

*Hickory Tree
Community Development District*

Meeting Agenda

October 1, 2026

AGENDA

Hickory Tree

Community Development District

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

September 24, 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, October 1, 2026 at 10:15 AM** at the **West Osceola Branch Library, 305 Campus Street, Celebration, Florida 34747.**

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 August 6, 2026 Board of Supervisors Meeting
4. Consideration of Audit Services Engagement Letter for Fiscal Year 2026 Audit
5. 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
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Ratification of Work Authorization 2027-1 for Fiscal Year 2027 Engineering Services
 - C. Field Manager's Report
 - i. Consideration of Letter from Prince and Sons Regarding Continuing Fuel Surcharge
 - ii. Consideration of Proposals for Wildlife Caution Signage
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Hickory Tree Community Development District was held on **Thursday, August 6, 2026**, at 10:15 a.m. at the Holiday Inn & Suites Orlando SW – Celebration Area, 5711 W Irlo Bronson Memorial Hwy, Kissimmee, Florida.

Present and constituting a quorum:

Milton Andrade
Garret Parkinson
Brent Elliott

Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Patrick Collins
Chace Arrington *by Zoom*
Joey Duncan *by Zoom*
Jarett Wright
Ashley Hilyard

District Manager, GMS
District Counsel, Kilinski Van Wyk
District Engineer, Dewberry
District Engineer, Dewberry
Field Manager, GMS
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Approval of Minutes of the May 7, 2026
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the May 7, 2026 Board of Supervisors meeting and asked for any comments, corrections, or changes.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Minutes of the May 7, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget

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 2026-08 Adopting the District' Fiscal Year 2026/2027 Budget and Appropriating Funds

Ms. Burns presented Resolution 2026-08 adopting the District's Fiscal Year 2026/2027 Budget and appropriating funds.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Resolution 2026-08 Adopting the District' Fiscal Year 2026/2027 Budget and Appropriating Funds, was approved as amended.

ii. Consideration of Fiscal Year 2027 Budget Deficit Funding Agreement

Ms. Burns reviewed the Fiscal Year 2027 Budget Deficit Funding Agreement.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Fiscal Year 2027 Budget Deficit Funding Agreement, was approved.

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

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

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

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 2026-09 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns reviewed Resolution 2026-09 imposing special assessments and certifying an assessment roll.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Resolution 2026-09 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

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

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-10
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2026/2027**

Ms. Burns reviewed the proposed Fiscal Year 2026/2027 meeting schedule keeping the same day of the month at 10:15 a.m.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Resolution 2026-10 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027, was approved.

SIXTH ORDER OF BUSINESS

**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)**

Ms. Burns reviewed Resolution 2026-11 designating a date for the Landowner's meeting and election. She noted the proposed date was November 5, 2026.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Resolution 2026-11 Designating a Date, Time, and Location for a Landowners' Meeting and Election on Thursday, November 5, 2026—Regular Meeting Date) (Seat #1, Seat #2 & Seat #5), was approved.

SEVENTH ORDER OF BUSINESS

**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. 5 Hours Per Week

Ms. Burns opened discussion of the proposals for security services from United Protective Services.

EIGHTH ORDER OF BUSINESS

**Ratification of Agreement for Janitorial
Maintenance Services with CSS**

Ms. Burns reviewed the agreement for janitorial maintenance services with CSS and asked for a motion to ratify the agreement.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Agreement for Janitorial Maintenance Services with CSS, was ratified.

NINTH ORDER OF BUSINESS

Ratification of Agreement for Pool Maintenance Services with Resort Pool Services

Ms. Burns reviewed the agreement for pool maintenance services with Resort Pool Services and asked for a motion to ratify the agreement.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Ratification of Agreement for Pool Maintenance Services with Resort Pool Services Ratification of Agreement for Janitorial Maintenance Services with CSS, was ratified.

