Hickory Tree
Community Development District

Meeting Agenda

August 6, 2026

AGENDA

Hickory Tree
Community Development District

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

July 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, August 6, 2026** at **10:15 AM** at the **Holiday Inn & Suites Orlando SW - Celebration Area, 5711 W Irlo Bronson Memorial Hwy, Kissimmee, FL 34746**.

Zoom Video Link: https://us06web.zoom.us/j/88624888198
Zoom Call-In Number: 1-646-876-9923
Meeting ID: 886 2488 8198

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 May 7, 2026 Board of Supervisors Meeting
4. Public Hearings
    A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget
        i. Consideration of Resolution 2026-08 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds
        ii. Consideration of Fiscal Year 2027 Budget Deficit Funding Agreement
    B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
        i. Consideration of Resolution 2026-09 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2026-10 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027
6. Consideration of Resolution 2026-11 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Thursday, November 5, 2026—Regular Meeting Date) (Seat #1, Seat #2 & Seat #5)
7. Consideration of Proposals for Security Services from United Protective Security Services (*provided to Board of Supervisors under separate cover for confidentiality purposes*)
    A. 16 Hours Per Week
    B. 56 Hours Per Week
8. Ratification of Agreement for Janitorial Maintenance Services with CSS
9. Ratification of Agreement for Pool Maintenance Services with Resort Pool Services
10. Presentation of Fiscal Year 2025 Audit Report
11. Goals and Objectives
    A. Adoption of Fiscal Year 2027 Goals & Objectives

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

12. Staff Reports
    A. Attorney
    B. Engineer
        i. Presentation of Annual Goals & Objectives Review for Fiscal Year 2026 & Annual Report
    C. Field Manager’s Report
        i. Consideration of Proposal for Pest Control Services
        ii. Notice from Prince & Sons Regarding Fuel Charges
        iii. Notice from Resort Pool Services Regarding Fuel Charges
    D. District Manager’s Report
        i. Approval of Check Register
        ii. Balance Sheet & Income Statement
13. Other Business
14. Supervisors Requests and Audience Comments
15. 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**, **May 7, 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	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, Kilinski Van Wyk
Chace Arrington *by Zoom*	District Engineer, Dewberry
Joey Duncan *by Zoom*	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 four Board members present in person constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

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

THIRD ORDER OF BUSINESS **Approval of Minutes of the March 5, 2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the March 5,2026 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 March 5, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Public Hearing**

A. Public Hearing on the Adoption of Amenity Policies & Rates for the District

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

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

i. Consideration of Resolution 2026-06 Adopting Amenity Policies & Rates for the District

Ms. Burns presented Resolution 2026-06 adopting amenity policies and rates, listing the District amenities such as the swimming pool, splash pad, trails, sports fields and courts, playground, and lakes/ponds. During the discussion, it was clarified that there is no dog park, so the dog park policies would be removed. She confirmed that there is rental space and that rental policies are included. She described the document as the standard set of rules for the District's existing amenities.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2026-06 Adopting Amenity Policies & Rates for the District, was approved as amended.

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

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

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-07 Approving the Proposed Fiscal Year 2026/207 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)*

Ms. Burns reviewed Resolution 2026-07, which would approve the proposed FY2027 budget, declare special assessments, and schedule a public hearing for final budget adoption. She noted this would be the District's first operations and maintenance levy because the community is currently developer-funded, and that notice would be mailed to all property owners. Ms. Burns described two budget options: Option A includes a developer contribution to reach a target assessment level. Option B does not include that contribution.

Ms. Burns recommended using Option B for the preliminary budget so the required notice could go out, while keeping Option A available for possible use in the final budget later.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2026-07 Approving the Proposed Fiscal Year 2026/207 Budget, 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 on August 6, 2026, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Proposal from AMTEC for Arbitrage Rebate Services for Series 2024 Assessment One Project Bonds**

Ms. Burns stated the Board was considering a proposal from Amtech for arbitrage rebate services related to the Series 2024 Assessment Area One bonds. She explained that this is a required report under the trust indenture and that the cost is $450 per year.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Proposal from AMTEC for Arbitrage Rebate Services for Series 2024 Assessment One Project Bonds, was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Collins stated they would be working on the acquisition documents for the amenity property, similar to a prior property transfer, and expected those documents to come through for signatures within the next month. The Board asked for an update on the turnover status of other common area tracts, including whether any individual areas had already been turned over.

B. Engineer

Mr. Arrington reminded the Board that the five-year stormwater management review still needs to be completed, noting that this is due this year.

C. Field Manager's Report

Mr. Wright reported that several turnover walkthroughs had been completed, including the frontage areas, medians, pond, and most recently the amenity center and back part of the community. He stated a few items were still outstanding; internet, access control, and startup procedures but overall, the amenity area was generally ready, and staff were now preparing contracts including an updated landscaping contract for the new areas.

Mr. Wright described site improvements at the entrance, including new plantings and sign lighting that should be finished soon. A major part of their update focused on a midge and mosquito problem at the pond. He explained that natural treatment using garlic oil and nematodes had already reduced the issue and recommended at least nine treatments per year to prevent it from becoming much more expensive later.

Mr. Wright recommended combining treatments with shoreline plantings and mosquito fish to control larvae, noting that the fish are inexpensive, self-sustaining, and effective. They clarified that the fish were not yet included in the current plan. He stated they were assembling the remaining operational contracts and expected to bring full contract proposals to the next meeting.

Mr. Wright discussed opening of the amenity center. A Board member asked whether there would be a grand opening and noted that summer was approaching, so it would be ideal to open the facility for the season. Ms. Burns explained that they were waiting until final completion items, including the final punch list and certificate of occupancy, were finished before announcing an opening date. She said resident applications were already being collected, and residents would receive access cards and a notification once the official opening date was set. Ms. Burns added that they hoped to open by Memorial Day, if possible.

i. Delegating authority to the Chair and letting the Chair Approve the Pool and Janitorial contracts

The Board discussed a way to open the amenities sooner by allowing interim maintenance before all formal contracts were fully approved. Mr. Wright suggested authorizing someone to handle temporary maintenance arrangements so operations could begin earlier, with full contracts to be finalized at a later meeting. He noted that the full proposals likely would not be approved in time. In response, Ms. Burns proposed delegating authority to the Chair and then framed the motion to let the Chair approve the pool and janitorial contracts.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Delegating authority to the Chair to allow the Chair Approve the Pool and Janitorial Contracts, was approved.

ii. Consideration of Amendment to Landscape Maintenance Services Contract

Mr. Wright explained that the original contract was about $3,211 per month, and adding the new areas would increase it by about $5,379 per month, for a total of roughly $8,600 monthly or $103,000 annually. He said the work would be handled by Prince and Sons, noted the company had performed well overall, and said pricing for extra services had been reasonable.

A Board member asked whether the work had been bid out and whether the Board was comfortable with the cost. Mr. Wright explained that the original contract had been bid, but small amendments usually are not rebid unless the number seems too high.

Ms. Burns added that the District is currently developer-funded, so the cost is effectively within budget, and that next year's budget is already anticipated this category. Since the new estimate came in slightly above the original $100,000 budget placeholder, the group discussed adjusting it, and a motion to approve the landscaping cost at $100,000 not to exceed.

> On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor Amendment to Landscape Maintenance Services Contract not to exceed $100,000, was approved.

iii. Ratification of Amended Aquatic Maintenance Services Agreement to Add-On Midge Treatment Services

Mr. Wright stated the midge treatment had already been approved by Mr. Milton, and they were now asking the Board to formally ratify that earlier approval.

> On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Amended Aquatic Maintenance Services Agreement to Add-On Midge Treatment Services, was ratified.

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. Andrade, seconded by Mr. Walsh, 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.

iii. Presentation of Number of Registered Voters – 0

Ms. Burns noted as of April 15th there are no registered voters within the community.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Adjournment

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

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

____________________________ ____________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2026-08

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

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors ("**Board**") of the Hickory Tree Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

b. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Hickory Tree Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of $________________ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	$__________________
DEBT SERVICE FUND – SERIES 2024	$__________________
TOTAL ALL FUNDS	$__________________

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

PASSED AND ADOPTED THIS 6th DAY OF AUGUST, 2026.

ATTEST:

HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

By:_______________________________

Its:_______________________________

Exhibit A: Adopted Budget for Fiscal Year 2027

Hickory Tree

Community Development District

Proposed Budget

FY2027

Table of Contents

Hickory Tree

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Total Projected 9/30/2026	Proposed Budget FY2027
Revenues					
Assessments - On Roll	$ -	$ -	$ -	$ -	$ 478,930
Assessments - Direct	$ -	$ -	$ -	$ -	$ 63,599
Developer Contributions	$ 647,999	$ 180,000	$ 118,162	$ 298,162	$ 131,858
Interest	$ -	$ 201	$ 86	$ 287	$ -
Total Revenues	**$ 647,999**	**$ 180,201**	**$ 118,248**	**$ 298,448**	**$ 674,388**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ 3,600	$ 2,000	$ 5,600	$ 12,000
FICA Expense	$ 918	$ 275	$ 153	$ 428	$ 918
Engineering	$ 15,000	$ 4,660	$ 3,750	$ 8,410	$ 15,000
Attorney	$ 25,000	$ 8,987	$ 3,305	$ 12,292	$ 25,000
Annual Audit	$ 4,000	$ 4,050	$ -	$ 4,050	$ 4,050
Assessment Administration	$ 5,000	$ -	$ 1,250	$ 1,250	$ 5,000
Arbitrage	$ 450	$ -	$ 113	$ 113	$ 450
Disclosure Software	$ 2,500	$ 2,500	$ -	$ 2,500	$ 2,500
Dissemination	$ 5,150	$ 3,863	$ 1,288	$ 5,150	$ 5,408
Trustee Fees	$ 4,446	$ 3,539	$ -	$ 3,539	$ 4,446
Management Fees	$ 40,556	$ 30,417	$ 10,139	$ 40,556	$ 42,584
Information Technology	$ 1,947	$ 1,460	$ 487	$ 1,947	$ 2,044
Website Maintenance	$ 1,298	$ 974	$ 325	$ 1,298	$ 1,363
Postage & Delivery	$ 1,000	$ 108	$ 250	$ 358	$ 1,000
Insurance	$ 6,934	$ 5,732	$ -	$ 5,732	$ 6,305
Copies	$ 1,000	$ 6	$ 250	$ 256	$ 1,000
Legal Advertising	$ 15,000	$ 416	$ 3,750	$ 4,166	$ 5,000
Other Current Charges	$ 5,000	$ 420	$ 140	$ 560	$ 2,500
Office Supplies	$ 625	$ 11	$ 156	$ 168	$ 625
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total General & Administrative:	**$ 147,999**	**$ 71,193**	**$ 27,354**	**$ 98,547**	**$ 137,368**
Operations & Maintenance					
Field Expenditures					
Property Insurance	$ -	$ -	$ -	$ -	$ 12,000
Field Management	$ -	$ 6,250	$ 3,750	$ 10,000	$ 15,000
Landscape Maintenance	$ -	$ -	$ 20,750	$ 20,750	$ 83,000
Landscape Contingency	$ -	$ -	$ -	$ -	$ 30,000
Streetlights	$ -	$ 2,519	$ 7,557	$ 10,076	$ 45,000
Electric	$ -	$ 3,985	$ 4,350	$ 8,335	$ 6,000
Aquatic Maintenance	$ -	$ -	$ 2,805	$ 2,805	$ 11,220
Irrigation Repairs	$ -	$ -	$ -	$ -	$ 5,000
Water and Sewer	$ -	$ 51,810	$ 15,000	$ 66,810	$ 70,000
General Repairs & Maintenance	$ -	$ -	$ -	$ -	$ 15,000
Pressure Washing	$ -	$ -	$ -	$ -	$ 7,500
Site Clean Up - Trash Removal	$ -	$ -	$ -	$ -	$ 15,600
Field Contingency	$ 500,000	$ 37,342	$ 5,000	$ 42,342	$ 10,000
Subtotal Field Expenditures	**$ 500,000**	**$ 101,906**	**$ 59,212**	**$ 161,118**	**$ 325,320**

Hickory Tree

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Total Projected 9/30/2026	Proposed Budget FY2027
Amenity Expenditures					
Amenity Access Management	$ -	$ -	$ 1,667	$ 1,667	$ 10,000
Amenity - Electric	$ -	$ -	$ 2,833	$ 2,833	$ 17,000
Amenity - Water	$ -	$ -	$ 7,500	$ 7,500	$ 45,000
Internet	$ -	$ -	$ 500	$ 500	$ 3,000
Pest Control	$ -	$ -	$ 417	$ 417	$ 2,500
Janitorial Service	$ -	$ -	$ 3,783	$ 3,783	$ 22,700
Security Services	$ -	$ -	$ 5,333	$ 5,333	$ 32,000
Pool Maintenance	$ -	$ -	$ 10,500	$ 10,500	$ 42,000
Amenity Repairs & Maintenance	$ -	$ -	$ 2,083	$ 2,083	$ 12,500
Holiday Lighting	$ -	$ -	$ 2,500	$ 2,500	$ 15,000
Amenity Contingency	$ -	$ -	$ 1,667	$ 1,667	$ 10,000
Subtotal Amenity Expenditures	**$ -**	**$ -**	**$ 38,783**	**$ 38,783**	**$ 211,700**
Total Operations & Maintenance	**$ 500,000**	**$ 101,906**	**$ 97,995**	**$ 199,902**	**$ 537,020**
Total Expenditures	**$ 647,999**	**$ 173,099**	**$ 125,350**	**$ 298,448**	**$ 674,388**
Excess Revenues/(Expenditures)	$ -	$ 7,102	$ (7,102)	$ -	$ -

Net Assessments	$542,529
Add: Discounts & Collections 6%	$34,630
Gross Assessments	$577,159

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	263	1.00	263.0	$ 309,025.00	$ 1,175.00	$ 1,250.00
60' Single Family	25	1.20	30.0	$ 35,250.00	$ 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			461.7	$ 542,529		

Hickory Tree
Community Development District
General Fund Narrative

<u>Revenues:</u>

<u>Assessments</u>

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.

<u>Developer Contributions</u>

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

<u>Expenditures:</u>

<u>General & Administrative:</u>

<u>Supervisor Fees</u>

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.

<u>FICA Expense</u>

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

<u>Engineering</u>

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.

<u>Attorney</u>

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.

<u>Annual Audit</u>

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

<u>Assessment Administration</u>

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.

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.

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.

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 6/30/2026	Projected Next 3 Months	Projected Thru 9/30/2026	Proposed Budget FY2027
Revenues					
Assessments	$ 1,406,446	$ 871,996	$ 534,450	$ 1,406,446	$ 1,341,073
Assessments - Prepayments	$ -	$ 752,821	$ -	$ 752,821	$ -
Interest Income	$ 43,269	$ 50,335	$ 11,186	$ 61,520	$ 30,760
Carry Forward Surplus	$ 576,228	$ 570,618	$ -	$ 570,618	$ 522,094
Total Revenues	**$ 2,025,943**	**$ 2,245,769**	**$ 545,636**	**$ 2,791,405**	**$ 1,893,927**
Expenses					
Interest- 11/01	$ 551,429	$ 551,429	$ -	$ 551,429	$ 523,125
Principal - 05/01	$ 310,000	$ 310,000	$ -	$ 310,000	$ 310,000
Interest - 05/01	$ 551,429	$ 551,429	$ -	$ 551,429	$ 523,125
Special Call - 08/01	$ -	$ -	$ 810,000	$ 810,000	$ -
Total Expenditures	**$ 1,412,858**	**$ 1,412,858**	**$ 810,000**	**$ 2,222,858**	**$ 1,356,250**
Other Financing Sources/(Uses)					
Transfer In/(Out)	$ -	$ (38,454)	$ (8,000)	$ (46,454)	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ (38,454)**	**$ (8,000)**	**$ (46,454)**	**$ -**
Excess Revenues/(Expenditures)	$ 613,086	$ 794,458	$ (272,364)	$ 522,094	$ 537,677

***Carry forward less amount in Reserve funds.**

	Series 2024
Interest - 11/01/27	**$516,150**

Product Types	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Townhome	92	$211,108	$2,294.65	$2,441.12
Single Family 40'	31	$98,493	$3,177.21	$3,380.01
Single Family 40' PD	13	$22,230	$1,710.00	$1,819.15
Single Family 50'	237	$836,666	$3,530.24	$3,755.57
Single Family 50' PD	26	$49,400	$1,900.00	$2,021.28
Single Family 60'	23	$97,434	$4,236.28	$4,506.68
Single Family 60' PD	2	$4,560	$2,280.00	$2,425.53
Single Family 75'	4	$21,181	$5,295.35	$5,633.35
Totals	428	**$1,341,073**		

