

*Hickory Tree
Community Development District*

Meeting Agenda

May 7, 2026

AGENDA

Hickory Tree

Community Development District

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

April 30, 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, May 7, 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 March 5, 2026 Board of Supervisors Meeting
4. Public Hearing
 - A. Public Hearing on the Adoption of Amenity Policies & Rates for the District
 - i. Consideration of Resolution 2026-06 Adopting Amenity Policies & Rates for the District
5. Consideration of Resolution 2026-07 Approving the Proposed Fiscal Year 2026/2027 Budget (Suggested Date: August 6, 2026), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2026/2027 Budget and the Imposition of Operations and Maintenance Assessments (*Option A and Option B budgets to be provided for Board Discussion*)
6. Consideration of Proposal from AMTEC for Arbitrage Rebate Services for Series 2024 Assessment Area One Project Bonds
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Amendment to Landscape Maintenance Services Contract
 - ii. Ratification of Amended Aquatic Maintenance Services Agreement to Add-On Midge Treatment Services
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—0
8. Other Business
9. Supervisors Requests and Audience Comments
10. 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, March 5, 2026**, at 9:30 a.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum:

Milton Andrade	Chairman
Brian Walsh	Vice Chairman
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
Rey Malave <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 & one joining via Zoom.

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 December 4,
2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the December 4, 2025 Board of Supervisors meeting and asked for any comments, corrections, or changes.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes of the December 4, 2025, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-05
Setting a Public Hearing on the Adoption
of Amenity Policies & Rates for the
District – ADDED**

Ms. Burns presented Resolution 2026-05 and suggested setting the public hearing for May 7, 2026.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Resolution 2026-05 Setting a Public Hearing for May 7, 2026 on the Adoption of Amenity Policies & Rates for the District, was approved.

FIFTH ORDER OF BUSINESS

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

Ms. Burns reviewed the 2026 Data Sharing and Usage Agreement with Osceola County Property Appraiser and asked for ratification.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the 2026 Data Sharing and Usage Agreement with Osceola County Property Appraiser, was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins had nothing to report but offered to answer any questions.

B. Engineer

Mr. Malave had nothing to report.

C. Field Manager’s Report

Mr. Wright reviewed the Field Manager’s report and Action Items List on pages 18-19 of the agenda package. The Board discussed the pool maintenance schedule. The Board directed Mr. Wright to seek proposals for three days after October and five days a week in the summer for pool maintenance. The pool is expected to be ready by the first week of April.

i. Consideration of Proposals for Landscape Maintenance Services

- a) Blade Runners**
- b) Exclusive Landscaping**
- c) Prince and Sons**
- d) Yellowstone**

Mr. Wright reviewed the landscape maintenance proposals on page 37 of the agenda package. He suggested Prince and Sons or Yellowstone. Ms. Burns noted they can go back to Prince and Sons to get them down closer to the Yellowstone proposal.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Prince and Sons Proposal Pending Negotiation Down to Matching the Yellowstone Price, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register included in the agenda package for review.

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

ii. Balance Sheet & Income Statement

Ms. Burns noted that financial statements are included in the package for reviewed. There is no action necessary from the Board.

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. Walsh, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY POLICIES AND RATES OF THE DISTRICT; RATIFYING ACTIONS TAKEN TO DESIGNATE THE DATE, TIME AND PLACE OF PUBLIC HEARINGS AND PUBLICATION OF NOTICE OF SUCH HEARINGS FOR THE PURPOSE OF ADOPTING AMENITY POLICIES AND RATES OF THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hickory Tree Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and being situated in Osceola County, Florida; and

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorizes the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors (“**Board**”) finds that it is in the best interests of the District to adopt by resolution *Rules, Rates, Fees, and Charges* of the District (together, the “**Amenity Rules**”), attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board further finds that the imposition of fees for utilization of the recreation facilities and related services is necessary in order to provide for the expenses associated with the operation and maintenance of the recreation facilities and is in the best interests of the District; and

WHEREAS, the Board finds that the fee structure outlined in the Amenity Rules is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption, including holding the requisite public hearing; and

WHEREAS, the Board wishes to ratify actions taken to set public hearings on its Amenity Rules and publication of notice related to the same.

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

SECTION 1. The attached Amenity Rules are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amenity Rules shall stay in full force and effect until such time as they are otherwise amended by the Board and supersede any prior rules related to amenity facilities previously adopted by the Board.

SECTION 2. The Board hereby ratifies actions of the Chairperson of the Board and District staff taken to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*, and all prior actions taken for the purpose of publishing notice are hereby ratified.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 7th day of May 2026.

ATTEST:

**HICKORY TREE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT

AMENITY POLICIES AND RATES

ADOPTED – MAY 7, 2026¹

¹LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2025); in accordance with Chapter 190 of the Florida Statutes, and on May 7, 2026 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Hickory Tree Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services.

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DEFINITIONS

“Amenities” or “Amenity Facilities”– shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to swimming pool, pool deck, walking trails, parks, tot lot, and playground, together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – shall mean these Amenity Policies and Rates of the Hickory Tree Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – shall mean those rates and fees established by the Board of Supervisors of the Hickory Tree Community Development District as provided in **Exhibit A** attached hereto.

“Access Card” – shall mean an electronic Access Card issued by the District Manager to each Patron Household (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – shall mean the Board of Supervisors of the Hickory Tree Community Development District.

“District” – shall mean the Hickory Tree Community Development District.

“District Staff” – shall mean the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, and District Counsel.

“Guest” – shall mean any person or persons, other than a Resident or Non-Resident Patron, who are expressly authorized by the District to use the Amenities, or invited for a specific visit by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – shall mean an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – shall mean a residential unit or a group of individuals residing within a Resident’s home. *This does not include visiting friends, guests, relatives or extended family not permanently residing in the home.* Upon District’s request, proof of residency for individuals over the age of eighteen (18) years may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Lakes” or “Ponds” – shall mean those water management and control facilities and waterways within the District, including but not limited stormwater management facilities, lakes and ponds.

“Non-Resident” – shall mean any person who does not own property within the District.

“Non-Resident Patron” – shall mean any person or Household not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” or “Annual User Fee” – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Patron” – shall mean Residents, Guests, Non-Resident Patrons and Renters.

“Renter” – shall mean a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required.

“Resident” – shall mean any person or Household owning property within the District, or any Renter who has been approved for issuance of an Access Card.

The words "hereof," "herein," "hereto," "hereby," "hereinafter" and "hereunder" and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, if any.
- (2) **Use at your Own Risk.** *All persons using the Amenities do so at their own risk and agree to abide by the Amenity Policies. The District shall assume no responsibility and shall not be liable in any incidents, accidents, personal injury or death, or damage to or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities.*
- (3) **Resident Access and Usage.** Residents are permitted to access and use the Amenities in accordance with the policies and rules set forth herein, and are not responsible for paying the Annual Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies maintenance special assessments payable by property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year, and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any maintenance special assessments or debt service special assessments due to closure of the Amenities or suspension of that Resident's access privileges. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and each Household shall receive an Access Card upon completion of the required forms.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Annual Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Patron Household is entitled to bring four (4) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must always accompany its Guests during its Guests' use of the Amenities and are responsible for all actions, omissions and negligence of such Guests, including Guests' adherence to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's access and usage privileges. *Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Patron Household's access and usage privileges.*
- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Upon notice, Resident shall be required to pay any applicable fee before his or her Renter receives an Access Card. Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the department of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** Access Cards will be issued to each Household upon registering for amenity access with the District after closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually.

All Patrons must use the Access Card issued to their Household for entrance to the Amenity Facilities. Each Household will be authorized one (1) initial Access Card free of charge. One (1) additional Access Card may be purchased at the Amenity Rates in effect, for a maximum of two (2) Access Cards per Household in service at a time. Replacement Access Cards may be purchased in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the Card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen Cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen Cards.

GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable Amenity facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website or at the applicable Amenity facility, all outdoor Amenities are open only from dawn until dusk. The specific, current hours of operation for several of the Amenities, which may be amended from time to time and which may be subject to closure for holidays and other special circumstances, are as published on the District's website and/or as posted at the applicable Amenity facility. No Patron is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
 - (a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued. In the case of Guests, Guests must be accompanied by a Patron possessing a valid Access Card at all times.
 - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons must be properly attired with shirts and shoes to use the Amenities for each facility's intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
 - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs) and motorized scooters are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.
 - (e) **Fireworks/Flames.** Fireworks and open flames of any kind are not permitted anywhere on District-owned property or adjacent areas.
 - (f) **Skateboards, Etc.** Bicycles, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, open fields, trails, playground area and sidewalks surrounding these areas.
 - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District-owned property.
 - (h) **Firearms.** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other

prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.

- (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
- (j) **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
- (k) **Bounce Houses and Other Structures.** The installation and use of bounce houses and similar apparatus is prohibited on District property. No exceptions will be made.
- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension or termination of the Patron's privileges to use or access the Amenities.
- (p) **Courtesy.** Patrons and all users shall treat all staff members and other Patrons and Guests with courtesy and respect. Disrespectful or abusive treatment of District Staff or District contractors may result in suspension or termination of Amenity access and usage privileges. If District Staff requests that a Patron leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity access and usage privileges.
- (q) **Profanity/Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.
- (r) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (s) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.
- (t) **Outside Vendors/Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the

Amenity Facilities. The District may, in its sole discretion, authorize exceptions to these Amenity Policies as needed to facilitate District services performed or provided by District vendors.