TENTH ORDER OF BUSINESS

Presentation of Fiscal Year 2025 Audit Report

Ms. Burns presented the Fiscal Year 2025 audit report and noted that they received a clean audit.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Fiscal Year 2025 Audit Report, was approved.

ELEVTH ORDER OF BUSINESS

Goals and Objectives

A. Adoption of Fiscal Year 2027 Goals & Objectives

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Adoption of the Fiscal Year 2027 Goals & Objectives, was approved.

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

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form, was approved.

TWELTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins had nothing additional to report.

B. Engineer**i. Presentation of Annual Goals & Objectives Review for Fiscal Year 2026 & Annual Report**

**The meeting recording commenced at this time.*

Mr. Duncan stated that the annual report was included in the package for review.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Annual Goals & Objectives Review for Fiscal Year 2026 & Annual Report, was approved.

Mr. Duncan stated that there were several critical items in the report, including fairly bad washouts that could be dangerous if someone were walking and fell into them. He recommended that either maintenance or the construction company address the issue quickly because of liability concerns.

C. Field Manager's Report

Ms. Hilyard reported that the amenity center had opened the day before, with deep cleaning and exterior pressure washing completed. Resident access cards were mailed, locks were changed to keypad locks for the janitorial and electrical closets, and a lock box for fire access was removed. She also reported that landscape, pool, and aquatics services had no deficiencies, janitorial services had started, and pest control was needed because insects and spiders remained an issue. She discussed failed palms that would be removed, a pool-deck downspout problem that was blowing mulch and dirt onto the deck and into the pool, and a plan to replace the mulch/dirt area with something like lava rock.

i. Consideration of Proposal for Pest Control Services

Ms. Hilyard presented a Massey Services proposal for monthly pest control, explaining that pest control was considered necessary because pressure washing had helped reduce insects and spiders but had not eliminated the issue. Massey had completed a walkthrough and recommended normal pest control services along with additional items such as equipment, rodent boxes, and especially door sweeps. The door sweeps were emphasized because there was a large gap between the restroom doors and the ground, allowing bugs to enter; he described the gap as

large enough to fit a notebook through. Massey could install the door sweeps as part of the first service visit. The proposal was for a two-year agreement, with the first year totaling \$1,725 annually and the second year totaling \$1,500 annually. She noted that the proposal showed slightly different figures because taxes were included, but those taxes would be removed before the agreement was signed.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Proposal for Pest Control Services, was approved.

ii. Notice from Prince & Sons Regarding Fuel Charges

Ms. Hilyard explained that two palms had specifically failed, with one apparently down or leaning on its side, and said it had been difficult to coordinate having the vendor return because the location was about two and a half hours out of the way. Ms. Burns then referenced a notice from Prince and Sons regarding the fuel surcharge and moved it forward for approval.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Notice from Prince & Sons Regarding Fuel Charges, was approved.

iii. Notice from Resort Pool Services Regarding Fuel Charges

Ms. Hilyard stated that the Resort Pools contract was \$50 per month and described it as a new contract. The pricing had apparently been provided earlier in anticipation of the amenity center opening, but since the amenity center had not yet opened at that time, the cost had not been included previously.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Notice from Resort Pool Services Regarding Fuel Charges, was approved.

D. District Manager's Report

i. Approval of Check Register

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

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, 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.

THIRTEENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

FIFTHTEENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

September 10, 2026

Hickory Tree Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Hickory Tree Community Development District, ("the District") for the fiscal year ended September 30, 2026 and with an option for additional annual renewals. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2025. In addition, we will examine the District's 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. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding 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 will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. 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 GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. 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, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Hickory Tree Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed \$4,050 (\$3,550 plus \$500 for issuance of debt in 2024). The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public

records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

- e. If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801, or recordrequest@gmscfl.com, phone: (407) 841-5524.

Reporting

We will issue a written report upon completion of our audit of Hickory Tree Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Hickory Tree Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Hickory Tree Community Development District.

