

HYDE PARK

COMMUNITY DEVELOPMENT

DISTRICT 1

August 12, 2022

BOARD OF SUPERVISORS

PUBLIC HEARINGS AND

REGULAR MEETING

AGENDA

Hyde Park Community Development District 1
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

August 5, 2022

Board of Supervisors
Hyde Park Community Development District 1

ATTENDEES:

Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Hyde Park Community Development District 1 will hold Multiple Public Hearings and a Regular Meeting on August 12, 2022 at 10:00 a.m., at the offices of Coleman, Yovanovich & Koester, P.A., Northern Trust Bank Building, 4001 Tamiami Trail N., Suite 300, Naples, Florida 34103. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2022-10, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2022-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Advanced Aquatic Services, Inc., SkySail Littoral Maintenance Proposal

- 6. Ratification of Interlocal Agreement with Collier County for the Preparation and Submission of the Hyde Park Community Development District, Non-Ad Valorem Assessment Roll and The Related Uniform Collection and Enforcement Thereof
- 7. Acceptance of Unaudited Financial Statements as of June 30, 2022
- 8. Approval of June 10, 2022 Regular Meeting Minutes
- 9. Staff Reports
 - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
 - B. District Engineer: *Hole Montes, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 9, 2022 at 10:00 a.m.

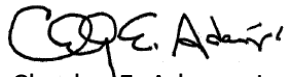
- QUORUM CHECK

Mathew Lavish	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
Ben Gibbs	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
Steve Wojcechowskyj	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
Thomas Mamone	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
Clifford Olson	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No

- 10. Board Members' Comments/Requests
- 11. Public Comments
- 12. Adjournment

I look forward to seeing all of you at the upcoming meeting. In the meantime, if you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

3A

Naples Daily News

PART OF THE USA TODAY NETWORK

Published Daily
Naples, FL 34110

HYDE PARK COMM DEV
2300 GLADES RD
BOCA RATON, FL 33431
ATTN

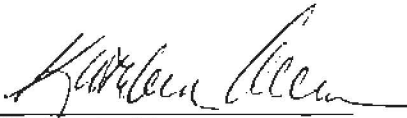
Affidavit of Publication
STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned they serve as the authority, personally appeared who on oath says that they serve as legal clerk of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

7/22/2022; 7/29/2022



Subscribed and sworn to before on July 29th, 2022



Notary, State of WI, County of Brown

My commission expires: 1-7-25

KATHLEEN ALLEN
Notary Public
State of Wisconsin

PUBLICATION COST: \$1,612.80
AD NO: GCI0916653
CUSTOMER NO: 506259
PO#: PUBLIC NOTICE
AD SIZE: DISPLAY AD W/ MAP 2X12

HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors for the Hyde Park Community Development District 1 ("District") will hold the following two public hearings and a regular meeting:

DATE: August 12, 2022
 TIME: 1:00 P.M.
 LOCATION: Coleman, Yovanovich & Koester, P.A.
 Northern Trust Bank Building
 4001 Tamiami Trail N., Suite 300
 Naples, Florida 34103

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt the budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes special assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	ERU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Platted lot	250	1	\$430.77
Undeveloped Land	206.17	0.77	\$331.69

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Collier County may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2019. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the proposed budgets, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours. All interested persons may ascertain the description of each property assessed and the amount to be assessed to each piece or parcel of property at the District Office. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least forty-eight (48) hours 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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



HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

3B

RESOLUTION 2022-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hyde Park Community Development District 1 (“District”) was established by Ordinance No. 2021-11, enacted by the Board of County Commissioners of Collier County, Florida on March 9, 2021, and effective March 11, 2021; and

WHEREAS, the District Manager has, at the first meeting of the Board of Supervisors (“Board”) of the District, submitted a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022, and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, 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 HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1:

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 Hyde Park Community Development District 1 for the Fiscal Year Ending September 30, 2023.”
- 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 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$656,678 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:

TOTAL GENERAL FUND	\$162,673
DEBT SERVICE FUND – SERIES 2022	<u>\$494,005</u>
TOTAL ALL FUNDS	\$656,678

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2022.

ATTEST:

**HYDE PARK COMMUNITY DEVELOPMENT
DISTRICT 1**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
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Assessment Summary	7

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Revenue and Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 162,673
Developer contribution	103,790	28,504	76,735	105,239	-
Total revenues	<u>103,790</u>	<u>28,504</u>	<u>76,735</u>	<u>105,239</u>	<u>162,673</u>
EXPENDITURES					
Professional & administrative					
Supervisors	12,000	1,077	10,923	12,000	12,000
Management/accounting/recording	48,000	12,000	36,000	48,000	48,000
Legal	15,000	3,446	11,554	15,000	15,000
Engineering	7,500	1,886	5,614	7,500	7,500
Audit*	3,500	-	3,500	3,500	3,500
Arbitrage rebate calculation*	750	-	750	750	750
Dissemination agent*	1,000	-	1,000	1,000	1,000
Trustee*	4,000	-	4,000	4,000	4,000
Telephone	200	100	100	200	200
Postage	1,000	14	986	1,000	1,000
Printing & binding	1,000	500	500	1,000	1,000
Legal advertising	2,500	4,161	-	4,161	2,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	5,500
Contingencies/bank charges	750	154	596	750	750
Website					
Hosting & maintenance	705	-	596	596	705
ADA compliance	210	-	596	596	210
Total professional and administrative	<u>103,790</u>	<u>28,513</u>	<u>76,715</u>	<u>105,228</u>	<u>103,790</u>
Field operations					
Field Management	-	-	-	-	2,000
Lake maintenance	-	-	-	-	51,880
Contingencies	-	-	-	-	5,000
Total field operations	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>58,880</u>
Total expenditures	<u>103,790</u>	<u>28,513</u>	<u>76,715</u>	<u>105,228</u>	<u>162,670</u>
Net increase/(decrease) of fund balance	-	(9)	20	11	3
Fund balance - beginning (unaudited)	-	(11)	(20)	(11)	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (20)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3</u>

¹ \$5,500 per bond issuance.

