

HYDE PARK

COMMUNITY DEVELOPMENT

DISTRICT 1

August 9, 2024

BOARD OF SUPERVISORS

PUBLIC HEARINGS

AND REGULAR

MEETING AGENDA

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

AGENDA LETTER

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 2, 2024

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 Public Hearings and a Regular Meeting on August 9, 2024 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:

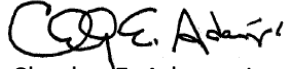
1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Mathew Lavish [Seat 1]; *Term Expires November 2026*
4. Presentation of Audited Financial Report for the Fiscal Year Ending September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank
5. Consideration of Resolution 2024-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023
6. Consideration of Resolution 2024-09, Supplementing Resolution No. 2021-32 which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar to Property Specially Benefited (Apportioned Fairly and Reasonably) by the District's Projects; Approving and Adopting The Second Supplemental District Engineer's Report to the Hyde Park Community Development District 1 Master District Engineer's Report Prepared by Bowman Consulting Group, Ltd., Inc. and Dated July 12, 2024; Approving and Adopting the Hyde Park Community Development District 1 Final Second Supplemental Special Assessment Methodology Report Prepared by Wrathell, Hunt & Associates, LLC Dated July 26, 2024, which Applies the Methodology Previously Adopted to Special Assessments Reflecting the Specific Terms of the Hyde Park Community Development District 1 Special Assessment Bonds, Series 2024; Providing for the Update of the District's Assessment Records; and Providing for Severability, Conflicts, and an Effective Date
7. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Affidavit of Publication

- B. Consideration of Resolution 2024-10, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
 8. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2024-11, Providing for Funding for the FY 2024-25 Adopted Budget(s); Levying and Imposing Non-Ad Valorem Operation and Maintenance Special Assessments; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
 9. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]
 10. Acceptance of Unaudited Financial Statements as of June 30, 2024
 11. Approval of July 12, 2024 Regular Meeting Minutes
 12. 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 13, 2024 at 10:00 AM
 - QUORUM CHECK
- | | | | | |
|--------|---------------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | | ☐ IN PERSON | ☐ PHONE | ☐ NO |
| SEAT 2 | BEN GIBBS | ☐ IN PERSON | ☐ PHONE | ☐ NO |
| SEAT 3 | STEVE WOJCECHOWSKYJ | ☐ IN PERSON | ☐ PHONE | ☐ NO |
| SEAT 4 | CARL THRUSHMAN | ☐ IN PERSON | ☐ PHONE | ☐ NO |
| SEAT 5 | CLIFFORD OLSON | ☐ IN PERSON | ☐ PHONE | ☐ NO |
13. Board Members' Comments/Requests
 14. Public Comments

15. 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

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NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Hyde Park Community Development District 1
Attn: Chuck Adams, District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Mathew Lavish

Printed Name

Date: 7/29/24

Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Hyde Park Community Development District 1*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and ☐ personally presented at a duly noticed meeting of the Board of Supervisors, ☐ scanned and electronically transmitted to gillyardd@whhassociates.com or ☐ faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.



Signature

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

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HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

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RESOLUTION 2024-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT 1 HEREBY ACCEPTING THE
AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

WHEREAS, the District's Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2023;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1;**

1. The Audited Financial Report for Fiscal Year 2023, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2023, for the period ending September 30, 2023; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2023 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 9th day of August, 2024.

ATTEST:

**HYDE PARK COMMUNITY
DEVELOPMENT DISTRICT 1**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

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RESOLUTION NO. 2024-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 SUPPLEMENTING RESOLUTION NO. 2021-32 WHICH RESOLUTION PREVIOUSLY EQUALIZED, APPROVED, CONFIRMED, IMPOSED AND LEVIED SPECIAL ASSESSMENTS ON AND PECULIAR TO PROPERTY SPECIALLY BENEFITED (APPORTIONED FAIRLY AND REASONABLY) BY THE DISTRICT'S PROJECTS; APPROVING AND ADOPTING THE SECOND SUPPLEMENTAL DISTRICT ENGINEER'S REPORT TO THE HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 MASTER DISTRICT ENGINEER'S REPORT PREPARED BY BOWMAN CONSULTING GROUP, LTD., INC. AND DATED JULY 12, 2024; APPROVING AND ADOPTING THE HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 FINAL SECOND SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT PREPARED BY WRATHELL, HUNT & ASSOCIATES, LLC DATED JULY 26, 2024, WHICH APPLIES THE METHODOLOGY PREVIOUSLY ADOPTED TO SPECIAL ASSESSMENTS REFLECTING THE SPECIFIC TERMS OF THE HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 SPECIAL ASSESSMENT BONDS, SERIES 2024; PROVIDING FOR THE UPDATE OF THE DISTRICT'S ASSESSMENT RECORDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of Hyde Park Community Development District 1 (the "Board") and the "District" respectively) has determined to proceed at this time with the sale and issuance of \$6,125,000 Hyde Park Community Development District 1 Special Assessment Bonds, Series 2024A (the "Series 2024A Bonds") and \$8,510,000 Hyde Park Community Development District 1 Special Assessment Bonds, Series 2024B (the "Series 2024B Bonds") (the Series 2024A Bonds and the Series 2024B Bonds are sometimes collectively referred to herein as the "Series 2024 Bonds") pursuant to the delegation resolution known as Resolution No. 2024-06 adopted by the Board on July 12, 2024; and

WHEREAS, the Series 2024 Bonds will be issued under and pursuant to a Master Trust Indenture, dated as of March 1, 2022 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association (the "Trustee"), as supplemented by a Second Supplemental Trust Indenture, dated as of August 1, 2024, between the District and the Trustee (the "Supplemental Indenture"). The Master Indenture and the Supplemental Indenture are sometimes collectively referred to herein as the "Indenture"; and

WHEREAS, the Board previously indicated its intention in Resolution No. 2021-26 to undertake, install, establish, construct or acquire certain public infrastructure improvements and facilities within and outside of the District (the "CIP"), which plan was originally detailed in that certain District Master Engineer's Report for the Hyde Park Community Development District 1 prepared by Hole Montes, Inc. and dated April 16, 2021 (the "Master Engineer's Report"). The Master Engineer's Report has been supplemented by that certain First Supplemental District Engineer's Report to the Hyde Park Community Development District 1 Master Engineer's Report prepared by Hole Montes, Inc. and dated February 11, 2022 ("First Supplemental Engineer's Report") and that certain Second Supplemental District Engineer's Report to the Hyde Park Community Development District 1 Master District Engineer's Report prepared by Bowman Consulting Group, Ltd., Inc. and dated July 12, 2024 (the "Second Supplemental Engineer's

Report”), a copy of such Second Supplemental Engineer’s Report is attached hereto and made a part of this Resolution as Exhibit “A”. (The Master Engineer’s Report as amended, updated and supplemented by the First Supplemental Engineer’s Report and the Second Supplemental Engineer’s Report is sometimes referred to collectively herein as the “Engineer’s Report”). The Engineer’s Report contemplates that such public infrastructure improvements and facilities necessary to support development within the District would be undertaken in various phases. The second phase of development is expected to include approximately 208 lots on approximately 53.21 gross acres of land within the District and is known as “Phase 2”. The Second Supplemental Engineer’s Report describes the public infrastructure that is part of the CIP, which functions as a system of improvements, and is eligible to be funded by the Series 2024 Bonds (the “Series 2024 Project”), a portion of which Series 2024 Project will be financed by the Series 2024 Bonds; and

WHEREAS, the District previously adopted Resolution No. 2021-32 (the “Final Assessment Resolution”), equalizing, approving, confirming, imposing and levying special assessments on the property specially benefited by the CIP within the District as described in the Final Assessment Resolution (the “Assessments”), which Resolution is still in full force and effect; and

WHEREAS, pursuant to and consistent with the terms of the Final Assessment Resolution relating to the Assessments, this Resolution sets forth the terms of the Assessments for the Series 2024 Bonds (the “Series 2024 Assessments”), adopts a final assessment roll for the Series 2024 Assessments consistent with the final terms of the Series 2024 Bonds to be issued by the District, and ratifies and confirms the lien of the levy of the Series 2024 Assessments securing the Series 2024 Bonds as to the portion of the land within the District to which such Series 2024 Assessments are allocated, which lien is separate and distinct from the lien of the Assessments previously levied by the District in connection with its Special Assessment Bonds, Series 2022; and

WHEREAS, the District intends to issue its Series 2024A Bonds and Series 2024B Bonds on August 13, 2024 in the aggregate principal amounts of \$6,125,000 and \$8,510,000, respectively.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 AS FOLLOWS:

SECTION 1. Definitions. All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in the Final Assessment Resolution.