Signature: _____

Title: _____

Date: _____

SECTION V

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

SECTION VI

SECTION B

SECTION 1



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

August 24, 2026

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

**Subject: Work Authorization Number 2027-1
Hickory Tree Community Development District
District Engineering Services – FY 2027
Osceola County, Florida**

Dear Ms. Burns:

Dewberry Engineers Inc. is pleased to submit this Work Authorization to provide general engineering services for the Hickory Tree Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineer Agreement").

With this information in mind, we propose the following tasks and corresponding fees:

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2027 only. We estimate a budget of \$15,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

This Work Authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced project. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator, in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Ms. Jill Burns
Hickory Tree Community Development District
Work Authorization 2027-1
August 24, 2026

Thank you for choosing Dewberry Engineers Inc. We look forward to continuing to work with you and your staff.

Sincerely,



Joey V. Duncan, P.E.
Principal Engineer



Reinardo Malavé, P.E.
Associate Vice President

JD:RM:ap

Q:\Hickory Tree CDD_50144568\Adm\Correspondence\AAS\Hickory Tree CDD FY 2027 District Engineering Services_08-24-2026

APPROVED AND ACCEPTED

Signed by:

By: 05F2744E40FE41E...
Authorized Representative of
Hickory Tree Community Development District
2026-08-31
Date: _____



Attachment A

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$135.00, \$150.00, \$170.00
Engineer IV, V, VI	\$195.00, \$225.00, \$255.00
Engineer VII, VIII, IX	\$295.00, \$325.00, \$365.00
Environmental Specialist I, II, III	\$115.00, \$145.00, \$170.00
Senior Environmental Scientist IV, V, VI	\$185.00, \$205.00, \$230.00
Planner I, II, III	\$115.00, \$145.00, \$170.00
Senior Planner IV, V, VI	\$185.00, \$205.00, \$230.00
Landscape Designer I, II, III	\$115.00, \$145.00, \$170.00
Senior Landscape Architect IV, V, VI	\$185.00, \$205.00, \$230.00
Principal	\$395.00
Technical	
CADD Technician I, II, III, IV, V	\$95.00, \$115.00, \$140.00, \$155.00, \$205.00
Designer I, II, III	\$115.00, \$150.00, \$180.00
Designer IV, V, VI	\$200.00, \$220.00, \$260.00
Construction	
Construction Professional I, II, III	\$135.00, \$170.00, \$200.00
Construction Professional IV, V, VI	\$240.00, \$280.00, \$335.00
Survey	
Surveyor I, II, III	\$75.00, \$90.00, \$120.00
Surveyor IV, V, VI	\$140.00, \$155.00, \$170.00
Surveyor VII, VIII, IX	\$190.00, \$225.00, \$270.00
Senior Surveyor IX	\$330.00
Fully Equipped 1, 2, 3 Person Field Crew	\$170.00, \$215.00, \$290.00
Laser Scanner 1, 2 Person Field Crew	\$225.00, \$270.00
Administration	
Administrative Professional I, II, III, IV	\$78.00, \$110.00, \$135.00, \$165.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

**COMPANY CONFIDENTIAL AND PROPRIETARY: USE OR DISCLOSURE OF DATA CONTAINED ON THIS SHEET IS SUBJECT TO RESTRICTION

Revised 05-30-26\Subject to Revision\Standard Hourly Billing Rate Schedule

SECTION C

Hickory Tree CDD

Field Management Report

Contracted Services

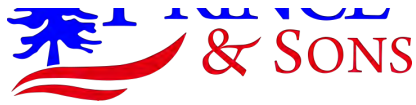
- Landscape, pool, janitorial, and pond maintenance services continue.
- Pest treatment services have begun.

Site Items

- The pest control vendor installed seals on the restroom doors.
- Lounge chairs on the pool deck have been pressure washed.
- Monitoring standing water on the pool deck following heavy rain and devising a plan to address.
- Redesigning plant bed on pool deck that washes out during rainfall.
- Coordinating with pool vendor to repair the splash pad.
- Monitoring failed palms to ensure they don't become a hazard while removal/replacement is pending.
- GMS will replace four bent pickets on the playground fence.
- A proposal for wildlife warning signs has been provided.



