments	\$ 1,406,446	\$ -	\$ -	\$ -
Interest	\$ 43,269	\$ 14,423	\$ 21,202	\$ 6,779
<b>Total Revenues</b>	<b>\$ 1,449,716</b>	<b>\$ 14,423</b>	<b>\$ 21,202</b>	<b>\$ 6,779</b>
<b>Expenditures:</b>				
<b>Series 2024</b>				
Interest - 11/1	\$ 551,429	\$ 551,429	\$ 551,429	\$ -
Principal - 5/1	\$ 310,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 551,429	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,412,858</b>	<b>\$ 551,429</b>	<b>\$ 551,429</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 36,858</b>		<b>\$ (530,227)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (18,109)	\$ (18,109)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (18,109)</b>	<b>\$ (18,109)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 36,858</b>		<b>\$ (548,336)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 576,228</b>		<b>\$ 1,977,063</b>	
<b>Fund Balance - Ending</b>	<b>\$ 613,086</b>		<b>\$ 1,428,727</b>	

# Hickory Tree

## Community Development District

### Capital Projects Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ 3,549,817	\$ 3,549,817
Interest	\$ -	\$ -	\$ 779	\$ 779
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,550,596</b>	<b>\$ 3,550,596</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 2,025,686	\$ (2,025,686)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,025,686</b>	<b>\$ (2,025,686)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,524,910</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 18,109	\$ 18,109
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18,109</b>	<b>\$ 18,109</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,543,019</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,463,349</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,006,368</b>	

**Hickory Tree**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Developer Contributions	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Interest	\$ -	\$ -	\$ 0	\$ 22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22
<b>Total Revenues</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 22</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 60,022</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Employer FICA	\$ 77	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153
Engineering	\$ 300	\$ -	\$ 425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 725
Attorney	\$ 1,296	\$ 297	\$ 537	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,129
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Disclosure Software	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Dissemination	\$ 429	\$ 429	\$ 429	\$ 429	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,717
Trustee Fees	\$ 3,539	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,539
Management Fees	\$ 3,380	\$ 3,380	\$ 3,380	\$ 3,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,519
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 649
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 433
Postage & Delivery	\$ 17	\$ 2	\$ 5	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30
Insurance	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 74	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 193
Other Current Charges	\$ 58	\$ 53	\$ 53	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 207
Office Supplies	\$ 3	\$ 0	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 18,849</b>	<b>\$ 4,550</b>	<b>\$ 6,176</b>	<b>\$ 4,131</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,706</b>
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Electric	\$ -	\$ -	\$ 213	\$ 87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Contingency	\$ 15,500	\$ 550	\$ 550	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,150
<b>Total Operations &amp; Maintenance</b>	<b>\$ 16,125</b>	<b>\$ 1,175</b>	<b>\$ 1,388</b>	<b>\$ 1,262</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,950</b>
<b>Total Expenditures</b>	<b>\$ 34,974</b>	<b>\$ 5,725</b>	<b>\$ 7,564</b>	<b>\$ 5,393</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 53,656</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (14,974)</b>	<b>\$ 14,275</b>	<b>\$ 12,436</b>	<b>\$ (5,372)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,366</b>
<b>Net Change in Fund Balance</b>	<b>\$ (14,974)</b>	<b>\$ 14,275</b>	<b>\$ 12,436</b>	<b>\$ (5,372)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,366</b>

# Hickory Tree

## Community Development District

### Long Term Debt Report

<b>Series 2024, Special Assessment Revenue Bonds</b>		
Interest Rate:	4.5%, 5.15%, 5.45%	
Maturity Date:	5/1/2055	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$1,406,445	
Reserve Fund Balance	\$1,406,445	
Bonds Outstanding - 8/27/24		\$21,000,000
<b>Current Bonds Outstanding</b>		<b>\$21,000,000</b>