SECTION 2. Authority for This Resolution. This Resolution is adopted pursuant to Chapter 190, Florida Statutes, including without limitation, Sections 190.021 and 190.022, Florida Statutes; Chapter 170, Florida Statutes including without limitation, Section 170.08, Florida Statutes; and Chapter 197, Florida Statutes including, without limitation, Section 197.3632, Florida Statutes; and the Final Assessment Resolution.

SECTION 3. Findings. As a supplement to the findings set forth in the Final Assessment Resolution, the Board of the District hereby finds and determines as follows:

a. The above recitals are true and correct and are incorporated herein by this reference.

b. On May 21, 2021, the District, after due notice and public hearing, adopted the Final Assessment Resolution, which, among other things, equalized, approved, confirmed and levied the Assessments on property specially benefiting from the CIP authorized by the District. The Final Assessment Resolution contemplated that as each series of bonds is issued to fund all or any portion of the

CIP, a supplemental assessment resolution would be adopted by the Board to set forth the specific terms of the applicable bonds and set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that bond issue.

c. The Engineer's Report identifies and describes, among other things, the presently expected components of the Series 2024 Project. The Engineer's Report sets forth the estimated costs of the Series 2024 Project. The District hereby confirms that the Series 2024 Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted, and confirmed. The District ratifies the use of the Engineer's Report in connection with the sale of the Series 2024 Bonds.

d. The Hyde Park Community Development District 1 Final Second Supplemental Special Assessment Methodology Report prepared by Wrathell, Hunt & Associates, LLC dated July 26, 2024, a copy of which attached hereto and made a part of this Resolution as Exhibit "B" (the "Supplemental Assessment Report"), applies the methodology previously approved for the benefited parcels under the Final Assessment Resolution to the terms of the Series 2024 Bonds pursuant to the Hyde Park Community Development District 1 Master Special Assessment Methodology Report prepared by Wrathell, Hunt and Associates, LLC and dated April 16, 2021 ("Master Assessment Report"), and establishes an assessment roll for the Series 2024 Assessments. (The Master Assessment Report, as supplemented by the Supplemental Assessment Report, is something collectively referred to herein as the "Assessment Report"). The District ratifies the use of the Assessment Report in connection with the sale of the Series 2024 Bonds.

e. The Series 2024 Project to be funded, in part, by the Series 2024 Bonds, will specially benefit the benefited parcels within the District as part of the CIP and it is reasonable, proper, just and right to assess the costs of the Series 2024 Project through the levy of the Series 2024 Assessments on the properties associated with Phase 2 of the development within the District planned for 208 residential lots of various product types as reflected in the assessment roll in the Supplemental Assessment Report. The Board previously determined pursuant to the Final Assessment Resolution that it is reasonable, proper, just and right to assess the costs of the CIP, of which the Series 2024 Project is a part, on the benefitted parcels within the District.

f. The sale, issuance and closing of the Series 2024 Bonds, the adoption of all resolutions relating to the Series 2024 Bonds, the confirmation of the Series 2024 Assessments levied on the benefited parcels within the District and all actions taken in furtherance of the closing on the Series 2024 Bonds, are declared and affirmed as being in the best interest of the District and are hereby ratified, approved and confirmed.

SECTION 4. Supplemental Assessment Report; Allocation and Apportionment of Assessments Securing the Series 2024 Bonds.

a. The Board hereby adopts the Supplemental Assessment Report, which report contains the actual terms of the Series 2024 Bonds. The Series 2024 Assessments shall be allocated and apportioned in accordance with the Master Assessment Report, which allocation and apportionment shall be on the benefited parcels within the District. The assessment roll in the Supplemental Assessment Report reflects the actual terms of the Series 2024 Assessments and is hereby adopted by the District. The lien of the Series 2024 Assessments securing the Series 2024 Bonds shall be on the lands within the District described in the Supplemental Assessment Report and such lien is ratified and confirmed.

b. Section 6 of the Final Assessment Resolution sets forth the terms for collection and enforcement of the Series 2024 Assessments. The District hereby certifies the Series 2024 Assessments for collection to ensure payment of debt service as set forth in this Supplemental Assessment Report. The District Manager is directed and authorized to take all actions necessary to collect the Series 2024

Assessments on applicable property using methods available to the District authorized by Florida law and the Indenture in order to provide for the timely payment of debt service (after taking into account any capitalized interest period, if any). Among other things, the District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the Series 2024 Assessments and present same to the Board as required by law. The Series 2024 Assessments shall be subject to prepayment as provided in the Final Assessment Resolution, subject however to any applicable provisions of the Indenture.

SECTION 5. Assessment Records. The Series 2024 Assessments on and peculiar to the parcels specifically benefited by the Series 2024 Project, all as previously equalized, approved, confirmed and imposed and levied pursuant to the Final Assessment Resolution, are hereby supplemented as specified in the final assessment roll set forth in Section 5.7 of the Supplemental Assessment Report. The Series 2024 Assessments shall be recorded by the Secretary of the Board in accordance with the Final Assessment Resolution and the Secretary will maintain the par debt outstanding by product type on a periodic basis determined appropriate by the Secretary, all in the applicable official record(s) of the District for maintaining such assessment data. The Series 2024 Assessments against each respective parcel shown on the final assessment roll and interest, costs and penalties thereon, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles and claims.

SECTION 6. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 7. Conflicts. This Resolution is intended to supplement the Final Assessment Resolution, which remains in full force and effect except to the extent modified herein. This Resolution and the Final Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. Effective Date. This Resolution shall take effect immediately upon its adoption.

{Remainder of the page intentionally left blank. Signatures begin on the next page.}

PASSED AND ADOPTED this 9th day of August, 2024.

**HYDE PARK COMMUNITY
DEVELOPMENT DISTRICT 1**

ATTEST:

Chesley E. Adams, Jr., Secretary

Ben Gibbs, Vice Chair

Exhibit:

Exhibit “A”: Second Supplemental District Engineer’s Report to the Hyde Park Community Development District 1 Master District Engineer’s Report prepared by Bowman Consulting Group, Ltd., Inc. and dated July 12, 2024

Exhibit “B”: Hyde Park Community Development District 1 Final Second Supplemental Special Assessment Methodology Report prepared by Wrathell, Hunt & Associates, LLC dated July 26, 2024

Exhibit “A”

**SECOND SUPPLEMENTAL DISTRICT ENGINEER'S REPORT
TO THE
HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1
MASTER DISTRICT ENGINEER'S REPORT**

**Prepared for:
BOARD OF SUPERVISORS
HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1**

DISTRICT ENGINEER:

W. Terry Cole, P.E.

**BOWMAN
950 Encore Way, Suite 200
Naples, Florida 34110**

FILE NO.: 2020007

July 12, 2024

FINAL VERSION

1.0 INTRODUCTION

Skysail (the "Development") encompasses approximately 643 acres and is located in an unincorporated area of Collier County (the "County") off of Oil Well Road (County Road 858), one (1) mile east of Everglades Boulevard N (County Road 858). At build-out, the Development is planned to include up to 1,800 residences.

The Hyde Park Community Development District 1 (the "District") originally consisted of approximately 368.9 acres of land planned for approximately 637 residential units, located entirely within an unincorporated area of Collier County (the "County"). It is bordered by Faka Union Canal to the west and Oil Well Road to the south. The Collier County Board of County Commissioners approved Ordinance No. 2024-004 on February 13, 2024, which such Ordinance amended the District's boundaries from the original 368.9 acres to 431.96 acres. The modification of the District's boundaries by both contraction and expansion resulted in the addition of approximately 63.06 acres. Within the overall boundary modification, a parcel of land being approximately 64.83 acres was included into the District and will be referred to herein as "Phase 3B". The District's revised development program consists of approximately 733 residential units featuring resort style amenities.