SECTION 1



JAMES CITY, FLORIDA 33644
(863) 422-5207
www.princeandsonsinc.com

TAMPA, FLORIDA 33610

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 $\geq \$4$ /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**

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

Warmest Regards,

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



SECTION 2

Proposal # : 568

Proposal



Maintenance Services
Phone: 407-577-0918
Email:
Ahilyard@gmscfl.com

Bill To/District Hickory Tree CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
Wildlife Warning Sign Installation GMS Staff will purchase, assemble, and install: - (8) Wildlife Warning signs at Tract A & Tract I - K2-5104	

Qty	Description	Unit Price	Line Total
8	Labor	\$55.00	\$440.00
1	Mobilization	\$65.00	\$65.00
1	Equipment	\$45.00	\$45.00
1	Materials		\$415.30
Total Due:			\$965.30

This Proposal is Valid for 30 days.

Client Signature: _____



Proposal # : 567

Proposal



Maintenance Services
Phone: 407-577-0918
Email:
Ahilyard@gmscfl.com

Bill To/District Hickory Tree CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
Wildlife Warning Sign Installation GMS Staff will purchase, assemble, and install: - (8) Wildlife Warning signs at Tract A & Tract I - K2-4089	

Qty	Description	Unit Price	Line Total
8	Labor	\$55.00	\$440.00
1	Mobilization	\$65.00	\$65.00
1	Equipment	\$45.00	\$45.00
1	Materials		\$734.97
Total Due:			\$1,284.97

This Proposal is Valid for 30 days.

Proposal # : 567

Proposal

Client Signature: _____



SECTION D

SECTION 1

Hickory Tree Community Development District

Summary of Check Register

July 22, 2026 through September 17, 2026

Fund	Date	Check No.'s	Amount
General Fund	7/31/26	264-264	\$ 13,680.00
	8/27/26	265-269	\$ 8,175.34
	9/17/26	270-274	\$ 9,098.21
		Autodraft	\$ 15,990.73
			\$ 46,944.28
Payroll	July 22, 2026 through September 17, 2026		
	Milton R Andrade	50030	\$ 184.70
	Brent A Elliott	50031	\$ 184.70
	Garret J Parkinson	50032	\$ 184.70
			\$ 554.10
Total Amount			\$ 47,498.38

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/31/26	00030	5/01/26 23697	202605 320-53800-49000		*	6,840.00	
		LANDSCAPE MAINT MAY26					
		6/01/26 24353	202606 320-53800-49000		*	6,840.00	
		LANDSCAPE MAINT JUN26					
				PRINCE & SONS INC.			13,680.00 000264
8/27/26	00019	8/17/26 22499701	202607 310-51300-31100		*	1,035.00	
		ENGINEER SVCS JUL26					
				DEWBERRY ENGINEERS INC.			1,035.00 000265
8/27/26	00009	8/17/26 33513	202608 320-53800-45000		*	1,109.00	
		POLICY CHANGE 8/17/26					
				EGIS INSURANCE & RISK ADVISORS			1,109.00 000266
8/27/26	00001	6/30/26 66	202606 320-53800-49000		*	1,329.44	
		CHANGE DOOR LOCKS					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			1,329.44 000267
8/27/26	00003	7/16/26 15398	202606 310-51300-31500		*	475.50	
		GENERAL COUNSEL JUN26					
				KILINSKI VAN WYK PLLC			475.50 000268
8/27/26	00004	7/16/26 2026-458	202607 310-51300-48000		*	2,113.20	
		PUBLIC HEARING 8/6/26					
		7/17/26 2026-458	202607 310-51300-48000		*	2,113.20	
		PUBLIC HEARING 8/6/26					
				OSCEOLA NEWS-GAZETTE			4,226.40 000269
9/17/26	00027	7/31/26 22355	202607 320-53800-49000		*	935.00	
		POND HERBICIDE A&F JUL26					
				AQUATIC WEED MANAGEMENT, INC.			935.00 000270
9/17/26	00040	7/20/26 2810289	202607 330-57200-48300		*	164.45	
		DATA OVER IP					
				DOORKING INC.			164.45 000271
9/17/26	00001	8/01/26 67	202608 320-53800-34000		*	1,250.00	
		FIELD MANAGEMENT AUG26					
		8/01/26 68	202608 310-51300-34000		*	3,379.67	
		MANAGMENT FEES AUG26					
		8/01/26 68	202608 310-51300-35200		*	108.17	
		WEBSITE ADMIN AUG26					
		8/01/26 68	202608 310-51300-35100		*	162.25	
		INFORMATION TECH AUG26					
		8/01/26 68	202608 310-51300-31300		*	429.17	
		DISSEM AGENT SVCS AUG26					