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

Date		Balance		Prinicpal		Interest		Total
11/01/26	$	19,880,000.00	$	-	$	523,125.00	$	523,125.00
05/01/27	$	19,880,000.00	$	310,000.00	$	523,125.00		
11/01/27	$	19,570,000.00			$	516,150.00	$	1,349,275.00
05/01/28	$	19,570,000.00	$	325,000.00	$	516,150.00		
11/01/28	$	19,245,000.00			$	508,837.50	$	1,349,987.50
05/01/29	$	19,245,000.00	$	340,000.00	$	508,837.50		
11/01/29	$	18,905,000.00			$	501,187.50	$	1,350,025.00
05/01/30	$	18,905,000.00	$	355,000.00	$	501,187.50		
11/01/30	$	18,550,000.00			$	493,200.00	$	1,349,387.50
05/01/31	$	18,550,000.00	$	370,000.00	$	493,200.00		
11/01/31	$	18,180,000.00			$	484,875.00	$	1,348,075.00
05/01/32	$	18,180,000.00	$	390,000.00	$	484,875.00		
11/01/32	$	17,790,000.00			$	474,832.50	$	1,349,707.50
05/01/33	$	17,790,000.00	$	410,000.00	$	474,832.50		
11/01/33	$	17,380,000.00			$	464,275.00	$	1,349,107.50
05/01/34	$	17,380,000.00	$	430,000.00	$	464,275.00		
11/01/34	$	16,950,000.00			$	453,202.50	$	1,347,477.50
05/01/35	$	16,950,000.00	$	455,000.00	$	453,202.50		
11/01/35	$	16,495,000.00			$	441,486.25	$	1,349,688.75
05/01/36	$	16,495,000.00	$	480,000.00	$	441,486.25		
11/01/36	$	16,015,000.00			$	429,126.25	$	1,350,612.50
05/01/37	$	16,015,000.00	$	505,000.00	$	429,126.25		
11/01/37	$	15,510,000.00			$	416,122.50	$	1,350,248.75
05/01/38	$	15,510,000.00	$	530,000.00	$	416,122.50		
11/01/38	$	14,980,000.00			$	402,475.00	$	1,348,597.50
05/01/39	$	14,980,000.00	$	560,000.00	$	402,475.00		
11/01/39	$	14,420,000.00			$	388,055.00	$	1,350,530.00
05/01/40	$	14,420,000.00	$	585,000.00	$	388,055.00		
11/01/40	$	13,835,000.00			$	372,991.25	$	1,346,046.25
05/01/41	$	13,835,000.00	$	620,000.00	$	372,991.25		
11/01/41	$	13,215,000.00			$	357,026.25	$	1,350,017.50
05/01/42	$	13,215,000.00	$	650,000.00	$	357,026.25		
11/01/42	$	12,565,000.00			$	340,288.75	$	1,347,315.00
05/01/43	$	12,565,000.00	$	685,000.00	$	340,288.75		
11/01/43	$	11,880,000.00			$	322,650.00	$	1,347,938.75
05/01/44	$	11,880,000.00	$	720,000.00	$	322,650.00		
11/01/44	$	11,160,000.00			$	304,110.00	$	1,346,760.00
05/01/45	$	11,160,000.00	$	760,000.00	$	304,110.00		
11/01/45	$	10,400,000.00			$	283,400.00	$	1,347,510.00
05/01/46	$	10,400,000.00	$	805,000.00	$	283,400.00		
11/01/46	$	9,595,000.00			$	261,463.75	$	1,349,863.75

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

Date	Balance		Prinicpal		Interest		Total	
05/01/47	$	9,595,000.00	$	850,000.00	$	261,463.75		
11/01/47	$	8,745,000.00			$	238,301.25	$	1,349,765.00
05/01/48	$	8,745,000.00	$	895,000.00	$	238,301.25		
11/01/48	$	7,850,000.00			$	213,912.50	$	1,347,213.75
05/01/49	$	7,850,000.00	$	945,000.00	$	213,912.50		
11/01/49	$	6,905,000.00			$	188,161.25	$	1,347,073.75
05/01/50	$	6,905,000.00	$	1,000,000.00	$	188,161.25		
11/01/50	$	5,905,000.00			$	160,911.25	$	1,349,072.50
05/01/51	$	5,905,000.00	$	1,055,000.00	$	160,911.25		
11/01/51	$	4,850,000.00			$	132,162.50	$	1,348,073.75
05/01/52	$	4,850,000.00	$	1,115,000.00	$	132,162.50		
11/01/52	$	3,735,000.00			$	101,778.75	$	1,348,941.25
05/01/53	$	3,735,000.00	$	1,175,000.00	$	101,778.75		
11/01/53	$	2,560,000.00			$	69,760.00	$	1,346,538.75
05/01/54	$	2,560,000.00	$	1,245,000.00	$	69,760.00		
11/01/54	$	1,315,000.00			$	35,833.75	$	1,350,593.75
05/01/55	$	1,315,000.00	$	1,315,000.00	$	35,833.75	$	1,350,833.75
			$	**19,880,000.00**	**$**	**19,759,402.50**	**$**	**39,639,402.50**

SECTION 2

FISCAL YEAR 2027 BUDGET DEFICIT FUNDING AGREEMENT

THIS AGREEMENT ("**Agreement**") is entered into this 6th day of August 2026, by and between:

HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Osceola County, Florida, with a mailing address of c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("**District**"), and

CLAYTON PROPERTIES GROUP, INC., D/B/A HIGHLAND HOMES, a Tennessee corporation authorized to do business in the State of Florida and the owner of certain lands within the boundaries of the District, with an address of 3020 S. Florida Ave., Suite 101, Lakeland, Florida 33803 ("**Developer**").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

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

WHEREAS, the District has adopted its operations and maintenance ("**O&M**") budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**" and the budget relating thereto, "**2027 O&M Budget**"), which budget commenced on October 1, 2026, and concludes on September 30, 2027, a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, Developer is actively developing certain real property within the District and presently owns a portion of such real property identified in the District's Fiscal Year 2027 Assessment Roll ("**Assessment Roll**"), appended to the attached **Exhibit A** and incorporated herein by reference, which real property is located entirely within the District and which real property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District ("**Property**"); and

WHEREAS, following the adoption of the 2027 O&M Budget, the District has the option of levying non-ad valorem assessments on all land within its boundaries that will benefit from the activities, operations and services set forth in such budget and at the full amount of the budget (hereinafter referred to as the "**2027 O&M Assessment(s)**"), or utilizing such other revenue sources as may be available to it; and

WHEREAS, the District is not able to predict with absolute certainty the amount of monies necessary to fund the operations and services set forth in the 2027 O&M Budget and believes that the 2027 O&M Assessments will be insufficient to cover the entire 2027 O&M Budget; and

WHEREAS, in contemplation of the foregoing, and in lieu of levying an increased amount in 2027 O&M Assessments on the Property to fund the full 2027 O&M Budget, Developer agrees to provide the monies necessary to fund the actual expenditures for the Fiscal Year 2027 (hereinafter referred to as the "**2027 O&M Budget Payment**"), not otherwise funded by 2027 O&M Assessments levied upon benefited lands located within the District; and

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

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

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. PAYMENT OF DISTRICT'S 2027 O&M BUDGET.

i. ***Payment of O&M Budget Expenses.*** Developer agrees to make available to the District the monies necessary to fund all expenditures of the 2027 O&M Budget not otherwise funded through 2027 O&M Assessments levied upon benefited lands located within the District no later than **October 1, 2026**. Funds provided hereunder shall be placed in the District's general checking account. Any amounts not paid within the time period set forth herein shall accrue interest at a rate equal to the lesser of eighteen percent (18%) per annum or the maximum rate allowed by Florida law until paid in full. In no way shall the foregoing in any way affect the District's ability to levy special assessments upon the lands within the District, including the Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's 2027 O&M Budget or otherwise.

ii. ***Consent to Funding of 2027 O&M Budget.*** Developer acknowledges and agrees that the 2027 O&M Budget Payment represents the funding of operations and maintenance expenditures that would otherwise be appropriately funded through 2027 O&M Assessments equitably allocated to the Property within the District in accordance with the District's assessment methodology. Developer agrees to pay, or cause to be paid, the 2027 O&M Budget Payment regardless of whether Developer owns the Property at the time of such payment subject to the terms set forth in Section 10 herein. Developer agrees that it will not contest the legality or validity of such imposition, collection or enforcement to the extent such imposition is made in accordance with the terms of this Agreement.

SECTION 3. CONTINUING LIEN. If the Developer does not remit payment within the time specified in Section 2 herein, the District shall have the right to file and perfect a continuing lien upon the Property described in **Exhibit B** for all payments due and owing under the terms of this Agreement, for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for FY 2027 O&M Budget" in the public records of Osceola County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for FY 2027 O&M Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when Developer has demonstrated, in the District's sole discretion, that such release will not materially impair the ability of the District to enforce the collection of funds hereunder and that the value of the remaining Property subject to the lien provides adequate security for all outstanding and reasonably anticipated obligations under this Agreement. In the event Developer sells any of the Property described in **Exhibit B** after the execution of this Agreement, Developer's rights and obligations under this Agreement shall remain the same, provided however that the District's right to file a lien under this Section shall apply to the remaining Property owned by Developer, without limiting any other remedy available to the District under this Agreement.

SECTION 4. ALTERNATIVE COLLECTION METHODS.

i. In the alternative or in addition to the collection method set forth in Section 3 above, the District may enforce the collection of the 2027 O&M Budget Payment(s) by action against Developer in the appropriate judicial forum in and for Osceola County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

ii. The District hereby finds that the activities, operations and services funded by the 2027 O&M Budget Payment(s) provide a special and peculiar benefit to the Property. Developer agrees that the activities, operations and services that will be funded by the 2027 O&M Budget Payment(s) provide a special and peculiar benefit to the Property in excess of the costs thereof. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in

Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Osceola County property appraiser.

SECTION 5. NOTICE. All notices, payments and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, to the parties, as follows:

A.	If to the District:	Hickory Tree Community Development District c/o GMS - Central Florida, LLC 219 E. Livingston Street Orlando, Florida 32801 Attn: District Manager
	With a copy to:	Kilinski | Van Wyk PLLC 517 East College Avenue Tallahassee, Florida 32303 Attn: District Counsel
B.	If to Developer:	Clayton Properties Group, Inc. d/b/a Highland Homes 3020 S. Florida Ave., Suite 101 Lakeland, Florida 33803 Attn: Milton Andrade

SECTION 6. AMENDMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 7. AUTHORITY. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. ASSIGNMENT. This Agreement may not be assigned, in whole or in part, by either party except upon the prior written consent of the other party, which consent shall not be unreasonably withheld, conditioned, or delayed. Any attempted assignment without such consent shall be void.

SECTION 9. DEFAULT. A default by either party under this Agreement shall entitle the non-defaulting party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described in Sections 3 and 4 above.

SECTION 10. THIRD-PARTY RIGHTS; TRANSFER OF PROPERTY. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, including the Property, Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement, subject to the District's prior written consent to such transfer. Developer shall give ninety (90) days prior written notice to the District under this Agreement of any such sale or disposition and shall provide evidence of the purchaser's assumption of this Agreement. Failure by Developer to comply with the requirements of this Section shall constitute a default under this Agreement, and any sale or disposition without the purchaser's written assumption of this Agreement shall not release Developer from any obligation hereunder.

SECTION 11. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree that venue will be in Osceola County, Florida. Nothing in this Agreement shall be deemed a waiver of the District's sovereign immunity or any limitations on liability of the District under Section 768.28, *Florida Statutes*, or other applicable law.

SECTION 12. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

SECTION 13. PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Developer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Developer acknowledges that the designated public records custodian for the District is **Jill Burns** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Developer shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Developer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in

Developer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Developer, Developer 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 DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO DEVELOPER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801, BY TELEPHONE AT (407) 841-5524, OR AT JBURNS@GMSCFL.COM.

SECTION 14. EFFECTIVE DATE. The Agreement shall take effect as of October 1, 2026. The enforcement provisions of this Agreement, including but not limited to Sections 3, 4, and 9, shall survive its termination, until all payments due pursuant to this Agreement are paid in full.

SECTION 15. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Developer certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Developer agrees to execute the affidavit, in a form mutually acceptable to the Parties, in compliance with Section 787.06(14), *Florida Statutes*, within thirty (30) days of the Effective Date.

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

HICKORY TREE
COMMUNITY DEVELOPMENT DISTRICT

____
Chairperson, Board of Supervisors

CLAYTON PROPERTIES GROUP, INC.,
D/B/A HIGHLAND HOMES

____
By: ________________________________
Its: ________________________________

EXHIBIT A: 2027 O&M Budget & Assessment Roll
EXHIBIT B: Property Description

<u>Exhibit A</u>:
2027 O&M Budget & Assessment Roll

Hickory Tree

Community Development District

Proposed Budget

FY2027

Table of Contents

Hickory Tree

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Total Projected 9/30/2026	Proposed Budget FY2027
Revenues					
Assessments - On Roll	$ -	$ -	$ -	$ -	$ 478,930
Assessments - Direct	$ -	$ -	$ -	$ -	$ 63,599
Developer Contributions	$ 647,999	$ 180,000	$ 118,162	$ 298,162	$ 131,858
Interest	$ -	$ 201	$ 86	$ 287	$ -
Total Revenues	**$ 647,999**	**$ 180,201**	**$ 118,248**	**$ 298,448**	**$ 674,388**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ 3,600	$ 2,000	$ 5,600	$ 12,000
FICA Expense	$ 918	$ 275	$ 153	$ 428	$ 918
Engineering	$ 15,000	$ 4,660	$ 3,750	$ 8,410	$ 15,000
Attorney	$ 25,000	$ 8,987	$ 3,305	$ 12,292	$ 25,000
Annual Audit	$ 4,000	$ 4,050	$ -	$ 4,050	$ 4,050
Assessment Administration	$ 5,000	$ -	$ 1,250	$ 1,250	$ 5,000
Arbitrage	$ 450	$ -	$ 113	$ 113	$ 450
Disclosure Software	$ 2,500	$ 2,500	$ -	$ 2,500	$ 2,500
Dissemination	$ 5,150	$ 3,863	$ 1,288	$ 5,150	$ 5,408
Trustee Fees	$ 4,446	$ 3,539	$ -	$ 3,539	$ 4,446
Management Fees	$ 40,556	$ 30,417	$ 10,139	$ 40,556	$ 42,584
Information Technology	$ 1,947	$ 1,460	$ 487	$ 1,947	$ 2,044
Website Maintenance	$ 1,298	$ 974	$ 325	$ 1,298	$ 1,363
Postage & Delivery	$ 1,000	$ 108	$ 250	$ 358	$ 1,000
Insurance	$ 6,934	$ 5,732	$ -	$ 5,732	$ 6,305
Copies	$ 1,000	$ 6	$ 250	$ 256	$ 1,000
Legal Advertising	$ 15,000	$ 416	$ 3,750	$ 4,166	$ 5,000
Other Current Charges	$ 5,000	$ 420	$ 140	$ 560	$ 2,500
Office Supplies	$ 625	$ 11	$ 156	$ 168	$ 625
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total General & Administrative:	**$ 147,999**	**$ 71,193**	**$ 27,354**	**$ 98,547**	**$ 137,368**
Operations & Maintenance					
Field Expenditures					
Property Insurance	$ -	$ -	$ -	$ -	$ 12,000
Field Management	$ -	$ 6,250	$ 3,750	$ 10,000	$ 15,000
Landscape Maintenance	$ -	$ -	$ 20,750	$ 20,750	$ 83,000
Landscape Contingency	$ -	$ -	$ -	$ -	$ 30,000
Streetlights	$ -	$ 2,519	$ 7,557	$ 10,076	$ 45,000
Electric	$ -	$ 3,985	$ 4,350	$ 8,335	$ 6,000
Aquatic Maintenance	$ -	$ -	$ 2,805	$ 2,805	$ 11,220
Irrigation Repairs	$ -	$ -	$ -	$ -	$ 5,000
Water and Sewer	$ -	$ 51,810	$ 15,000	$ 66,810	$ 70,000
General Repairs & Maintenance	$ -	$ -	$ -	$ -	$ 15,000
Pressure Washing	$ -	$ -	$ -	$ -	$ 7,500
Site Clean Up - Trash Removal	$ -	$ -	$ -	$ -	$ 15,600
Field Contingency	$ 500,000	$ 37,342	$ 5,000	$ 42,342	$ 10,000
Subtotal Field Expenditures	**$ 500,000**	**$ 101,906**	**$ 59,212**	**$ 161,118**	**$ 325,320**

Hickory Tree

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Total Projected 9/30/2026	Proposed Budget FY2027
Amenity Expenditures					
Amenity Access Management	$ -	$ -	$ 1,667	$ 1,667	$ 10,000
Amenity - Electric	$ -	$ -	$ 2,833	$ 2,833	$ 17,000
Amenity - Water	$ -	$ -	$ 7,500	$ 7,500	$ 45,000
Internet	$ -	$ -	$ 500	$ 500	$ 3,000
Pest Control	$ -	$ -	$ 417	$ 417	$ 2,500
Janitorial Service	$ -	$ -	$ 3,783	$ 3,783	$ 22,700
Security Services	$ -	$ -	$ 5,333	$ 5,333	$ 32,000
Pool Maintenance	$ -	$ -	$ 10,500	$ 10,500	$ 42,000
Amenity Repairs & Maintenance	$ -	$ -	$ 2,083	$ 2,083	$ 12,500
Holiday Lighting	$ -	$ -	$ 2,500	$ 2,500	$ 15,000
Amenity Contingency	$ -	$ -	$ 1,667	$ 1,667	$ 10,000
Subtotal Amenity Expenditures	**$ -**	**$ -**	**$ 38,783**	**$ 38,783**	**$ 211,700**
Total Operations & Maintenance	**$ 500,000**	**$ 101,906**	**$ 97,995**	**$ 199,902**	**$ 537,020**
Total Expenditures	**$ 647,999**	**$ 173,099**	**$ 125,350**	**$ 298,448**	**$ 674,388**
Excess Revenues/(Expenditures)	$ -	$ 7,102	$ (7,102)	$ -	$ -

Net Assessments	$542,529
Add: Discounts & Collections 6%	$34,630
Gross Assessments	$577,159

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	263	1.00	263.0	$ 309,025.00	$ 1,175.00	$ 1,250.00
60' Single Family	25	1.20	30.0	$ 35,250.00	$ 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			461.7	$ 542,529		

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.

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.

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.