The District's Master District Engineer's Report dated April 16, 2021, as supplemented by the First Supplemental District Engineer's Report dated February 11, 2022 describes the original scope and estimated cost of the District's capital improvement program serving the District's boundaries which was estimated to cost approximately \$21.76 million and included mitigation, earthwork for stormwater management, stormwater management facilities, potable water supply, wastewater collection, irrigation quality supply, roadway, and contingency. The Capital Improvement Program (CIP) has since been updated and amended, a detailed herein in EXHIBIT 1, and is estimated to cost approximately \$45.2 million and includes mitigation, earthwork for stormwater management, stormwater management facilities, potable water supply, wastewater collection, irrigation quality supply, roadway, and contingency supporting the development of approximately 733 residential units within the District. Notwithstanding the update to the CIP, the CIP still operates as a system of improvements benefitting all property within the District

The capital improvements described in the CIP will be constructed in multiple phases over time. The initial phase of the CIP was estimated to cost approximately \$15.8 million (the "Series 2022 Project"). The District previously issued its Series 2022 Bonds to acquire and/or construct a portion of the Series 2022 Project in the approximate amount of \$7.75 million. The cost of the remaining unfunded Series 2022 Project that was not previously funded with the Series 2022 Bonds is approximately \$8.1 million. The Series 2022 Project is part of a system of improvements benefitting all lands within the District. The second phase of the CIP is estimated to cost approximately \$25.5 million and includes (i.) the cost of the remaining portion of the Series 2022 Project that was not previously funded with the Series 2022 Bonds in the estimated amount of \$8.1 million and (ii.) certain infrastructure supporting "Phase 2" of the District planned to include a total of approximately 208 residential lots and estimated to cost \$17.4 million (the "Phase 2 Project" and together with the remaining unfunded portions of the Series 2022 Project, the "Series 2024 Project"). See EXHIBIT 2 for the District's Series 2024 Project. The land within Phase 2 of the District consists of 53.21 acres and is planned for 208 residential units. See EXHIBIT 3 for the development plan for Phase 2. A depiction of the proposed Phase 2 lands and the land area discussed in this Report is included in EXHIBIT 4; the land area subject to the lien of the District's Series 2024 Bonds shall be referred to herein as the "Series 2024 Assessment Area."

In summary, the primary purpose of this Second Supplemental District Engineer's Report (the "Report") is to update the CIP, update the status of the Series 2022 Project, provide the details of the proposed infrastructure costs that qualify to be funded by the District that are necessary, generally for functional development of the 208 residential units planned within Phase 2 of the District constituting the Series 2024 Assessment Area and distinguish the costs to be funded with proceeds of the Series 2024 Bonds.

The private component of the development costs of the District will be funded by the Developer ("Private Costs"). The Private Costs for the Series 2024 Assessment Area are included in EXHIBIT 5. The District has private recreational facilities and private roads.

Costs contained in this Report have been prepared based on actual construction costs where available and on estimates of costs using the best available information. It is possible that the estimated costs could vary based on final engineering and ultimate construction bids.

2.0 LAND USE

The Development including the lands comprising the District is part of a 642.52-acre parcel of land that received approval from the County in June 2020 pursuant to Resolution 2020-102 approving and designating the parcel of land as the Hyde Park Village SRA. The Hyde Park Village SRA provides for the development of up to 1,800 residential units of which a minimum of 300 and a maximum of 1,000 will be multi-family units, a minimum of 45,000 square feet of neighborhood-scaled goods and services uses and 18,000 square feet of civic, government and community uses.

The Development consists of six (6) phases. Phases 1, 2 and 3A which are planned for 637 residential units. As described above, the District's northern boundaries were extended to include Phase 3B consisting of an additional 64.83 acres planned for 96 residential units. The net District expansion area consists of a total of approximately 63.06 acres as a result of contraction and expansion areas. The public infrastructure to support Parcel 3B is, or will be, a part of a system of improvements serving all assessable land within the District, however, there will be a separate capital improvement program for master and neighborhood improvements to be provided by the District Engineer and for which separate special assessment proceedings will be required

Hyde Park District 1: Including Parcel 3B

Phase	Acreage	Location	CIP	Total Lots
Phase 1, 2 & 3A (balance of District)	367.13	District 1	Master CIP	637
Phase 3B*	64.83	District 1	Expansion CIP	96
Total	431.96			733

*The Expansion CIP currently includes 96 residential units and is subject to change.

Hyde Park Village SRA Property not in District 1

Phase	Acreage	Location	CIP	Total Lots	Type
Phase 4	29.66	Non District	Future	192	Townhouse
Phase 5	30.08	Non District	Future	380	Apartments
Phase 6	150.82	Non District	Future	491	Single Family/Villas
Total	210.56			1,063	

The Series 2024 Bonds are being issued to fund a portion of the acquisition/construction of a portion of the Series 2024 Project.. If Phases 4, Phase 5, and Phase 6 are annexed into the District together or individually, the District Engineer will provide a capital improvement program for the properties.

Phase 2 of the District consisting of 53.21 acres is planned for 208 residential units consisting of 184 single-family units and 24 paired villas. Land uses within the Series 2024 Assessment Area are planned to include the following approximate areas:

Residential	34.08 acres
Open Space	8.31acres
Road Right of Way	10.82 acres
Total Acres:	53.21

3.0 PERMITTING

The District is under the jurisdiction and review of the County, South Florida Water Management District (SFWMD), the Florida Department of Environmental Protection (FDEP), U.S. Army Corps of Engineers, and Collier County Water Sewer District (CCWSD). At the time of this Report, the following permits have been obtained for the District as follows:

Permit	Permit Number	Date Approved
District Permitting		
Collier County – Zoning Approval	Resolution No. 20-102	06/09/20
US Army Corp of Engineers Dredge & Fill	SAJ-2018-01385 (SP.EMC)	08/19/20
South Florida Water Management District ERP (Conceptual Buildout)	11-102792-P	07/31/20
South Florida Water Management District ERP (Ph. 1 Individual)	11-102804-P	07/31/20
South Florida Water Management District Water Use (Dewatering)	11-04052-W	08/18/20
South Florida Water Management District Water Use (Irrigation)	11-040053-W	08/13/20
South Florida Water Management District – Big Cypress Basin Right of Way Occupancy	15654	06/19/20
Collier County – Establish the District	Ordinance No. 2021-11	03/09/21
Collier County – Amend District Boundaries	Ordinance No. 2024-004	02/13/24
Collier County – Excavation	Varies	Varies

Below is a summary of the permits that have been obtained for the Series 2024 Assessment Area a follows:

Phase	No. of Units	Zoning	ACOE	FDEP	Collier County Construction Permits	SFWMD ERP	Anticipated Start of Construction	Anticipated Completion of Construction
Phase 2	208	Yes	Yes	Yes	Yes	Yes	Feb. 2024	Feb. 2025

Development activities on the lands comprising Phase 2 of the District planned for 208 lots has commenced and is anticipated to be complete in the first quarter of 2025. The final plat for Phase 2 of the District constituting the Series 2024 Assessment Area was recorded on 03/11/2024.

4.0 PROPOSED INFRASTRUCTURE FOR THE DISTRICT'S SERIES 2024 PROJECT

The District presently intends to acquire, construct or equip certain public infrastructure improvements necessary for the development of the Skysail community. The Series 2024 Project is estimated to cost \$26.0 million and includes cost of the remaining Series 2022 Project that were not previously funded with the Series 2022 Bonds in the estimated amount of \$8.1 million and certain infrastructure supporting "Phase 2" of the District planned to include a total of approximately 208 residential lots and estimated to cost \$17.4 million. Enumeration of the estimated costs of the Series 2024 Project is provided in EXHBIIT 2.

4.1 MITIGATION

The wetland mitigation within the Series 2024 Project will consist of the removal of exotic plant species associated with the development impacts. It shall also include the replanting of native vegetation in accordance with the environmental permits. In addition, Panther Habitat Units are being purchased to mitigate for development impacts. These mitigation items are as required by the PUD and/or the environmental permits.