- (u) **Organized Activities.** Any organized activities taking place at the Amenity Center must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of “Service Animals” as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, Amenity buildings (offices, social halls and fitness center), pools, various sport courts and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health.
- (2) **Swim at Your Own Risk.** No Lifeguards will be on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Minors fourteen (14) years of age or under must be accompanied by, and supervised by, an adult at least eighteen (18) years of age at all times for usage of the pool. All children five (5) years of age or younger, as well as all children who are unable to swim by themselves, must be supervised by a responsible individual eighteen (18) years of age or older, always within arm's length when on the pool deck or in the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device **MUST** be supervised one-on-one by an adult who is in the water and within arm's length of the child.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times. No thongs or Brazilian bikinis are allowed. Wearing prohibited attire will result in immediate expulsion from the pool area.
- (7) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (8) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (9) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
- (10) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.
- (11) **Entrances.** Pool entrances must be kept clear at all times.

- (12) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (13) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.
- (14) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.
- (15) **Pool Closure.** In addition to Osceola County and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool may be closed for the following reasons:
- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
 - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - Operational and mechanical treatments or difficulties affecting pool water quality.
 - For a reasonable period following any mishap that resulted in contamination of pool water.
 - Any other reason deemed to be in the best interests of the District as determined by District staff.
- (16) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (17) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (18) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District.

SPLASH PAD POLICIES

- (1) All persons using the splash pad do so at their own risk. No lifeguard is on duty.
- (2) You must have a swipe card to gain access to the splash pad. Proof of residency and/or id will be required if you do not have a swipe card.
- (3) Hours of operation: 10 a.m. to dusk (varies by time of year)
- (4) Facility staff has the authority to deny access and/or usage of splash pad at any time if maximum bathing load is reached as defined by Osceola County (max bathing load 8).
- (5) Splash pad may be closed down at any time due to inclement weather, unforeseen circumstances, certain seasons of the year, or for maintenance.
- (6) The splash pad area cannot be reserved as it is not a rentable area; pad is on a first come first serve basis until facility reaches maximum bathing load as defined by Osceola County.
- (7) Children under the age of 12 must be accompanied by an adult (18) years or older; proof of age may be required.
- (8) Children who are not trained in toilets must wear approved swim diapers; regular diapers are not permitted. No changing of diapers at splash pad.
- (9) Proper swim attire is required; shower before entering.
- (10) Persons experiencing diarrhea must not use the splash pad.
- (11) Persons with open cuts, sores, blisters, infections or diseases that may be transmitted by water are prohibited.
- (12) If splash pad is contaminated it will be shut down and cleaned as per center of disease control and prevention.
- (13) No alcoholic beverages allowed.
- (14) No smoking, vaping, or tobacco products permitted.
- (15) Residents are responsible for their guests and their behavior. Parents are responsible for their children's behavior.
- (16) No running, flipping, rough housing or hanging on any of the equipment.
- (17) Do not drink or swallow the water; it is a re-circulated chlorinated water system.
- (18) All participants should conduct themselves in a courteous, safe, and family oriented manner.
- (19) No cursing, offensive language or offensive gestures are allowed.
- (20) Do not place any pool furniture on the splash pad.
- (21) No food or drink is permitted within 12' of splash pad; paver area only. No glass. No gum.
- (22) Persons are not permitted to play music; headphones only.

- (23)** Do not cover any water fixtures or drains.
- (24)** The District and/or facility staff is not responsible for any lost or stolen items.
- (25)** Report any incidents or issues to District staff.
- (26)** Failure to follow rules may result in suspension of privileges. For a full copy of the splash pad policies and procedures, please ask District staff.
- (27)** In case of an emergency, call 911, and then notify District staff.
- (28)** No animals allowed.

TRAIL POLICIES

- (1) **Vehicles.** Trails are open to all forms of non-motorized transportation unless otherwise posted. Pedestrians have the right-of-way on trails unless otherwise posted. Bicycles and other "wheeled" travelers must yield to hikers.
- (2) **Hours of Operation.** Trails may be used from dawn until dusk.
- (3) **Approved Programs.** All events, races, and competitions must be facilitated by the District.
- (4) **Safety.** Proper control must be maintained at all times. Speed should be restricted to safe levels appropriate for existing trail conditions. Faster users should pass on left and announce their intention before passing. Avoid single-tracks when raining or muddy; traffic on wet trails causes damage.
- (5) **Designated Trails.** Trail users must stay on existing designated trails.
- (6) **Vegetation.** Do not disturb vegetation or wildlife.
- (7) **Wildlife.** Wildlife may be present on the trails. Users are advised to exercise caution.

MULTI-USE FIELD POLICIES

- (1) **Play at your Own Risk.** Play at Your Own Risk. The multi-purpose field is not supervised during operating hours.
- (2) **First Come Basis.** The field is available for use by Patrons and Guests only on a first come first serve basis.
- (3) **Vehicles.** No bicycles, scooters, skateboards, or other equipment or vehicles with wheels are permitted on the multi-purpose field.
- (4) **Chalking.** Chalking or marking the field must be approved in advance and proper marking materials must be used.
- (5) **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the field.
- (6) **Pets.** Pets must be kept on leash, and Patrons and Guests must pick up and dispose of pet waste in appropriate receptacles.
- (7) **Equipment.** Patrons are responsible for bringing their own equipment.
- (8) **Golfing.** Golfing is not permitted on the field.
- (9) **Sports Instruction.** Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.
- (10) **Noise.** The volume of live or recorded music must not violate applicable Osceola County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.

MULTI-USE SPORT COURT POLICIES

- (1) **Play at your Own Risk.** Play at Your Own Risk. The courts are not supervised during operating hours.
- (2) **First Come Basis.** Courts are available for use by Patrons and Guests only on a first come first serve basis. When other players are waiting, court use should be limited to 1 hour.
- (3) **Attire.** All players shall be dressed in appropriate attire, which includes: shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the courts.
- (4) **Use.** Courts are for sports and recreational use only.
- (5) **Pets.** Pets, with the exception of service animals, as defined in the General Provisions, are not permitted on the courts at any time.
- (6) **Food and Drinks.** Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
- (7) **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the courts.
- (8) **Operating Hours.** The courts are open from dawn to dusk only, or as otherwise posted by the District Manager. No one is permitted on the courts at any other time unless a specific event is pre-approved and scheduled.
- (9) **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades or skateboards, electric bikes, electric scooters or similar uses are permitted on the courts.
- (10) **Furniture.** No furniture, other than benches already provided, will be allowed on the playing surfaces.
- (11) **Equipment.** Complimentary equipment can be rented at no additional charge from the clubhouse with the paid resort fee, as described in the General Provisions.
- (12) **Instruction.** Except as expressly authorized by the District, sport training or instruction for fees, or solicitation of sport training instruction for fees, is prohibited.
- (13) **Noise.** The volume of live or recorded music must not violate applicable Osceola County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes

DOG PARK POLICIES

The Dog Park is restricted to use only by Patrons of the District and their Guests. ALL OTHER PERSONS ARE CONSIDERED TRESPASSERS AND MAY BE PROSECUTED AS SUCH UNDER FLORIDA LAW. USE OF THE DOG PARK IS AT PATRON'S OWN RISK. Use of the Dog Park is voluntary and evidences your waiver of any claims against the District resulting from activities occurring at the Dog Park. The District is not responsible for any injury or harm caused by use of the Dog Park.

- (1) Dogs must be on leashes at all times, except within the Dog Park area.
- (2) Dogs inside the Dog park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
- (3) Dog handler must have the leash with them at all times.
- (4) Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
- (5) Dogs must be vaccinated and wear a visible rabies and license tag at all times.
- (6) Limit of 3 dogs per ADULT dog handler.
- (7) Puppies under four months of age should not enter the Dog Park.
- (8) Children under the age of twelve (12) are not permitted within the Dog Park area.
- (9) Dog handlers are responsible for the behavior of their animals.
- (10) Aggressive dogs are not allowed in the Dog Park. Any dogs showing signs of aggression should be removed from the Dog Park immediately.
- (11) Female dogs in heat are not permitted in the Dog Park.
- (12) Human or dog food inside the Dog Park is prohibited.
- (13) Dog handlers must clean up any dog droppings made by their pets.
- (14) Dog handlers must fill in any holes made by their pets.
- (15) Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
- (16) Only licensed and insured dog trainers will be permitted to do training at the Dog Park. Owner must register trainer with the District prior to working with the dog.
- (17) The Dog Park is a designated "No Smoking" area.

PLAYGROUND AND PARK POLICIES

- (1) **Use at Own Risk.** Patrons may use the playgrounds and parks at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all playground and park hours are from dawn to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for children fourteen (14) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Shoes.** Proper footwear is required and no loose clothing, especially with strings, should be worn.
- (5) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (6) **Food & Drink.** No food, drinks or gum are permitted on the playground, other than such water in non-breakable containers as may be necessary for reasonable hydration, but are permitted at the parks. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the parks.
- (7) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the playground or parks.

LAKES AND PONDS POLICIES

Lakes and Ponds (used interchangeably and reference to one shall implicate the other) within the District primarily function as retention ponds to facilitate the District's system for treatment and attenuation of stormwater run-off and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure the continued operations of the Ponds while allowing limited recreational use of the same.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulation of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.
- (3) Boating (motorized and non-motorized), paddleboarding, and other recreational water activities are prohibited in District Lakes.
- (4) Patrons may fish from the banks of District Lakes. However, the District has a "catch and release" policy for all fish caught in these waters.
- (5) Pets are not allowed in the District Lakes.
- (6) Owners of property lying contiguous to the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty, setting and safety of the property.
- (7) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities.
- (8) No pipes, pumps or other devices used for irrigation or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (9) No foreign materials may be disposed of in the District Lakes, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (10) Easements through residential backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (11) Beware of wildlife - water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation

Commission (“FWC”). Anyone concerned about an alligator is encouraged to call FWC’s toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).