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 6/30/2026	Projected Next 3 Months	Projected Thru 9/30/2026	Proposed Budget FY2027
Revenues					
Assessments	$ 1,406,446	$ 871,996	$ 534,450	$ 1,406,446	$ 1,341,073
Assessments - Prepayments	$ -	$ 752,821	$ -	$ 752,821	$ -
Interest Income	$ 43,269	$ 50,335	$ 11,186	$ 61,520	$ 30,760
Carry Forward Surplus	$ 576,228	$ 570,618	$ -	$ 570,618	$ 522,094
Total Revenues	**$ 2,025,943**	**$ 2,245,769**	**$ 545,636**	**$ 2,791,405**	**$ 1,893,927**
Expenses					
Interest- 11/01	$ 551,429	$ 551,429	$ -	$ 551,429	$ 523,125
Principal - 05/01	$ 310,000	$ 310,000	$ -	$ 310,000	$ 310,000
Interest - 05/01	$ 551,429	$ 551,429	$ -	$ 551,429	$ 523,125
Special Call - 08/01	$ -	$ -	$ 810,000	$ 810,000	$ -
Total Expenditures	**$ 1,412,858**	**$ 1,412,858**	**$ 810,000**	**$ 2,222,858**	**$ 1,356,250**
Other Financing Sources/(Uses)					
Transfer In/(Out)	$ -	$ (38,454)	$ (8,000)	$ (46,454)	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ (38,454)**	**$ (8,000)**	**$ (46,454)**	**$ -**
Excess Revenues/(Expenditures)	$ 613,086	$ 794,458	$ (272,364)	$ 522,094	$ 537,677

***Carry forward less amount in Reserve funds.**

Series 2024	
Interest - 11/01/27	**$516,150**

Product Types	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Townhome	92	$211,108	$2,294.65	$2,441.12
Single Family 40'	31	$98,493	$3,177.21	$3,380.01
Single Family 40' PD	13	$22,230	$1,710.00	$1,819.15
Single Family 50'	237	$836,666	$3,530.24	$3,755.57
Single Family 50' PD	26	$49,400	$1,900.00	$2,021.28
Single Family 60'	23	$97,434	$4,236.28	$4,506.68
Single Family 60' PD	2	$4,560	$2,280.00	$2,425.53
Single Family 75'	4	$21,181	$5,295.35	$5,633.35
Totals	428	**$1,341,073**		

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

Date	Balance	Prinicpal	Interest	Total
11/01/26	$ 19,880,000.00	$ -	$ 523,125.00	$ 523,125.00
05/01/27	$ 19,880,000.00	$ 310,000.00	$ 523,125.00	
11/01/27	$ 19,570,000.00		$ 516,150.00	$ 1,349,275.00
05/01/28	$ 19,570,000.00	$ 325,000.00	$ 516,150.00	
11/01/28	$ 19,245,000.00		$ 508,837.50	$ 1,349,987.50
05/01/29	$ 19,245,000.00	$ 340,000.00	$ 508,837.50	
11/01/29	$ 18,905,000.00		$ 501,187.50	$ 1,350,025.00
05/01/30	$ 18,905,000.00	$ 355,000.00	$ 501,187.50	
11/01/30	$ 18,550,000.00		$ 493,200.00	$ 1,349,387.50
05/01/31	$ 18,550,000.00	$ 370,000.00	$ 493,200.00	
11/01/31	$ 18,180,000.00		$ 484,875.00	$ 1,348,075.00
05/01/32	$ 18,180,000.00	$ 390,000.00	$ 484,875.00	
11/01/32	$ 17,790,000.00		$ 474,832.50	$ 1,349,707.50
05/01/33	$ 17,790,000.00	$ 410,000.00	$ 474,832.50	
11/01/33	$ 17,380,000.00		$ 464,275.00	$ 1,349,107.50
05/01/34	$ 17,380,000.00	$ 430,000.00	$ 464,275.00	
11/01/34	$ 16,950,000.00		$ 453,202.50	$ 1,347,477.50
05/01/35	$ 16,950,000.00	$ 455,000.00	$ 453,202.50	
11/01/35	$ 16,495,000.00		$ 441,486.25	$ 1,349,688.75
05/01/36	$ 16,495,000.00	$ 480,000.00	$ 441,486.25	
11/01/36	$ 16,015,000.00		$ 429,126.25	$ 1,350,612.50
05/01/37	$ 16,015,000.00	$ 505,000.00	$ 429,126.25	
11/01/37	$ 15,510,000.00		$ 416,122.50	$ 1,350,248.75
05/01/38	$ 15,510,000.00	$ 530,000.00	$ 416,122.50	
11/01/38	$ 14,980,000.00		$ 402,475.00	$ 1,348,597.50
05/01/39	$ 14,980,000.00	$ 560,000.00	$ 402,475.00	
11/01/39	$ 14,420,000.00		$ 388,055.00	$ 1,350,530.00
05/01/40	$ 14,420,000.00	$ 585,000.00	$ 388,055.00	
11/01/40	$ 13,835,000.00		$ 372,991.25	$ 1,346,046.25
05/01/41	$ 13,835,000.00	$ 620,000.00	$ 372,991.25	
11/01/41	$ 13,215,000.00		$ 357,026.25	$ 1,350,017.50
05/01/42	$ 13,215,000.00	$ 650,000.00	$ 357,026.25	
11/01/42	$ 12,565,000.00		$ 340,288.75	$ 1,347,315.00
05/01/43	$ 12,565,000.00	$ 685,000.00	$ 340,288.75	
11/01/43	$ 11,880,000.00		$ 322,650.00	$ 1,347,938.75
05/01/44	$ 11,880,000.00	$ 720,000.00	$ 322,650.00	
11/01/44	$ 11,160,000.00		$ 304,110.00	$ 1,346,760.00
05/01/45	$ 11,160,000.00	$ 760,000.00	$ 304,110.00	
11/01/45	$ 10,400,000.00		$ 283,400.00	$ 1,347,510.00
05/01/46	$ 10,400,000.00	$ 805,000.00	$ 283,400.00	
11/01/46	$ 9,595,000.00		$ 261,463.75	$ 1,349,863.75

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

Date		Balance		Prinicpal		Interest		Total
05/01/47	$	9,595,000.00	$	850,000.00	$	261,463.75		
11/01/47	$	8,745,000.00			$	238,301.25	$	1,349,765.00
05/01/48	$	8,745,000.00	$	895,000.00	$	238,301.25		
11/01/48	$	7,850,000.00			$	213,912.50	$	1,347,213.75
05/01/49	$	7,850,000.00	$	945,000.00	$	213,912.50		
11/01/49	$	6,905,000.00			$	188,161.25	$	1,347,073.75
05/01/50	$	6,905,000.00	$	1,000,000.00	$	188,161.25		
11/01/50	$	5,905,000.00			$	160,911.25	$	1,349,072.50
05/01/51	$	5,905,000.00	$	1,055,000.00	$	160,911.25		
11/01/51	$	4,850,000.00			$	132,162.50	$	1,348,073.75
05/01/52	$	4,850,000.00	$	1,115,000.00	$	132,162.50		
11/01/52	$	3,735,000.00			$	101,778.75	$	1,348,941.25
05/01/53	$	3,735,000.00	$	1,175,000.00	$	101,778.75		
11/01/53	$	2,560,000.00			$	69,760.00	$	1,346,538.75
05/01/54	$	2,560,000.00	$	1,245,000.00	$	69,760.00		
11/01/54	$	1,315,000.00			$	35,833.75	$	1,350,593.75
05/01/55	$	1,315,000.00	$	1,315,000.00	$	35,833.75	$	1,350,833.75
			$	**19,880,000.00**	**$**	**19,759,402.50**	**$**	**39,639,402.50**

Hickory Tree CDD
FY 27 Assessment Roll

ParcelID	Units	Type	O&M	2024 Debt	Total
04-27-31-3689-0001-0010	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0020	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0030	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0040	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0050	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0060	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0070	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0080	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0090	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0100	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0110	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0120	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0130	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0140	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0150	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0160	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0170	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0180	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0190	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0200	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0210	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0220	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0230	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0240	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0250	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0260	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0270	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0280	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0290	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0300	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0310	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0320	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0330	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0340	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0350	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0360	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0370	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0380	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0390	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0400	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0410	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0420	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0430	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0440	1	50'	$1,250.00	$3,755.57	$5,005.57

ParcelID	Units	Type	O&M	2024 Debt	Total
04-27-31-3689-0001-0450	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0460	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0470	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0480	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0490	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0500	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0690	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-0700	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0710	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0720	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0730	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0740	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0750	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0760	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0770	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-0780	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0790	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0800	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0810	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0820	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0830	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0840	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0850	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0860	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0870	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0880	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0890	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0900	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0910	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0920	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0930	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0940	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0950	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0960	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0970	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0980	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0990	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1000	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1010	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1020	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1030	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1040	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1050	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1060	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1070	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1080	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1090	1	TH	$937.50	$2,441.12	$3,378.62

ParcelID	Units	Type	O&M	2024 Debt	Total
04-27-31-3689-0001-1100	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1110	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1120	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1130	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1140	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1150	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1160	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1170	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1180	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1190	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1200	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1210	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1220	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1230	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1240	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1250	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1260	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1270	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1280	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1290	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1300	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1310	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1320	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1330	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1340	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1350	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1360	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1370	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1380	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1390	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1400	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1410	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1420	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1430	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1440	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1450	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1460	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1470	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1480	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1490	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1500	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1510	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1520	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1530	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1540	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1550	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1560	1	TH	$937.50	$2,441.12	$3,378.62

ParcelID	Units	Type	O&M	2024 Debt	Total
04-27-31-3689-0001-1570	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1580	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1590	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1600	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1610	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1620	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1630	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1640	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1650	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1660	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1670	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1680	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1690	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1700	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1710	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1720	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1730	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1740	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1750	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1760	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1770	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1780	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1790	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1800	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1810	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1820	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1830	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1840	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1850	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1860	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1870	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1880	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1890	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1900	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1910	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1920	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1930	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1940	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1950	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1960	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1970	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1980	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1990	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2000	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2010	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2020	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2030	1	45'	$1,125.00	$3,380.01	$4,505.01

ParcelID	Units	Type	O&M	2024 Debt	Total
04-27-31-3689-0001-2040	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2050	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2060	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2070	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2080	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2090	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2100	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2110	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2120	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2130	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2140	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-2150	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2160	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2170	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-2180	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-2190	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-2200	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-2210	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-2220	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-2230	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-2240	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2250	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-2260	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-2270	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2280	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2290	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2300	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2310	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2320	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2330	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2340	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2350	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2360	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2370	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2380	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-2390	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2400	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2410	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2420	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2430	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2440	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2450	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-2460	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-2470	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2480	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2490	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2500	1	50'	$1,250.00	$3,755.57	$5,005.57

ParcelID	Units	Type	O&M	2024 Debt	Total
04-27-31-3689-0001-2510	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2520	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2530	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2540	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2550	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2560	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2570	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2580	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2590	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2600	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2610	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2620	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-2630	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2640	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2650	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2660	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2670	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2680	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2690	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2700	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2710	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2720	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2730	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2740	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2750	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2760	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2770	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2780	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2790	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2800	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2810	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2820	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2830	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2840	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2850	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2860	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-2870	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2880	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2890	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2900	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2910	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2920	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2930	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2940	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2950	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2960	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2970	1	50'	$1,250.00	$3,755.57	$5,005.57

ParcelID	Units	Type	O&M	2024 Debt	Total
04-27-31-3689-0001-2980	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2990	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3000	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3010	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3020	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3030	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3040	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3050	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3060	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3070	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3080	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3090	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3100	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-3110	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3120	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3130	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3140	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3150	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3160	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3170	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3180	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3190	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3200	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3210	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3220	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3230	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-3240	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3250	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3260	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3270	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3280	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3290	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3300	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3310	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3320	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3330	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3340	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-3350	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3360	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3370	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3380	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3390	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3400	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3410	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3420	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3430	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3440	1	50'	$1,250.00	$3,755.57	$5,005.57

ParcelID	Units	Type	O&M	2024 Debt	Total
04-27-31-3689-0001-3450	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3460	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3470	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-3480	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3490	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3500	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3510	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3520	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3530	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3540	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3550	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3560	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3570	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3580	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3590	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3600	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3610	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3620	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3630	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3640	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3650	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3660	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3670	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3680	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3690	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3700	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3710	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-3720	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3730	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3740	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3750	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3760	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3770	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3780	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3790	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3800	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3810	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3820	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3830	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3840	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3850	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3860	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3870	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3880	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3890	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3900	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3910	1	50'	$1,250.00	$3,755.57	$5,005.57

ParcelID	Units	Type	O&M	2024 Debt	Total
04-27-31-3689-0001-3920	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3930	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3940	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3950	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-3960	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3970	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3980	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3990	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4000	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4010	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4020	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4030	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4040	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4050	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4060	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-4070	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4080	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4090	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4100	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4110	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4120	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4130	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4140	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-4150	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-4160	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4170	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4180	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4190	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4200	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4210	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4220	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4230	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-5010	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-5020	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-5030	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-5040	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-5050	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-5060	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-5070	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-5080	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-5090	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-5100	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-5560	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-5570	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-5580	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-5590	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-5600	1	60'	$1,500.00	$4,506.68	$6,006.68

ParcelID	Units	Type	O&M	2024 Debt	Total
04-27-31-3689-0001-5610	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-5620	1	60'	$1,500.00	$2,425.53	$3,925.53
04-27-31-3689-0001-5630	1	60'	$1,500.00	$2,425.53	$3,925.53
04-27-31-3689-0001-5640	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-5920	1	75'	$1,875.00	$5,633.35	$7,508.35
04-27-31-3689-0001-5930	1	75'	$1,875.00	$5,633.35	$7,508.35
04-27-31-3689-0001-5940	1	75'	$1,875.00	$5,633.35	$7,508.35
04-27-31-3689-0001-5950	1	75'	$1,875.00	$5,633.35	$7,508.35
Gross Asessments on Roll	428		$509,500.00	$1,426,673.12	$1,936,173.12
Net Assessments on Roll			$478,930.00	$1,341,072.73	$1,820,002.73

Direct Billing

ParcelID	Units	Type	O&M	2024 Debt	Total
04-27-31-4950-0001-0012	369	Various	$67,659.84	$0.00	$67,659.84
Gross Assessments off Roll	369		$67,659.84	$0.00	$67,659.84
Net Assessments off Roll			$63,600.25	$0.00	$63,600.25
Total Gross Assessments	797		$577,159.84	$1,426,673.12	$2,003,832.96
Total Net Assessments			$542,530.25	$1,341,072.73	$1,883,602.98

<u>EXHIBIT B</u>:
PROPERTY DESCRIPTION

Lots 1, 2, 3, 4, 5, 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 45, 46, 47, 48, 49, 50, 51, 52, 62, 63, 64, 65, 66 and 67, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 4, TOWNSHIP 27 S, RANGE 31 E, according to the plat thereof, as recorded in Plat Book "B", Page 30, Public Records of Osceola County, Florida; LESS Right of Way for State Road 534 AND LESS lands conveyed to the State of Florida set forth in that certain Warranty Deed recorded in Deed Book 150, Page 491, Public Records of Osceola County, Florida.

AND

That certain unnamed 35 foot road, as shown on the Plat of THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 31 EAST, according to the plat thereof, as recorded in Plat Book "B", Page 30, Public Records of Osceola County, Florida, running North and South and lying between and abutting Lots 2, 15, 18, 31, 34, 47, 50, 63 and 66 on the East and Lots 3, 14, 19, 30, 35, 46, 51, 62 and 67 on the West; and that certain unnamed 35 foot road running East and West and lying between and abutting Lots 62, 63 and 64 on the North and Lots 65, 66 and 67 on the South, as vacated by Resolution of the Board of County Commissioners, Osceola County, Florida, dated September 21, 1971 and recorded October 14, 1971, in Official Records Book 228, Page 45, Public Records of Osceola County, Florida.

AND

That certain unnamed 35 foot road running North and South and adjoining and abutting Lots 5, 12, 21 and 28 on the West and Lots 4, 13, 20 and 29 on the East, in Section 4, Township 27 South, Range 31 East, Osceola County, Florida, according the SEMINOLE LAND & INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION of said section, as per plat thereof, recorded in Plat Book "B", Page 30, as vacated by Resolution of the Board of County Commissioners, Osceola County, Florida, dated April 27, 1964 and filed May 14, 1964, in Official Records Book 117, Page 493, Public Records of Osceola County, Florida.

SECTION B

SECTION 1

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; 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 established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit B**; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A** and **B** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B.** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A** and **B**.

B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A** and **B**. Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2026, 25% due no later than February 1, 2027 and 25% due no later than May 1, 2027. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2027, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes,* or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 6th DAY OF AUGUST, 2026.