² \$1,000 per bond issuance.

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 12,000
Statutorily set at \$200 per supervisor for each meeting of the Board of Supervisors not to exceed \$4,800, per supervisor, for each fiscal year.	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	15,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	7,500
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	3,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	4,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	1,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	1,000
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	2,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Field Operations	
Field Management Services	2,000
Covers the costs of periodic field visits to insure contractor(s) are meeting service levels expectations.	
Lake maintenance	51,880
Covers the cost of hiring a qualified high quality contractor to maintain 129.7 acres of stormwater ponds on an as needed basis. Anticipates twice a month vists.	
Contingencies	5,000
Total expenditures	<u><u>\$162,670</u></u>

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Revenue & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022		
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 492,200
Total revenues	-	-	-	-	492,200
EXPENDITURES					
Debt service					
Principal	-	-	-	-	160,000
Interest	-	-	42,678	42,678	334,005
Cost of issuance	-	214,055	-	214,055	-
Total expenditures	-	214,055	42,678	256,733	494,005
Excess/(deficiency) of revenues over/(under) expenditures	-	(214,055)	(42,678)	(256,733)	(1,805)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	859,426	-	859,426	-
Original issue discount	-	(4,180)	-	(4,180)	-
Underwriter's discount	-	(172,200)	-	(172,200)	-
Total other financing sources/(uses)	-	683,046	-	683,046	-
Fund balance:					
Net increase/(decrease) in fund balance	-	468,991	(42,678)	426,313	(1,805)
Beginning fund balance (unaudited)	-	(11,645)	457,346	(11,645)	414,668
Ending fund balance (projected)	\$ -	\$ 457,346	\$ 414,668	\$ 414,668	412,863
Use of fund balance:					
Debt service reserve account balance (required)					(246,100)
Interest expense - November 1, 2023					(164,403)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 2,360</u>

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22			167,002.50	167,002.50	8,610,000.00
05/01/23	160,000.00	3.250%	167,002.50	327,002.50	8,450,000.00
11/01/23			164,402.50	164,402.50	8,450,000.00
05/01/24	165,000.00	3.250%	164,402.50	329,402.50	8,285,000.00
11/01/24			161,721.25	161,721.25	8,285,000.00
05/01/25	170,000.00	3.250%	161,721.25	331,721.25	8,115,000.00
11/01/25			158,958.75	158,958.75	8,115,000.00
05/01/26	175,000.00	3.250%	158,958.75	333,958.75	7,940,000.00
11/01/26			156,115.00	156,115.00	7,940,000.00
05/01/27	180,000.00	3.250%	156,115.00	336,115.00	7,760,000.00
11/01/27			153,190.00	153,190.00	7,760,000.00
05/01/28	185,000.00	3.600%	153,190.00	338,190.00	7,575,000.00
11/01/28			149,860.00	149,860.00	7,575,000.00
05/01/29	195,000.00	3.600%	149,860.00	344,860.00	7,380,000.00
11/01/29			146,350.00	146,350.00	7,380,000.00
05/01/30	200,000.00	3.600%	146,350.00	346,350.00	7,180,000.00
11/01/30			142,750.00	142,750.00	7,180,000.00
05/01/31	210,000.00	3.600%	142,750.00	352,750.00	6,970,000.00
11/01/31			138,970.00	138,970.00	6,970,000.00
05/01/32	215,000.00	3.600%	138,970.00	353,970.00	6,755,000.00
11/01/32			135,100.00	135,100.00	6,755,000.00
05/01/33	225,000.00	4.000%	135,100.00	360,100.00	6,530,000.00
11/01/33			130,600.00	130,600.00	6,530,000.00
05/01/34	235,000.00	4.000%	130,600.00	365,600.00	6,295,000.00
11/01/34			125,900.00	125,900.00	6,295,000.00
05/01/35	245,000.00	4.000%	125,900.00	370,900.00	6,050,000.00
11/01/35			121,000.00	121,000.00	6,050,000.00
05/01/36	255,000.00	4.000%	121,000.00	376,000.00	5,795,000.00
11/01/36			115,900.00	115,900.00	5,795,000.00
05/01/37	265,000.00	4.000%	115,900.00	380,900.00	5,530,000.00
11/01/37			110,600.00	110,600.00	5,530,000.00
05/01/38	275,000.00	4.000%	110,600.00	385,600.00	5,255,000.00
11/01/38			105,100.00	105,100.00	5,255,000.00
05/01/39	285,000.00	4.000%	105,100.00	390,100.00	4,970,000.00
11/01/39			99,400.00	99,400.00	4,970,000.00
05/01/40	295,000.00	4.000%	99,400.00	394,400.00	4,675,000.00
11/01/40			93,500.00	93,500.00	4,675,000.00
05/01/41	310,000.00	4.000%	93,500.00	403,500.00	4,365,000.00
11/01/41			87,300.00	87,300.00	4,365,000.00
05/01/42	320,000.00	4.000%	87,300.00	407,300.00	4,045,000.00
11/01/42			80,900.00	80,900.00	4,045,000.00
05/01/43	335,000.00	4.000%	80,900.00	415,900.00	3,710,000.00
11/01/43			74,200.00	74,200.00	3,710,000.00
05/01/44	350,000.00	4.000%	74,200.00	424,200.00	3,360,000.00
11/01/44			67,200.00	67,200.00	3,360,000.00

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/45	365,000.00	4.000%	67,200.00	432,200.00	2,995,000.00
11/01/45			59,900.00	59,900.00	2,995,000.00
05/01/46	380,000.00	4.000%	59,900.00	439,900.00	2,615,000.00
11/01/46			52,300.00	52,300.00	2,615,000.00
05/01/47	395,000.00	4.000%	52,300.00	447,300.00	2,220,000.00
11/01/47			44,400.00	44,400.00	2,220,000.00
05/01/48	410,000.00	4.000%	44,400.00	454,400.00	1,810,000.00
11/01/48			36,200.00	36,200.00	1,810,000.00
05/01/49	425,000.00	4.000%	36,200.00	461,200.00	1,385,000.00
11/01/49			27,700.00	27,700.00	1,385,000.00
05/01/50	445,000.00	4.000%	27,700.00	472,700.00	940,000.00
11/01/50			18,800.00	18,800.00	940,000.00
05/01/51	460,000.00	4.000%	18,800.00	478,800.00	480,000.00
11/01/51			9,600.00	9,600.00	480,000.00
05/01/52	480,000.00	4.000%	9,600.00	489,600.00	-
11/01/52			-	-	-
Total	8,610,000.00		6,269,840.00	14,879,840.00	