- (12) Any hazardous condition concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

FACILITY RENTAL POLICIES

(1) **Rentals; Patrons Only.** For the convenience and enjoyment of our Patrons, the Clubhouse is available for rental during normal operating hours by Patrons in order to use the Clubhouse on an exclusive basis for organized events. Unless otherwise directed by the District, only Patrons may rent the Clubhouse. Patrons may not rent the Clubhouse on behalf of non-Patrons. All rentals are subject to availability and the discretion of District Staff. The pool and pool deck areas are NOT available for rental and shall remain open to other Patrons and their Guests during normal operating hours.

(2) **Rental Reservation Process.** Patrons interested in renting the clubhouse may reserve a desired rental date and time on a first-come, first-serve basis up to four (4) months in advance of such desired rental date. To reserve a desired rental date and time, Patrons must submit to the Amenity Manager a completed Amenity Rental Form and a check in the full amount of the Deposit as specified in the Amenity Rates (“Rental Date”). A desired rental date will NOT be reserved until both the completed Amenity Rental Form and Deposit are received by District Staff. District Staff will review the Amenity Rental Form and has full authority to deny the request subject to availability and in its reasonable discretion. No later than fourteen (14) days prior to the Rental Date, Patron must submit a check to the Amenity Manager for the full amount of the Rental Fee as specified in the Amenity Rates or Patron’s Deposit will be forfeited and the Rental Date will be released and made available to other Patrons. To make a reservation within fourteen (14) days of the desired rental date, Patrons must submit to District Staff a completed Amenity Rental Form and a check in the total amount of both the Deposit and Rental Fee. NO EXCEPTIONS WILL BE MADE TO THE RENTAL RESERVATION PROCESS.

(3) **Cancellations.** Cancellations must be made in writing and received by the Amenity Manager at least fifteen (15) days in advance of the Rental Date in order for Patron to receive a refund of the Deposit.

(4) **Deposits.** Deposits will be returned within ten (10) days of the Rental Date provided there has been no damage to District property and the Clubhouse has been properly cleaned after use. To receive the full refund of the Deposit, the renting Patron must:

- i. Remove all garbage, place in dumpster, and replace garbage liners;
- ii. Remove all decorations, event displays, and materials;
- iii. Return all furniture and other items to their original position;
- iv. Wipe off counters, table tops, and the sink area;
- v. Clean out and wipe down the refrigerator as well as any cabinets and other appliances used; and
- vi. Otherwise, clean the Clubhouse and restore it to the pre-rented condition, and to the satisfaction of District Staff.

(5) ***Additional Cleaning or Damage.*** The District may retain all or part of any Deposit if the District determines, in its sole discretion, that it is necessary to perform additional cleaning or to repair any damages arising from the rental. Should the costs of any such cleaning or repairs exceed the Deposit, the District shall have authority to recover such costs from Patron by any means legally available and to suspend Patron's access and use privileges until such Patron pays any such amounts.

(6) ***Duration of Events.*** Unless otherwise authorized in writing by the District's Board of Supervisors pursuant to a special request, rentals shall take place during normal business hours and be for a maximum of five (5) hours, inclusive of set-up and clean-up time. No exceptions shall be made to allow for set-up or clean-up outside of the five (5) hour rental period.

(7) ***Noise.*** The volume of any live or recorded music must not violate applicable County noise ordinances or unreasonably interfere with residents' use and enjoyment of their homes or the other Amenities.

(8) ***Capacity.*** Under no circumstances shall the capacity limit of the Clubhouse be exceeded during any rental.

(9) ***Insurance.*** Additional liability insurance coverage may be required for events that the District determines in its sole discretion should require additional liability insurance. The District must be named as an additional insured on any such insurance policy in order to satisfy any such requirement for additional liability insurance.

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.
 - iii. Third Offense: Suspension of all Amenity privileges for up to one (1) year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for

less than one (1) year.

- (b) Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses
 - (c) Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender's privileges, which suspension or termination may include members of the offender's Household and may, upon the first offense, equal or exceed one year. In situations that pose a long-term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be warranted and considered.
 - (d) Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final and binding.
- (5) **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Paragraph 2 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

USE AT OWN RISK; INDEMNIFICATION

Any Patron or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron or other person and any of his or her Guests and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys' fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron or other person shall be liable to the District for all attorneys' fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term "Activities" shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity, or limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

The above Amenity Policies and Rates were adopted on May 7, 2026, by the Board of Supervisors for the Hickory Tree Community Development District, at a duly noticed public hearing and meeting.

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amenity Rates
Exhibit B: Amenity Access Registration Form

Exhibit A:
Amenity Rates

Fee	Proposed Range
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

Exhibit B:
Amenities Access Registration Form



Hickory Tree Community Development District

Amenities Access Registration Form

Name: _____
(Resident listed on proof of residency)

Residential Address: _____ **Saint Cloud FL 34772**
(Within Hickory Tree CDD) Street Address City State ZIP Code

Mailing Address: _____
(If different from Residential) Street Address City State ZIP Code

Phone: _____ Email: _____

Additional Resident(s): _____
(Using the amenities)

ACCEPTANCE:

I acknowledge that the Access Card(s) will be received by the above listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damages caused by me, my family members or my guests and the damages resulting from the loss or theft of my Facility Access Card. It is understood that Facility Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its agents, officers and employees from any and all liability for any injuries that might occur in conjunction with the use of any of the District's amenity facilities (including but not limited to: swimming pools, playground equipment, other facilities), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature: _____ Date: _____
(Parent or Guardian if a minor)

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms and all policies, including the **Guest Policy**, in the **Amenity Policies and Rates** of the Hickory Tree Community Development District.

Signature: _____ Date: _____
(Parent or Guardian if a minor)

PLEASE EMAIL THIS FORM WITH YOUR PROOF OF RESIDENCY TO:
amenityaccess@gmscfl.com

OR MAIL TO:
Hickory Tree CDD
Attn: Amenity Access
219 E Livingston St
Orlando, FL 32801

FOR OFFICE USE ONLY:	
Date Received:	_____
Date Issued:	_____
Card(s):	_____
Lease Term End:	_____
<i>(For Renter(s) only)</i>	

ADDITIONAL INFORMATION REGARDING THE CDD: <https://www.HickoryTrecdd.com/>

CONTACT OUR OFFICE: Phone: (689) 500-4540 / Email: amenityaccess@gmscfl.com **TO**

REPORT AMENITY POLICY VIOLATIONS: Phone: (321) 248-2141

SECTION V

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Hickory Tree Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **DECLARING ASSESSMENTS.** Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, which is on file and available for public inspection at the “**District’s Office**,” c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more

installments pursuant to a bill issued by the District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Thursday, August 6, 2026
HOUR: 9:30 AM
LOCATION: **Holiday Inn Orlando SW – Celebration Area**
5711 W Irlo Bronson Memorial Highway
Kissimmee, Florida 34746

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County, Florida at least sixty (60) days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed by Florida law.

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

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7th DAY OF MAY, 2026.

ATTEST:

**HICKORY TREE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Option A
(with contribution)

OPTION A

Hickory Tree ***Community Development District***

Proposed Budget
FY2027



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Hickory Tree
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 475,170
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 63,599
Developer Contributions	\$ 647,999	\$ 60,000	\$ 367,856	\$ 427,856	\$ 158,408
Interest	\$ -	\$ 42	\$ 51	\$ 93	\$ -
Total Revenues	\$ 647,999	\$ 60,042	\$ 367,907	\$ 427,950	\$ 697,178

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 2,000	\$ 2,400	\$ 4,400	\$ 12,000
FICA Expense	\$ 918	\$ 153	\$ 184	\$ 337	\$ 918
Engineering	\$ 15,000	\$ 725	\$ 8,750	\$ 9,475	\$ 15,000
Attorney	\$ 25,000	\$ 2,251	\$ 14,583	\$ 16,834	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ 4,050	\$ 4,050	\$ 4,050
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Disclosure Software	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ 2,500
Dissemination	\$ 5,150	\$ 2,146	\$ 3,004	\$ 5,150	\$ 5,408
Trustee Fees	\$ 4,446	\$ 3,539	\$ -	\$ 3,539	\$ 4,446
Management Fees	\$ 40,556	\$ 16,898	\$ 23,658	\$ 40,556	\$ 42,584
Information Technology	\$ 1,947	\$ 811	\$ 1,136	\$ 1,947	\$ 2,044
Website Maintenance	\$ 1,298	\$ 541	\$ 757	\$ 1,298	\$ 1,363
Postage & Delivery	\$ 1,000	\$ 39	\$ 583	\$ 623	\$ 1,000
Insurance	\$ 6,934	\$ 5,732	\$ -	\$ 5,732	\$ 6,305
Copies	\$ 1,000	\$ -	\$ 583	\$ 583	\$ 1,000
Legal Advertising	\$ 15,000	\$ 193	\$ 8,750	\$ 8,943	\$ 5,000
Other Current Charges	\$ 5,000	\$ 246	\$ 2,917	\$ 3,163	\$ 2,500
Office Supplies	\$ 625	\$ 6	\$ 365	\$ 371	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 147,999	\$ 37,956	\$ 71,720	\$ 109,676	\$ 137,368