ATTEST:

HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By:______________________________

Its:______________________________

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Hickory Tree

Community Development District

Proposed Budget

FY2027

Table of Contents

Hickory Tree

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Total Projected 9/30/2026	Proposed Budget FY2027
Revenues					
Assessments - On Roll	$ -	$ -	$ -	$ -	$ 478,930
Assessments - Direct	$ -	$ -	$ -	$ -	$ 63,599
Developer Contributions	$ 647,999	$ 180,000	$ 118,162	$ 298,162	$ 131,858
Interest	$ -	$ 201	$ 86	$ 287	$ -
Total Revenues	**$ 647,999**	**$ 180,201**	**$ 118,248**	**$ 298,448**	**$ 674,388**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ 3,600	$ 2,000	$ 5,600	$ 12,000
FICA Expense	$ 918	$ 275	$ 153	$ 428	$ 918
Engineering	$ 15,000	$ 4,660	$ 3,750	$ 8,410	$ 15,000
Attorney	$ 25,000	$ 8,987	$ 3,305	$ 12,292	$ 25,000
Annual Audit	$ 4,000	$ 4,050	$ -	$ 4,050	$ 4,050
Assessment Administration	$ 5,000	$ -	$ 1,250	$ 1,250	$ 5,000
Arbitrage	$ 450	$ -	$ 113	$ 113	$ 450
Disclosure Software	$ 2,500	$ 2,500	$ -	$ 2,500	$ 2,500
Dissemination	$ 5,150	$ 3,863	$ 1,288	$ 5,150	$ 5,408
Trustee Fees	$ 4,446	$ 3,539	$ -	$ 3,539	$ 4,446
Management Fees	$ 40,556	$ 30,417	$ 10,139	$ 40,556	$ 42,584
Information Technology	$ 1,947	$ 1,460	$ 487	$ 1,947	$ 2,044
Website Maintenance	$ 1,298	$ 974	$ 325	$ 1,298	$ 1,363
Postage & Delivery	$ 1,000	$ 108	$ 250	$ 358	$ 1,000
Insurance	$ 6,934	$ 5,732	$ -	$ 5,732	$ 6,305
Copies	$ 1,000	$ 6	$ 250	$ 256	$ 1,000
Legal Advertising	$ 15,000	$ 416	$ 3,750	$ 4,166	$ 5,000
Other Current Charges	$ 5,000	$ 420	$ 140	$ 560	$ 2,500
Office Supplies	$ 625	$ 11	$ 156	$ 168	$ 625
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total General & Administrative:	**$ 147,999**	**$ 71,193**	**$ 27,354**	**$ 98,547**	**$ 137,368**
Operations & Maintenance					
Field Expenditures					
Property Insurance	$ -	$ -	$ -	$ -	$ 12,000
Field Management	$ -	$ 6,250	$ 3,750	$ 10,000	$ 15,000
Landscape Maintenance	$ -	$ -	$ 20,750	$ 20,750	$ 83,000
Landscape Contingency	$ -	$ -	$ -	$ -	$ 30,000
Streetlights	$ -	$ 2,519	$ 7,557	$ 10,076	$ 45,000
Electric	$ -	$ 3,985	$ 4,350	$ 8,335	$ 6,000
Aquatic Maintenance	$ -	$ -	$ 2,805	$ 2,805	$ 11,220
Irrigation Repairs	$ -	$ -	$ -	$ -	$ 5,000
Water and Sewer	$ -	$ 51,810	$ 15,000	$ 66,810	$ 70,000
General Repairs & Maintenance	$ -	$ -	$ -	$ -	$ 15,000
Pressure Washing	$ -	$ -	$ -	$ -	$ 7,500
Site Clean Up - Trash Removal	$ -	$ -	$ -	$ -	$ 15,600
Field Contingency	$ 500,000	$ 37,342	$ 5,000	$ 42,342	$ 10,000
Subtotal Field Expenditures	**$ 500,000**	**$ 101,906**	**$ 59,212**	**$ 161,118**	**$ 325,320**

Hickory Tree

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Total Projected 9/30/2026	Proposed Budget FY2027
Amenity Expenditures					
Amenity Access Management	$ -	$ -	$ 1,667	$ 1,667	$ 10,000
Amenity - Electric	$ -	$ -	$ 2,833	$ 2,833	$ 17,000
Amenity - Water	$ -	$ -	$ 7,500	$ 7,500	$ 45,000
Internet	$ -	$ -	$ 500	$ 500	$ 3,000
Pest Control	$ -	$ -	$ 417	$ 417	$ 2,500
Janitorial Service	$ -	$ -	$ 3,783	$ 3,783	$ 22,700
Security Services	$ -	$ -	$ 5,333	$ 5,333	$ 32,000
Pool Maintenance	$ -	$ -	$ 10,500	$ 10,500	$ 42,000
Amenity Repairs & Maintenance	$ -	$ -	$ 2,083	$ 2,083	$ 12,500
Holiday Lighting	$ -	$ -	$ 2,500	$ 2,500	$ 15,000
Amenity Contingency	$ -	$ -	$ 1,667	$ 1,667	$ 10,000
Subtotal Amenity Expenditures	**$ -**	**$ -**	**$ 38,783**	**$ 38,783**	**$ 211,700**
Total Operations & Maintenance	**$ 500,000**	**$ 101,906**	**$ 97,995**	**$ 199,902**	**$ 537,020**
Total Expenditures	**$ 647,999**	**$ 173,099**	**$ 125,350**	**$ 298,448**	**$ 674,388**
Excess Revenues/(Expenditures)	$ -	$ 7,102	$ (7,102)	$ -	$ -

Net Assessments	$542,529
Add: Discounts & Collections 6%	$34,630
Gross Assessments	$577,159

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	263	1.00	263.0	$ 309,025.00	$ 1,175.00	$ 1,250.00
60' Single Family	25	1.20	30.0	$ 35,250.00	$ 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			461.7	$ 542,529		

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.

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.

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.

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 6/30/2026	Projected Next 3 Months	Projected Thru 9/30/2026	Proposed Budget FY2027
Revenues					
Assessments	$ 1,406,446	$ 871,996	$ 534,450	$ 1,406,446	$ 1,341,073
Assessments - Prepayments	$ -	$ 752,821	$ -	$ 752,821	$ -
Interest Income	$ 43,269	$ 50,335	$ 11,186	$ 61,520	$ 30,760
Carry Forward Surplus	$ 576,228	$ 570,618	$ -	$ 570,618	$ 522,094
Total Revenues	**$ 2,025,943**	**$ 2,245,769**	**$ 545,636**	**$ 2,791,405**	**$ 1,893,927**
Expenses					
Interest- 11/01	$ 551,429	$ 551,429	$ -	$ 551,429	$ 523,125
Principal - 05/01	$ 310,000	$ 310,000	$ -	$ 310,000	$ 310,000
Interest - 05/01	$ 551,429	$ 551,429	$ -	$ 551,429	$ 523,125
Special Call - 08/01	$ -	$ -	$ 810,000	$ 810,000	$ -
Total Expenditures	**$ 1,412,858**	**$ 1,412,858**	**$ 810,000**	**$ 2,222,858**	**$ 1,356,250**
Other Financing Sources/(Uses)					
Transfer In/(Out)	$ -	$ (38,454)	$ (8,000)	$ (46,454)	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ (38,454)**	**$ (8,000)**	**$ (46,454)**	**$ -**
Excess Revenues/(Expenditures)	$ 613,086	$ 794,458	$ (272,364)	$ 522,094	$ 537,677

***Carry forward less amount in Reserve funds.**

Series 2024	
Interest - 11/01/27	**$516,150**

Product Types	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Townhome	92	$211,108	$2,294.65	$2,441.12
Single Family 40'	31	$98,493	$3,177.21	$3,380.01
Single Family 40' PD	13	$22,230	$1,710.00	$1,819.15
Single Family 50'	237	$836,666	$3,530.24	$3,755.57
Single Family 50' PD	26	$49,400	$1,900.00	$2,021.28
Single Family 60'	23	$97,434	$4,236.28	$4,506.68
Single Family 60' PD	2	$4,560	$2,280.00	$2,425.53
Single Family 75'	4	$21,181	$5,295.35	$5,633.35
Totals	428	**$1,341,073**		

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

Date		Balance		Prinicpal		Interest		Total
11/01/26	$	19,880,000.00	$	-	$	523,125.00	$	523,125.00
05/01/27	$	19,880,000.00	$	310,000.00	$	523,125.00		
11/01/27	$	19,570,000.00			$	516,150.00	$	1,349,275.00
05/01/28	$	19,570,000.00	$	325,000.00	$	516,150.00		
11/01/28	$	19,245,000.00			$	508,837.50	$	1,349,987.50
05/01/29	$	19,245,000.00	$	340,000.00	$	508,837.50		
11/01/29	$	18,905,000.00			$	501,187.50	$	1,350,025.00
05/01/30	$	18,905,000.00	$	355,000.00	$	501,187.50		
11/01/30	$	18,550,000.00			$	493,200.00	$	1,349,387.50
05/01/31	$	18,550,000.00	$	370,000.00	$	493,200.00		
11/01/31	$	18,180,000.00			$	484,875.00	$	1,348,075.00
05/01/32	$	18,180,000.00	$	390,000.00	$	484,875.00		
11/01/32	$	17,790,000.00			$	474,832.50	$	1,349,707.50
05/01/33	$	17,790,000.00	$	410,000.00	$	474,832.50		
11/01/33	$	17,380,000.00			$	464,275.00	$	1,349,107.50
05/01/34	$	17,380,000.00	$	430,000.00	$	464,275.00		
11/01/34	$	16,950,000.00			$	453,202.50	$	1,347,477.50
05/01/35	$	16,950,000.00	$	455,000.00	$	453,202.50		
11/01/35	$	16,495,000.00			$	441,486.25	$	1,349,688.75
05/01/36	$	16,495,000.00	$	480,000.00	$	441,486.25		
11/01/36	$	16,015,000.00			$	429,126.25	$	1,350,612.50
05/01/37	$	16,015,000.00	$	505,000.00	$	429,126.25		
11/01/37	$	15,510,000.00			$	416,122.50	$	1,350,248.75
05/01/38	$	15,510,000.00	$	530,000.00	$	416,122.50		
11/01/38	$	14,980,000.00			$	402,475.00	$	1,348,597.50
05/01/39	$	14,980,000.00	$	560,000.00	$	402,475.00		
11/01/39	$	14,420,000.00			$	388,055.00	$	1,350,530.00
05/01/40	$	14,420,000.00	$	585,000.00	$	388,055.00		
11/01/40	$	13,835,000.00			$	372,991.25	$	1,346,046.25
05/01/41	$	13,835,000.00	$	620,000.00	$	372,991.25		
11/01/41	$	13,215,000.00			$	357,026.25	$	1,350,017.50
05/01/42	$	13,215,000.00	$	650,000.00	$	357,026.25		
11/01/42	$	12,565,000.00			$	340,288.75	$	1,347,315.00
05/01/43	$	12,565,000.00	$	685,000.00	$	340,288.75		
11/01/43	$	11,880,000.00			$	322,650.00	$	1,347,938.75
05/01/44	$	11,880,000.00	$	720,000.00	$	322,650.00		
11/01/44	$	11,160,000.00			$	304,110.00	$	1,346,760.00
05/01/45	$	11,160,000.00	$	760,000.00	$	304,110.00		
11/01/45	$	10,400,000.00			$	283,400.00	$	1,347,510.00
05/01/46	$	10,400,000.00	$	805,000.00	$	283,400.00		
11/01/46	$	9,595,000.00			$	261,463.75	$	1,349,863.75

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

Date	Balance	Prinicpal	Interest	Total
05/01/47	$ 9,595,000.00	$ 850,000.00	$ 261,463.75	
11/01/47	$ 8,745,000.00		$ 238,301.25	$ 1,349,765.00
05/01/48	$ 8,745,000.00	$ 895,000.00	$ 238,301.25	
11/01/48	$ 7,850,000.00		$ 213,912.50	$ 1,347,213.75
05/01/49	$ 7,850,000.00	$ 945,000.00	$ 213,912.50	
11/01/49	$ 6,905,000.00		$ 188,161.25	$ 1,347,073.75
05/01/50	$ 6,905,000.00	$ 1,000,000.00	$ 188,161.25	
11/01/50	$ 5,905,000.00		$ 160,911.25	$ 1,349,072.50
05/01/51	$ 5,905,000.00	$ 1,055,000.00	$ 160,911.25	
11/01/51	$ 4,850,000.00		$ 132,162.50	$ 1,348,073.75
05/01/52	$ 4,850,000.00	$ 1,115,000.00	$ 132,162.50	
11/01/52	$ 3,735,000.00		$ 101,778.75	$ 1,348,941.25
05/01/53	$ 3,735,000.00	$ 1,175,000.00	$ 101,778.75	
11/01/53	$ 2,560,000.00		$ 69,760.00	$ 1,346,538.75
05/01/54	$ 2,560,000.00	$ 1,245,000.00	$ 69,760.00	
11/01/54	$ 1,315,000.00		$ 35,833.75	$ 1,350,593.75
05/01/55	$ 1,315,000.00	$ 1,315,000.00	$ 35,833.75	$ 1,350,833.75
		$ 19,880,000.00	**$ 19,759,402.50**	**$ 39,639,402.50**

Hickory Tree CDD
FY 27 Assessment Roll

ParcelID	Units	Type	O&M	2024 Debt	Total
04-27-31-3689-0001-0010	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0020	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0030	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0040	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0050	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0060	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0070	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0080	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0090	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0100	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0110	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0120	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0130	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0140	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0150	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0160	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0170	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0180	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0190	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0200	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0210	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0220	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0230	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0240	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0250	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0260	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0270	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0280	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0290	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0300	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0310	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0320	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0330	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0340	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0350	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0360	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-0370	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0380	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0390	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0400	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0410	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0420	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0430	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0440	1	50'	$1,250.00	$3,755.57	$5,005.57

ParcelID	Units	Type	O&M	2024 Debt	Total
04-27-31-3689-0001-0450	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0460	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0470	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0480	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0490	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0500	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0690	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-0700	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0710	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0720	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0730	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0740	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0750	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0760	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-0770	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-0780	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0790	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0800	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0810	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0820	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0830	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0840	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0850	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0860	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0870	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0880	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0890	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0900	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0910	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0920	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0930	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0940	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0950	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0960	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0970	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0980	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-0990	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1000	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1010	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1020	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1030	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1040	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1050	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1060	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1070	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1080	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1090	1	TH	$937.50	$2,441.12	$3,378.62

ParcelID	Units	Type	O&M	2024 Debt	Total
04-27-31-3689-0001-1100	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1110	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1120	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1130	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1140	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1150	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1160	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1170	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1180	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1190	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1200	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1210	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1220	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1230	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1240	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1250	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1260	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1270	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1280	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1290	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1300	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1310	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1320	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1330	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1340	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1350	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1360	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1370	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1380	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1390	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1400	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1410	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1420	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1430	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1440	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1450	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1460	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1470	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1480	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1490	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1500	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1510	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1520	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1530	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1540	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1550	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1560	1	TH	$937.50	$2,441.12	$3,378.62

ParcelID	Units	Type	O&M	2024 Debt	Total
04-27-31-3689-0001-1570	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1580	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1590	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1600	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1610	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1620	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1630	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1640	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1650	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1660	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1670	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1680	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1690	1	TH	$937.50	$2,441.12	$3,378.62
04-27-31-3689-0001-1700	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1710	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1720	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1730	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1740	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1750	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1760	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1770	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1780	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1790	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1800	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1810	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1820	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1830	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1840	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1850	1	45'	$1,125.00	$1,819.15	$2,944.15
04-27-31-3689-0001-1860	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1870	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1880	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1890	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1900	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1910	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1920	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1930	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1940	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1950	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1960	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1970	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1980	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-1990	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2000	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2010	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2020	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2030	1	45'	$1,125.00	$3,380.01	$4,505.01

ParcelID	Units	Type	O&M	2024 Debt	Total
04-27-31-3689-0001-2040	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2050	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2060	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2070	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2080	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2090	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2100	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2110	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2120	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2130	1	45'	$1,125.00	$3,380.01	$4,505.01
04-27-31-3689-0001-2140	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-2150	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2160	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2170	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-2180	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-2190	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-2200	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-2210	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-2220	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-2230	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-2240	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2250	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-2260	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-2270	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2280	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2290	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2300	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2310	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2320	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2330	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2340	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2350	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2360	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2370	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2380	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-2390	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2400	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2410	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2420	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2430	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2440	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2450	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-2460	1	50'	$1,250.00	$2,021.28	$3,271.28
04-27-31-3689-0001-2470	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2480	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2490	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2500	1	50'	$1,250.00	$3,755.57	$5,005.57

ParcelID	Units	Type	O&M	2024 Debt	Total
04-27-31-3689-0001-2510	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2520	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2530	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2540	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2550	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2560	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2570	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2580	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2590	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2600	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2610	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2620	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-2630	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2640	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2650	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2660	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2670	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2680	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2690	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2700	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2710	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2720	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2730	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2740	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2750	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2760	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2770	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2780	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2790	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2800	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2810	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2820	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2830	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2840	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2850	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2860	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-2870	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2880	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2890	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2900	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2910	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2920	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2930	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2940	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2950	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2960	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2970	1	50'	$1,250.00	$3,755.57	$5,005.57

ParcelID	Units	Type	O&M	2024 Debt	Total
04-27-31-3689-0001-2980	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-2990	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3000	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3010	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3020	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3030	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3040	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3050	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3060	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3070	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3080	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3090	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3100	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-3110	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3120	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3130	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3140	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3150	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3160	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3170	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3180	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3190	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3200	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3210	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3220	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3230	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-3240	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3250	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3260	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3270	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3280	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3290	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3300	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3310	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3320	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3330	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3340	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-3350	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3360	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3370	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3380	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3390	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3400	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3410	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3420	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3430	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3440	1	50'	$1,250.00	$3,755.57	$5,005.57

ParcelID	Units	Type	O&M	2024 Debt	Total
04-27-31-3689-0001-3450	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3460	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3470	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-3480	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3490	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3500	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3510	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3520	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3530	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3540	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3550	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3560	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3570	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3580	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3590	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3600	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3610	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3620	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3630	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3640	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3650	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3660	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3670	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3680	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3690	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3700	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3710	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-3720	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3730	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3740	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3750	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3760	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3770	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3780	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3790	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3800	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3810	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3820	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3830	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3840	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3850	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3860	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3870	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3880	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3890	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3900	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3910	1	50'	$1,250.00	$3,755.57	$5,005.57

ParcelID	Units	Type	O&M	2024 Debt	Total
04-27-31-3689-0001-3920	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3930	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3940	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3950	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-3960	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3970	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3980	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-3990	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4000	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4010	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4020	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4030	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4040	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4050	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4060	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-4070	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4080	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4090	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4100	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4110	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4120	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4130	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4140	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-4150	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-4160	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4170	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4180	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4190	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4200	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4210	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4220	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-4230	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-5010	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-5020	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-5030	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-5040	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-5050	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-5060	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-5070	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-5080	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-5090	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-5100	1	50'	$1,250.00	$3,755.57	$5,005.57
04-27-31-3689-0001-5560	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-5570	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-5580	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-5590	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-5600	1	60'	$1,500.00	$4,506.68	$6,006.68

ParcelID	Units	Type	O&M	2024 Debt	Total
04-27-31-3689-0001-5610	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-5620	1	60'	$1,500.00	$2,425.53	$3,925.53
04-27-31-3689-0001-5630	1	60'	$1,500.00	$2,425.53	$3,925.53
04-27-31-3689-0001-5640	1	60'	$1,500.00	$4,506.68	$6,006.68
04-27-31-3689-0001-5920	1	75'	$1,875.00	$5,633.35	$7,508.35
04-27-31-3689-0001-5930	1	75'	$1,875.00	$5,633.35	$7,508.35
04-27-31-3689-0001-5940	1	75'	$1,875.00	$5,633.35	$7,508.35
04-27-31-3689-0001-5950	1	75'	$1,875.00	$5,633.35	$7,508.35
Gross Asessments on Roll	428		$509,500.00	$1,426,673.12	$1,936,173.12
Net Assessments on Roll			$478,930.00	$1,341,072.73	$1,820,002.73

Direct Billing

ParcelID	Units	Type	O&M	2024 Debt	Total
04-27-31-4950-0001-0012	369	Various	$67,659.84	$0.00	$67,659.84
Gross Assessments off Roll	369		$67,659.84	$0.00	$67,659.84
Net Assessments off Roll			$63,600.25	$0.00	$63,600.25
Total Gross Assessments	797		$577,159.84	$1,426,673.12	$2,003,832.96
Total Net Assessments			$542,530.25	$1,341,072.73	$1,883,602.98

SECTION V

RESOLUTION 2026-10

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

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

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

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

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

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

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

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

PASSED AND ADOPTED THIS 6TH DAY OF AUGUST 2026.