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

Off-Roll Assessments					
<u>Phase 1</u>					
Product Type	Units	FY 2023 O&M Assessment per Unit	FY 2023 DS Assessment per Unit	FY 2023 Total Assessment per Unit	FY 2022 Total Assessment per Unit
SF 33'	68	\$ 398.46	\$ 1,633.41	\$ 2,031.87	n/a
SF 40'	98	398.46	1,979.89	2,378.35	n/a
SF 45'	84	398.46	2,227.37	2,625.83	n/a
Total	250				

Off-Roll Assessments					
<u>Future Phase</u>					
Product Type	Units	FY 2023 O&M Assessment per Unit	FY 2023 DS Assessment per Unit	FY 2023 Total Assessment per Unit	FY 2022 Total Assessment per Unit
SF 33'	105	\$ 162.94	\$ -	\$ 162.94	n/a
SF 40'	178	162.94	-	162.94	n/a
SF 45'	104	162.94	-	162.94	n/a
Total	387				

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

4A

Naples Daily News

PART OF THE USA TODAY NETWORK

Published Daily
Naples, FL 34110

HYDE PARK COMM DEV
2300 GLADES RD
BOCA RATON, FL 33431
ATTN

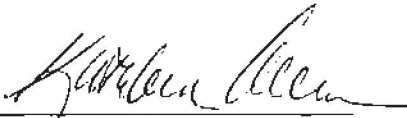
Affidavit of Publication
STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned they serve as the authority, personally appeared who on oath says that they serve as legal clerk of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

7/22/2022; 7/29/2022



Subscribed and sworn to before on July 29th, 2022



Notary, State of WI, County of Brown

My commission expires: 1-7-25

KATHLEEN ALLEN
Notary Public
State of Wisconsin

PUBLICATION COST: \$1,612.80
AD NO: GCI0916653
CUSTOMER NO: 506259
PO#: PUBLIC NOTICE
AD SIZE: DISPLAY AD W/ MAP 2X12

HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors for the Hyde Park Community Development District 1 ("District") will hold the following two public hearings and a regular meeting:

DATE: August 12, 2022
 TIME: 1:00 P.M.
 LOCATION: Coleman, Yovanovich & Koester, P.A.
 Northern Trust Bank Building
 4001 Tamiami Trail N., Suite 300
 Naples, Florida 34103

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt the budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes special assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	ERU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Platted lot	250	1	\$430.77
Undeveloped Land	206.17	0.77	\$331.69

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Collier County may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2019. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the proposed budgets, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours. All interested persons may ascertain the description of each property assessed and the amount to be assessed to each piece or parcel of property at the District Office. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least forty-eight (48) hours 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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



HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

4B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Michal Szymonowicz, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Michal Szymonowicz, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Assessment Roll Coordinator for the Hyde Park Community Development District 1.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Hyde Park Community Development District 1.
4. I do hereby certify that on July 23, 2022, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the Hyde Park Community Development District 1 of their rights under Chapters 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit A** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.

Michal Szymonowicz
By: Michal Szymonowicz

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this 23rd day of July 2022, by Michal Szymonowicz, for Wrathell, Hunt and Associates, LLC, who is personally known to me or has provided _____ as identification, and who did or did not take an oath.



DAPHNE GILLYARD
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG327647
Expires 8/20/2023

NOTARY PUBLIC

Daphne Gillyard
Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: GG327647
My Commission Expires: 8/20/2023

EXHIBIT A: Copies of Forms of Mailed Notices

EXHIBIT A

EXHIBIT A
PAGE 1 OF 1

Hyde Park Community Development District 1
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 23, 2022

VIA FIRST CLASS MAIL

NEAL COMMUNITIES OF SOUTHWEST
FLORIDA LLC
5800 LAKEWOOD RANCH BLVD
SARASOTA, FL 34240
PARCEL ID: See Exhibit B

RE: Hyde Park Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Hyde Park Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 12, 2022, at 10:00 a.m., at office of Coleman, Yovanovich & Koester, P.A., Northern Trust Bank Building, 4001 Tamiami Trail N., Suite 300, Naples, Florida 34103. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0100 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours 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.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chesley E. Adams, Jr.
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$176,077** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Residential Unit (“ERU”) basis for platted lots. Your property is classified as **250 Platted Lots** and **106.07 acres of Undeveloped Land**.

3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	ERU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Platted lot	250	1	\$430.77
Undeveloped Land	206.17	0.77	\$331.69

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. 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, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.** The proposed annual O&M Assessments for your property for Fiscal Year 2022/2023 (October 1, 2022 – September 30, 2023) are **\$142,874.86**.
5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Exhibit B