4.2 EARTHWORK AND CLEARING FOR STORMWATER MANAGEMENT

Stormwater management lakes within the District will be excavated and the material to be excavated for the lakes will be used for fill of roadways, perimeter berms and development areas within the District. It is necessary to fill these components to provide minimum finished elevations for typical storm events and flood protection. The costs for blasting, excavation, lake bank sodding, and littoral plantings will be included in the Series 2024 Project. Only the costs of loading, hauling, and grading the District related excavated material as part of District funded infrastructure improvements will be paid by the District. Areas upon which the District's public infrastructure will be located will be cleared to facilitate earthwork operations. Any excess balance of excavated material will be placed on the future portions of the Development within the District, as this is considered to be the most cost-effective alternative for disposal of excavated material, given that the Collier County Land Development Code prohibits removal of excavated material from the project site. The cost of utilizing excess soil from District excavation, including placing, grading and compacting, will be the responsibility of the Developer.

The lakes will be excavated in accordance with the size and depth requirements of Collier County, and the South Florida Water Management District. A portion of Lakes 5 and 6 are intended to be excavated as part of the Series 2024 Project. All excavated material will remain on the site as required by Collier County.

4.3 STORMWATER MANAGEMENT

The master stormwater management system will consist of excavated stormwater management lakes, stabilized lake banks and drainage pipes, roadway stormwater elements (valley gutters and curbs draining to catch basins), swales, berms, littoral plantings, and water control structures. Stormwater runoff will be collected and transported to the stormwater management lakes for water quality treatment and water quantity storage. The stormwater will discharge through a series of water control structures which eventually discharge via two water control structures into one outfall pipe which discharges into the existing Faka Union Canal along the west side of the District.

The master stormwater management system will be designed in accordance with South Florida Water Management District standards for water quality treatment, water quantity storage and flood protection. Lake littoral plantings will help improve water quality.

The master stormwater management improvements for the Series 2024 Project will be constructed and/or acquired by the District when completed. The District will own the master stormwater management system for the Project, including the lakes which will be deeded to the District for ownership at no cost following excavation. The District will be responsible for perpetual maintenance of the master stormwater management system.

4.4 UTILITIES

The District is located within the Collier County Water-Sewer District (CCWSD) which will provide potable water, irrigation quality water and wastewater services to the Project. The Collier County Board of County Commissioners serves as the Ex-Officio governing board of the CCWSD.

The utilities within the District will consist of potable water, wastewater and irrigation systems which will be designed and constructed in accordance with appropriate CCWSD and Florida Department of Environmental Protection standards. It is anticipated the potable water, wastewater and irrigation quality water facilities will be conveyed by the District to the CCWSD for ownership, operation, and maintenance after completion of construction. The public utility improvements within the Series 2024 Project include water, irrigation, and wastewater lines along the loop road and the internal tract roadways.

The potable water facilities will include distribution mains with required valving, fire hydrants and water services to individual lots within the development tracts. Connection of the water main will be made to the existing County

water main at the northwest corner of the District. Approximately 1.2 miles of water main are proposed to be constructed within the Series 2024 Project.

The wastewater facilities will include gravity collection mains flowing to a master pump station which will pump via a force main to an existing Collier County force main at the northwest corner of the District. Approximately 1.2 miles of gravity sewer, 0.9 mile of force main, and one pumping station are proposed to be constructed within the Series 2024 Project.

The irrigation quality system will be supplied by an existing irrigation quality water main at the northwest corner of the District. District irrigation quality facilities will include distribution mains along the loop road and the internal tract roadways with services to the lots, and lake banks. Approximately 1.1 miles of distribution and irrigation service lines are proposed to be constructed within the Series 2024 Project.

The District is located within the franchise area of Florida Power and Light. Telephone and cable services are available from various providers. These utilities provide electrical power, telephone service, and television cable to the District. These utilities are not funded by the District.

In summary, all utilities will be available to the property within the District following the development of the infrastructure.

4.5 Roadway Improvements

The District is accessed via Oil Well Road at the south side of the Project. The Series 2024 Project roadway improvements will consist of right and left turn lane improvements for the development at the project's eastern entrance on Oil Well Road and that portion of Vela Boulevard between Oil Well Road and the gatehouse as shown on Exhibit 4. All other internal project roadways will be private and will consist of a 2-lane divided road at the main entry and 2 lane roads throughout the rest of the Project. The roadways will be constructed within platted right-of-ways.

4.6 Soft Costs

Soft costs are added to include the planning, land surveying, engineering, environmental permitting, and other consulting services necessary for the design, permitting and services during construction for the District infrastructure. In addition, the Project's fair share costs for a traffic signal at DeSoto Boulevard and Oil Well Road are included as required by the Developer Agreement dated June 9, 2020. The costs do not include the legal, administrative, financing, operation, or maintenance services necessary to finance, construct, and operate the District infrastructure.

5.0 SUMMARY AND CONCLUSION

The Series 2024 Project is necessary for the functional development of the District as required for an applicable independent unit of local governments and will benefit the assessable lands within the Series 2024 Assessment Area in at least the amount of the Series 2024 Project. In addition, the Developer is obligated to fund and construct the Private Costs summarized in EXHIBIT 5 herein in order to deliver the development plan for the project. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements and will provide its intended function so long as the construction is in substantial compliance with the design and applicable permits.

It is our professional opinion that the infrastructure costs provided herein for the Series 2024 Project are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. All such infrastructure costs are public improvements or community facilities as set forth in Sections 190.012(1) and (2) of the Florida Statutes.

The estimate of infrastructure construction costs is only an engineer's opinion and not a guaranteed maximum price. The estimated costs are based on unit prices currently being experienced for ongoing and similar items of work in Collier County and quantities as represented on the current construction plans and concept plans for future phases. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

Assuming project construction continues in a timely manner, it is our opinion that the proposed improvements, if constructed and built in substantial accordance with the approved plans and specifications, can be completed and meet their intended functions. Where necessary, historical costs, information from other professional or utility consultants and contractors have been used in preparation of this report. Consultants and contractors who have contributed in providing cost data included in the report are reputable entities in the Collier County area. It is therefore our opinion that the construction of the proposed project can be completed at the cost stated.

The District and/or Developer has met the requirements of the Hyde Park Village SRA and other regulatory permits to date and there are no unusual or restrictive provisions of the documents of all the applicable regulatory agencies that, in the opinion of the District Engineer, cannot be met in the ordinary course of constructing and delivering capital improvements described herein.

EXHIBIT 1

HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 UPDATED DISTRICT CAPITAL IMPROVEMENT PROGRAM

Infrastructure	Total District CIP
Mitigation	\$1,013,421
Earthwork for Stormwater Management	\$19,980,208
Stormwater Management Facilities	\$7,050,787
Water Supply	\$3,454,030
Wastewater Collection	\$6,023,110
Irrigation Quality Supply	\$2,423,724
Roadway Improvements	\$1,042,434
Soft Costs (Engineering & SRA Costs)	\$4,227,967
TOTAL	\$45,215,681

EXHIBIT 2

HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 DISTRICT'S SERIES 2024 PROJECT

Infrastructure	Remaining Unfunded Series 2022 Project Costs	Proposed Phase 2 Project	Total Series 2024 Project
Mitigation	-0-	\$1,013,421	\$1,013,421
Earthwork for Stormwater Management	\$4,000,000	\$7,508,215	\$11,508,215
Stormwater Management Facilities	\$500,000	\$1,473,475	\$1,973,475
Potable Water Supply	\$740,000	\$1,146,274	\$1,886,274
Wastewater Collection	\$2,000,000	\$2,241,962	\$4,241,962
Irrigation Quality Supply	\$600,000	\$697,115	\$1,297,115
Roadway Improvements	-0-	\$1,042,434	\$1,042,434
Soft Costs (Engineering & SRA Costs)	\$292,520	\$2,268,434	\$2,560,954
TOTAL:	<u>\$8,132,520</u>	<u>\$17,391,330</u>	<u>\$25,523,850</u>

**The initial phase of the CIP was estimated to cost approximately \$15.8 million (the "Series 2022 Project"). The District previously issued its Series 2022 Bonds to acquire and/or construct a portion of the Series 2022 Project with construction proceeds in the approximate amount of \$7.75 million. The cost of the remaining Series 2022 Project that were not previously funded with the Series 2022 Bonds is approximately \$8.1 million. The Series 2022 Project is part of a system of improvements benefitting all lands within the District. Such costs are included in the Series 2024 Project.*

EXHIBIT 3

HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 PHASE 2 DEVELOPMENT PLAN

Product-Type	Phase 2
Villas	24
Single Family 33'	44
Single Family 40'	59
Single-Family 45'	44
Single-Family 60'	37
Total	208

Note: The Phase 2 Project does not include Lots 30 and 31 which are replatted with minor dimension changes from the Phase 1 development. These two lots were previously included in the Series 2022 Project assessment.