Operations & Maintenance

Field Expenditures

Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 12,000
Field Management	\$ -	\$ 3,125	\$ 4,375	\$ 7,500	\$ 15,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Electric	\$ -	\$ 357	\$ 1,050	\$ 1,407	\$ 6,000
Aquatic Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,710
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Water and Sewer	\$ -	\$ -	\$ -	\$ -	\$ 70,000
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Site Clean Up - Trash Removal	\$ -	\$ -	\$ -	\$ -	\$ 15,600
Field Contingency	\$ 500,000	\$ 17,700	\$ 291,667	\$ 309,367	\$ 10,000
Subtotal Field Expenditures	\$ 500,000	\$ 21,182	\$ 297,092	\$ 318,274	\$ 366,810

Hickory Tree
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
Amenity Expenditures					
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 17,000
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ 45,000
Internet	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ 18,000
Security Services	\$ -	\$ -	\$ -	\$ -	\$ 32,000
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 28,000
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Holiday Lighting	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Subtotal Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 193,000
Total Operations & Maintenance	\$ 500,000	\$ 21,182	\$ 297,092	\$ 318,274	\$ 559,810
Total Expenditures	\$ 647,999	\$ 59,138	\$ 368,811	\$ 427,950	\$ 697,178
Excess Revenues/(Expenditures)	\$ -	\$ 904	\$ (904)	\$ -	\$ -

Net Assessments	\$538,769
Add: Discounts & Collections 6%	\$34,759
Gross Assessments	\$579,322

Type	Units	ERU	Total ERU's	Net Assessment	Net Per Unit	Gross Per Unit
Townhome	92	0.75	69.0	\$ 81,075.00	\$ 881.25	\$ 937.50
45' Single Family	44	0.90	39.6	\$ 46,530.00	\$ 1,057.50	\$ 1,125.00
50' Single Family	279	1.00	279.0	\$ 327,825.00	\$ 1,175.00	\$ 1,250.00
60' Single Family	9	1.20	10.8	\$ 12,690.00	\$ 1,410.00	\$ 1,500.00
75' Single Family	4	1.50	6.0	\$ 7,050.00	\$ 1,762.50	\$ 1,875.00
Unplatted	369	0.15	54.1	\$ 63,599.43	\$ 172.36	\$ 183.36
Total			458.5	\$ 538,769		

Hickory Tree

Community Development District

General Fund Narrative

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

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 will be providing 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 will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

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

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Hickory Tree

Community Development District

General Fund Narrative

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on Series 2024.

Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreements for the various bond issue(s).

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 Series 2024.

Trustee Fees

The District will incur trustee related costs with the issuance of its' 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 various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

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

Postage & Delivery

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

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing items for board meetings, printing of computerized checks, stationary, envelopes, etc.

Hickory Tree

Community Development District

General Fund Narrative

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.

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 Expenditures

Property Insurance

The District's property insurance coverages.

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Contingency

Represents unplanned expenses related to landscape maintenance, including emergency repairs, replacement of damaged plant material, and other unexpected landscaping needs within the District.

Streetlights

Represents the estimated costs for utility consumption, routine maintenance of the District's streetlighting infrastructure to ensure proper operation and public safety.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Hickory Tree

Community Development District

General Fund Narrative

Aquatic Maintenance

Involves the routine care of water bodies to maintain their health, appearance, and function. This includes tasks like weed control, debris removal, water quality checks, and shoreline upkeep.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Pressure Washing

Represents the cost of cleaning common areas using pressure washing.

Site Clean Up - Trash Removal

Represents the estimated cost of removing trash and debris from ponds and water bodies within the District to maintain cleanliness and proper function.

Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenditures

Amenity Access Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity - Water

Represents estimated water charges for the District's amenity facilities.

Hickory Tree Community Development District General Fund Narrative

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities as well as maintaining security systems in place.

Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the District's pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Holiday Lighting

Represents estimated costs for holiday decoration of the District.

Amenity Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Hickory Tree

Community Development District

Proposed Budget Debt Service Fund Series 2024

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 1,406,446	\$ 871,996	\$ 534,450	\$ 1,406,446	\$ 1,406,446
Interest Income	\$ 43,269	\$ 25,445	\$ 30,534	\$ 55,980	\$ 27,990
Carry Forward Surplus	\$ 576,228	\$ 570,618	\$ -	\$ 570,618	\$ 597,900
Total Revenues	\$ 2,025,943	\$ 1,468,059	\$ 564,985	\$ 2,033,044	\$ 2,032,336
Expenses					
Interest- 11/01	\$ 551,429	\$ 551,429	\$ -	\$ 551,429	\$ 544,454
Principal - 05/01	\$ 310,000	\$ -	\$ 310,000	\$ 310,000	\$ 320,000
Interest - 05/01	\$ 551,429	\$ -	\$ 551,429	\$ 551,429	\$ 544,454
Total Expenditures	\$ 1,412,858	\$ 551,429	\$ 861,429	\$ 1,412,858	\$ 1,408,908
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (22,286)	\$ -	\$ (22,286)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (22,286)	\$ -	\$ (22,286)	\$ -
Excess Revenues/(Expenditures)	\$ 613,086	\$ 894,344	\$ (296,444)	\$ 597,900	\$ 623,429

*Carry forward less amount in Reserve funds.

Series 2024
Interest - 11/01/27 **\$537,254**

Product Types	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Townhome	92	\$212,818	\$2,313.24	\$2,460.89
Single Family 40'	44	\$140,929	\$3,202.94	\$3,407.38
Single Family 50'	279	\$992,911	\$3,558.82	\$3,785.98
Single Family 60'	9	\$38,435	\$4,270.58	\$4,543.17
Single Family 75'	4	\$21,353	\$5,338.23	\$5,678.97
Totals	428	\$1,406,446		

Hickory Tree
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/26	\$ 20,690,000.00	\$ -	\$ 544,453.75	\$ 1,405,882.50
05/01/27	\$ 20,690,000.00	\$ 320,000.00	\$ 544,453.75	
11/01/27	\$ 20,370,000.00	\$ -	\$ 537,253.75	\$ 1,401,707.50
05/01/28	\$ 20,370,000.00	\$ 335,000.00	\$ 537,253.75	
11/01/28	\$ 20,035,000.00	\$ -	\$ 529,716.25	\$ 1,401,970.00
05/01/29	\$ 20,035,000.00	\$ 355,000.00	\$ 529,716.25	
11/01/29	\$ 19,680,000.00	\$ -	\$ 521,728.75	\$ 1,406,445.00
05/01/30	\$ 19,680,000.00	\$ 370,000.00	\$ 521,728.75	
11/01/30	\$ 19,310,000.00	\$ -	\$ 513,403.75	\$ 1,405,132.50
05/01/31	\$ 19,310,000.00	\$ 385,000.00	\$ 513,403.75	
11/01/31	\$ 18,925,000.00	\$ -	\$ 504,741.25	\$ 1,403,145.00
05/01/32	\$ 18,925,000.00	\$ 405,000.00	\$ 504,741.25	
11/01/32	\$ 18,520,000.00	\$ -	\$ 494,312.50	\$ 1,404,053.75
05/01/33	\$ 18,520,000.00	\$ 425,000.00	\$ 494,312.50	
11/01/33	\$ 18,095,000.00	\$ -	\$ 483,368.75	\$ 1,402,681.25
05/01/34	\$ 18,095,000.00	\$ 450,000.00	\$ 483,368.75	
11/01/34	\$ 17,645,000.00	\$ -	\$ 471,781.25	\$ 1,405,150.00
05/01/35	\$ 17,645,000.00	\$ 475,000.00	\$ 471,781.25	
11/01/35	\$ 17,170,000.00	\$ -	\$ 459,550.00	\$ 1,406,331.25
05/01/36	\$ 17,170,000.00	\$ 500,000.00	\$ 459,550.00	
11/01/36	\$ 16,670,000.00	\$ -	\$ 446,675.00	\$ 1,406,225.00
05/01/37	\$ 16,670,000.00	\$ 525,000.00	\$ 446,675.00	
11/01/37	\$ 16,145,000.00	\$ -	\$ 433,156.25	\$ 1,404,831.25
05/01/38	\$ 16,145,000.00	\$ 550,000.00	\$ 433,156.25	
11/01/38	\$ 15,595,000.00	\$ -	\$ 418,993.75	\$ 1,402,150.00
05/01/39	\$ 15,595,000.00	\$ 580,000.00	\$ 418,993.75	
11/01/39	\$ 15,015,000.00	\$ -	\$ 404,058.75	\$ 1,403,052.50
05/01/40	\$ 15,015,000.00	\$ 610,000.00	\$ 404,058.75	
11/01/40	\$ 14,405,000.00	\$ -	\$ 388,351.25	\$ 1,402,410.00
05/01/41	\$ 14,405,000.00	\$ 645,000.00	\$ 388,351.25	
11/01/41	\$ 13,080,000.00	\$ -	\$ 371,742.50	\$ 1,405,093.75
05/01/42	\$ 11,615,000.00	\$ 680,000.00	\$ 371,742.50	
11/01/42	\$ 11,615,000.00	\$ -	\$ 354,232.50	\$ 1,405,975.00
05/01/43	\$ 11,615,000.00	\$ 715,000.00	\$ 354,232.50	
11/01/43	\$ 11,615,000.00	\$ -	\$ 335,821.25	\$ 1,405,053.75
05/01/44	\$ 11,615,000.00	\$ 750,000.00	\$ 335,821.25	
11/01/44	\$ 11,615,000.00	\$ -	\$ 316,508.75	\$ 1,402,330.00
05/01/45	\$ 11,615,000.00	\$ 790,000.00	\$ 316,508.75	
11/01/45	\$ 10,825,000.00	\$ -	\$ 294,981.25	\$ 1,401,490.00
05/01/46	\$ 10,825,000.00	\$ 835,000.00	\$ 294,981.25	
11/01/46	\$ 9,990,000.00	\$ -	\$ 272,227.50	\$ 1,402,208.75