Parcel ID	Parcel ID	Parcel ID	Parcel ID	Parcel ID	Parcel ID
73650000021	73650001185	73650002061	73650002948	73650003824	73650004700
73650000047	73650001208	73650002087	73650002964	73650003840	73650004726
73650000089	73650001224	73650002100	73650002980	73650003866	73650004742
73650000364	73650001240	73650002126	73650003002	73650003882	73650004768
73650000380	73650001266	73650002142	73650003028	73650003905	73650004784
73650000403	73650001282	73650002168	73650003044	73650003921	73650004807
73650000429	73650001305	73650002184	73650003060	73650003947	73650004823
73650000445	73650001321	73650002207	73650003086	73650003963	73650004849
73650000461	73650001347	73650002223	73650003109	73650003989	73650004865
73650000487	73650001363	73650002249	73650003125	73650004001	73650004881
73650000500	73650001389	73650002265	73650003141	73650004027	73650004904
73650000526	73650001402	73650002281	73650003167	73650004043	73650004920
73650000542	73650001428	73650002304	73650003183	73650004069	73650004946
73650000568	73650001444	73650002320	73650003206	73650004085	73650004962
73650000584	73650001460	73650002346	73650003222	73650004108	73650004988
73650000607	73650001486	73650002362	73650003248	73650004124	73650005000
73650000623	73650001509	73650002388	73650003264	73650004140	73650005026
73650000649	73650001525	73650002401	73650003280	73650004166	73650005042
73650000665	73650001541	73650002427	73650003303	73650004182	73650005068
73650000681	73650001567	73650002443	73650003329	73650004205	73650005084
73650000704	73650001583	73650002469	73650003345	73650004221	73650005107
73650000720	73650001606	73650002485	73650003361	73650004247	73650005123
73650000746	73650001622	73650002508	73650003387	73650004263	73650005149
73650000762	73650001648	73650002524	73650003400	73650004289	73650005165
73650000788	73650001664	73650002540	73650003426	73650004302	73650005181
73650000801	73650001680	73650002566	73650003442	73650004328	73650005204
73650000827	73650001703	73650002582	73650003468	73650004344	73650005220
73650000843	73650001729	73650002605	73650003484	73650004360	73650005246
73650000869	73650001745	73650002621	73650003507	73650004386	73650005262
73650000885	73650001761	73650002647	73650003523	73650004409	73650005288
73650000908	73650001787	73650002663	73650003549	73650004425	73650005301
73650000924	73650001800	73650002689	73650003565	73650004441	73650005327
73650000940	73650001826	73650002702	73650003581	73650004467	73650005343
73650000966	73650001842	73650002728	73650003604	73650004483	
73650000982	73650001868	73650002744	73650003620	73650004506	
73650001004	73650001884	73650002760	73650003646	73650004522	
73650001020	73650001907	73650002786	73650003662	73650004548	
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73650001062	73650001949	73650002825	73650003701	73650004580	
73650001088	73650001965	73650002841	73650003727	73650004603	
73650001101	73650001981	73650002867	73650003743	73650004629	
73650001127	73650002003	73650002883	73650003769	73650004645	
73650001143	73650002029	73650002906	73650003785	73650004661	
73650001169	73650002045	73650002922	73650003808	73650004687	

Hyde Park Community Development District 1
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 23, 2022

VIA FIRST CLASS MAIL

HYDE PARK LAND HOLDINGS LLC
5800 LAKEWOOD RANCH BLVD
SARASOTA, FL 34240
PARCEL ID: 73650000063

RE: Hyde Park Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Hyde Park Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 12, 2022, at 10:00 a.m., at office of Coleman, Yovanovich & Koester, P.A., Northern Trust Bank Building, 4001 Tamiami Trail N., Suite 300, Naples, Florida 34103. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0100 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours 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.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chesley E. Adams, Jr.
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$176,077** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Residential Unit (“ERU”) basis for platted lots. Your property is classified as **100.10 acres of Undeveloped Land.**
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	ERU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Platted lot	250	1	\$430.77
Undeveloped Land	206.17	0.77	\$331.69

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. 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, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.** The proposed annual O&M Assessments for your property for Fiscal Year 2022/2023 (October 1, 2022 – September 30, 2023) are **\$33,202.58.**
5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

4C

RESOLUTION 2022-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Hyde Park Community Development District 1 (“**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 Collier 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, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), 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 2022/2023; 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 Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, 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 HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1:

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 benefits 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.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Tax Roll Assessments.** The operation and maintenance special assessments and previously levied debt service special assessments 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. 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 District's Assessment Roll, attached to this Resolution as **Exhibit B**, 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 Hyde Park Community Development District 1.

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 District’s 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 of Supervisors of the Hyde Park Community Development District 1.

PASSED AND ADOPTED this 12th day of August, 2022.

ATTEST:

**HYDE PARK COMMUNITY DEVELOPMENT
DISTRICT 1**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit A: Budget

Exhibit B: Assessment Roll

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

5



Littoral Maintenance Proposal

For

SkySail – Hyde Park 1 CDD



www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



August 3, 2022

SkySail
C/O Hyde Park 1 CDD
9220 Bonita Beach Rd.
Suite 214
Bonita Springs, FL 34135

Dear Chuck,

We are sending the littoral maintenance proposal first before we send our pond management proposal because we feel that this is something that needs immediate attention to stay ahead of the weeds.

Now is the time for us to get in there and be proactive about stopping the weeds from growing instead of waiting until the littorals are full of weeds and then having an expensive reactive approach to getting rid of them. The plantings are new and fresh and almost completely weed free. It is best to start treating now to keep vines, torpedograss, pondweed, alligatorweed, and other nuisance or exotic vegetation out so that your littorals have more room to grow and expand. They will grow and expand quicker without the hinderance of competing against any weeds.

Regular pond management practices are not generally specialized enough to intimately treat the littoral areas and keep them weed free. With SkySail being a brand new and beautiful community, we want you to have very full and thriving, aesthetically pleasing littoral areas that will become an asset to your community.

We maintain some of the finest golf courses across the southern half of Florida and their full, thriving littoral zones are the perfect display of what natural Florida beauty is. We will maintain your littoral zones in a manner that will showcase them and your ponds for any current and potential residents.

Thank you,

Mike Sweeney

Mike Sweeney
Business Development Executive

Mike Sweeney
Business Development Executive
239-565-8669
mike@advancedaquatic.com



Proposal Date:08/03/2022

LITTORAL MAINTENANCE AGREEMENT (REVISED)

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

SkySail
C/O Hyde Park 1 CDD
9220 Bonita Beach Rd.
Suite 214
Bonita Springs, FL 34135

hereinafter called "CUSTOMER". The parties hereto agree as follows:

- 1) AAS, Inc. agrees to manage the current existing littoral areas of Ponds 1, 3, and 4 (see green-highlighted areas on attached map) located at SkySail in Naples, Florida. These are the only existing littoral areas as of 08/02/2022. As new littoral areas are designed and installed, this proposal can be amended to include them for an additional monthly sum that will be determined at that time.
2) The littoral zone maintenance area is the area starting at the turf line (control elevation) down the bank into the Stormwater pond out to the deepest immersed aquatic plants.
3) A minimum of 12 inspections with treatment as required (at least once every month).
4) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

Table with 2 columns: Service Item, Amount. Rows: Littoral Zone Weed Control (\$500.00), Total Monthly Investment (\$500.00)

Payments shall be payable in equal and consecutive monthly installments of \$500.00

Accepted payment methods are by check mailed to our Deerfield Beach office, Automated Clearing House (ACH), or by credit card (a 5% convenience fee will be added to credit card payments).