EXHIBIT 4

HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 PHASE 2 SERIES 2024 ASSESSMENT AREA LOCATION MAP

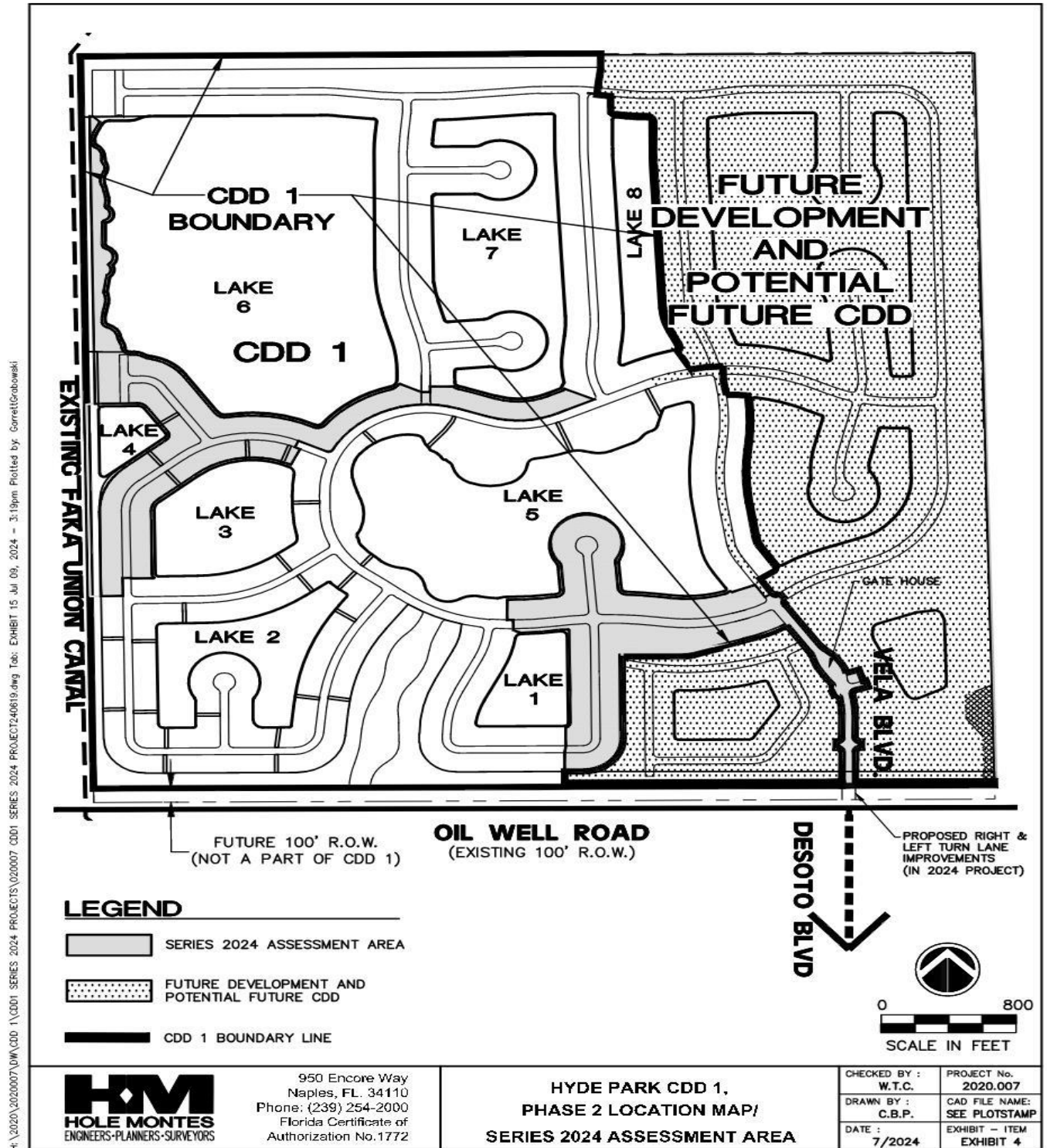


EXHIBIT 5
HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1
PHASE 2 PRIVATE COSTS

Infrastructure	Phase 2 Private Costs
Signage, Marking and Lighting	\$83,502
Private Roadway Costs	\$655,374
TOTAL	\$738,876

EXHIBIT 6
HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1
OWNERSHIP AND MAINTENANCE

Infrastructure

Mitigation

Stormwater Management Facilities

Potable Water Supply

Wastewater Collection

Irrigation Quality Supply

Roadway Improvements

Maintenance Entity

District

District

Collier County Utilities

Collier County Utilities

Collier County Utilities

Collier County Transportation/District

Exhibit “B”

HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1

Final Second Supplemental Special Assessment Methodology Report

July 26, 2024



Provided by:

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1.0 Introduction

1.1 Purpose

This Final Second Supplemental Special Assessment Methodology Report (the “Second Supplemental Report”) was developed to supplement the Master Special Assessment Methodology Report (the “Master Report”) dated April 16, 2021, the Final First Supplemental Special Assessment Methodology Report (the “First Supplemental Report”) dated February 25, 2022, and also to provide a supplemental financing plan and a supplemental special assessment methodology for the 208 residential units (the “Phase 2”) planned to be developed within the Hyde Park Community Development District 1 (the “District”), located in unincorporated Collier County, Florida, as related to funding a portion of the costs of public infrastructure improvements (the “Project”) contemplated to be provided by the District in the Engineer’s Report (to be defined later herein) in part with proceeds of Series 2024 Bonds (to be defined later herein) (the “Series 2024 Project”).

1.2 Scope of the Second Supplemental Report

This Second Supplemental Report presents projections for financing a portion of the Series 2024 Project as described in the Second Supplemental District Engineer’s Report of Bowman, Inc. dated July 12, 2024 (the “Second Supplemental Engineer’s Report”), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Series 2024 Project to the land within Phase 2. The Second Supplemental Engineer’s Report is a supplement to that certain Master Engineer’s Report of Hole Montes, Inc. dated April 16, 2021 (the “Master Engineer’s Report”) as previously supplemented by that certain First Supplemental District Engineer’s Report of Hole Montes, Inc. dated February 11, 2022 (the “First Supplemental Engineer’s Report”). The Master Engineer’s Report, as supplemented is sometimes referred to collectively as the “Engineer’s Report”.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the Project create special and peculiar benefits, different in kind and degree than general benefits, for properties within the District as well as general benefits to the properties outside of the District and to the public at large. However, as discussed within this Second Supplemental Report, these general benefits are incidental in nature

and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District's Project enables properties within the District to be developed.

There is no doubt that the general public and property owners, property outside the District will benefit from the provision of the Project. However, these benefits are only incidental since the Project is designed solely to provide special benefits peculiar to property within the District. Properties outside of the District are not directly served by the Project and do not depend upon the Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which properties located within the District receive compared to those lying outside of the boundaries of the District.

The Project will provide infrastructure and improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the Project. Even though the exact value of the benefits provided by the Project is hard to estimate at this point, it is without doubt greater than the costs associated with providing same.

1.4 Organization of the Second Supplemental Report

Section Two describes the current development program as proposed by the Developer, as defined below.

Section Three provides a summary of the Project and the Series 2024 Project as determined by the District Engineer.

Section Four discusses the financing program for the Series 2024 Project.

Section Five introduces the supplemental special assessment methodology for Phase 2.

2.0 Development Program

2.1 Overview

The District serves a portion of the Skysail development (the "Development" or "Skysail"), a master planned, residential

development located in unincorporated Collier County, Florida. The land within the District is generally located east of Faka Union Canal and north of Oil Well Road and when the District was initially established, it initially consisted of approximately 368.90 +/- acres. In February 2024, the boundaries of the District were modified and the result was a net increase of approximately 63.06 +/- acres, resulting in its current size of 431.96 +/- acres.