HKTR HICKORY TREE ZYAN

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		8/01/26 68	202608 310-51300-51000		*	.84	
		OFFICE SUPPLIES AUG26					
		8/01/26 68	202608 310-51300-42000		*	39.26	
		POSTAGE AUG26					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,369.36 000272
9/17/26 00003		8/14/26 15680	202607 310-51300-31500		*	2,545.00	
		GENERAL COUNSEL JUL26					
				KILINSKI VAN WYK PLLC			2,545.00 000273
9/17/26 00004		8/11/26 88606387	202609 310-51300-48000		*	84.40	
		NOTICE OF FY27 DATES					
				OSCEOLA NEWS-GAZETTE			84.40 000274
TOTAL FOR BANK A						30,953.55	

HKTR HICKORY TREE ZYAN

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/03/26	00031	7/31/26 5761-07. 202607 320-53800-43000 55261 WOODY TRAIL JUL26		DUKE ENERGY	*	67.73	67.73 080022
8/03/26	00031	7/31/26 6482-07. 202607 320-53800-43000 4378 TALL OAKS AVE JUL26		DUKE ENERGY	*	1,486.39	1,486.39 080023
8/03/26	00031	7/31/26 9194-07. 202607 320-53800-43100 4800 HICKORY TREE JUL26		DUKE ENERGY	*	4,723.16	4,723.16 080024
8/11/26	00031	8/05/26 5596-07. 202607 320-53800-43000 40031 WAVING HICK JUL26		DUKE ENERGY	*	23.08	23.08 080025
8/25/26	00032	8/12/26 6567-07. 202607 320-53800-43200 4378 TALL OAKS AVE JUL26		TOHO WATER AUTHORITY	*	2,640.04	2,640.04 080026
8/25/26	00032	8/12/26 6588-07. 202607 320-53800-43200 4700 BLOCK EVEN JUL26		TOHO WATER AUTHORITY	*	1,591.82	1,591.82 080027
8/31/26	00031	8/31/26 5761-08. 202608 320-53800-43000 55261 WOODY TRAIL AUG26		DUKE ENERGY	*	64.88	64.88 080028
8/31/26	00031	8/31/26 6482-08. 202608 320-53800-43000 4378 TALL OAKS AVE AUG26		DUKE ENERGY	*	1,014.76	1,014.76 080029
9/08/26	00031	8/31/26 9194-08. 202608 320-53800-43100 4800 HICKORY TREE AUG26		DUKE ENERGY	*	4,363.86	4,363.86 080030
9/08/26	00031	9/03/26 5596-08. 202608 320-53800-43000 40031 WAVING HICK AUG26		DUKE ENERGY	*	15.01	15.01 080031
TOTAL FOR BANK Z						15,990.73	
TOTAL FOR REGISTER						46,944.28	