This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. The length of this contract is valid for one year from that date. This contract will automatically renew every year on the anniversary date for a one-year term, with a four percent (4%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS, INC. through certified mail canceling the service sixty (60) days prior to the anniversary date. Service will begin within ten (10) days of receipt of the signed contract. Payment is required net thirty (30) days from invoice date. This agreement is void if not signed within forty-five (45) days.

4) This agreement is subject to the terms and conditions contained on page 1-3 of this agreement.

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail - Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa



Proposal Date:08/03/2022

Page 2 of 3 - SkySail (Hyde Park 1 CDD) Littoral Maintenance

5) It is the CUSTOMER'S responsibility to inform AAS, INC. of any and all work areas that are required mitigation area(s). AAS, INC. assumes no responsibility for damage to mitigation area(s) where the CUSTOMER has failed to inform AAS, INC. of said area(s).

6) Under the littoral maintenance program AAS, Inc. will treat shoreline grasses and broadleaf weeds. Certain plants such as cattails leave visible structure which may take several seasons to decompose. AAS, INC. is not responsible for such removal.

7) CUSTOMER agrees that the services to be provided are for the benefit of CUSTOMER regardless of whether CUSTOMER has direct legal ownership of the water areas specified. In the event that CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he had control of these areas to the extent that he may authorize the specified services and agrees to hold AAS, INC. harmless for the consequences of such services not arising out of AAS, INC.'s negligence.

8) Neither party shall be responsible in damages, penalties or otherwise for any failure to delay in the performance of any of its obligation hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulation, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.

9) Sixty (60) day cancellation is allowed under this Agreement if CUSTOMER feels AAS, INC. is not performing up to its contractual obligations. CUSTOMER must notify AAS, INC. by US mail, of said cancellation. All monies must be paid to AAS, INC. that are owed through the last month of service.

10) AAS, INC. agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the negligence of AAS, INC., however, AAS, INC. shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.

11) Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.

12) CUSTOMER agrees to pay invoice promptly. If delinquent more than sixty (60) days AAS, INC. may cancel agreement.

13) CUSTOMER has requested to be shown as "Additional Insured" on AAS, Inc.'s General Liability Insurance. Please initial here _____.

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa



Proposal Date:08/03/2022

Page 3 of 3 - SkySail (Hyde Park 1 CDD) Littoral Maintenance

14) This constitutes the entire Agreement of the parties; no oral or written changes may be made to this agreement unless authorized in writing by both parties.

Jack R. Anderson, President
For: Advanced Aquatic Services, Inc.

Authorized Customer's Signature Title

Date: _____

Print Name: _____ Date: _____

Contract Start Date: _____

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

6

**INTERLOCAL AGREEMENT FOR THE PREPARATION
AND SUBMISSION OF THE HYDE PARK COMMUNITY
DEVELOPMENT DISTRICT, NON-AD VALOREM
ASSESSMENT ROLL AND THE RELATED UNIFORM
COLLECTION AND ENFORCEMENT THEREOF**

WHEREAS, the –HYDE PARK- COMMUNITY DEVELOPMENT DISTRICT (hereinafter “DISTRICT”) was established pursuant to the provisions of Chapter 190, Florida Statutes, and the DISTRICT is authorized to levy non-ad valorem or special assessments including benefit assessments, maintenance assessments, and other such assessments; and

WHEREAS, Section 189.05, Florida Statutes, and Section 197.3631, Florida Statutes, also authorize this DISTRICT to collect non-ad valorem assessments; and

WHEREAS, The Honorable Rob Stoneburner, is the Collier County Tax Collector (hereinafter “TAX COLLECTOR”), and therefore the County Constitutional Officer charged, as agent of the State, with the collection and enforcement of ad valorem taxes and non-ad valorem assessments levied by the County, the School Board and municipalities and any special districts within the County; and

WHEREAS, the Honorable Abe Skinner, is the Collier County Property Appraiser (hereinafter “PROPERTY APPRAISER”), and therefore the County Constitutional Officer charged with determining the value of all property within the County, and with maintaining certain records connected therewith, specifically including the name of the owner, address and legal description of parcels of property on the tax rolls, and with providing certain services and information to taxing authorities under Section 190.021, Florida Statutes, and Section 197.3632, Florida Statutes; and

WHEREAS, Section 197.3631, 197.3632, Florida Statutes, and Section 189.05, Florida Statutes, provide that the DISTRICT may arrange for the collection and enforcement of non-ad valorem special assessments by the TAX COLLECTOR on the official tax notice as certified to the TAX COLLECTOR by the DISTRICT upon receipt by the DISTRICT from the PROPERTY APPRAISER of the name, address and legal description of each applicable parcel; and

WHEREAS, Chapter 197, Florida Statutes, authorizes the DISTRICT, PROPERTY APPRAISER and TAX COLLECTOR to enter into an Agreement regarding the reimbursement of necessary administrative costs incurred by the PROPERTY APPRAISER and TAX COLLECTOR; and

WHEREAS, pursuant to Section 197.3632, Florida Statutes, the PROPERTY APPRAISER may provide additional services for the DISTRICT over and above the requirement to provide name, address and legal description for each parcel of land upon which the non-ad valorem assessment is to be levied, and be reimbursed accordingly, including authority to act as the agent of the DISTRICT in fulfilling the duty of the DISTRICT both to prepare and to certify the non-ad valorem assessment roll to the TAX COLLECTOR by the **15th of September** of each calendar year in compatible electronic medium tied to the property identification number on the tax roll of the PROPERTY APPRAISER; and