Hickory Tree
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
05/01/47	\$ 9,990,000.00	\$ 885,000.00	\$ 272,227.50	
11/01/47	\$ 9,105,000.00	\$ -	\$ 248,111.25	\$ 1,405,338.75
05/01/48	\$ 9,105,000.00	\$ 935,000.00	\$ 248,111.25	
11/01/48	\$ 8,170,000.00	\$ -	\$ 222,632.50	\$ 1,405,743.75
05/01/49	\$ 8,170,000.00	\$ 985,000.00	\$ 222,632.50	
11/01/49	\$ 7,185,000.00	\$ -	\$ 195,791.25	\$ 1,403,423.75
05/01/50	\$ 7,185,000.00	\$ 1,040,000.00	\$ 195,791.25	
11/01/50	\$ 6,145,000.00	\$ -	\$ 167,451.25	\$ 1,403,242.50
05/01/51	\$ 6,145,000.00	\$ 1,100,000.00	\$ 167,451.25	
11/01/51	\$ 5,045,000.00	\$ -	\$ 137,476.25	\$ 1,404,927.50
05/01/52	\$ 5,045,000.00	\$ 1,160,000.00	\$ 137,476.25	
11/01/52	\$ 3,885,000.00	\$ -	\$ 105,866.25	\$ 1,403,342.50
05/01/53	\$ 3,885,000.00	\$ 1,225,000.00	\$ 105,866.25	\$ -
11/01/53	\$ 2,660,000.00	\$ -	\$ 72,485.00	\$ 1,403,351.25
05/01/54	\$ 2,660,000.00	\$ 1,295,000.00	\$ 72,485.00	\$ -
11/01/54	\$ 1,365,000.00	\$ -	\$ 37,196.25	\$ 1,404,681.25
05/01/55	\$ 1,365,000.00	\$ 1,365,000.00	\$ 37,196.25	\$ 1,402,196.25
		\$ 20,690,000.00	\$ 20,568,137.50	\$ 42,119,566.25

Option B
(without
contribution)

OPTION B

Hickory Tree ***Community Development District***

Proposed Budget
FY2027



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Hickory Tree
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 633,578
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 63,599
Developer Contributions	\$ 647,999	\$ 60,000	\$ 367,856	\$ 427,856	\$ -
Interest	\$ -	\$ 42	\$ 51	\$ 93	\$ -
Total Revenues	\$ 647,999	\$ 60,042	\$ 367,907	\$ 427,950	\$ 697,178

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 2,000	\$ 2,400	\$ 4,400	\$ 12,000
FICA Expense	\$ 918	\$ 153	\$ 184	\$ 337	\$ 918
Engineering	\$ 15,000	\$ 725	\$ 8,750	\$ 9,475	\$ 15,000
Attorney	\$ 25,000	\$ 2,251	\$ 14,583	\$ 16,834	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ 4,050	\$ 4,050	\$ 4,050
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Disclosure Software	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ 2,500
Dissemination	\$ 5,150	\$ 2,146	\$ 3,004	\$ 5,150	\$ 5,408
Trustee Fees	\$ 4,446	\$ 3,539	\$ -	\$ 3,539	\$ 4,446
Management Fees	\$ 40,556	\$ 16,898	\$ 23,658	\$ 40,556	\$ 42,584
Information Technology	\$ 1,947	\$ 811	\$ 1,136	\$ 1,947	\$ 2,044
Website Maintenance	\$ 1,298	\$ 541	\$ 757	\$ 1,298	\$ 1,363
Postage & Delivery	\$ 1,000	\$ 39	\$ 583	\$ 623	\$ 1,000
Insurance	\$ 6,934	\$ 5,732	\$ -	\$ 5,732	\$ 6,305
Copies	\$ 1,000	\$ -	\$ 583	\$ 583	\$ 1,000
Legal Advertising	\$ 15,000	\$ 193	\$ 8,750	\$ 8,943	\$ 5,000
Other Current Charges	\$ 5,000	\$ 246	\$ 2,917	\$ 3,163	\$ 2,500
Office Supplies	\$ 625	\$ 6	\$ 365	\$ 371	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 147,999	\$ 37,956	\$ 71,720	\$ 109,676	\$ 137,368

Operations & Maintenance

Field Expenditures

Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 12,000
Field Management	\$ -	\$ 3,125	\$ 4,375	\$ 7,500	\$ 15,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Electric	\$ -	\$ 357	\$ 1,050	\$ 1,407	\$ 6,000
Aquatic Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,710
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Water and Sewer	\$ -	\$ -	\$ -	\$ -	\$ 70,000
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Site Clean Up - Trash Removal	\$ -	\$ -	\$ -	\$ -	\$ 15,600
Field Contingency	\$ 500,000	\$ 17,700	\$ 291,667	\$ 309,367	\$ 10,000
Subtotal Field Expenditures	\$ 500,000	\$ 21,182	\$ 297,092	\$ 318,274	\$ 366,810

Hickory Tree
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
Amenity Expenditures					
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 17,000
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ 45,000
Internet	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ 18,000
Security Services	\$ -	\$ -	\$ -	\$ -	\$ 32,000
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 28,000
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Holiday Lighting	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Subtotal Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 193,000
Total Operations & Maintenance	\$ 500,000	\$ 21,182	\$ 297,092	\$ 318,274	\$ 559,810
Total Expenditures	\$ 647,999	\$ 59,138	\$ 368,811	\$ 427,950	\$ 697,178
Excess Revenues/(Expenditures)	\$ -	\$ 904	\$ (904)	\$ -	\$ (0)

Net Assessments	\$697,178
Add: Discounts & Collections 6%	\$44,979
Gross Assessments	\$749,654

Type	Units	ERU	Total ERU's	Net Assessment	Net Per Unit	Gross Per Unit
Townhome	92	0.75	69.0	\$ 108,103.15	\$ 1,175.03	\$ 1,250.04
45' Single Family	44	0.90	39.6	\$ 62,041.81	\$ 1,410.04	\$ 1,500.04
50' Single Family	279	1.00	279.0	\$ 437,112.73	\$ 1,566.71	\$ 1,666.72
60' Single Family	9	1.20	10.8	\$ 16,920.49	\$ 1,880.05	\$ 2,000.06
75' Single Family	4	1.50	6.0	\$ 9,400.27	\$ 2,350.07	\$ 2,500.07
Unplatted	369	0.11	40.6	\$ 63,599.43	\$ 172.36	\$ 183.36
Total			445.0	\$ 697,178		

Hickory Tree

Community Development District

General Fund Narrative

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

The District's engineer will be providing 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 will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

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

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on Series 2024.

Hickory Tree

Community Development District

General Fund Narrative

Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreements for the various bond issue(s).

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 Series 2024.

Trustee Fees

The District will incur trustee related costs with the issuance of its' 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 various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

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

Postage & Delivery

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

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing items 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.

Hickory Tree

Community Development District

General Fund Narrative

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.

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 Expenditures

Property Insurance

The District's property insurance coverages.

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Contingency

Represents unplanned expenses related to landscape maintenance, including emergency repairs, replacement of damaged plant material, and other unexpected landscaping needs within the District.

Streetlights

Represents the estimated costs for utility consumption, routine maintenance of the District's streetlighting infrastructure to ensure proper operation and public safety.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Aquatic Maintenance

Involves the routine care of water bodies to maintain their health, appearance, and function. This includes tasks like weed control, debris removal, water quality checks, and shoreline upkeep.

Hickory Tree

Community Development District

General Fund Narrative

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Pressure Washing

Represents the cost of cleaning common areas using pressure washing.

Site Clean Up - Trash Removal

Represents the estimated cost of removing trash and debris from ponds and water bodies within the District to maintain cleanliness and proper function.

Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenditures

Amenity Access Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity - Water

Represents estimated water charges for the District's amenity facilities.

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Hickory Tree Community Development District General Fund Narrative

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities as well as maintaining security systems in place.

Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the District's pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Holiday Lighting

Represents estimated costs for holiday decoration of the District.

Amenity Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Hickory Tree

Community Development District

Proposed Budget Debt Service Fund Series 2024

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 1,406,446	\$ 871,996	\$ 534,450	\$ 1,406,446	\$ 1,406,446
Interest Income	\$ 43,269	\$ 25,445	\$ 30,534	\$ 55,980	\$ 27,990
Carry Forward Surplus	\$ 576,228	\$ 570,618	\$ -	\$ 570,618	\$ 597,900
Total Revenues	\$ 2,025,943	\$ 1,468,059	\$ 564,985	\$ 2,033,044	\$ 2,032,336
Expenses					
Interest- 11/01	\$ 551,429	\$ 551,429	\$ -	\$ 551,429	\$ 544,454
Principal - 05/01	\$ 310,000	\$ -	\$ 310,000	\$ 310,000	\$ 320,000
Interest - 05/01	\$ 551,429	\$ -	\$ 551,429	\$ 551,429	\$ 544,454
Total Expenditures	\$ 1,412,858	\$ 551,429	\$ 861,429	\$ 1,412,858	\$ 1,408,908
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (22,286)	\$ -	\$ (22,286)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (22,286)	\$ -	\$ (22,286)	\$ -
Excess Revenues/(Expenditures)	\$ 613,086	\$ 894,344	\$ (296,444)	\$ 597,900	\$ 623,429

*Carry forward less amount in Reserve funds.