HKTR HICKORY TREE ZYAN

SECTION 2

Hickory Tree
Community Development District

Unaudited Financial Reporting
August 31, 2026



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2024</u>
5	<u>Capital Project Funds</u>
6	<u>Month to Month</u>
7	<u>Long Term Debt Report</u>

Hickory Tree
Community Development District
Combined Balance Sheet
August 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 31,366	\$ -	\$ -	\$ 31,366
Due from Developer	\$ 40,000	\$ -	\$ 5,830	\$ 45,830
Prepaid Expenses	\$ 3,539	\$ -	\$ -	\$ 3,539
<u>Investments:</u>				
<u>Series 2024</u>				
Reserve	\$ -	\$ 1,406,445	\$ -	\$ 1,406,445
Revenue	\$ -	\$ 38,855	\$ -	\$ 38,855
Prepayment	\$ -	\$ 907,995	\$ -	\$ 907,995
Construction	\$ -	\$ -	\$ 6,845	\$ 6,845
Total Assets	\$ 74,905	\$ 2,353,295	\$ 12,675	\$ 2,440,874
Liabilities:				
Accounts Payable	\$ 50,329	\$ -	\$ -	\$ 50,329
Retainage Payable	\$ -	\$ -	\$ 3,165,355	\$ 3,165,355
Total Liabilities	\$ 50,329	\$ -	\$ 3,165,355	\$ 3,215,684
Fund Balance:				
Restricted:				
Debt Service	\$ -	\$ 2,353,295	\$ -	\$ 2,353,295
Capital Projects	\$ -	\$ -	\$ (3,152,681)	\$ (3,152,681)
Unassigned	\$ 24,576	\$ -	\$ -	\$ 24,576
Total Fund Balances	\$ 24,576	\$ 2,353,295	\$ (3,152,681)	\$ (774,810)
Total Liabilities & Fund Balance	\$ 74,905	\$ 2,353,295	\$ 12,675	\$ 2,440,874

Hickory Tree
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
<u>Revenues:</u>				
Developer Contributions	\$ 647,999	\$ 280,000	\$ 280,000	\$ -
Interest	\$ -	\$ -	\$ 259	\$ 259
Total Revenues	\$ 647,999	\$ 280,000	\$ 280,259	\$ 259
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 4,200	\$ 6,800
Employer FICA	\$ 918	\$ 842	\$ 321	\$ 520
Engineering	\$ 15,000	\$ 13,750	\$ 5,695	\$ 8,055
Attorney	\$ 25,000	\$ 22,917	\$ 12,008	\$ 10,909
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	\$ 4,721	\$ 5,221	\$ (500)
Trustee Fees	\$ 4,446	\$ 4,446	\$ 4,246	\$ 200
Management Fees	\$ 40,556	\$ 37,177	\$ 37,176	\$ 0
Information Technology	\$ 1,947	\$ 1,784	\$ 1,785	\$ (0)
Website Maintenance	\$ 1,298	\$ 1,190	\$ 1,190	\$ (0)
Postage & Delivery	\$ 1,000	\$ 917	\$ 260	\$ 656
Insurance	\$ 6,934	\$ 6,934	\$ 5,732	\$ 1,202
Printing & Binding	\$ 1,000	\$ 917	\$ 6	\$ 911
Legal Advertising	\$ 15,000	\$ 13,750	\$ 4,642	\$ 9,108
Other Current Charges	\$ 5,000	\$ 4,583	\$ 509	\$ 4,074
Office Supplies	\$ 625	\$ 573	\$ 13	\$ 560
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 147,999	\$ 132,175	\$ 89,729	\$ 42,445