WHEREAS, the use of the uniform non-ad valorem assessment methodology is more fair, more efficient and more accountable than the other alternatives available; and

WHEREAS, the Board of Supervisors of the DISTRICT passed Resolution Number **2021-31**, expressing its intent to use the uniform collection and enforcement of non- ad valorem assessments methodology in accordance with the procedures outlined in Section 197.3632, Florida Statutes, and has therefore elected to use the non-ad valorem assessment methodology in Section 197.3632, Florida Statutes, and has elected not to use the methodology in Section 190.021, Florida Statutes: and

WHEREAS, the duty to certify the non-ad valorem assessment roll is in the Chairman of the Board of Supervisors of the DISTRICT; and

WHEREAS, The DISTRICT wants the PROPERTY APPRAISER to serve as agent of the DISTRICT specifically to list, extend, prepare and certify the non-ad valorem assessment roll of the DISTRICT; and

WHEREAS, the TAX COLLECTOR, PROPERTY APPRAISER and DISTRICT are agencies of the State within the meaning of Chapter 189, Florida Statutes, and Chapter 163, Florida Statutes, and desire the joint powers which each will exercise separately under the terms of this Agreement; and

WHEREAS, pursuant to Chapter 189, Florida Statutes, Chapter 163, Florida Statutes, and Chapter 190, Florida Statutes, there is ample statutory authority for interlocal and interagency agreements between the TAX COLLECTOR, PROPERTY APPRAISER and the DISTRICT; and

WHEREAS, the TAX COLLECTOR and the PROPERTY APPRAISER agree to provide the services of their respective offices for the non-ad valorem assessments involved as set forth in statutory law, applicable rules, as amended, and in this Agreement; and

WHEREAS, the DISTRICT desires to accept the services of the TAX COLLECTOR and PROPERTY APPRAISER as provided in this Agreement and further agrees to fulfill its duties and responsibilities under law and pursuant to this Agreement.

The DISTRICT, PROPERTY APPRAISER and TAX COLLECTOR hereby agree as follows:

1. Commencing with the 2022 calendar year, and all subsequent years, except as provided in paragraph seven (7), the PROPERTY APPRAISER as agent for the DISTRICT shall list, prepare, submit and certify to the TAX COLLECTOR by **September 15th**, on compatible electronic medium, tied to the property identification number, the non-ad valorem assessment roll, and that the District shall comply with all applicable provisions of Chapter 197, Florida Statutes, and related rules, including, but not limited to, compliance with all advertisements and notices required in the election to use the non-ad valorem assessment methodology, levying and roll adoption (subsequent years).

2. Because the DISTRICT, by January 10, 2022, will furnish the legal description of the land area on which the non-ad valorem assessments be levied for calendar year 2022 to the Property Appraiser, the Property Appraiser shall determine accurately the name, address and legal description of each affected parcel and submit that information to the DISTRICT by the 1st of June, 2022; the PROPERTY APPRAISER shall also act as the agent for the DISTRICT (as Principal) to list, extend, and prepare the non-ad valorem assessment roll for and on behalf of the DISTRICT and certify it by 15th September, 2022 in the name of the DISTRICT to the TAX COLLECTOR in compatible electronic medium tied to the property identification number; provided, however, that the PROPERTY APPRAISER shall not be under any duty to act as agent of the DISTRICT in preparing and certifying to the TAX COLLECTOR the non-ad valorem assessment roll unless the DISTRICT shall have provided the PROPERTY APPRAISER, no later than August 1st of each calendar year as a condition precedent, the officially adopted per unit of property non-ad valorem assessments as officially adopted by the Board of Supervisors at a duly noticed meeting.

3. Pursuant to expressed authority in Section 197.3632, Florida Statutes, the TAX COLLECTOR shall be compensated at the rate of two percent (2%) of the non-ad valorem assessments collected as compensation for all costs of the TAX COLLECTOR, which two percent (2%) shall be withheld by the TAX COLLECTOR as payment prior to distribution to the DISTRICT of funds collected.

4. The DISTRICT hereby agrees to compensate the PROPERTY APPRAISER for all necessary administrative costs as defined in section 197.3632(2), Florida Statutes, incurred in fulfilling both statutory and contractual duty of the PROPERTY APPRAISER under this Agreement and the DISTRICT shall compensate the PROPERTY APPRAISER at the rate of one and one-half percent (1.5%) of the non-ad valorem assessment collected for setting up the non-ad valorem or special assessment roll and, annually thereafter, the amount of one and one-half percent (1.5%) of the non-ad valorem assessment collected for the maintenance of each benefit unit (parcel of property).

5. If the actual costs of performing these services by the PROPERTY APPRAISER exceed the compensation referenced in paragraph four (4) above, then the compensation to be paid by the DISTRICT to the PROPERTY APPRAISER shall equal the actual cost of performing such services.

6. The parties to this Agreement agree to consult and cooperate as necessary and practical for the efficient and timely listing, preparation, submissions, certification, collection and enforcement against delinquencies of the DISTRICT non-ad valorem or special assessment rolls and levies including provision by the DISTRICT to the other parties of any staff assistance reasonably necessary, and required to effect the purposes of this Agreement.

7. The term of this Agreement shall commence with the 2022 non-ad valorem assessment rolls and shall continue and extend uninterrupted from year to year from the effective date as indicated below unless a notice of termination shall be issued by any party. A notice of termination shall be in writing and shall be delivered not less than ninety (90) days in advance of the commencement of the next fiscal year of the DISTRICT save and except during those years when the DISTRICT in timely fashion notifies the TAX COLLECTOR and the PROPERTY APPRAISER that it needs to collect and enforce the assessment pursuant to other provisions of law.

8. In performing these services herein specifically provided, neither the TAX COLLECTOR nor the PROPERTY APPRAISER is in any way, express or implied, direct or indirect, responsible for proposing, imposing or levying any non-ad valorem special assessment and/or for determining whether any such special or non-ad valorem assessment levied by the DISTRICT is authorized, constitutional, legal and valid and the DISTRICT acknowledges that it is solely responsibility of the DISTRICT to levy such assessments and to make sure they are authorized, legal, valid and constitutional.