ATTEST:	**HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

EXHIBIT A:

HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors ("**Board**") of the Hickory Tree Community Development District ("**District**") will hold their regular meetings for Fiscal Year 2027 at the Osceola Branch Library, 305 Campus Street, Celebration, Florida 34747, at 10:15 a.m. on the following dates, unless otherwise indicated as follows:

October 1, 2026
November 5, 2026 (Landowners' Election & BOS Meeting)
December 3, 2026
January 7, 2027
February 4, 2027
March 4, 2027
April 1, 2027
May 6, 2027
June 3, 2027
July 1, 2027
August 5, 2027
September 2, 2027

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

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager

SECTION VI

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND 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*, being situated within Osceola County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five (5) members; and

WHEREAS, the District is statutorily required to hold its meeting of the landowners of the District for the purpose of electing Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

Seat Number	Supervisor	Term Expiration Date
1	Brian Walsh	11/2026
2	Milton Andrade	11/2026
3	Brent Elliott	11/2028
4	Garret Parkinson	11/2028
5	Kareyann Ellison	11/2026

This year, Seat 1 currently held by Brian Walsh, Seat 2 currently held by Milton Andrade, and Seat 5 currently held by Kareyann Ellison, are subject to a landowner election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNERS' ELECTION**. In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on **Thursday, November 5, 2026, at 10:15 a.m., and located at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida 34747.**

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its **August 6, 2026,** meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services - Central Florida LLC, located at 219 E. Livingston Street, Orlando, Florida 32801.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 6TH DAY OF AUGUST 2026.

ATTEST:	**HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
SECRETARY / ASST. SECRETARY	CHAIRPERSON / VICE CHAIRPERSON

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Hickory Tree Community Development District (**"District"**) the location of which is generally described as comprising of a parcel or parcels of land containing approximately 205 acres, more or less generally located east of Lake Gentry Road, south of Hickory Tree Road, and west of Brick Lake in Osceola County, Florida. advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors (**"Board"**, and individually, **"Supervisor"**). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:	Thursday, November 5, 2026
HOUR:	10:15 a.m.
LOCATION:	West Osceola Branch Library 305 Campus Street Celebration, Florida 34747

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida LLC, 219 E. Livingston Street, Orlando, Florida 32801 Ph: (407) 841-5524 (**"District Manager's Office"**). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
Run Date(s): __________ & _____________

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **Thursday, November 5, 2026**

TIME: **10:15 a.m.**

LOCATION: **West Osceola Branch Library**
305 Campus Street
Celebration, Florida 34747

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by <u>one</u> of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING – THURSDAY, NOVEMBER 5, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints ____________________________________ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Hickory Tree Community Development District to be held at the **West Osceola Branch Library, 305 Campus Street, Celebration, Florida 34747, on Thursday, November 5, 2026, at 10:15 a.m.,** and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

____
Printed Name of Legal Owner

____ ________________________________
Signature of Legal Owner Date

Parcel Description	**Acreage**	**Authorized Votes**
____________________________________	_______	_______
____________________________________	_______	_______
____________________________________	_______	_______

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _______

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2025), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
HICKORY TREECOMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING – Thursday, November 5, 2026

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Hickory Tree Community Development District and described as follows:

Description **Acreage**

____ _______
____ _______
____ _______

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, ____________________________, as Landowner, or as the proxy holder of _____________________ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
5		

Date: ____________________________

Signed: ______________________________
Printed Name: _________________________

SECTION VII

Items will be provided to Board under separate cover for confidentiality purposes.

SECTION VIII

AGREEMENT FOR JANITORIAL MAINTENANCE SERVICES

THIS AGREEMENT ("**Agreement**") is made and entered into this 29th day of July 2026, by and between:

HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida, with an address of c/o Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 ("**District**"); and

CSS CLEAN STAR SERVICES OF CENTRAL FLORIDA, INC., a Florida corporation with a mailing address of 11121 Camden Park Drive, Windermere, Florida 34786 ("**Contractor**," together with District, "**Parties**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*; and

WHEREAS, the District owns, operates and/or maintains recreational amenity facilities including but not limited to a clubhouse, restrooms, patio area, pool area, playground, trails, and event areas (together, "**Facilities**"); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide janitorial maintenance services for the Facilities ("**Services**"); and

WHEREAS, Contractor represents that it is qualified to provide janitorial maintenance services and has agreed to provide to the District those services identified in Contractor's proposal attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. Contractor shall not provide any of the Services until receiving written authorization to proceed from the District. Upon receiving such written authorization to provide the Services, the District desires that Contractor provide the professional janitorial maintenance Services within presently accepted standards as follows:

(1) For the months of September through May, three (3) times per week, including emptying of pet waste stations and trash cans two (2) times per week, littering services as described in **Exhibit A**, and provision of necessary materials as needed.

(2) For the months of June through August, five (5) times per week, including emptying of pet waste stations and trash cans two (2) times per week, littering services as described in **Exhibit A**, and provision of necessary materials as needed.

To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

B. While providing the Services, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. Contractor shall perform all Services in a neat and workmanlike manner and shall use industry best practices and procedures when carrying out the Services. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials incorporated into the Services.

D. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

E. This Agreement grants Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

F. The District Designee (as hereinafter defined) shall have the authority to expand the Services to include additional trash cans and pet waste stations as additional trash cans and/or pet waste stations are installed within the District boundaries ("**Additional Containers**"), and Contractor agrees to provide Services to the Additional Containers in accordance with the terms of this Agreement. The Parties agree to amend Contractor's compensation for servicing Additional Containers in accordance with the unit prices set forth in **Exhibit A**.

SECTION 3. MANNER OF CONTRACTOR'S PERFORMANCE. Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement.

B. Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Exhibit A** unless the District, through an authorized representative of the District, authorizes Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative ("**District Designee**") with respect to the Services to be performed under this Agreement. The District Designee shall have complete authority to transmit instructions, receive information interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent the Services.

(1) The District hereby designates the District Manager, or his or her designee, to act as District Designee.

(2) Upon request by the District Manager, Contractor agrees to meet with the District Designee, or his or her representative, to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees, at Contractor's sole cost and expense, to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 4. COMPENSATION; TERM.

A. Upon commencement of providing the Services described in this Agreement, the District agrees to pay Contractor **One Thousand, Three Hundred Ninety Dollars and Zero Cents ($1,390.00)** per month for the months of September through May, and **Two Thousand, Two Hundred Dollars ($2,200.00)** per month for the months of June through August. All compensation shall be paid in accordance with the unit prices set forth in **Exhibit A**. Such amounts include all equipment, materials, permits and labor necessary for full execution of the Services. Contractor shall maintain records conforming to usual accounting practices. Additional services shall be performed at the prices stated in **Exhibit A**.

B. All payments and invoices shall be subject to Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, and the District's adopted *Prompt Payment Policies and Procedures*. The invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each, the timeframe within which the Services were provided, and the address or bank information to which payment is to be remitted.

C. If the District should desire additional work or services, or to add additional areas to be maintained, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

D. The District may require, as a condition precedent to making any payment to Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

E. The initial term of this Agreement shall be from the effective date written above through September 30, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement may automatically renew for up to four (4) additional one (1) year terms, unless written notice is provided in accordance with Section 13 of this Agreement. Any increase in price or change in scope of services must be approved in writing, executed by both Parties, prior to implementation of same; any change in price without such executed, written agreement shall be null and void.

SECTION 5. INSURANCE.

A. Contractor shall maintain throughout the term of this Agreement the following insurance:

(1) Workers' Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering 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, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least $1,000,000 (one million dollars) per accident or disease.

(4) 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 Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "**Additional Insureds**") shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Services. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds.

C. If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event 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.

SECTION 6. INDEMNIFICATION.

A. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under this Agreement 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 attorney's fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of 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 Services, (ii) Contractor's performance of, or failure to perform, Contractor's obligations pursuant to this Agreement or any Services or Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in this Agreement or any Services.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in this Agreement is intended to waive or alter any other remedies that the District may have as against Contractor. The provisions of this Section 6 are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to this Agreement or otherwise obtained by Contractor, and the provisions of this Section 6 survive the expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.

C. Contractor shall ensure that all subcontracts related to the Services include this section for the benefit of the Indemnitees.

SECTION 7. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 9. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. 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 Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

SECTION 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 13. TERMINATION. The District agrees that Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against Contractor.

SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The Parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent that the terms of this Agreement conflict with any provisions of **Exhibit A**, this Agreement shall control.

SECTION 20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notice**" or "**Notices**") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A.	**If to the District:**	Hickory Tree CDD GMS - Central Florida, LLC 219 E. Livingston Street Orlando, Florida 32801 Attn: District Manager
	With a copy to:	Kilinski Van Wyk, PLLC 517 East College Avenue Tallahassee, Florida 32301 Attn: District Counsel
B.	**If to Contractor:**	CSS Clean Star Services of Central Florida, Inc. 11121 Camden Park Drive Windermere, Florida 34786 Attn: Tracy Chacon

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

SECTION 23. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be in Osceola County, Florida.

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jill Burns** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, 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 (407) 841-5524, JBURNS@GMSCFL.COM, OR AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

SECTION 26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 28. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document. The Parties agree that electronic signatures may be used to sign this Agreement and shall have the same force and effect as a written signature.

SECTION 29. E-VERIFY. 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 and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 30. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

SECTION 31. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this 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 Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities 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 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 or Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 32. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*, and acknowledges that if the Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

SECTION 33. PUBLIC ENTITY CRIMES. Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

[*Signatures on Following Page*]

In witness whereof, the Parties hereto have signed and sealed this Agreement on the day and year first written above.

HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Milton Andrade
05F2744F40FE41E...
Chairperson, Board of Supervisors

CSS CLEAN STAR SERVICES OF CENTRAL FLORIDA, INC., a Florida corporation

Signed by:
Tracy Chacon
E73B9994B45245F...
Tracy Chacon, President

Exhibit A: Contractor's Proposal

EXHIBIT A:

Contractor's Proposal

SPECIFICATIONS

1. RESTROOMS
   - Remove all collected trash to designated area.
   - Clean and sanitize all restroom fixtures, wipe all counters, partitions and doors, empty trash and damp mop floors with germicidal detergent.
   - Clean and disinfect all washbasins, toilet bowls, urinals, etc.
   - Polish all metal and clean mirrors.
   - Restock toilet tissue and soap provided by CSS Clean Star Services.
   - Dust and clean all return air vents on an as needed basis.
   - Clean and polish all drinking fountains.
   - Report any malfunctions to the building manager.

2. CABANA/LENAI/COVERD PATIO AREA
   - Remove all cobwebs in cabana area.
   - Wipe tables and organize chairs and furniture.
   - Spot sweep.
   - Spot mop for any spills.
   - Report any malfunctions to the building manager.

3. GAME ROOM AND KITCHEN AREA
   - Clean all entrance glass doors on both sides and spot clean any interior glass panels.
   - Damp wipe all high and low shelves surfaces and corners. Dust all picture frames.
   - All fabric type furniture vacuumed. Wipe down plastic and leather furniture.
   - Dust & Clean all fixtures, tables, chairs, credenzas, counter tops, display units & windows edges, spot clean walls, light switches, doors, door frames, AC vents, doors kick plates, properly position furniture and lights as needed.
   - Vacuum and mop all floors.
   - Sweep and mop all hard surface floors with treated dust and damp mop.
   - All sinks and all stainless-steel surfaces will be polish.
   - Microwaves will be cleaned inside and out
   - All tables and surfaces will be wipe down and cleaned.
   - Refrigerators will be cleaned outside, and inside should be clean on an as needed basis.
   - Report any malfunctions to the building manager.

CSS
Clean Star Services of Central Florida, Inc

BBB Rating: A+
Click for Review

4. FLOORS MAINTENANCE, CARPET, AND TILE.
    - Vacuum all carpets and entrance mats.
    - Sweep and mop all hard surface floors with treated dust and damp mop.

5. DRINKING FOUNTAINS AND GLASS SURFACES
    - Clean and polish all drinking fountains.
    - Clean all glass doors and mirrors that are inside the building.

PRICING FOR SERVICES

• Restrooms and covered patio janitorial services Once (1) a week	$ 500.00/mo
• Restrooms and covered patio janitorial services Three (3) times a week	$ 1,390.00/mo
• Restrooms and covered patio janitorial services Five (5) times a week	$ 2,200.00/mo
• Littering Service at playground, around building, and around pool deck, clean and organize pool chairs and tables	$ 210.00
• Trash and pet station trash collection, 2 times a week, price per container	$ 50.00/mo
• Dogge waste bag, box of 200 ct, replaced when Needed	$ 10.00 each

Supplies, chemicals, and equipment will be provided by CSS Clean Star Services.
Products used to Disinfect for the Covid19, are CDC certified and approved.

SECTION IX

AGREEMENT FOR POOL MAINTENANCE SERVICES

THIS AGREEMENT (the "**Agreement**") is made effective this 30th day of July 2026, by and between:

HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT, a special-purpose government established and existing pursuant to Chapter 190, *Florida Statutes,* being located in Osceola County, Florida with a mailing address c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the "**District**"); and

ROGER JAMES MCDONNELL D/B/A RESORT POOL SERVICES, with a mailing address of 14525 Johns Lake Road, Clermont, Florida 34711 (the "**Contractor**" and, together with the District, the "**Parties**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain community infrastructure, including among other things, a recreational facility inclusive of one (1) swimming pool and one (1) splashpad (the "**Pool**") and its appurtenances (together, the "**Facilities**"); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide maintenance services for the Pool; and

WHEREAS, the Contractor represents that it is qualified, licensed and insured to provide Pool maintenance services and has agreed to provide to the District those services identified in Contractor's proposal attached hereto as **Exhibit A** and in compliance with the terms and conditions of this Agreement (the "**Services**"); and

WHEREAS, the District and the Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. **INCORPORATION OF RECITALS**. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **DESCRIPTION OF WORK AND SERVICES.** Contractor shall not provide any of the Services until receiving written authorization to proceed from the District. Upon receiving written authorization to provide the Services, the Contractor agrees to provide the Services three (3) times per week as more particularly described in **Exhibit A.** Additionally, Contractor agrees to provide certain chemicals necessary to maintain proper chemical balance of the water in the Pool, which chemicals may include but not be limited to liquid chlorine (sodium hypochlorate), non-fuming pool acid, bi-carb, shock and shock-totes, calcium chlorite, cyanuries, CYA (stabilizer) and filter powder (the "**Chemicals**"). Contractor further agrees to independently test the water chemistry of the Pool, and to keep an accurate and up-to-date written log of such tests during the term of this Agreement and for a minimum of two (2) years thereafter. In the event that such tests reveal that proper water chemistry is not being maintained, the Contractor shall promptly notify the District of the same, and the Contractor will add chemicals to the Pool as necessary to maintain proper water chemistry therein. All responsibility for maintenance of the Chemicals in at the Pool shall accrue to the Contractor. Should the District desire that the Contractor provide additional work or services not described in **Exhibit A** or this Agreement, such additional work or services shall be fully performed by the Contractor only after prior approval of the same by a written work authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work or services unless the District first authorizes the Contractor to perform such additional work or services through an authorized and fully executed written work authorization. Nothing herein shall be construed to require the District to use the Contractor for any such additional work or services, and the District reserves the right to retain a different contractor to perform any additional work or services.

3. COMPENSATION AND TERM.

A. Upon commencement of the Services, the District agrees to compensate Contractor **Three Thousand, Five Hundred Dollars and Zero Cents ($3,500.00)** per month for the Services identified in **Exhibit A**. The District shall only compensate Contractor for those Services actually rendered under the terms of this Agreement. Such amounts include all equipment, materials, permits and labor necessary for full execution of the Services. The Contractor shall maintain records conforming to usual accounting practices. Any change in compensation must be agreed to in a writing signed by the Parties.

B. All payments and invoices shall be subject to Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*. All invoices shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each, the timeframe within which the Services were provided, and the address or bank information to which payment is to be remitted.

C. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

D. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness.

Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake the Services as specified in this Agreement or any work authorization (see Section 2 herein) issued in connection with this Agreement. All Services shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. In performing the Services, Contractor shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, the Contractor shall immediately notify the District and repair or replace all damaged property to the satisfaction of the District.

5. INSURANCE.

A. Contractor shall maintain, at Contractor's sole cost and expense, throughout the term of this Agreement the following insurance:

(1) Workers' Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than $3,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least $1,000,000 (one million dollars) per accident or disease.

(4) 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 Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its officers, supervisors, staff and employees shall be named as additional insureds on the above-referenced policies, except Workers' Compensation and Employer's Liability coverages. All above-referenced insurance policies shall be considered primary and non-contributory with respect to the additional insureds, and all required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event 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.