Series 2024
Interest - 11/01/27 **\$537,254**

Product Types	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Townhome	92	\$212,818	\$2,313.24	\$2,460.89
Single Family 40'	44	\$140,929	\$3,202.94	\$3,407.38
Single Family 50'	279	\$992,911	\$3,558.82	\$3,785.98
Single Family 60'	9	\$38,435	\$4,270.58	\$4,543.17
Single Family 75'	4	\$21,353	\$5,338.23	\$5,678.97
Totals	428	\$1,406,446		

Hickory Tree
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/26	\$ 20,690,000.00	\$ -	\$ 544,453.75	\$ 1,405,882.50
05/01/27	\$ 20,690,000.00	\$ 320,000.00	\$ 544,453.75	
11/01/27	\$ 20,370,000.00	\$ -	\$ 537,253.75	\$ 1,401,707.50
05/01/28	\$ 20,370,000.00	\$ 335,000.00	\$ 537,253.75	
11/01/28	\$ 20,035,000.00	\$ -	\$ 529,716.25	\$ 1,401,970.00
05/01/29	\$ 20,035,000.00	\$ 355,000.00	\$ 529,716.25	
11/01/29	\$ 19,680,000.00	\$ -	\$ 521,728.75	\$ 1,406,445.00
05/01/30	\$ 19,680,000.00	\$ 370,000.00	\$ 521,728.75	
11/01/30	\$ 19,310,000.00	\$ -	\$ 513,403.75	\$ 1,405,132.50
05/01/31	\$ 19,310,000.00	\$ 385,000.00	\$ 513,403.75	
11/01/31	\$ 18,925,000.00	\$ -	\$ 504,741.25	\$ 1,403,145.00
05/01/32	\$ 18,925,000.00	\$ 405,000.00	\$ 504,741.25	
11/01/32	\$ 18,520,000.00	\$ -	\$ 494,312.50	\$ 1,404,053.75
05/01/33	\$ 18,520,000.00	\$ 425,000.00	\$ 494,312.50	
11/01/33	\$ 18,095,000.00	\$ -	\$ 483,368.75	\$ 1,402,681.25
05/01/34	\$ 18,095,000.00	\$ 450,000.00	\$ 483,368.75	
11/01/34	\$ 17,645,000.00	\$ -	\$ 471,781.25	\$ 1,405,150.00
05/01/35	\$ 17,645,000.00	\$ 475,000.00	\$ 471,781.25	
11/01/35	\$ 17,170,000.00	\$ -	\$ 459,550.00	\$ 1,406,331.25
05/01/36	\$ 17,170,000.00	\$ 500,000.00	\$ 459,550.00	
11/01/36	\$ 16,670,000.00	\$ -	\$ 446,675.00	\$ 1,406,225.00
05/01/37	\$ 16,670,000.00	\$ 525,000.00	\$ 446,675.00	
11/01/37	\$ 16,145,000.00	\$ -	\$ 433,156.25	\$ 1,404,831.25
05/01/38	\$ 16,145,000.00	\$ 550,000.00	\$ 433,156.25	
11/01/38	\$ 15,595,000.00	\$ -	\$ 418,993.75	\$ 1,402,150.00
05/01/39	\$ 15,595,000.00	\$ 580,000.00	\$ 418,993.75	
11/01/39	\$ 15,015,000.00	\$ -	\$ 404,058.75	\$ 1,403,052.50
05/01/40	\$ 15,015,000.00	\$ 610,000.00	\$ 404,058.75	
11/01/40	\$ 14,405,000.00	\$ -	\$ 388,351.25	\$ 1,402,410.00
05/01/41	\$ 14,405,000.00	\$ 645,000.00	\$ 388,351.25	
11/01/41	\$ 13,080,000.00	\$ -	\$ 371,742.50	\$ 1,405,093.75
05/01/42	\$ 11,615,000.00	\$ 680,000.00	\$ 371,742.50	
11/01/42	\$ 11,615,000.00	\$ -	\$ 354,232.50	\$ 1,405,975.00
05/01/43	\$ 11,615,000.00	\$ 715,000.00	\$ 354,232.50	
11/01/43	\$ 11,615,000.00	\$ -	\$ 335,821.25	\$ 1,405,053.75
05/01/44	\$ 11,615,000.00	\$ 750,000.00	\$ 335,821.25	
11/01/44	\$ 11,615,000.00	\$ -	\$ 316,508.75	\$ 1,402,330.00
05/01/45	\$ 11,615,000.00	\$ 790,000.00	\$ 316,508.75	
11/01/45	\$ 10,825,000.00	\$ -	\$ 294,981.25	\$ 1,401,490.00
05/01/46	\$ 10,825,000.00	\$ 835,000.00	\$ 294,981.25	
11/01/46	\$ 9,990,000.00	\$ -	\$ 272,227.50	\$ 1,402,208.75

Hickory Tree
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
05/01/47	\$ 9,990,000.00	\$ 885,000.00	\$ 272,227.50	
11/01/47	\$ 9,105,000.00	\$ -	\$ 248,111.25	\$ 1,405,338.75
05/01/48	\$ 9,105,000.00	\$ 935,000.00	\$ 248,111.25	
11/01/48	\$ 8,170,000.00	\$ -	\$ 222,632.50	\$ 1,405,743.75
05/01/49	\$ 8,170,000.00	\$ 985,000.00	\$ 222,632.50	
11/01/49	\$ 7,185,000.00	\$ -	\$ 195,791.25	\$ 1,403,423.75
05/01/50	\$ 7,185,000.00	\$ 1,040,000.00	\$ 195,791.25	
11/01/50	\$ 6,145,000.00	\$ -	\$ 167,451.25	\$ 1,403,242.50
05/01/51	\$ 6,145,000.00	\$ 1,100,000.00	\$ 167,451.25	
11/01/51	\$ 5,045,000.00	\$ -	\$ 137,476.25	\$ 1,404,927.50
05/01/52	\$ 5,045,000.00	\$ 1,160,000.00	\$ 137,476.25	
11/01/52	\$ 3,885,000.00	\$ -	\$ 105,866.25	\$ 1,403,342.50
05/01/53	\$ 3,885,000.00	\$ 1,225,000.00	\$ 105,866.25	\$ -
11/01/53	\$ 2,660,000.00	\$ -	\$ 72,485.00	\$ 1,403,351.25
05/01/54	\$ 2,660,000.00	\$ 1,295,000.00	\$ 72,485.00	\$ -
11/01/54	\$ 1,365,000.00	\$ -	\$ 37,196.25	\$ 1,404,681.25
05/01/55	\$ 1,365,000.00	\$ 1,365,000.00	\$ 37,196.25	\$ 1,402,196.25
		\$ 20,690,000.00	\$ 20,568,137.50	\$ 42,119,566.25

SECTION VI

**Arbitrage Rebate Computation
Proposal For
Hickory Tree
Community Development District
(Osceola County, Florida)
\$21,000,000 Special Assessment Bonds
Series 2024 (Assessment Area One Project)**





AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

April 27, 2026

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

Re: \$21,000,000 Hickory Tree Community Development District (Osceola County, Florida),
Special Assessment Bonds, Series 2024 (Assessment Area One Project)

Dear Ms. Costa:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Hickory Tree Community Development District (the “District”) Series 2024 (Assessment Area One Project) bond issue (the “Bonds”). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,800 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District’s Bonds. We have established a "bond year end" of August 27th, based upon the anniversary of the closing date of the Bonds in August 2024.

Proposal

We are proposing rebate computation services based on the following:

- \$21,000,000 Series 2024 (Assessment Area One Project) Bonds
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Cost of Issuance & Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Series 2024 (Assessment Area One Project) Bonds is \$450 per year and will encompass all activity from August 27, 2024, the date of the closing, through August 27, 2029, the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC's Professional Fee – \$21,000,000 Series 2024 (Assessment Area One Project) Bonds

Report Date	Type of Report	Period Covered	Fee
April 30, 2026	Rebate and Opinion	Closing – August 31, 2025	\$ 450
August 31, 2026	Rebate and Opinion	Closing – August 31, 2026	\$ 450
August 31, 2027	Rebate and Opinion	Closing – August 31, 2027	\$ 450
August 31, 2028	Rebate and Opinion	Closing – August 31, 2028	\$ 450
August 27, 2029	Rebate and Opinion	Closing – August 27, 2029	\$ 450

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from August 27, 2024, the date of the closing, through each report date

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;

- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2026.

Hickory Tree
Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation

By: _____

By: Michael J. Scarfo
Senior Vice President

SECTION VII

SECTION C

Hickory Tree CDD

Field Management Report

Completed Items

- **Conducted conveyance turnover walkthroughs for the amenity center and various surrounding tracts.**
- **New plantings were installed at the front entrance to improve aesthetics.**



Contracted Services

- **Received pricing for amending the landscape maintenance contract to include the recently turned-over areas. Prince and Sons have begun maintaining the new Tracts.**
- **The aquatics vendor conducted Skeeter application treatments to the ponds to address the ongoing Midge / Insect issues at the amenity center. It is recommended to conduct 9 treatments annually, and pricing has been included in the agenda. Due to the proximity of the pool to the pond area, this treatment plan is highly recommended.**
- **Preparing scopes of work for all necessary contracted services at the amenity center.**



Site Items

- **Amenity Center will require internet access for remote management / access control capabilities.**



SECTION 1



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.