Hickory Tree
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ -	\$ -	\$ 8,750	\$ (8,750)
Electric - Field	\$ -	\$ -	\$ 6,657	\$ (6,657)
Streetlighting	\$ -	\$ -	\$ 11,606	\$ (11,606)
Water & Sewer	\$ -	\$ -	\$ 59,096	\$ (59,096)
Field Contingency	\$ 500,000	\$ 458,333	\$ 79,283	\$ 379,050
Property Insurance	\$ -	\$ -	\$ 1,109	\$ (1,109)
Aquatic Management	\$ -	\$ -	\$ 935	\$ (935)
Irrigation Repairs	\$ -	\$ -	\$ 154	\$ (154)
Subtotal Field Expenditures	\$ 500,000	\$ 458,333	\$ 167,590	\$ 290,743
Amenity Expenditures				
Pest Control	\$ -	\$ -	\$ 970	\$ (970)
Janitorial Services	\$ -	\$ -	\$ 4,060	\$ (4,060)
Amenity Access Management	\$ -	\$ -	\$ 164	\$ (164)
Subtotal Amenity Expenditures	\$ -	\$ -	\$ 5,194	\$ (5,194)
Total Operations & Maintenance:	\$ 500,000	\$ 458,333	\$ 172,784	\$ 285,549
Total Expenditures	\$ 647,999	\$ 590,508	\$ 262,514	\$ 327,994
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 17,745	
Fund Balance - Beginning	\$ -		\$ 6,831	
Fund Balance - Ending	\$ -		\$ 24,576	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Assessments - Direct	\$ 1,406,446	\$ 871,996	\$ 871,996	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 902,930	\$ 902,930
Interest	\$ 43,269	\$ 43,269	\$ 56,659	\$ 13,390
Total Revenues	\$ 1,449,716	\$ 915,265	\$ 1,831,585	\$ 916,320
<u>Expenditures:</u>				
<u>Series 2024</u>				
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		\$ 418,728	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (42,496)	\$ (42,496)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (42,496)	\$ (42,496)
Net Change in Fund Balance	\$ 36,858		\$ 376,232	
Fund Balance - Beginning	\$ 576,228		\$ 1,977,063	
Fund Balance - Ending	\$ 613,086		\$ 2,353,295	

Hickory Tree

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
<u>Revenues</u>				
Developer Contributions	\$ -	\$ -	\$ 6,692,696	\$ 6,692,696
Interest	\$ -	\$ -	\$ 4,476	\$ 4,476
Total Revenues	\$ -	\$ -	\$ 6,697,172	\$ 6,697,172
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 6,722,165	\$ (6,722,165)
Total Expenditures	\$ -	\$ -	\$ 6,722,165	\$ (6,722,165)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (24,992)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 42,496	\$ 42,496
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 42,496	\$ 42,496
Net Change in Fund Balance	\$ -	\$ -	\$ 17,503	
Fund Balance - Beginning	\$ -		\$ (3,170,184)	
Fund Balance - Ending	\$ -		\$ (3,152,681)	