2.2 The Development Program

The development of Skysail has already commenced and is expected in the future to continue to be conducted by Neal Communities and/or its affiliates (the “Developer”). Based upon the information provided by the Developer, prior to the modification of the District’s boundaries the development plan for the land within the District envisioned a total of 637 Single-Family residential units developed in multiple phases. Subsequently to the modification of the District’s boundaries, the development plan for the land within the District was modified to increase the total number of Single-Family residential units to 733.

As the development of the initial 250 Single-Family residential units that comprise the Phase 1 has already commenced in 2022, the remaining 483 Single-Family residential units are currently proposed to be developed in two additional phases, with the Phase 2 comprising 208 Single-Family residential units and Phase 3 comprising 275 Single-Family residential units, although phasing, land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the current development plan for the District.

3.0 The Project

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Second Supplemental Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 The Project and the Series 2024 Project

The Project needed to serve the Development is projected to consist of mitigation, earthwork, stormwater management facilities, water supply, wastewater collection, irrigation quality main, roadways and soft costs, all as set forth in more detail in the Second Supplemental Engineer's Report.

Even though the installation of the improvements that comprise the Project has already commenced in 2022 to support the development of Phase 1 and is anticipated to be developed in multiple phases coinciding and supporting multiple phases of development within the District, all of the infrastructure included in the Project as described in the Engineer's Report will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and all improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total costs of the Project are estimated at \$45,215,681.

The Series 2024 Project represents that portion of the Project which comprises the remaining initial public infrastructure improvements which were not funded with proceeds of the Series 2022 Bonds (to be defined later herein), referred to as the Series 2022 Project as well as the public infrastructure improvements necessary, generally for the functional development of land within Phase 2. Due to the need to construct some of the public infrastructure improvements in whole upfront regardless of the development phasing, necessary upsizing of some other improvements, as well as other factors, the cost of the Series 2024 Project is projected to total \$25,523,850. Table 2 in the *Appendix* illustrates the specific components of the Project and the Series 2024 Project and their costs.

4.0 Financing Program

4.1 Overview

In order to fund a portion of the costs of the Series 2022 Project, the District issued Special Assessment Bonds, Series 2022 (the "Series 2022 Bonds") in the principal amount of \$8,610,000, which financed construction/acquisition costs of the Series 2022 Project in the amount of \$7,750,573.58.

In order to fund a portion of the costs of the Series 2024 Project, the District is proposing to issue Special Assessment Bonds, Series 2024A in the principal amount of \$6,125,000 (the "Series 2024A

Bonds”) and Special Assessment Bonds, Series 2024B in the principal amount of \$8,510,000 (the “Series 2024B Bonds” and together with the Series 2024A Bonds, the “Series 2024 Bonds”).

The Series 2024A Bonds are projected to finance construction/acquisition costs in the amount of \$5,298,757.15, while the Series 2024B Bonds are projected to finance construction/acquisition costs in the amount of \$7,438,455.93. As the Series 2024 Bonds are projected to finance only a portion of the costs of the Series 2024 Project, the District expects that the balance of the costs of the Series 2024 Project will be funded with proceeds of future bonds and/or contributed by the Developer.

4.2 Types of Bonds Proposed

The supplemental financing plan for the District provides for the issuance of the Series 2024 Bonds in the combined principal amount of \$14,635,000 to finance construction/acquisition costs in the combined amount of \$12,737,213.08 together with associated costs of bonding.

The Series 2024A Bonds are structured to be amortized in 30 annual installments following capitalized interest period of approximately 14.5-months. Interest payments on the Series 2024A Bonds will be made every May 1 and November 1, and principal payments on the Series 2024A Bonds will be made on every May 1.

The Series 2024B Bonds will be structured to mature in 10 years following capitalized interest period of approximately 14.5-months. The Series 2024B Bonds will be structured as an interest-only annual debt service that will be paid down by the Developer as lots are sold with all outstanding principal due at maturity.

In order to finance the \$12,737,213.08 in improvement costs, the District needs to borrow more funds and incur indebtedness in the total principal amount of \$14,635,000. The difference is comprised of original issue discount, debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Final sources and uses of funding for the 2024 Bonds are presented in Table 3 in the *Appendix*.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Series 2024 Bonds provides the District with a portion of the funds necessary to construct/acquire the infrastructure improvements which are part of the Series 2024 Project, which is part of the Project, outlined in *Section 3.2* and described in more detail by the District Engineer in the Second Supplemental Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to properties within the boundaries of the District. General benefits accrue to areas outside the District, but are only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the Series 2024 Project. All properties within Phase 2 that receive special benefits from the Series 2024 Project will be assessed for their fair share of the debt issued in order to finance the Series 2024 Project.

5.2 Benefit Allocation

The current development plan for the District envisions the development of a total of 733 Single-Family residential units, with 250 Single-Family residential units comprising Phase 1, 208 Single-Family residential units comprising Phase 2, and the remaining 275 Single-Family residential units comprising Phase 3, although phasing, land use types, and unit numbers may change throughout the development period.

Even though the installation of the improvements that comprise the Project is anticipated to be developed in multiple phases coinciding and supporting multiple phases of development within the District, the public infrastructure included in the Project will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and such public improvements will be interrelated such that they will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the land uses in all Phases will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the Series 2024 Project comprises the remaining initial public infrastructure improvements which were not funded with proceeds of the Series 2022 Bonds, referred to as the Series 2022 Project as well as the public infrastructure improvements

necessary, generally for the functional development of land within Phase 2.

The portion of the Project that comprises the Series 2024 Project has a logical connection to the special and peculiar benefits received by the land within Phase 2, as without such improvements, the development of the properties within Phase 2 would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within Phase 2, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessment (the "Series 2024 Assessments") to the land receiving such special and peculiar benefits – i.e., Phase 2. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual Series 2024 Assessments amount levied on that parcel.

Following the methodology described in the Master Report, this Second Supplemental Report proposes to allocate the benefit associated with the Project to the different product types proposed to be developed within the District in proportion to their density of development and intensity of use of infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the product types contemplated to be developed within the District based on the densities of development and the intensities of use of infrastructure, total ERU counts for each product type, and the share of the benefit received by each product type. Please note that for the product types which were not previously contemplated to be developed within the District at the time of adoption of the Master Report, in following the methods utilized in the Master Report, their ERU weights are mathematically proportional to the ERU weights of the product types which were listed in the Master Report.

The rationale behind the different ERU weights is supported by the fact that generally and on average products with smaller lot sizes will use and benefit from the improvements which are part of the Project less than products with larger lot sizes. For instance, generally and on average products with smaller lot sizes will produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than products with larger lot sizes. Additionally, the value of the products with larger lot sizes is likely to appreciate by more in terms of dollars than that of the products with smaller lot sizes as a result of the implementation of the infrastructure improvements. As the exact amount of the benefit and appreciation

is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the District's public infrastructure improvements that are part of the Project.

Since, as already stated in this Second Supplemental Report, the Project will serve and provide benefit to all land uses within the District and will comprise an interrelated system of improvements, Table 5 in the *Appendix* presents the allocation of the costs of the Project to Phase 1, Phase 2 and Phase 3 based on the benefit allocation methodology illustrated in Table 4 in the *Appendix*. This allocation illustrates that Phase 2 benefits from approximately \$12,758,569.62 in the costs of the Project, which figure represents a portion of the costs of the Series 2024 Project.

In order to facilitate the marketing of the residential units within Phase 2, the Developer requested that the District limit the amounts of annual assessments for debt service on the Series 2024 Bonds to certain predetermined levels, and in order to accomplish that goal, the Developer will be required as part of the Completion Agreement and/or Acquisition Agreement to construct all of the Series 2024 Project improvements to the extent such improvements will not be funded with proceeds of future bonds and convey the same to the District. To the extent such improvements will not be funded with proceeds of future bonds, the contribution of constructed infrastructure is expected to be made through the ordinary course of development of Phase 2. Using the ERU benefit allocations developed in Table 4 in the *Appendix*, as well as the allocation of the costs of the Project to Phase 1, Phase 2 and Phase 3 developed in Table 5 in the *Appendix*, Table 6 in the *Appendix* illustrates the allocation of the costs of the Series 2024 Project allocable to Phase 2 in the total amount of \$12,758,569.62 in accordance with the ERU benefit allocation methodology and the allocation of the amount funded with available net proceeds of the Series 2024A Bonds in the amount of \$5,298,757.15 and the allocation of the amount funded with available net proceeds of the Series 2024B Bonds in the amount of \$7,438,455.93, while Table 7 in the *Appendix* illustrates the derivation of the minimum contribution for the Series 2024 Project by Developer and/or future bonds.