Address: 14645 Boggy Creek Rd.
Orlando, FL 32824
Phone: (863) 422-6207
Fax:
Contact: Lucas Martin
Email: lmartin@princeandsonsinc.com

Property: Hickory Tree CDD

Address: 219 E Livingston St
Orlando, FL 32801
Phone: 407-841-5524
Contact: Jarett Wright
Email: 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>	\$3,800.00	\$3,800.00	\$3,800.00	\$3,800.00	\$3,800.00	\$3,800.00	\$3,800.00	\$3,800.00	\$3,800.00	\$3,800.00	\$3,800.00	\$3,800.00	\$45,600.00
TURF CARE (Component B) <i>Bahia/St Augustine/Zoysia</i>		\$156.00			\$156.00				\$156.00			\$156.00	\$624.00
TREE/SHRUB CARE Includes OTC if Applicable (Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>		\$336.00			\$336.00				\$336.00			\$336.00	\$1,344.00
IRRIGATION MAINT. (Component D) <i>Irrigation Inspections</i>	\$165.00	\$165.00	\$165.00	\$165.00	\$165.00	\$165.00	\$165.00	\$165.00	\$165.00	\$165.00	\$165.00	\$165.00	\$1,980.00
ANNUAL CHANGES - (Component E.1) <i>Per Annual Pricing: \$2.50</i>	[Count]			[Count]			[Count]			[Count]			\$0.00
BED DRESSING - Estimate mulch yds (Component E.2) <i>[Mulch Type] Per Yard Pricing: \$60</i>					\$10,500.00 <i>175</i>						\$4,500.00 <i>75</i>		\$15,000.00
PALM TRIMMING 2x Per Year (Component E.3) <i>Per Palm Price: \$50</i> <i>Palm counts:</i>					Included [Count]								\$0.00
TOTAL FEE PER MONTH:	\$3,965.00	\$4,457.00	\$3,965.00	\$3,965.00	\$14,957.00	\$3,965.00	\$3,965.00	\$3,965.00	\$4,457.00	\$3,965.00	\$8,465.00	\$4,457.00	\$64,548

Fee Schedule with Extra Services	\$5,379.00	\$5,379.00	\$5,379.00	\$5,379.00	\$5,379.00	\$5,379.00	\$5,379.00	\$5,379.00	\$5,379.00	\$5,379.00	\$5,379.00	\$5,379.00	\$5,379.00
----------------------------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------

Fee Schedule Essential Services Only	\$4,129	\$4,129	\$4,129	\$4,129	\$4,129	\$4,129	\$4,129	\$4,129	\$4,129	\$4,129	\$4,129	\$4,129	\$4,129
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$49,548.00
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Extra Services Annual Changes, Palm Pruning, Mulch	\$15,000.00
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TOTAL	\$64,548.00
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SECTION 2

AGREEMENT

ESTIMATE

Aquatic Weed Management, Inc.
PO Box 1259
Haines City, FL 33945

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



Bill to

Hickory Tree CDD
GMS - Central Florida
218 E. Livingston St
Orlando, FL 32801

Estimate details

Estimate no.: 1740
Estimate date: 04/07/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Larvicide Scope	Monthly pond larvicide treatment to control midges (blind mosquitoes) on 2 ponds. Priced as \$/treatment.	12	\$385.00	\$4,620.00
					Total	\$4,620.00

Note to customer

Thank you for your business!

Accepted date:

Accepted by:

ADDENDUM TO AGREEMENT

Agreement: Estimate No. 1740, dated April 7, 2026 (“**Agreement**”)
Contractor: Aquatic Weed Management, Inc., a Florida corporation (“**Contractor**”)
District: Hickory Tree Community Development District (“**District**”)
Services: Aquatic Maintenance Services (Midge Fly Treatment) (“**Services**”)

The following provisions govern the Agreement referenced above:

1. Effective Date. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.
2. Duties.
 - a. Contractor agrees, as an independent contractor, to undertake the Services described in the Agreement in a neat and professional manner reasonably acceptable to the District, in accordance with industry standards, and in accordance with all applicable federal, state, and local laws, regulations, and ordinances.
 - b. Contractor shall use reasonable care in performing the Services and shall be responsible for any harm of any kind to persons or property resulting from Contractor’s actions or inactions.
 - c. The Contractor warrants to the District that all materials furnished under the Agreement shall be new, and that all Services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of the Agreement, if any, which Contractor shall assign to the District as necessary to give the District the benefit of said warranties, all Services provided by the Contractor pursuant to the Agreement shall be warranted for labor and workmanship for one (1) year from the date of acceptance of the Services by the District. Contractor shall replace or repair warranted items, if any, to the District’s satisfaction and in the District’s discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.
 - d. All permits or licenses necessary for the Contractor to perform under the Agreement shall be obtained and paid for by the Contractor.
3. Insurance.
 - a. The Contractor, and any subcontractor performing the Services described in the Agreement, shall maintain throughout the term of the Agreement the following insurance:
 - i. Workers’ Compensation Insurance in accordance with the laws of the State of Florida with \$1,000,000 Employer’s Liability Insurance coverage.

- ii. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - iii. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
 - b. Contractor shall provide the District with a certificate naming the District and its respective officers, supervisors, agents, managers, counsel, engineers, staff and representatives as additional insureds on all policies above except for Workers' Compensation and Employer's Liability Insurance. At no time shall Contractor be without insurance in the above amounts. No policy may be cancelled during the term of the Agreement without at least thirty (30) days' written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under the Agreement. Such insurance shall be considered primary and non-contributory with respect to the additional insureds, all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds, and a 30-Day Notice of Cancellation applies in favor of the additional insureds. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
 - c. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.
- 4. Compensation. In exchange for completing the Services, the District agrees to pay the Contractor a total annual amount of **Four Thousand, Six Hundred Twenty Dollars and Zero Cents (\$4,620.00)** ("**Total Payment**"). The Total Payment shall be invoiced in twelve (12) equal monthly installments of Three Hundred Eighty-Five Dollars and Zero Cents (\$385.00). The Total Payment includes all parts, materials, permits, and labor necessary to complete the Services as described in the Agreement and this Addendum. Compensation under the Agreement shall be paid by the District to Contractor in accordance with the Local Government Prompt Payment Act, as set forth in sections 218.70 et seq. of the *Florida Statutes* and the District's adopted *Rules of Procedures*.
- 5. Indemnification.
 - a. Indemnification by Contractor. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement, the Addendum, or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "Indemnitees"), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of the Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the work as described in the Agreement and this

laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC, 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801, PHONE (407) 841-5524, OR BY EMAIL AT JBURNS@GMSCFL.COM.

9. Assignment. Neither the District nor the Contractor may assign the Agreement or any monies to become due hereunder without the prior written approval of the other.
10. Liens and Claims. Notwithstanding any other language in the Agreement, the parties agree that lien rights are not available under Florida law because the District is a governmental entity. That said, the District represents that it has sufficient funds on hand to pay any amounts due pursuant to the terms of the Agreement and this Addendum. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under the Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under the Agreement, and the Contractor shall immediately discharge any such claim or lien.
11. Controlling Law and Venue. In the event that either party is required to enforce the Agreement, as amended by this Addendum, by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. The Agreement, as amended, and the provisions contained in the Agreement and this Addendum shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding the Agreement or this Addendum shall be Osceola County, Florida.
12. E-Verify. The Contractor shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated section 448.091, *Florida Statutes*. By entering into the Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.
13. Scrutinized Companies Statement. In accordance with section 287.135, *Florida Statutes*, Contractor represents that in entering into the Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with

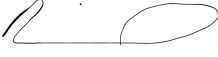
Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Agreement.

14. Anti-Human Trafficking Requirements. Contractor certifies, by acceptance of the Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with section 787.06(13), *Florida Statutes*.
15. Addendum Controls. The Agreement, as amended by this Addendum, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of the Agreement. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.

[Signatures on following page]

[Signature page to Addendum to Agreement with Aquatic Weed Management, Inc.]

AQUATIC WEED MANAGEMENT, INC.


Signed by: 
99A421EF0FC041C...

By: Bill Snively

Its: Manager

Date: 2026-04-13

HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT

Signed by: 
06F2744F40FE41E...

By: Milton Andrade

Its: Chairman, Board of Supervisors

Date: 2026-04-13

SECTION D

SECTION 1

Hickory Tree Community Development District

Summary of Check Register

February 20, 2026 through April 23, 2026

Fund	Date	Check No.'s	Amount
General Fund	2/26/26	238-238	\$ 122.00
	4/2/26	239-240	\$ 794.29
	4/9/26	241-242	\$ 5,812.32
	4/23/26	243-243	\$ 159.78
			\$ 6,888.39
General Fund - Autopay	3/9/26	80002	\$ 57.04
	4/1/26	80003	\$ 59.99
			\$ 117.03
Total Amount			\$ 7,005.42

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/26/26	00003	2/19/26 14195	202601 310-51300-31500	GENERAL COUNSEL JAN26	*	122.00		
							KILINSKI VAN WYK PLLC	122.00 000238
4/02/26	00003	3/18/26 14450	202602 310-51300-31500	GENERAL COUNSEL FEB26	*	731.50		
							KILINSKI VAN WYK PLLC	731.50 000239
4/02/26	00004	3/16/26 88606387	202604 310-51300-48000	NOT OF RULE DEVELOPMENT	*	62.79		
							OSCEOLA NEWS-GAZETTE	62.79 000240
4/09/26	00027	2/24/26 21348	202602 320-53800-49000	POND HERBICIDE A&F FEB26	*	550.00		
		3/30/26 21546	202603 320-53800-49000	POND HERBICIDE A&F MAR26	*	550.00		
							AQUATIC WEED MANAGEMENT, INC.	1,100.00 000241
4/09/26	00001	3/01/26 55	202603 320-53800-34000	FIELD MANAGEMENT MAR26	*	625.00		
		3/01/26 56	202603 310-51300-34000	MANAGEMENT FEES MAR26	*	3,379.67		
		3/01/26 56	202603 310-51300-35200	WEBSITE ADMIN MAR26	*	108.17		
		3/01/26 56	202603 310-51300-35100	INFORMATION TECH MAR26	*	162.25		
		3/01/26 56	202603 310-51300-31300	DISSEM AGENT SVCS MAR26	*	429.17		
		3/01/26 56	202603 310-51300-51000	OFFICE SUPPLIES MAR26	*	.06		
		3/01/26 56	202603 310-51300-42000	POSTAGE MAR26	*	8.00		
							GOVERNMENTAL MANAGEMENT SERVICES-CF	4,712.32 000242
4/23/26	00004	3/16/26 88606387	202604 310-51300-48000	NOT OF RM AMENITY 4/9/26	*	159.78		
							OSCEOLA NEWS-GAZETTE	159.78 000243
TOTAL FOR BANK A						6,888.39		