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	\$ 40,000	\$ 60,000	\$ -	\$ 280,000
Interest	\$ -	\$ -	\$ 0	\$ 22	\$ 21	\$ 29	\$ 41	\$ 48	\$ 41	\$ 28	\$ 30	\$ -	\$ 259
Total Revenues	\$ 20,000	\$ 20,000	\$ 20,000	\$ 22	\$ 21	\$ 20,029	\$ 60,041	\$ 48	\$ 40,041	\$ 40,028	\$ 60,030	\$ -	\$ 280,259
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ 600	\$ -	\$ 4,200
Employer FICA	\$ 77	\$ -	\$ 77	\$ -	\$ -	\$ 61	\$ -	\$ -	\$ 61	\$ -	\$ 46	\$ -	\$ 321
Engineering	\$ 300	\$ -	\$ 425	\$ -	\$ -	\$ 438	\$ -	\$ -	\$ 3,498	\$ 1,035	\$ -	\$ -	\$ 5,695
Attorney	\$ 1,296	\$ 297	\$ 537	\$ 122	\$ 732	\$ 2,701	\$ 1,276	\$ -	\$ 2,029	\$ 3,021	\$ -	\$ -	\$ 12,008
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	\$ 929	\$ 429	\$ -	\$ 5,221
Trustee Fees	\$ 3,539	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 708	\$ -	\$ 4,246
Management Fees	\$ 3,380	\$ 3,380	\$ 3,380	\$ 3,380	\$ 3,380	\$ 3,380	\$ 3,380	\$ 3,380	\$ 3,380	\$ 3,380	\$ 3,380	\$ -	\$ 37,176
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ 1,785
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ 1,190
Postage & Delivery	\$ 17	\$ 2	\$ 5	\$ 6	\$ 9	\$ 8	\$ 3	\$ 9	\$ 48	\$ 113	\$ 39	\$ -	\$ 260
Insurance	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Legal Advertising	\$ 74	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ 223	\$ -	\$ -	\$ 4,226	\$ -	\$ -	\$ 4,642
Other Current Charges	\$ 58	\$ 53	\$ 53	\$ 43	\$ 39	\$ 39	\$ 40	\$ 48	\$ 47	\$ 49	\$ 40	\$ -	\$ 509
Office Supplies	\$ 3	\$ 0	\$ 0	\$ 3	\$ 0	\$ 0	\$ 3	\$ 0	\$ 3	\$ 0	\$ 1	\$ -	\$ 13
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	\$ 13,023	\$ 5,513	\$ -	\$ 89,729
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,109	\$ -	\$ 1,109
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ 8,750
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 935	\$ -	\$ 935
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,519	\$ 4,723	\$ 4,364	\$ -	\$ 11,606
Electric	\$ -	\$ -	\$ 213	\$ 87	\$ 57	\$ 60	\$ 59	\$ 2,090	\$ 1,419	\$ 1,577	\$ 1,095	\$ -	\$ 6,657
Water & Sewer	\$ -	\$ -	\$ 4,695	\$ 11,379	\$ 13,174	\$ 7,584	\$ 3,140	\$ 4,387	\$ 7,452	\$ 4,232	\$ 3,054	\$ -	\$ 59,096
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154	\$ -	\$ 154
Contingency	\$ 15,500	\$ 550	\$ 550	\$ 550	\$ 550	\$ 3,761	\$ 9,775	\$ 2,635	\$ 3,471	\$ 33,935	\$ 8,006	\$ -	\$ 79,283
Subtotal Field Expenditures	\$ 16,125	\$ 1,175	\$ 6,083	\$ 12,641	\$ 14,406	\$ 12,030	\$ 13,598	\$ 9,737	\$ 16,111	\$ 45,717	\$ 19,966	\$ -	\$ 167,590
Amenity Expenditures													
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 970	\$ -	\$ 970
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ 2,860	\$ -	\$ 4,060
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 164	\$ -	\$ -	\$ 164
Subtotal Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,364	\$ 3,830	\$ -	\$ 5,194
Total Operations & Maintenance	\$ 16,125	\$ 1,175	\$ 6,083	\$ 12,641	\$ 14,406	\$ 12,030	\$ 13,598	\$ 9,737	\$ 16,111	\$ 47,082	\$ 23,796	\$ -	\$ 172,784
Total Expenditures	\$ 34,974	\$ 5,725	\$ 12,259	\$ 16,894	\$ 19,266	\$ 20,155	\$ 19,226	\$ 17,923	\$ 26,677	\$ 60,105	\$ 29,310	\$ -	\$ 262,514
Excess (Deficiency) of Revenues over Expenditures	\$ (14,974)	\$ 14,275	\$ 7,741	\$ (16,872)	\$ (19,245)	\$ (126)	\$ 40,814	\$ (17,875)	\$ 13,364	\$ (20,077)	\$ 30,720	\$ -	\$ 17,745
Net Change in Fund Balance	\$ (14,974)	\$ 14,275	\$ 7,741	\$ (16,872)	\$ (19,245)	\$ (126)	\$ 40,814	\$ (17,875)	\$ 13,364	\$ (20,077)	\$ 30,720	\$ -	\$ 17,745

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