9. All agreements previously entered into by and between the parties hereto in conflict herewith are hereby superseded to the extent of the conflict.

10. This Agreement shall become effective upon the signing of the Agreement by the TAX COLLECTOR, the PROPERTY APPRAISER, and the DISTRICT, and with the appropriate filing with the Clerk of the Circuit Court of Collier County, Florida, and shall supersede any and all prior Agreements.

EXECUTED this 1ST day of MARCH, 2021-2022 (B)

(if blank, the execution date is the latest date of signatures below)

HYDE PARK COMMUNITY DEVELOPMENT DISTRICT

Attest:

Kimberly Peters
Witness

Kimberly Peterson
Printed Name

By: [Signature]
(Signature)

Its: Chairman
(Title of signer above)

[Signature]
Witness

Laura Streisov
Printed Name

STATE OF FLORIDA
COUNTY OF COLLIER

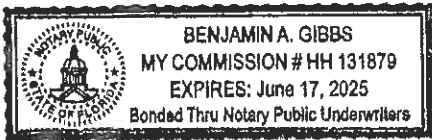
The foregoing instrument was acknowledged before me this 17 day
of FEBRUARY, 2021 by Jason DeBello, as Chairperson of the **HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT**, who is personally known to me or who has
produced _____ Identification.

(Affix Seal)

[Signature]
Signature of Person Taking Acknowledgement
Benjamin Gibbs

Name of Acknowledger Typed, Printed or Stamped

NOTARY
Title or Rank



Serial Number, if any
My Commission expires:

COLLIER COUNTY PROPERTY APPRAISER

Witness _____ By: Abel Skinner
ABE SKINNER

Printed Name _____
Patricia A. Hisler
Witness

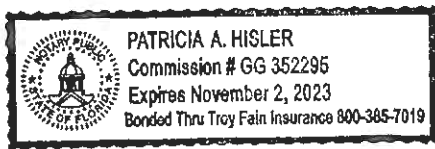
PATRICIA A. Hisler
Printed Name

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 23 day
of February, 2022 by **ABE SKINNER**, as Property Appraiser for Collier
County, Florida, who is personally known to me or who has produced _____
Identification.

Patricia A. Hisler
Signature of Person Taking Acknowledgement

(Affix Seal)



PATRICIA A. Hisler
Name of Acknowledger Typed, Printed or Stamped

Title or Rank

Serial Number, if any
My Commission expires:

COLLIER COUNTY TAX COLLECTOR

[Signature]
Witness

By: [Signature]
ROB STONEBURNER

Marise Solis
Printed Name

[Signature]
Witness

Ruben Garcia Jr
Printed Name

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 1 day
of March, 2021 by **ROB STONEBURNER**, as Tax Collector for Collier
County, Florida, who is personally known to me or who has produced _____
Identification.

(Affix Seal)

Leila Varcoe
Signature of Person Taking Acknowledgement

Leila Varcoe
Name of Acknowledger Typed, Printed or Stamped

Notary Public
Title or Rank

HH 147631
Serial Number, if any

My Commission expires:
10/30/25



HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

7

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT 1
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2022**

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT 1
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2022**

	General Fund	Debt Service Fund Series 2022	Capital Projects Fund Series 2022	Total Governmental Funds
ASSETS				
Cash	\$ 3,281	\$ -	\$ -	\$ 3,281
Investments				
Reserve	-	246,100	-	246,100
Construction	-	-	7,776,799	7,776,799
Interest	-	167,108	-	167,108
Due from Landowner	13,577	-	-	13,577
Total assets	<u>\$ 16,858</u>	<u>\$ 413,208</u>	<u>\$ 7,776,799</u>	<u>\$ 8,206,865</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 9,188	\$ -	\$ -	\$ 9,188
Due to Landowner	-	28,410	-	28,410
Accrued wages payable	1,000	-	-	1,000
Tax payable	688	-	-	688
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>16,876</u>	<u>28,410</u>	<u>-</u>	<u>45,286</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	13,577	-	-	13,577
Total deferred inflows of resources	<u>13,577</u>	<u>-</u>	<u>-</u>	<u>13,577</u>
Fund balances:				
Restricted for:				
Debt service	-	384,798	-	384,798
Capital projects	-	-	7,776,799	7,776,799
Unassigned	(13,595)	-	-	(13,595)
Total fund balances	<u>(13,595)</u>	<u>384,798</u>	<u>7,776,799</u>	<u>8,148,002</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 16,858</u>	<u>\$ 413,208</u>	<u>\$ 7,776,799</u>	<u>\$ 8,206,865</u>

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT 1
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Developer contribution	\$ -	\$ 33,355	\$ 103,790	32%
Total revenues	<u>-</u>	<u>33,355</u>	<u>103,790</u>	32%
EXPENDITURES				
Professional & administrative				
Supervisors	1,076	5,382	12,000	45%
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	140	4,129	15,000	28%
Engineering	-	2,640	7,500	35%
Engineering - stormwater analysis	82	210	-	N/A
Audit*	-	-	3,500	0%
Arbitrage rebate calculation*	-	-	750	0%
Dissemination agent*	-	-	1,000	0%
Trustee*	-	-	4,000	0%
Telephone	16	150	200	75%
Postage	24	124	1,000	12%
Printing & binding	84	750	1,000	75%
Legal advertising	-	4,161	2,500	166%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	22	218	750	29%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>5,444</u>	<u>46,939</u>	<u>103,790</u>	45%
Excess/(deficiency) of revenues over/(under) expenditures	(5,444)	(13,584)	-	
Fund balances - beginning	<u>(8,151)</u>	<u>(11)</u>	-	
Fund balances - ending	<u>\$ (13,595)</u>	<u>\$ (13,595)</u>	<u>\$ -</u>	