HKTR HICKORY TREE ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/09/26	00031	2/27/26 5761-02.	202602 320-53800-43000	DUKE ENERGY	*	57.04	57.04 080002
				55261 WOODY TRL FEB26			
4/01/26	00031	3/31/26 5761-03.	202603 320-53800-43000	DUKE ENERGY	*	59.99	59.99 080003
				55261 WOODY TRL MAR26			
TOTAL FOR BANK Z						117.03	
TOTAL FOR REGISTER						7,005.42	

HKTR HICKORY TREE ZYAN

SECTION 2

Hickory Tree
Community Development District

Unaudited Financial Reporting
February 28, 2026



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3	<hr/>	<u>Debt Service Fund Series 2024</u>
4	<hr/>	<u>Capital Project Funds</u>
5	<hr/>	<u>Month to Month</u>
6	<hr/>	<u>Long Term Debt Report</u>

Hickory Tree
Community Development District
Combined Balance Sheet
February 28, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 8,342	\$ -	\$ -	\$ 8,342
Due from Developer	\$ -	\$ -	\$ 1,543,043	\$ 1,543,043
Investments:				
<u>Series 2024</u>				
Reserve	\$ -	\$ 1,406,445	\$ -	\$ 1,406,445
Revenue	\$ -	\$ 894,344	\$ -	\$ 894,344
Construction	\$ -	\$ -	\$ 14,840	\$ 14,840
Total Assets	\$ 8,342	\$ 2,300,789	\$ 1,557,883	\$ 3,867,014
Liabilities:				
Accounts Payable	\$ 607	\$ -	\$ -	\$ 607
Retainage Payable	\$ -	\$ -	\$ 3,165,355	\$ 3,165,355
Total Liabilities	\$ 607	\$ -	\$ 3,165,355	\$ 3,165,963
Fund Balance:				
Restricted:				
Debt Service	\$ -	\$ 2,300,789	\$ -	\$ 2,300,789
Unassigned	\$ 7,735	\$ -	\$ (1,607,473)	\$ (1,599,738)
Total Fund Balances	\$ 7,735	\$ 2,300,789	\$ (1,607,473)	\$ 701,051
Total Liabilities & Fund Balance	\$ 8,342	\$ 2,300,789	\$ 1,557,883	\$ 3,867,014

Hickory Tree
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Developer Contributions	\$ 647,999	\$ 60,000	\$ 60,000	\$ -
Interest	\$ -	\$ -	\$ 42	\$ 42
Total Revenues	\$ 647,999	\$ 60,000	\$ 60,042	\$ 42
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,000	\$ 3,000
Employer FICA	\$ 918	\$ 383	\$ 153	\$ 230
Engineering	\$ 15,000	\$ 6,250	\$ 725	\$ 5,525
Attorney	\$ 25,000	\$ 10,417	\$ 2,251	\$ 8,166
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Disclosure Software	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Dissemination	\$ 5,150	\$ 2,146	\$ 2,146	\$ 0
Trustee Fees	\$ 4,446	\$ 3,539	\$ 3,539	\$ -
Management Fees	\$ 40,556	\$ 16,898	\$ 16,898	\$ 0
Information Technology	\$ 1,947	\$ 811	\$ 811	\$ (0)
Website Maintenance	\$ 1,298	\$ 541	\$ 541	\$ (0)
Postage & Delivery	\$ 1,000	\$ 417	\$ 39	\$ 377
Insurance	\$ 6,934	\$ 6,934	\$ 5,732	\$ 1,202
Printing & Binding	\$ 1,000	\$ 417	\$ -	\$ 417
Legal Advertising	\$ 15,000	\$ 6,250	\$ 193	\$ 6,057
Other Current Charges	\$ 5,000	\$ 2,083	\$ 246	\$ 1,837
Office Supplies	\$ 625	\$ 260	\$ 6	\$ 254
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 147,999	\$ 65,020	\$ 37,956	\$ 27,064
<i>Operations & Maintenance</i>				
Field Management	\$ -	\$ -	\$ 3,125	\$ (3,125)
Electric - Field	\$ -	\$ -	\$ 357	\$ (357)
Field Contingency	\$ 500,000	\$ 208,333	\$ 17,700	\$ 190,633
Total Operations & Maintenance:	\$ 500,000	\$ 208,333	\$ 21,182	\$ 187,151
Total Expenditures	\$ 647,999	\$ 273,353	\$ 59,138	\$ 214,215
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 904	
Fund Balance - Beginning	\$ -		\$ 6,831	
Fund Balance - Ending	\$ -		\$ 7,735	

Hickory Tree
Community Development District
Debt Service Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Direct	\$ 1,406,446	\$ 871,996	\$ 871,996	\$ -
Interest	\$ 43,269	\$ 18,029	\$ 25,445	\$ 7,417
Total Revenues	\$ 1,449,716	\$ 890,025	\$ 897,441	\$ 7,417
Expenditures:				
Series 2024				
Interest - 11/1	\$ 551,429	\$ 551,429	\$ 551,429	\$ -
Principal - 5/1	\$ 310,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 551,429	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,412,858	\$ 551,429	\$ 551,429	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 36,858		\$ 346,013	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (22,286)	\$ (22,286)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (22,286)	\$ (22,286)
Net Change in Fund Balance	\$ 36,858		\$ 323,726	
Fund Balance - Beginning	\$ 576,228		\$ 1,977,063	
Fund Balance - Ending	\$ 613,086		\$ 2,300,789	

Hickory Tree

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 5,317,947	\$ 5,317,947
Interest	\$ -	\$ -	\$ 828	\$ 828
Total Revenues	\$ -	\$ -	\$ 5,318,775	\$ 5,318,775
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 3,778,350	\$ (3,778,350)
Total Expenditures	\$ -	\$ -	\$ 3,778,350	\$ (3,778,350)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1,540,425	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 22,286	\$ 22,286
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 22,286	\$ 22,286
Net Change in Fund Balance	\$ -	\$ -	\$ 1,562,711	
Fund Balance - Beginning	\$ -	\$ -	\$ (3,170,184)	
Fund Balance - Ending	\$ -	\$ -	\$ (1,607,473)	

Hickory Tree
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Interest	\$ -	\$ -	\$ 0	\$ 22	\$ 21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42
Total Revenues	\$ 20,000	\$ 20,000	\$ 20,000	\$ 22	\$ 21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,042
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Employer FICA	\$ 77	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153
Engineering	\$ 300	\$ -	\$ 425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 725
Attorney	\$ 1,296	\$ 297	\$ 537	\$ 122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,251
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Disclosure Software	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Dissemination	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,146
Trustee Fees	\$ 3,539	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,539
Management Fees	\$ 3,380	\$ 3,380	\$ 3,380	\$ 3,380	\$ 3,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,898
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 811
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 541
Postage & Delivery	\$ 17	\$ 2	\$ 5	\$ 6	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39
Insurance	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 74	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 193
Other Current Charges	\$ 58	\$ 53	\$ 53	\$ 43	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 246
Office Supplies	\$ 3	\$ 0	\$ 0	\$ 3	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 18,849	\$ 4,550	\$ 6,176	\$ 4,253	\$ 4,128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,956
Operations & Maintenance													
Field Expenditures													
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,125
Electric	\$ -	\$ -	\$ 213	\$ 87	\$ 57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 357
Contingency	\$ 15,500	\$ 550	\$ 550	\$ 550	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,700
Total Operations & Maintenance	\$ 16,125	\$ 1,175	\$ 1,388	\$ 1,262	\$ 1,232	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,182
Total Expenditures	\$ 34,974	\$ 5,725	\$ 7,564	\$ 5,515	\$ 5,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,138
Excess (Deficiency) of Revenues over Expenditures	\$ (14,974)	\$ 14,275	\$ 12,436	\$ (5,494)	\$ (5,340)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 904
Net Change in Fund Balance	\$ (14,974)	\$ 14,275	\$ 12,436	\$ (5,494)	\$ (5,340)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 904

Hickory Tree

Community Development District

Long Term Debt Report

Series 2024, Special Assessment Revenue Bonds		
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
Current Bonds Outstanding		\$21,000,000

SECTION 3



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 24, 2026

Ms. Samantha Ham
Recording Secretary
Hickory Tree Community Development District
c/o Governmental Management Services-CF, LLC
219 E. Livingston St.
Orlando, FL 32801

RE: Hickory Tree Community Development District – Registered Voters

Dear Ms. Ham:

Thank you for your letter requesting confirmation of the number of registered voters within the Hickory Tree Community Development District as of April 15, 2026.

The number of registered voters within the Hickory Tree CDD is zero as of April 15, 2026.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections

*Vote
Osceola*