6. INDEMNIFICATION.

A. To the fullest extent permitted by law, and in addition to any other obligations of the Contractor under this Agreement or otherwise, the 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 attorney's 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 Services, (ii) the Contractor's performance of, or failure to perform, the Contractor's obligations pursuant to this Agreement or any Services or the Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in this Agreement or any Services.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in this Agreement is intended to waive or alter any other remedies that the District may have as against the Contractor. The provisions of this Section 6 are independent of, and will not be limited by, any insurance required to be obtained by the Contractor pursuant to this Agreement or otherwise obtained by the Contractor, and the provisions of this Section 6 survive the expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.

7. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

8. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. 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 Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

9. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

10. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

11. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

12. TERMINATION. The District agrees that Contractor may terminate this Agreement by providing thirty (30) days' written notice of termination to the District. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing a written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all material and labor provided up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

13. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor. Failure of Contractor to have obtained the necessary permits and licenses to perform under this Agreement shall constitute a default and this Agreement shall terminate immediately.

14. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

15. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

17. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

18. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent that the terms of this Agreement conflict with any provisions of **Exhibit A**, this Agreement shall control.

19. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

20. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

21. NOTICES. All notices, requests, consents and other communications under this Agreement (the "**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

If to Contractor:	Resort Pool Services 14525 Johns Lake Road Clermont, Florida 34711 Attention: Simon McDonnell
If to the District:	Hickory Tree CDD c/o GMS - Central Florida, LLC 219 E. Livingston Street Orlando, Florida 32801 Attn: District Manager
With a copy to:	Kilinski Van Wyk, PLLC 517 East College Avenue Tallahassee, Florida 32301 Attn: District Counsel

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

22. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

23. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The exclusive venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in and for Osceola County, Florida.

24. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jill Burns** (the "**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, 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 (407) 841-5524, JBURNS@GMSCFL.COM, OR 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

25. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

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

27. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

28. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this 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 Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities 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 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 or Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

29. 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 this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this 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 this Agreement.

30. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, in compliance with Section 787.06(14), *Florida Statutes*.

31. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

32. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

33. PUBLIC ENTITY CRIMES. Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

IN WITNESS WHEREOF, the Parties hereto have signed and sealed this Agreement on the day and year first written above.

HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT

Signed by:

05F2744F40FE41E...

____
Chairperson, Board of Supervisors

ROGER JAMES MCDONNELL D/B/A RESORT POOL SERVICES

____
Simon McDonnell, Manager

Exhibit A: Contractor's Proposal

Exhibit A:
Contractor's Proposal

RESORT POOL SERVICES

POOL SERVICE PROPOSAL FOR HICKORY TREE CDD

Pool 3x per week service including chemicals	$2500 per month.
Splash pad 3x per week service including chemicals	$1000 per month.

Please take into consideration when reviewing other quotes: Included in this price will be the supply and installation of a computer on your pool to add chemicals. The advantage of this is that the pool is being constantly monitored and any change in the chlorine level is corrected instantly by the computer, giving you and your residents safer water. Currently you just have a continuous feed of chlorine to the main pool and if lots of people are in the pool the chlorine pumps cannot maintain a steady level of chemicals, only once everybody is out of the pool will the chemicals slowly return to the level, they have set the pumps at. The computer removes guesswork from what level to set the chemical pumps at, as you will not know how busy the pool will be from one day to the next by having the computer installed this problem isn't an issue any longer.

POOL CLEANING DUTIES

- ✓ Test pool water on each visit and adjust Chlorine and PH levels if required.
- ✓ Vacuum or net pool on each visit. Brush walls and floor as required.
- ✓ Backwash filters to maintain flow required by the Florida Health Department
- ✓ Report any faults in pool equipment to the manager and once approved carry out repairs.
- ✓ Clean tile as required.
- ✓ Maintain computers.
- ✓ Blow off pool deck.
- ✓ Pick up trash within the pool area.

SECTION X

HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2025

HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2025

CONTENTS

INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Hickory Tree Community Development District
Osceola County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Hickory Tree Community Development District, Osceola County, Florida ("District") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated May 12, 2026, on our consideration of the Hickory Tree Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated May 12, 2026 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
May 12, 2026

Our discussion and analysis of Hickory Tree Community Development District, Osceola County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded liabilities its liabilities at the close of the most recent fiscal year resulting in a net position balance of $18,020,408.

- The change in the District's total net position in comparison with the prior fiscal year was $18,705,344, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025, the District's governmental funds reported combined ending fund balances of ($1,186,291). A portion of fund balance is restricted for nonspendable prepaid items, debt service and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded its liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	2025	2024
Current assets	$ 3,454,716	$ 4,558,019
Capital assets	40,527,367	15,879,174
Total assets	43,982,083	20,437,193
Current liabilities	5,271,675	122,129
Long-term liabilities	20,690,000	21,000,000
Total liabilities	25,961,675	21,122,129
Net position		
Net invested in capital assets	14,893,834	(5,128,854)
Restricted for debt service	1,656,395	2,049,494
Restricted for capital projects	1,463,349	2,364,318
Unrestricted	6,830	30,106
Total net position	$ 18,020,408	$ (684,936)

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2025	2024
Program revenues	$ 19,742,765	$ 109,267
General revenues	-	(99)
Total revenues	19,742,765	109,168
Expenses		
General government	79,825	64,518
Interest on long-term debt	954,146	114,015
Cost of issuance	-	626,855
Total expenses	1,037,421	805,388
Change in net position	18,705,344	(696,220)
Net position - beginning of period	(684,936)	11,284
Net position - end of year	$ 18,020,408	$ (684,936)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was $1,037,421, which consisted of interest on long term debt and costs associated with constructing and maintaining certain capital improvements. The costs of the District's activities were funded by developer contributions and assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year. The general fund reported a deficit for fiscal year ended September 30, 2025 which was funded with prior year surpluses.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $40,527,367 invested in construction in process. Construction in process has not completed as of September 30, 2025 and therefore is not depreciated to date. Once projects are complete, items will transfer to depreciable assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had $21,000,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2026, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Hickory Tree Community Development District's Finance Department c/o Governmental Management Services – Central Florida, LLC, at 219 E. Livingston Street, Orlando, Florida 32801.

HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF NET POSITION

September 30, 2025

	GOVERNMENTAL ACTIVITIES
ASSETS	
Cash and cash equivalents	$ 5,034
Investments	2,015,380
Due from developer	1,425,032
Prepaid items	9,270
Capital assets:	
Non-depreciable	40,527,367
TOTAL ASSETS	$ 43,982,083
LIABILITIES	
Accounts payable	$ 1,475,651
Accrued interest payable	320,668
Retainage payable	3,165,356
Bonds payable, due within one year	310,000
Bonds payable, due in more than one year	20,690,000
TOTAL LIABILITIES	25,961,675
NET POSITION	
Net investment in capital assets	14,893,834
Restricted for:	
Debt service	1,656,395
Capital projects	1,463,349
Unrestricted	6,830
TOTAL NET POSITION	$ 18,020,408

The accompanying notes are an integral part of this financial statement

HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

		Program Revenues			Net (Expense) Revenues and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental activities					
General government	$ 79,825	$ -	$ 60,000	$ -	$ (19,825)
Maintenance and operations	3,450	-	-	19,051,180	19,047,730
Interest on long-term debt	954,146	551,429	80,156	-	(322,561)
Total governmental activities	$ 1,037,421	$ 551,429	$ 140,156	$19,051,180	18,705,344
	Change in net position				18,705,344
	Net position - October 1, 2024				(684,936)
	Net position - September 30, 2025				$ 18,020,408

The accompanying notes are an integral part of this financial statement

HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2025

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
ASSETS				
Cash and cash equivalents	$ 5,034	$ -	$ -	$ 5,034
Investments	-	1,977,063	38,317	2,015,380
Due from developer	-	-	1,425,032	1,425,032
Prepaid items	9,270	-	-	9,270
TOTAL ASSETS	$ 14,304	$ 1,977,063	$ 1,463,349	$ 3,454,716
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable	$ 7,474	$ -	$ 1,468,177	$ 1,475,651
Retainage payable	-	-	3,165,356	3,165,356
TOTAL LIABILITIES	7,474	-	4,633,533	4,641,007
FUND BALANCES				
Nonspendable:				
Prepaid items	9,270	-	-	9,270
Restricted for:				
Debt service	-	1,977,063	-	1,977,063
Capital projects	-	-	(3,170,184)	(3,170,184)
Unassigned	(2,440)	-	-	(2,440)
TOTAL FUND BALANCES	6,830	1,977,063	(3,170,184)	(1,186,291)
TOTAL LIABILITIES AND FUND BALANCES	$ 14,304	$ 1,977,063	$ 1,463,349	$ 3,454,716

The accompanying notes are an integral part of this financial statement

HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances in the Balance Sheet	$ (1,186,291)
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	40,527,367
Certain liabilities are not due and payable in the current period and therefore are not reported in the governmental funds:	
Accrued interest payable	(320,668)
Governmental bonds payable	(21,000,000)
Net Position of Governmental Activities	$ 18,020,408

The accompanying notes are an integral part of this financial statement

HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2025

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
REVENUES				
Developer contributions	$ 60,000	$ -	$18,988,403	$ 19,048,403
Assessments	-	551,429	-	551,429
Investment earnings	-	80,156	62,777	142,933
TOTAL REVENUES	60,000	631,585	19,051,180	19,742,765
EXPENDITURES				
General government	79,825	-	-	79,825
Maintenance and operations	3,450	-	-	3,450
Capital outlay	-	-	24,648,193	24,648,193
Debt				
Interest expense	-	747,492	-	747,492
TOTAL EXPENDITURES	83,275	747,492	24,648,193	25,478,960
EXCESS REVENUES OVER (UNDER) EXPENDITURES	(23,275)	(115,907)	(5,597,013)	(5,736,195)
OTHER SOURCES (USES)				
Transfers in (out)	-	(62,511)	62,511	-
TOTAL OTHER SOURCES (USES)	-	(62,511)	62,511	-
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER USES	(23,275)	(178,418)	(5,534,502)	(5,736,195)
FUND BALANCE				
Beginning of year	30,105	2,155,481	2,364,318	4,549,904
End of year	$ 6,830	$ 1,977,063	$ (3,170,184)	$ (1,186,291)

The accompanying notes are an integral part of this financial statement

HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	$ (5,736,195)
Amount reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets are depreciated over their estimated useful lives:	
Capital outlay	24,648,193
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:	
Change in accrued interest payable	(206,654)
Change in Net Position of Governmental Activities	$ 18,705,344

The accompanying notes are an integral part of this financial statement

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Hickory Tree Community Development District ("District") was created effective June 29, 2022 by the Board of County Commissioner of Osceola County, Florida Ordinance No. 2022-60 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. Currently, all Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Levying and collecting assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benfitted lands within the District. Assessments are levied to pay for the operations and maintenance of the District and to repay long-term debt. The fiscal year for which annual assessments are levied begins on October 1 each year. Debt assessments are levied at the time of issuance and collected annually. The District's annual assessments may be directly billed and collected by the District, or may be billed and collected by the County Tax Collector. For assessments billed and collected by the County Tax Collector, discounts are available for payments through February 28, and unpaid assessments become delinquent on April 1. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

Assessments (continued)

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position (continued)

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain public comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District’s investments were held as follows at September 30, 2025:

Investment	Fair Value	Credit Risk	Maturities
US Bank Gcts 0490	$ 2,015,380	N/A	N/A
Total Investments	$ 2,015,380		

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE E – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfer In	Transfer Out
Debt service	$ -	$ 62,511
Capital projects	62,511	-
Total	$ 62,511	$ 62,511

Transfers are used to move revenues and other financing sources from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE F - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Balance 10/01/2024	Increases	Decreases	Balance 09/30/2025
Governmental activities:				
Capital assets, not being depreciated:				
Construction in process	$ 15,879,174	$ 24,648,193	$ -	$ 40,527,367
Total capital assets, not being depreciated	15,879,174	24,648,193	-	40,527,367
Governmental activities capital assets - net	$ 15,879,174	$ 24,648,193	$ -	$ 40,527,367

The District Capital Improvement Project ("CIP") is being built in phases. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. The infrastructure will include roadways, potable water and wastewater systems, and land improvements. Upon completion, certain infrastructure is to be conveyed to others for ownership and maintenance.

Developer contributions to the capital projects fund for the current fiscal year were $18,988,403, which includes a receivable of $1,425,032.

NOTE G – LONG TERM LIABILITIES

$21,000,000 Special Assessment Bonds, Series 2024 – On August 27, 2024 the District issued $21,000,000 in Special Assessment Bonds, Series 2024. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable May 2055. The Bonds bear interest ranging from 4.5 % to 5.45% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2026.

NOTE G – LONG TERM LIABILITIES (CONTINUED)

The Series 2024 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2024 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2025.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2025:

	Balance 10/01/2024	Additions	Deletions	Balance 09/30/2025	Due Within One Year
Special Assessments Bonds, Series 2024	$ 21,000,000	$ -	$ -	$ 21,000,000	$ 310,000
	$ 21,000,000	$ -	$ -	$ 21,000,000	$ 310,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

September 30,	Principal	Interest	Total
2026	$ 310,000	$ 1,102,858	$ 1,412,858
2027	320,000	1,088,908	1,408,908
2028	335,000	1,074,508	1,409,508
2029	355,000	1,059,433	1,414,433
2030	370,000	1,043,458	1,413,458
2031-2035	2,140,000	4,935,215	7,075,215
2036-2040	2,765,000	4,324,868	7,089,868
2041-2045	3,580,000	3,533,313	7,113,313
2046-2050	4,680,000	2,467,488	7,147,488
2051-2055	6,145,000	1,040,946	7,185,946
	$ 21,000,000	$ 21,670,995	$ 42,670,995

NOTE H – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were $60,000. See Note F for other Developer transactions.

The Developer owns a portion of the land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE I - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE J - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

NOTE K – CONCENTRATION

The Districts activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District operations.

HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2025

	* BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Developer contributions	$ 391,537	$ 60,000	$ (331,537)
TOTAL REVENUES	391,537	60,000	(331,537)
EXPENDITURES			
Current			
General government	141,537	79,825	61,712
Maintenance and operations	250,000	3,450	246,550
TOTAL EXPENDITURES	391,537	83,275	308,262
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	$ -	(23,275)	$ (23,275)
FUND BALANCES			
Beginning of year		30,105	
End of year		$ 6,830	

* Original and final budget.

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors, Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year. The general fund reported a deficit for fiscal year ended September 30, 2025 which was funded with prior year surpluses.

DMHB

DIBARTOLOMEO, MCBEE, HARTLEY & BARNES, P.A.
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Hickory Tree Community Development District
Osceola County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Hickory Tree Community Development District, as of September 30, 2025 and for the year ended September 30, 2025, which collectively comprise Hickory Tree Community Development District's basic financial statements and have issued our report thereon dated May 12, 2026.

Report Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
May 12, 2026

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Hickory Tree Community Development District
Osceola County, Florida

We have examined Hickory Tree Community Development District, Osceola County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Hickory Tree Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
May 12, 2026

Management Letter

To the Board of Supervisors
Hickory Tree Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the financial statements of the Hickory Tree Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated May 12, 2026.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 12, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Hickory Tree Community Development District reported:

a. The total number of district employees compensated in the last pay period of the District's fiscal year as 0.
b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 3.
c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as $2,400.
d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as $20,094,626.
e. The District does not have any construction projects with a total cost of at least $65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Hickory Tree Community Development District reported:

a. The rate or rates of non-ad valorem special assessments imposed by the District as N/A.
b. The total amount of special assessments collected by or on behalf of the District as $551,429.
c. The total amount of outstanding bonds issued by the District as $21,000,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
May 12, 2026

SECTION XI

SECTION A

Hickory Tree Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of two board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within district management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

Chair/Vice Chair:___________________________ Date:_______________
Print Name:_______________________________
Hickory Tree Community Development District

District Manager:___________________________ Date:_______________
Print Name:_______________________________
Hickory Tree Community Development District

SECTION B

Hickory Tree Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of two board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within district management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections
Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation
Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports
Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit
Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

Chair/Vice Chair:____________________________ Date:________________
Print Name:_________________________________
Hickory Tree Community Development District

District Manager:____________________________ Date:________________
Print Name:_________________________________
Hickory Tree Community Development District

SECTION XII

SECTION B

SECTION 1

Dewberry

Dewberry Engineers Inc.
800 N. Magnolia Ave, Suite 1000
Orlando, FL 32803

407.843.5120
407.649.8664 fax
www.dewberry.com

Sent Via Email: jburns@gmscfl.com

July 1, 2026

Ms. Jill Burns
District Manager
Hickory Tree Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **Annual Goals and Objectives Review - 2026**
Hickory Tree Community Development District

Dear Ms. Burns:

In accordance with the approved Goals and Objectives for the Hickory Tree Community Development District (CDD), we have completed our annual review of the CDD owned facilities as constructed to date. We find, based on said inspection and our knowledge of the community, that those portions of the infrastructure are being maintained in reasonably good repair. It is noted that the project is still under construction.

We have reviewed the Operation and Maintenance budget for the Fiscal Year 2027 and believe that it is sufficient for the proper operation and maintenance of the facilities by Hickory Tree CDD.

Should you have any questions or require additional information, please contact me at (904) 423.4935.

Sincerely,

Joey V. Duncan, P.E.
District Engineer
Hickory Tree Community Development District

JD:ap
Q:\Hickory Tree CDD_50149169\Adm\Reports\Goals and Objectives\2025 \Hickory Tree CDD Annual Goals and Objectives 2026 – 07-01-2026

MEMORANDUM

DATE: JUNE 29, 2026

TO: HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT (CDD)

FROM: JOEY DUNCAN, P.E., DISTRICT ENGINEER

SUBJECT: HICKORY TREE CDD ANNUAL GOALS INSPECTION

Introduction

This memorandum provides the findings of an annual inspection of the structures and areas owned by Hickory Tree CDD, conducted on June 1, 2026.

The following summarizes the findings of the inspection and includes recommendations for action items. The report also contains an Inspection Photo Log (Attachment 2) depicting areas and structures that were inspected and require attention.