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	110	113
Total revenues	<u>110</u>	<u>113</u>
EXPENDITURES		
Debt service		
Cost of issuance	-	219,780
Interest	-	42,678
Total debt service	<u>-</u>	<u>262,458</u>
Excess/(deficiency) of revenues over/(under) expenditures	110	(262,345)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	859,426
Original issue discount	-	(4,180)
Underwriter's discount	-	(172,200)
Transfer out	<u>(24,258)</u>	<u>(24,258)</u>
Total other financing sources	<u>(24,258)</u>	<u>658,788</u>
Net change in fund balances	(24,148)	396,443
Fund balances - beginning	408,946	(11,645)
Fund balances - ending	<u>\$ 384,798</u>	<u>\$ 384,798</u>

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year To Date
REVENUES		
Interest	1,908	1,968
Total revenues	1,908	1,968
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1,908	1,968
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	7,750,573
Transfer in	24,258	24,258
Total other financing sources/(uses)	24,258	7,774,831
Net change in fund balances	26,166	7,776,799
Fund balances - beginning	7,750,633	-
Fund balances - ending	\$ 7,776,799	\$ 7,776,799

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

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DRAFT

**MINUTES OF MEETING
HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT 1**

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The Board of Supervisors of the Hyde Park Community Development District 1 held a Regular Meeting on June 10, 2022 at 10:00 a.m., at the offices of Coleman, Yovanovich & Koester, P.A., Northern Trust Bank Building, 4001 Tamiami Trail N., Suite 300, Naples, Florida 34103.

Present were:

Matthew Lavish (via telephone)	Chair
Ben Gibbs	Vice Chair
Clifford Olson	Assistant Secretary
Steven Wojcechowskyj	Assistant Secretary
Thomas Mamone	Assistant Secretary

Also present, were:

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Terry Cole	District Engineer
Thomas Mamone	Neal Communities

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:00 a.m. Supervisors Gibbs, Wojcechowskyj, Olson and Mamone were present in person. Supervisor Lavish was attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2022-09, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and

40 **Publication Requirements; Addressing**
41 **Severability; and Providing an Effective**
42 **Date**

43
44 Mr. Adams presented Resolution 2022-09. He reviewed the proposed Fiscal Year 2023
45 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal
46 Year 2022 budget, and explained the reasons for any changes.

47
48 **On MOTION by Mr. Gibbs and seconded by Mr. Olson, with all in favor,**
49 **Resolution 2022-09, Approving a Proposed Budget for Fiscal Year 2022/2023**
50 **and Setting Public Hearing Thereon Pursuant to Florida Law for August 12, 2022**
51 **at 10:00 a.m., at the offices of Coleman, Yovanovich & Koester, P.A., Northern**
52 **Trust Bank Building, 4001 Tamiami Trail N., Suite 300, Naples, Florida 34103;**
53 **Addressing Transmittal, Posting and Publication Requirements; Addressing**
54 **Severability; and Providing an Effective Date, was adopted.**

55
56
57 **FOURTH ORDER OF BUSINESS** **Discussion/Consideration of Stormwater**
58 **Management Needs Analysis Report**

59
60 Mr. Cole stated that the Stormwater Management Needs Analysis Report is a new
61 requirement. It is a 20-year analysis of the CDD's stormwater system that must be updated
62 every five years. He described the pertinent information, including operation and maintenance
63 (O&M) costs, anticipated expenditures through the construction bond, drainage bond
64 expenditures, etc.

65
66 **On MOTION by Mr. Gibbs and seconded by Mr. Mamone, with all in favor, the**
67 **Stormwater Management Needs Analysis Report and filing it, was approved.**

68
69
70 **FIFTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
71 **Statements as of April 30, 2022**

72
73 Mr. Adams presented the Unaudited Financial Statements as of April 30, 2022.
74 The financials were accepted.

75

76 **SIXTH ORDER OF BUSINESS** **Approval of May 13, 2022 Regular Meeting**
77 **Minutes**

78
79 Mr. Adams presented the May 13, 2022 Regular Meeting Minutes.

80

81 **On MOTION by Mr. Olson and seconded by Mr. Gibbs, with all in favor, the**
82 **May 13, 2022 Regular Meeting Minutes, as presented, were approved.**

83

84

85 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

86

87 **A. District Counsel: *Coleman, Yovanovich & Koester, P.A.***

88 Mr. Urbancic stated that Staff is finishing the Phase 2 utility transfer documents that
89 were processed and executed and will be part of a requisition that Mr. Cole will present at a
90 future meeting.

91 **B. District Engineer: *Hole Montes, Inc.***

92 There was nothing further to report.

93 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

- 94 • **NEXT MEETING DATE: July 8, 2022 at 10:00 A.M.**

- 95 ○ **QUORUM CHECK**

96 The next meeting will be held on July 8, 2022.

97

98 **EIGHTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

99

100 There were no Board Members' comments or requests.

101

102 **NINTH ORDER OF BUSINESS** **Public Comments**

103

104 There were no public comments.

105

106 **TENTH ORDER OF BUSINESS** **Adjournment**

107

108

109 **On MOTION by Mr. Mamone and seconded by Mr. Olson with all in favor, the**
110 **meeting adjourned at 10:08 a.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

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HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

*offices of Coleman, Yovanovich & Koester, P.A., Northern Trust Bank Building,
4001 Tamiami Trail N., Suite 300, Naples, Florida 34103*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 8, 2021 CANCELED	Regular Meeting	10:00 AM
November 12, 2021	Regular Meeting	10:00 AM
December 10, 2021 CANCELED	Regular Meeting	10:00 AM
January 14, 2022	Regular Meeting	10:00 AM
February 11, 2022	Regular Meeting	10:00 AM
February 25, 2022 CANCELED	Continued Regular Meeting	11:00 AM
March 11, 2022	Regular Meeting	10:00 AM
April 8, 2022 CANCELED	Regular Meeting	10:00 AM
May 13, 2022	Regular Meeting	10:00 AM
June 10, 2022	Regular Meeting	10:00 AM
July 8, 2022 CANCELED	Regular Meeting	10:00 AM
August 12, 2022	Public Hearing & Regular Meeting	10:00 AM
September 9, 2022	Regular Meeting	10:00 AM