Inspection Results

The areas and structures owned by the CDD that are currently in operation were found to be in generally good condition. Maintenance on the roads, sidewalks, gutters, curbs are recommended. Stormwater structure maintenance and repairs are recommended. Recommended maintenance, if applicable, is provided in the attached photo log using the following rating system.

It should be noted that there are significant portions of the planned CDD that are still under construction, and as such, have not been accepted into the District yet.

In general, ensure all storm structure grates are properly chained down.

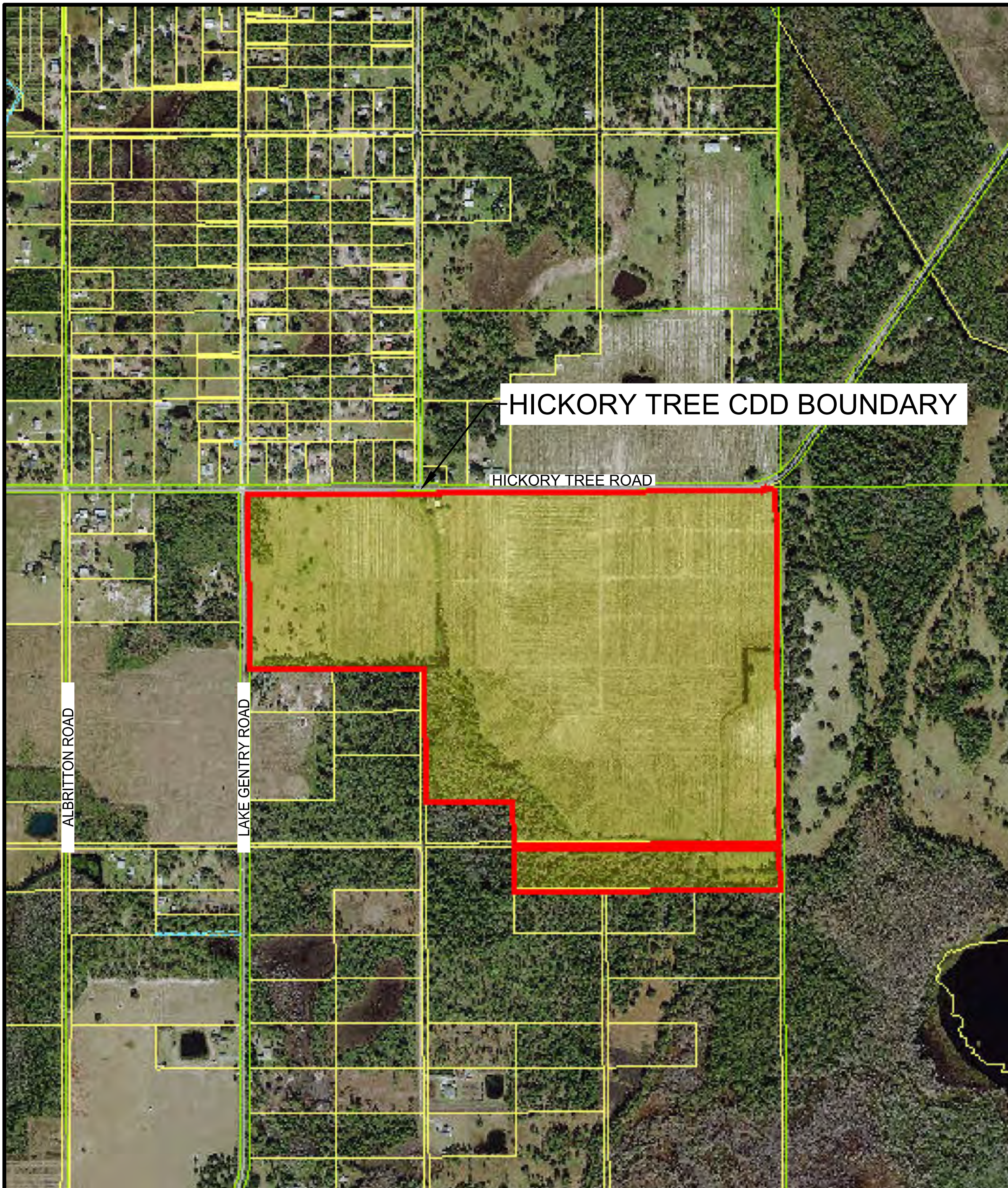
Infrastructure Condition Rating System

1. Critical (emergency condition) - Indicates a system that is malfunctioning or has failed and requires immediate repair or replacement. The condition poses a direct threat to environmental integrity and/or the public health, safety, and welfare.
2. Poor (deficient condition) - Indicates a system exhibiting deficiencies where maintenance, rehabilitation, or corrective construction is required. Improvements should be completed within the next five (5) years to prevent further deterioration to a critical condition (Rating 1).
3. Satisfactory (acceptable condition) - Indicates the system is functioning as intended with no observable deficiencies. No corrective action is required at this time.

Attachments

Attachment 1. 2026 Overall Boundary Map
Attachment 2. 2026 Annual Goals Inspection Photo Log

Attachment 1: 2026 Annual Goals Inspection Map
Hickory Tree CDD



SECT 4, T27S, R31E

APPROX. CDD BOUNDARY
AREA - 205 ± AC.

ATTACHMENT 1
LOCATION MAP
HICKORY TREE CDD

Dewberry®

N
0' 1000' 2000'

DATE: January 21, 2022

Attachment 2: Inspection Photo Log

Photo 1 **Location:** Phase 1 Pond **Condition:** 1 – Critical **Comments:** Large washout around storm pipe connecting to control structure. **Recommendations:** Inspect pipe and repair any leaks. Fill and sod to restore grade and cover exposed storm pipe.	
Photo 2 **Location:** Phase 1 Pond **Condition:** 1 – Critical **Comments:** Large washout around storm pipe connecting to control structure. **Recommendations:** Inspect pipe and repair any leaks. Fill and sod to restore grade and cover exposed storm pipe.	

Photo 3 **Location:** Phase 1 Pond **Condition:** 1 – Critical **Comments:** Large washout around storm pipe connecting to control structure. **Recommendations:** Inspect pipe and repair any leaks. Fill and sod to restore grade and cover exposed storm pipe.	
Photo 4 **Location:** Phase 1 Pond **Condition:** 1 – Critical **Comments:** Large washout around storm pipe connecting to control structure. **Recommendations:** Inspect pipe and repair any leaks. Fill and sod to restore grade and cover exposed storm pipe.	

Photo 5 **Location:** Phase 1 Pond **Condition:** 1 – Critical **Comments:** Large washout around storm pipe connecting to control structure. **Recommendations:** Inspect pipe and repair any leaks. Fill and sod to restore grade and cover exposed storm pipe.	
Photo 6 **Location:** Phase 1 Pond **Condition:** 1 - Critical **Comments:** Large washout around storm pipe connecting to control structure. **Recommendations:** Inspect pipe and repair any leaks. Fill and sod to restore grade and cover exposed storm pipe.	

Photo 7 **Location:** Phase 1 Pond **Condition:** 1 - Critical **Comments:** Large washout around storm pipe connecting to control structure. **Recommendations:** Inspect pipe and repair any leaks. Fill and sod to restore grade and cover exposed storm pipe.	
Photo 8 **Location:** Phase 1 Pond **Condition:** 1 - Critical **Comments:** Large washout around storm pipe connecting to control structure. **Recommendations:** Inspect pipe and repair any leaks. Fill and sod to restore grade and cover exposed storm pipe.	

Photo 9 **Location:** Phase 1 Pond **Condition:** 1 - Critical **Comments:** Large washout around storm pipe connecting to control structure. **Recommendations:** Inspect pipe and repair any leaks. Fill and sod to restore grade and cover exposed storm pipe.	
Photo 10 **Location:** Wetland near Phase 1 Pond **Condition:** 2 – Poor **Comments:** Mattress located in wetland **Recommendations:** Remove.	

Photo 11 **Location:** Phase 2 Pond **Condition:** 2 – Poor **Comments:** Drainpipe waste in pond **Recommendations:** Remove pipe.	
Photo 12 **Location:** Phase 2 Pond **Condition:** 2 – Poor **Comments:** Minor erosion **Recommendations:** Monitor.	

Photo 13 **Location:** Phase 2 Pond **Condition:** 2 – Poor **Comments:** Minor erosion **Recommendations:** Monitor.	

SECTION C

August 6th, 2025

Hickory Tree CDD

Field Management Report

Completed Items

- The amenity center has been pressure washed in preparation for opening day.
- Resident access cards have been mailed.
- Keypad locks have been installed on the janitorial closet and electrical closet.
- A lockbox for fire access has been installed.

Contracted Services

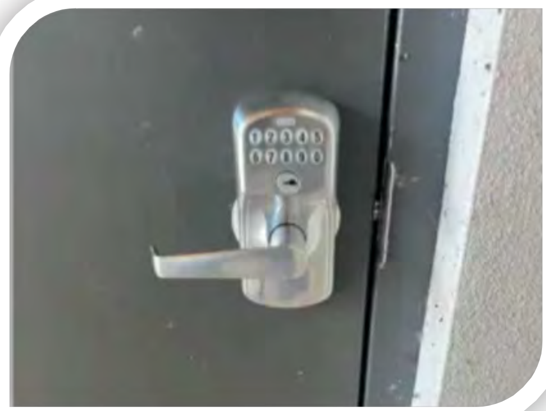
- Landscape, pool, and aquatics services continue with no noted deficiencies.
- Janitorial services have begun and an agreement has been drafted for continuing services.

Site Items

- A proposal for pest control services has been provided.

In Progress

- **Prince & Sons will remove the failed palm trees.**



SECTION 1

MASSEY Commercial Services®

MONTHLY PEST PREVENTION SERVICE AGREEMENT

Email Address: CustomerCare@MasseyServices.com
Website: MasseyServices.com
Phone: 1-888-2MASSEY (262-7739)

SERVICE ADDRESS

Business Name: Hickory Tree CDD Amenity Center
Property Address: 4378 Tall Oaks
City: St Cloud State: FL County: Osceola Zip: 34772
Phone: (407) 577-0918 (Extension)

BILLING ADDRESS

Contact Name (Agent): Ashley Hilyard Phone: ( )
Mailing Address: 6200 LEE VISTA BLVD
City: Orlando State: FL Zip: 32822
Email: Ahilyard@gmscfl.com

Business Type: CDD Amenity Center Service Frequency (1) Time Per Month- $125 Per visit Grid #

1. **SCOPE OF WORK**
Massey will provide pest prevention services for ☒ Roaches ☒ Ants ☐ Mice ☐ Rats ☐ Pantry Pests ☐ Fruit Flies ☐ Drain Flies ☒ External Rodent ☒ Spider Web Removal ☒ Wasp Nest Removal

2. **AREAS TO BE SERVICED**
Treat Clubhouse interior and exterior- Monitor and maintain Rodent Bait Stations monthly. Remove any spider webs and remove Wasp Nest on the exterior only, Treat bathrooms as well.

3. **SERVICE SCHEDULE**
A. Initial Service Schedule ______ Follow-Up Service on Initial ______
B. Regular Service Schedule ______

4. **CUSTOMER COOPERATION**
Effective Pest Prevention requires a well-sealed structure, quality hygiene, sanitation and storage practices in order to achieve a pest-free environment. We must have your cooperation in accomplishing the following:
A. Maintaining a clean facility and promptly correcting any structural problems and deficiences in hygiene, sanitation and storage practices noted on our Inspection Service Reports.
B. Arranging for Service Technician(s) access to the premises and access to all locked areas.

5. **INSURANCE**
Massey carries comprehensive General Liability Insurance. Upon request we, will furnish a "Certificate of Insurance" showing coverage in effect.

6. **TERMS OF AGREEMENTS**
A. This Agreement will be effective for an original period of twenty four (24) months and, unless written notice is given by either party thirty (30) days prior to the anniversary date of the agreement, it shall renew itself from month to month thereafter.
B. If THE COMPANY is at any time dissatisfied with **Massey's** service, THE COMPANY may cancel service upon giving sixty (60) days written notice.

7. **GUARANTEED SATISFACTION**
See reverse side of this agreement for explanation of **Massey's** Pest Prevention Guarantee.

8. FIRST YEAR SERVICE CHARGES		SECOND YEAR SERVICE CHARGES		EQUIPMENT/ITEMS PURCHASED	
Initial Service Charge	$350.00	Monthly Service Charge	$125.00	# 6 of Rodent Box x $ 20.00 EA	$120.00
Follow Up (as required)	$Includec	**2nd Year Annual Service Amount**	$1,500.00	# 2 of Door Sweeps x $ 250.00 EA	$500.00
Monthly Service Charge x11	$125.00	5% Discount for Advance Payment	$	# of x $ EA	$
1st Year Annual Service Amount	$1,725	**Discounted Annual Amount**	$	# of x $ EA	$
5% Discount for Advance Payment	$	Applicable Sales Tax	$112.50	Applicable Sales Tax	$157.50
Discounted Annual Amount	$	**2nd Year Annual Total**	$1,612.50	**Equipment Total:**	$777.50
Applicable Sales Tax	130.00	**Note: Massey Services** reserves the right to adjust the recurring service charge after the second year of this agreement and at any time due to structural additions and/or modifications.			
1st Year Annual Total	$1,855				
				First Month Service & Equipment Total:	$1,212.06

9. **PAYMENT TERMS**
A. Method of payment ☐ Year in Advance Payment less 5% discount ☐ Upon Receipt of Monthly Invoice ☐ Remit to Service Technician
B. Invoices are mailed the beginning of each month and will include the current month's charge. All invoices are due and payable within 30 days.
C. A late fee of one and one-half percent (1.5%) will be assessed monthly on all account balances over 30 days.

Massey Address: 2776 Michigan Avenue
City: Kissimmee State: FL Zip: 34744
Phone: 407-569-0638

Accepted for: ______ Date ______
THE COMPANY

Given by: Manny Rivera (Account Manager) Date ______
Massey Services

Approved by: **Massey** General Manager ______ Date ______

GUARANTEED SATISFACTION

We guarantee your premises will be FREE of Roach, Ant and Rodent INFESTATION after we have completed your second month of service. This does not mean you will never see another roach, ant or rodent, but it does mean that the thoroughness of our services and your efforts to maintain the highest standards of sanitation will not allow an INFESTATION to develop. In the event of a pest sighting(s):

1. We GUARANTEE to perform a corrective service within 24 hours.
2. We also GUARANTEE to provide this corrective service at *no additional cost to you*.
3. If your pest problem persists and an infestation can be found in the physical structure after 30 days, a **Massey** Manager will verify the infestation and *refund your last regular service charge*.*

For the Hospitality Industry, **Massey** further GUARANTEES that if a guest refuses to pay for a night's lodging or a meal charge due to a pest problem, **Massey** will:

- Verify the problem and take corrective measures immediately.
- Reimburse the Company for the lost lodging and/or meal charge(s).**
- Send a letter of apology to the guest, with a copy sent to the Company Manager.

* A current balance, maximum 30 days, must be maintained to receive any refund or reimbursement under this Guarantee.

** Reimbursement under the terms of the Money Back Guarantee for lost lodging and meal charges will be provided only when The Company Manager notifies a **Massey** Manager within 24 hours and provides the **Massey** Manager with specific details of the problem, lodging and/or meal receipts, guest's name and address. Reimbursement is restricted to one night's lodging charge and one meal charge per occurrence.

GENERAL TERMS AND CONDITIONS

A. CHANGE IN LAW. BY MASSEY SERVICES, INC. (**Massey**) performs its services in accordance with the requirements of Federal, State and local laws. In the event of a change in existing law as it pertains to the services promised herein, **Massey** reserves the right to adjust the monthly service charge or terminate this agreement by giving THE COMPANY 60 days notice.

B. DISCLAIMER. **Massey** liability under this agreement will be terminated if **Massey** is prevented from fulfilling its responsibilities under the terms of this agreement by reason of delays in transportation, shortages of fuel and/or materials, strikes, embargoes, fires, floods, quarantine restriction, or any Act of God or circumstances or cause beyond the control of **Massey**.

This agreement does not cover and **Massey** will not be responsible for:

1. Any present or future insect and/or rodent damage to the structure(s) or contents, or provide for the compensation or repair of same.
2. Damage or loss of personal property resulting from lack of security or acts of third parties.
3. Damage or loss of personal property due to THE COMPANY'S and/or Occupant(s) failure to comply with the specific instructions outlined in the Pest Elimination Preparation Checklist and/or Quality Assurance Inspection Report.
4. **Massey** disclaims any liability for special incidental or consequential damages. The Guarantee stated in this agreement is given in lieu of any other guarantee or warranties expressed or implied, including any warranty of merchantability or fitness for a particular purpose.

C. NON-PAYMENT DEFAULT. In case of non-payment or default by THE COMPANY, **Massey** has the right to terminate this Agreement and reasonable attorney's fees and costs of collection shall be paid by THE COMPANY, whether suit is filed or not. In addition, interest at the highest rate allowable by law will be assessed for the period of delinquency.

D. ARBITRATION. THE COMPANY and **Massey** agree that any controversy or claim between them arising out of or relating to the interpretation, performance or breach of any provision of this agreement shall be settled exclusively by arbitration. This Contract/Agreement is subject to arbitration pursuant to the Uniform Arbitration Act of the American Arbitration Association. The arbitration award may be entered in any court having jurisdiction. In no event shall either party be liable to the other for indirect, special or consequential damages or loss of anticipated profits.

E. ENTIRE AGREEMENT. It is understood and agreed between the parties that this agreement constitutes the complete agreement between **Massey** and THE COMPANY and that said agreement may not be changed or altered in any manner, oral or otherwise, by any representative of **Massey** unless alteration or change be in writing and executed by the President of Massey Services under its Corporate Seal.

PRIVACY POLICY FOR EMAIL ADDRESSES

By providing an email address on this agreement, the Customer is consenting to receive emails regarding service alerts, new services and special promotions. <u>Email addresses are kept confidential</u> and used solely for communication from Massey Services.

Go Paperless!

Visit MasseyServices.com/mymassey Today and Sign Up to Manage Your Account Online!

SECTION 2

Headquarters
200 South F Street
Haines City, Florida 33844
(863) 422-5207
www.princeandsonsinc.com

Tampa
9513 US 92 East
Tampa, Florida 33610

Orlando
14645 Boggy Creek Rd
Orlando, Florida 32824

Valued Customer,

Our family-owned company at Prince & Sons thanks you for the business in servicing your property's landscaping. We are unable to continue to absorb excessive increase in the cost of fuel to our company. We do everything we can to conserve fuel and buy in bulk to keep our prices down however the increases to gas and diesel have resulted in a direct 3% increase to our hard costs that we need to pass along to our customers. We hope this is not a long-term problem so we want to have in place a clear invoicing process that can be tracked. Effective immediately we are sending a separate 3% fuel charge invoice to help offset this expense. The below increase will be invoiced:

Average gas price of >=$4/gallon we will have a 3% increase

Average gas price of $3.50-$3.99/gallon we will have a 2% increase

Average gas price <$3.49/gallon the fuel service charge will end

- **BASED ON STATE AVERAGE**
- **ONLY APPLIES TO CONTRACTED "ESSENTIAL SERVICES"**
- **FUEL SERVICE CHARGE APPLIES THROUGH SEPTEMBER IF PRICES WARRANT**
- **FY 2027 CHARGES WOULD NEED TO BE APPROVED FOR BUDGET**

We thank you for your understanding with this. Please do not hesitate to contact your manager if you have any questions.

Warmest Regards,

Lucas Martin

Lucas Dean Martin
Vice President
Phone: 863-422-5207 Office

SECTION 3

Monthly Fuel Surcharge Request

To whom it may concern

We appreciate your continued trust and support. We are writing to inform you of a temporary change to our billing structure due to the ongoing increase in fuel costs.

As you may be aware, gas prices have risen significantly and continue to impact transportation and operational expenses across our industry. In order to continue providing the reliable service and quality you expect, we will be implementing a temporary fuel surcharge of $50 per month, effective June 1st 2026.

This surcharge will remain in place only until gas prices have remained under $3.95 at which time the fee will be removed.

We understand that any increase in costs can be difficult, and this decision was not made lightly. Our goal is to remain transparent while continuing to serve you without compromising the quality and dependability of our services.

We sincerely appreciate your understanding and continued business. If you have any questions, please feel free to contact us directly.

Thank you again for your support.

Simon McDonnell

VP of Operations

Resort Pool Services

321-689-6210

SECTION D

SECTION 1

Hickory Tree
Community Development District

Summary of Check Register

June 21, 2026 through July 21, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	6/25/26	256-257	$	2,641.67
	7/17/26	258-263	$	12,728.37
		Autodraft	$	11,390.48
			$	26,760.52
		Total Amount	**$**	**26,760.52**

*** CHECK DATES 06/21/2026 - 07/21/2026 *** GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/25/26	00019	6/19/26	22493730	202605	310-51300-31100	ENGINEER SVCS MAY26	*	612.50		
						DEWBERRY ENGINEERS INC.			612.50	000256
6/25/26	00003	6/17/26	15162	202605	310-51300-31500	GENERAL COUNSEL MAY26	*	2,029.17		
						KILINSKI VAN WYK PLLC			2,029.17	000257
7/17/26	00027	6/30/26	22007	202606	320-53800-49000	POND MAINTENANCE JUN26	*	935.00		
						AQUATIC WEED MANAGEMENT, INC.			935.00	000258
7/17/26	00019	7/13/26	22495963	202606	310-51300-31100	ENGINEER SVCS JUN26	*	2,885.00		
						DEWBERRY ENGINEERS INC.			2,885.00	000259
7/17/26	00001	5/29/26	63	202605	320-53800-49000	AMENITY SIGNAGE INSTALL	*	330.00		
		7/01/26	64	202607	320-53800-34000	FIELD MANAGEMENT JUL26	*	1,250.00		
		7/01/26	65	202607	310-51300-34000	MANAGEMENT FEES JUL26	*	3,379.67		
		7/01/26	65	202607	310-51300-35200	WEBSITE ADMIN JUL26	*	108.17		
		7/01/26	65	202607	310-51300-35100	INFORMATION TECH JUL26	*	162.25		
		7/01/26	65	202607	310-51300-31300	DISSEM AGENT SVCS JUL26	*	429.17		
		7/01/26	65	202607	310-51300-51000	OFFICE SUPPLIES JUL26	*	.24		
		7/01/26	65	202607	310-51300-42000	POSTAGE JUL26	*	113.08		
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,772.58	000260
7/17/26	00034	6/30/26	AV32635	202607	320-53800-49000	POOL MAINT ADJ JUL26	*	500.00		
		7/01/26	AV32478	202607	320-53800-49000	POOL MAINTENANCE JUL26	*	2,000.00		
						MCDONNELL CORPORATION DBA RESORT			2,500.00	000261
7/17/26	00035	7/06/26	2138	202607	320-53800-49000	SOFT WASH AMENITY CENTER	*	480.00		
						PRESSURE WASH THIS INC.			480.00	000262
7/17/26	00030	6/23/26	24777	202606	320-53800-49000	RPLC ROTOR AND SPRAYS	*	155.79		
						PRINCE & SONS INC.			155.79	000263
						TOTAL FOR BANK A		15,370.04		

HKTR HICKORY TREE ZYAN

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

*** CHECK DATES 06/21/2026 - 07/21/2026 *** GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
6/29/26	00032	6/10/26	6567-05.	202605	320-53800-43200		*	2,562.38		
			4378 TALL OAKS AVE MAY26							
						TOHO WATER AUTHORITY			2,562.38	080015
7/17/26	00031	6/30/26	5761-06.	202606	320-53800-43000		*	90.67		
			55261 WOODY TRAIL JUN26							
						DUKE ENERGY			90.67	080016
7/17/26	00031	6/30/26	6482-06.	202606	320-53800-43000		*	1,305.64		
			4378 TALL OAKS AVE JUN26							
						DUKE ENERGY			1,305.64	080017
7/17/26	00031	7/01/26	9194-06.	202606	320-53800-43100		*	2,519.03		
			4800 HICKORY TREE JUN26							
						DUKE ENERGY			2,519.03	080018
7/17/26	00031	7/06/26	5596-06.	202606	320-53800-43000		*	23.08		
			40031 WAVING HICK JUN26							
						DUKE ENERGY			23.08	080019
7/20/26	00032	7/15/26	6567-06.	202606	320-53800-43200		*	2,231.46		
			4378 TALL OAKS AVE JUN26							
						TOHO WATER AUTHORITY			2,231.46	080020
7/20/26	00032	7/15/26	6588-06.	202606	320-53800-43200		*	2,658.22		
			4700 BLOCK EVEN JUN26							
						TOHO WATER AUTHORITY			2,658.22	080021

TOTAL FOR BANK Z	11,390.48
TOTAL FOR REGISTER	26,760.52

SECTION 2

Hickory Tree

Community Development District

Unaudited Financial Reporting

June 30, 2026

Table of Contents

Hickory Tree

Community Development District

Combined Balance Sheet

June 30, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 7,066	$ -	$ -	$ 7,066
Due from Developer	$ 20,000	$ -	$ 21,391	$ 41,391
Investments:				
Series 2024				
Reserve	$ -	$ 1,406,445	$ -	$ 1,406,445
Revenue	$ -	$ 38,743	$ -	$ 38,743
Prepayment	$ -	$ 755,714	$ -	$ 755,714
Construction	$ -	$ -	$ 4,274	$ 4,274
Total Assets	**$ 27,066**	**$ 2,200,903**	**$ 25,665**	**$ 2,253,634**
Liabilities:				
Accounts Payable	$ 13,134	$ -	$ -	$ 13,134
Retainage Payable	$ -	$ -	$ 3,165,355	$ 3,165,355
Total Liabilites	**$ 13,134**	**$ -**	**$ 3,165,355**	**$ 3,178,489**
Fund Balance:				
Restricted:				
Debt Service	$ -	$ 2,200,903	$ -	$ 2,200,903
Capital Projects	$ -	$ -	$ (3,139,690)	$ (3,139,690)
Unassigned	$ 13,933	$ -	$ -	$ 13,933
Total Fund Balances	**$ 13,933**	**$ 2,200,903**	**$ (3,139,690)**	**$ (924,855)**
Total Liabilities & Fund Balance	$ 27,066	$ 2,200,903	$ 25,665	$ 2,253,634

Hickory Tree

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Developer Contributions	$ 647,999	$ 180,000	$ 180,000	$ -
Interest	$ -	$ -	$ 201	$ 201
Total Revenues	**$ 647,999**	**$ 180,000**	**$ 180,201**	**$ 201**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 9,000	$ 3,600	$ 5,400
Employer FICA	$ 918	$ 689	$ 275	$ 413
Engineering	$ 15,000	$ 11,250	$ 4,660	$ 6,590
Attorney	$ 25,000	$ 18,750	$ 8,987	$ 9,763
Annual Audit	$ 4,000	$ 4,000	$ 4,050	$ (50)
Assessment Administration	$ 5,000	$ -	$ -	$ -
Arbitrage	$ 450	$ -	$ -	$ -
Disclosure Software	$ 2,500	$ 2,500	$ 2,500	$ -
Dissemination	$ 5,150	$ 3,863	$ 3,863	$ 0
Trustee Fees	$ 4,446	$ 4,446	$ 3,539	$ 908
Management Fees	$ 40,556	$ 30,417	$ 30,417	$ 0
Information Technology	$ 1,947	$ 1,460	$ 1,460	$ (0)
Website Maintenance	$ 1,298	$ 973	$ 974	$ (0)
Postage & Delivery	$ 1,000	$ 750	$ 108	$ 642
Insurance	$ 6,934	$ 6,934	$ 5,732	$ 1,202
Printing & Binding	$ 1,000	$ 750	$ 6	$ 744
Legal Advertising	$ 15,000	$ 11,250	$ 416	$ 10,834
Other Current Charges	$ 5,000	$ 3,750	$ 420	$ 3,330
Office Supplies	$ 625	$ 469	$ 11	$ 457
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 147,999**	**$ 111,426**	**$ 71,193**	**$ 40,233**
Operations & Maintenance				
Field Management	$ -	$ -	$ 6,250	$ (6,250)
Electric - Field	$ -	$ -	$ 3,985	$ (3,985)
Streetlighting	$ -	$ -	$ 2,519	$ 337,658
Water & Sewer	$ -	$ -	$ 51,810	$ (2,519)
Field Contingency	$ 500,000	$ 375,000	$ 37,342	$ (51,810)
Total Operations & Maintenance:	**$ 500,000**	**$ 375,000**	**$ 101,906**	**$ 273,094**
Total Expenditures	**$ 647,999**	**$ 486,426**	**$ 173,099**	**$ 313,327**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 7,102	
Fund Balance - Beginning	$ -		$ 6,831	
Fund Balance - Ending	$ -		$ 13,933	

Hickory Tree

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Assessments - Direct	$ 1,406,446	$ 871,996	$ 871,996	$ -
Assessments - Prepayments	$ -	$ -	$ 752,821	$ 752,821
Interest	$ 43,269	$ 43,269	$ 50,335	$ 7,066
Total Revenues	**$ 1,449,716**	**$ 915,265**	**$ 1,675,151**	**$ 759,886**
Expenditures:				
Series 2024				
Interest - 11/1	$ 551,429	$ 551,429	$ 551,429	$ -
Principal - 5/1	$ 310,000	$ 310,000	$ 310,000	$ -
Interest - 5/1	$ 551,429	$ 551,429	$ 551,429	$ -
Total Expenditures	$ 1,412,858	$ 1,412,858	$ 1,412,858	$ -
Excess (Deficiency) of Revenues over Expenditures	$ 36,858		$ 262,294	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (38,454)	$ (38,454)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (38,454)**	**$ (38,454)**
Net Change in Fund Balance	**$ 36,858**		**$ 223,840**	
Fund Balance - Beginning	$ 576,228		$ 1,977,063	
Fund Balance - Ending	$ 613,086		$ 2,200,903	

Hickory Tree

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Developer Contributions	$ -	$ -	$ 6,618,388	$ 6,618,388
Interest	$ -	$ -	$ 4,447	$ 4,447
Total Revenues	**$ -**	**$ -**	**$ 6,622,835**	**$ 6,622,835**
Expenditures:				
Capital Outlay	$ -	$ -	$ 6,630,795	$ (6,630,795)
Total Expenditures	**$ -**	**$ -**	**$ 6,630,795**	**$ (6,630,795)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ (7,961)**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 38,454	$ 38,454
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 38,454**	**$ 38,454**
Net Change in Fund Balance	**$ -**		**$ 30,493**	
Fund Balance - Beginning	$ -		$ (3,170,184)	
Fund Balance - Ending	$ -		$ (3,139,690)	

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	$ -	$ -	$ 20,000	$ 60,000	$ -	$ 40,000	$ -	$ -	$ -	$ 180,000
Interest	$ -	$ -	$ 0	$ 22	$ 21	$ 29	$ 41	$ 48	$ 41	$ -	$ -	$ -	$ 201
Total Revenues	**$ 20,000**	**$ 20,000**	**$ 20,000**	**$ 22**	**$ 21**	**$ 20,029**	**$ 60,041**	**$ 48**	**$ 40,041**	**$ -**	**$ -**	**$ -**	**$ 180,201**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ -	$ 1,000	$ -	$ -	$ 800	$ -	$ -	$ 800	$ -	$ -	$ -	$ 3,600
Employer FICA	$ 77	$ -	$ 77	$ -	$ -	$ 61	$ -	$ -	$ 61	$ -	$ -	$ -	$ 275
Engineering	$ 300	$ -	$ 425	$ -	$ -	$ 438	$ -	$ -	$ 3,498	$ -	$ -	$ -	$ 4,660
Attorney	$ 1,296	$ 297	$ 537	$ 122	$ 732	$ 2,701	$ 1,276	$ -	$ 2,029	$ -	$ -	$ -	$ 8,987
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,050	$ -	$ -	$ -	$ -	$ 4,050
Assessment Administration	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Disclosure Software	$ 2,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500
Dissemination	$ 429	$ 429	$ 429	$ 429	$ 429	$ 429	$ 429	$ 429	$ 429	$ -	$ -	$ -	$ 3,863
Trustee Fees	$ 3,539	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,539
Management Fees	$ 3,380	$ 3,380	$ 3,380	$ 3,380	$ 3,380	$ 3,380	$ 3,380	$ 3,380	$ 3,380	$ -	$ -	$ -	$ 30,417
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ -	$ -	$ -	$ 1,460
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ -	$ -	$ -	$ 974
Postage & Delivery	$ 17	$ 2	$ 5	$ 6	$ 9	$ 8	$ 3	$ 9	$ 48	$ -	$ -	$ -	$ 108
Insurance	$ 5,732	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,732
Printing & Binding	$ -	$ -	$ -	$ -	$ -	$ -	$ 6	$ -	$ -	$ -	$ -	$ -	$ 6
Legal Advertising	$ 74	$ 120	$ -	$ -	$ -	$ -	$ 223	$ -	$ -	$ -	$ -	$ -	$ 416
Other Current Charges	$ 58	$ 53	$ 53	$ 43	$ 39	$ 39	$ 40	$ 48	$ 47	$ -	$ -	$ -	$ 420
Office Supplies	$ 3	$ 0	$ 0	$ 3	$ 0	$ 0	$ 3	$ 0	$ 3	$ -	$ -	$ -	$ 11
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 175**
Total General & Administrative	**$ 18,849**	**$ 4,550**	**$ 6,176**	**$ 4,253**	**$ 4,860**	**$ 8,125**	**$ 5,628**	**$ 8,186**	**$ 10,566**	**$ -**	**$ -**	**$ -**	**$ 71,193**
Operations & Maintenance													
Field Expenditures													
Field Management	$ 625	$ 625	$ 625	$ 625	$ 625	$ 625	$ 625	$ 625	$ 1,250	$ -	$ -	$ -	$ 6,250
Streetlights	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,519	$ -	$ -	$ -	$ 2,519
Electric	$ -	$ -	$ 213	$ 87	$ 57	$ 60	$ 59	$ 2,090	$ 1,419	$ -	$ -	$ -	$ 3,985
Water & Sewer	$ -	$ -	$ 4,695	$ 11,379	$ 13,174	$ 7,584	$ 3,140	$ 4,387	$ 7,452	$ -	$ -	$ -	$ 51,810
Contingency	$ 15,500	$ 550	$ 550	$ 550	$ 550	$ 3,761	$ 9,775	$ 2,635	$ 3,471	$ -	$ -	$ -	$ 37,342
Total Operations & Maintenance	**$ 16,125**	**$ 1,175**	**$ 6,083**	**$ 12,641**	**$ 14,406**	**$ 12,030**	**$ 13,598**	**$ 9,737**	**$ 16,111**	**$ -**	**$ -**	**$ -**	**$ 101,906**
Total Expenditures	**$ 34,974**	**$ 5,725**	**$ 12,259**	**$ 16,894**	**$ 19,266**	**$ 20,155**	**$ 19,226**	**$ 17,923**	**$ 26,677**	**$ -**	**$ -**	**$ -**	**$ 173,099**
Excess (Deficiency) of Revenues over Expenditures	$ (14,974)	$ 14,275	$ 7,741	$ (16,872)	$ (19,245)	$ (126)	$ 40,814	$ (17,875)	$ 13,364	$ -	$ -	$ -	$ 7,102
Net Change in Fund Balance	**$ (14,974)**	**$ 14,275**	**$ 7,741**	**$ (16,872)**	**$ (19,245)**	**$ (126)**	**$ 40,814**	**$ (17,875)**	**$ 13,364**	**$ -**	**$ -**	**$ -**	**$ 7,102**

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
Less: Principal Payment - 5/1/26		($310,000)
Current Bonds Outstanding		**$20,690,000**