Table 8A in the *Appendix* illustrates the allocation of that portion of the Series 2024 Project attributable to Phase 2 that is funded with available net proceeds of the Series 2024A Bonds as well as the apportionment of that portion of the Series 2024 Assessments that is related to the Series 2024A Bonds (the "Series 2024A and the annual payments of the Series 2024A Assessments for the various unit

types projected to be developed within Phase 2. Table 8B in the *Appendix* illustrates the allocation of that portion of the Series 2024 Project attributable to Phase 2 that is funded with available net proceeds of the Series 2024B Bonds as well as the apportionment of that portion of the Series 2024 Assessments that is related to the Series 2024B Bonds (the “Series 2024B Assessments”) and the annual payments of the Series 2024B Assessments for the various unit types projected to be developed within Phase 2. Finally, Table 9 in the *Appendix* illustrates the combined amounts of the Series 2024A Assessments and Series 2024B Assessments and their apportionment to the units proposed to be developed within Phase 2.

Amenities - No Series 2024 Assessment is allocated herein to the private amenities or other common areas planned for the development. Such amenities and common areas will be owned and operated by the District or master homeowners’ association for the benefit of the entire District, will be available for use by all of the residents of the District, and are considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas flows directly to the benefit of all platted lots in the District. As such, no Series 2024 Assessment will be assigned to the amenities and common areas.

Governmental Property - If at any time, any portion of the property contained in the District is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Series 2024 Bond Assessments thereon), or similarly exempt entity, all future unpaid Series 2024 Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer.

5.3 Assigning Series 2024 Assessments

As the land in Phase 2 is already fully platted for its intended final use and the precise location of the various product types by lot is known, the Series 2024 Assessment will be levied on all 208 platted residential lots in accordance with the apportionment of the Series 2024 Assessments illustrated in Table 8A, 8B and 9 in the *Appendix*.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the

District and accrue to all such assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement are:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums; and
- d. increased marketability and value of the property.

The improvements which are part of the Project make the land in the District developable and saleable and when implemented jointly as parts of the Project, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received by the various product types from the improvements is delineated in Table 4 (expressed as the ERU factors).

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the Project.

Accordingly, no acre or parcel of property within the District will be lienied for the payment of the Series 2024 Assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The Assessment Methodology described herein is based on information obtained from the Developer prior to construction and following platting of all planned residential lots in Phase 2. As

development occurs it is possible that the number of ERUs may change and that lots that are platted may be replatted into different product types. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Series 2024 Assessments within Phase 2 on a per unit basis never exceed the initially allocated assessments as set forth herein. The Series 2024 Assessments per unit preliminarily equal the levels in Tables 8A, 8B and 9 in the *Appendix* and may change based on the final bond sizing. If such changes occur, the methodology is applied to the Phase 2 land based on the number of units within each and every parcel.

If as a result of any replatting of currently platted lots and reapportionment of the Series 2024 Assessments to the replatted parcels, the Series 2024 Assessments per unit remain equal to the figures in Tables 8A, 8B and 9 in the *Appendix*, then no true-up adjustment will be necessary.

If as a result of replatting and reapportionment of the Series 2024 Assessments to the replatted parcels, the Series 2024 Assessments per unit equal less than the figures in Tables 8A, 8B and 9 in the *Appendix* (for instance as a result of a larger number of units), then the per unit Series 2024 Assessments for all parcels within Phase 2 will be lowered if that state persists at the conclusion of replatting of all land within Phase 2.

If, in contrast, as a result of replatting and reapportionment of the Series 2024 Assessments to the replatted parcels, the Series 2024 Assessments per unit equal more than the figures in Tables 8A, 8B and 9 in the *Appendix* (for instance as a result of a smaller number of units), taking into account any future development plans for the same lands – in the District’s reasonable discretion and to the extent such future redevelopment plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably expected to be implemented, then the difference in the Series 2024 Assessments plus accrued interest will be collected from the owner of the property which replatting caused the increase of assessment per unit to occur, in accordance with the assessment resolution and a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees as provided therein.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference

between the actual Series 2024 Assessments per unit and the Series 2024 Assessments figures in Tables 8A, 8B and 9 in the *Appendix*, multiplied by the actual number of units plus accrued interest to the next succeeding interest payment date on the Series 2024 Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Series 2024 Assessments).

Note that, in the event that the Series 2024 Project is not completed, certain infrastructure contributions are not made, multiple bond issuances are contemplated and not all are issued, or under certain other circumstances, the District may be required to reallocate the Series 2024 Assessments, provided however that the Series 2024 Assessments would only be reallocated as among lands within Phase 2.

5.7 Final Assessment Roll

Exhibit “A” provides a list of the platted residential lots and their appropriate Series 2024A Assessments and Series 2024B Assessments. Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District’s Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Second Supplemental Report. For additional information on the Series 2024 Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such

services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Hyde Park

Community Development District 1

Development Plan

Product Type	Phase 1 Number of Units	Phase 2 Number of Units	Phase 3 Number of Units	Total Number of Units
Villa	0	24	0	24
Single Family 33'	68	44	0	112
Single Family 40'	98	59	117	274
Single Family 45'	84	44	135	263
Single Family 60'	0	37	23	60
Total	250	208	275	733

Table 2

Hyde Park

Community Development District 1

Project Costs

Improvement	Total Costs
Mitigation	\$1,013,421.00
Earthwork for Stormwater Management	\$19,980,208.00
Stormwater Management Facilities	\$7,050,787.00
Water Supply	\$3,454,030.00
Wastewater Collection	\$6,023,110.00
Irrigation Quality Supply	\$2,423,724.00
Roadway Improvements	\$1,042,434.00
Soft Costs	\$4,227,967.00
Total	\$45,215,681.00

Series 2024 Project Costs

Improvement	Remaining Series 2022 Project Costs	Proposed Phase 2 Project	Total Series 2024 Project
Mitigation	\$0.00	\$1,013,421.00	\$1,013,421.00
Earthwork for Stormwater Management	\$4,000,000.00	\$7,508,215.00	\$11,508,215.00
Stormwater Management Facilities	\$500,000.00	\$1,473,475.00	\$1,973,475.00
Water Supply	\$740,000.00	\$1,146,274.00	\$1,886,274.00
Wastewater Collection	\$2,000,000.00	\$2,241,962.00	\$4,241,962.00
Irrigation Quality Supply	\$600,000.00	\$697,115.00	\$1,297,115.00
Roadway Improvements	\$0.00	\$1,042,434.00	\$1,042,434.00
Soft Costs	\$292,520.00	\$2,268,434.00	\$2,560,954.00
Total	\$8,132,520.00	\$17,391,330.00	\$25,523,850.00

Table 3

Hyde Park

Community Development District 1

Final Sources and Uses of Funds

	Series 2024A Bonds	Series 2024B	Total
Sources			
Bond Proceeds:			
Par Amount	\$6,125,000.00	\$8,510,000.00	\$14,635,000.00
Net Original Issue Discount	-\$707.85	-\$13,530.90	-\$14,238.75
Total Sources	\$6,124,292.15	\$8,496,469.10	\$14,620,761.25

Uses			
Project Fund Deposits:			
Project Fund	\$5,298,757.15	\$7,438,455.93	\$12,737,213.08
Other Fund Deposits:			
Debt Service Reserve Fund	\$210,162.50	\$223,387.50	\$433,550.00
Capitalized Interest Fund	\$405,892.17	\$543,576.25	\$949,468.42
Delivery Date Expenses:			
Costs of Issuance	\$86,980.33	\$120,849.42	\$207,829.75
Underwriter's Discount	\$122,500.00	\$170,200.00	\$292,700.00
Total Uses	\$6,124,292.15	\$8,496,469.10	\$14,620,761.25

Financing Assumptions:

Coupon Rate:	4.750% to 5.625%	5.25%
Issue Date:	08/13/2024	
Length of Capitalized Interest Period:	Approx. 14.5 Months	
End of the Capitalized Interest Period	11/01/2025	
Debt Service Reserve:	50% of Max Annual Debt Service	
Underwriter's Discount:	2.00%	2.00%
Costs of Issuance:	\$86,980.33	\$120,849.42
Repayment Period Following the Capitalized Interest Period:	30 years	10 years
Total Annual Payment (Principal and Interest Only):	\$420,325.00	
Total Annual Payment Including Collection Costs and Discounts:	\$454,405.41	
Total Annual Payment (Interest Only):		\$446,775.00

Table 4

Hyde Park

Community Development District 1

Benefit Allocation

Product Type	Total Number of Units	ERU Weight	Total ERU
Villa	24	0.70	16.80
Single Family 33'	112	0.83	92.96
Single Family 40'	274	1.00	274.00
Single Family 45'	263	1.13	297.19
Single Family 60'	60	1.50	90.00
Total	733		770.95

Product Type	Phase 1 Number of Units	ERU Weight	Phase 1 Total ERU	Percent of Total ERU
Villa	0	0.70	0.00	
Single Family 33'	68	0.83	56.44	
Single Family 40'	98	1.00	98.00	
Single Family 45'	84	1.13	94.92	
Single Family 60'	0	1.50	0.00	
Total	250		249.36	32.34%

Product Type	Phase 2 Number of Units	ERU Weight	Phase 2 Total ERU	Percent of Total ERU
Villa	24	0.70	16.80	
Single Family 33'	44	0.83	36.52	
Single Family 40'	59	1.00	59.00	
Single Family 45'	44	1.13	49.72	
Single Family 60'	37	1.50	55.50	
Total	208		217.54	28.22%

Product Type	Phase 3 Number of Units	ERU Weight	Future Phases Total ERU	Percent of Total ERU
Villa	0	0.70	0.00	
Single Family 33'	0	0.83	0.00	
Single Family 40'	117	1.00	117.00	
Single Family 45'	135	1.13	152.55	
Single Family 60'	23	1.50	34.50	
Total	275		304.05	39.44%

Table 5

Hyde Park

Community Development District 1

ERU-Based Allocation of Costs of the Project to Phase 1, Phase 2 and Phase 3

	Total ERU	Percent of Total ERU	Allocation of Costs of the Project
Phase 1 Allocable Project Cost	249.36	32.34%	\$14,624,790.47
Phase 2 Allocable Project Cost	217.54	28.22%	\$12,758,569.62
Phase 3 Allocable Project Cost	304.05	39.44%	\$17,832,320.91
Total	770.95	100.00%	\$45,215,681.00

Product Type	Phase 1 Allocable Project Cost	Phase 2 Allocable Project Cost	Phase 3 Allocable Project Cost	Total Project Costs
Villa	\$0.00	\$985,308.31	\$0.00	\$985,308.31
Single Family 33'	\$3,310,166.72	\$2,141,872.59	\$0.00	\$5,452,039.31
Single Family 40'	\$5,747,631.80	\$3,460,308.94	\$6,861,968.58	\$16,069,909.32
Single Family 45'	\$5,566,991.95	\$2,916,043.40	\$8,946,951.34	\$17,429,986.69
Single Family 60'	\$0.00	\$3,255,036.38	\$2,023,400.99	\$5,278,437.37
Total	\$14,624,790.47	\$12,758,569.62	\$17,832,320.91	\$45,215,681.00

Table 6

Hyde Park

Community Development District 1

Series 2024 Project Phase 2 Cost Allocation

Product Type	Infrastructure Allocation Based on ERU Method	Infrastructure Financed with Series 2024A Bonds	Infrastructure Financed with Series 2024B Bonds	Infrastructure Funded with Proceeds of Future Bonds and/or Contributed by the Developer*
Villa	\$985,308.31	\$408,482.68	\$575,879.97	\$945.66
Single Family 33'	\$2,141,872.59	\$904,304.18	\$1,232,416.53	\$5,151.87
Single Family 40'	\$3,460,308.94	\$1,444,377.98	\$2,013,274.38	\$2,656.59
Single Family 45'	\$2,916,043.40	\$1,213,090.98	\$1,701,817.02	\$1,135.40
Single Family 60'	\$3,255,036.38	\$1,328,501.33	\$1,915,068.03	\$11,467.02
Total	\$12,758,569.62	\$5,298,757.15	\$7,438,455.93	\$21,356.54

* Can be funded with proceeds of future bonds

Table 7

Hyde Park

Community Development District 1

Series 2024 Project Phase 2 Cost Allocation - Minimum Required Future Bond Funding or Contribution Calculations

Product Type	Minimum Infrastructure Allocation Based on ERU Method	Minimum Infrastructure Financed with 2024 Bonds	Minimum Infrastructure Funded with Proceeds of Future Bonds and/or Contributed by the Developer
Villa	\$984,924.66	\$984,362.65	\$562.01
Single Family 33'	\$2,141,038.61	\$2,136,720.71	\$4,317.90
Single Family 40'	\$3,458,961.62	\$3,457,652.35	\$1,309.26
Single Family 45'	\$2,914,907.99	\$2,914,908.00	\$0.00
Single Family 60'	\$3,253,768.98	\$3,243,569.36	\$10,199.62
Total	\$12,753,601.86	\$12,737,213.08	\$16,388.78

Note: Tables 6 and 7 quantify the amount of benefit from the Series 2024 Project attributable to Phase 2 and to the different unit types within that Phase. Based on this information, Table 7 shows the minimum additional bonds/contributions of completed improvements required to buy-down the Assessment to the target levels shown in Table 8 (i.e., \$0.00). In lieu of the District issuing additional bonds to finance the full cost of the Series 2024 Project and levying additional assessments, and pursuant to the Completion Agreement and/or Acquisition Agreement, the Developer will be required to construct all of the improvements that are part of the Series 2024 Project attributable to Phase 2 - please note that contributions do not include financing costs because the contributions are not being financed, and so instead include only construction cost offsets.

Table 8A

Hyde Park

Community Development District 1

Series 2024A Assessment Apportionment

Product Type	Total Number of Units	Total Cost Allocation Financed with Series 2024A Bonds*	Series 2024A Assessment Apportionment	Series 2024A Assessment Apportionment per Unit	Annual Series 2024A Assessment Debt Service per Unit - paid in March**
Villa	24	\$408,482.68	\$472,177.98	\$19,674.08	\$1,459.59
Single Family 33'	44	\$904,304.18	\$1,045,313.64	\$23,757.13	\$1,762.51
Single Family 40'	59	\$1,444,377.98	\$1,669,601.92	\$28,298.34	\$2,099.42
Single Family 45'	44	\$1,213,090.98	\$1,402,250.01	\$31,869.32	\$2,364.34
Single Family 60'	37	\$1,328,501.33	\$1,535,656.46	\$41,504.23	\$3,079.14
Total	208	\$5,298,757.15	\$6,125,000.00		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes costs of collection estimated at 3.5% and subject to change, early payment discount at 4% and subject to change and assumes payment in March

Table 8B

Hyde Park

Community Development District 1

Series 2024B Assessment Apportionment

Product Type	Total Number of Units	Total Cost Allocation Financed with Series 2024B Bonds*	Series 2024B Assessment Apportionment	Series 2024B Assessment Apportionment per Unit	Annual Series 2024B Interest per Unit
Villa	24	\$575,879.97	\$658,838.15	\$27,451.59	\$1,441.21
Single Family 33'	44	\$1,232,416.53	\$1,409,951.85	\$32,044.36	\$1,682.33
Single Family 40'	59	\$2,013,274.38	\$2,303,295.89	\$39,038.91	\$2,049.54
Single Family 45'	44	\$1,701,817.02	\$1,946,971.65	\$44,249.36	\$2,323.09
Single Family 60'	37	\$1,915,068.03	\$2,190,942.47	\$59,214.66	\$3,108.77
Total	208	\$7,438,455.93	\$8,510,000.00		

Table 9

Hyde Park

Community Development District 1

Series 2024A and 2024B Combined Assessment Apportionment

Product Type	Total Number of Units	Series 2024A and 2024B Combined Assessment Apportionment	Series 2024A and 2024B Combined Assessment Apportionment per Unit
Villa	24	\$1,131,016.13	\$47,125.67
Single Family 33'	44	\$2,455,265.49	\$55,801.49
Single Family 40'	59	\$3,972,897.81	\$67,337.25
Single Family 45'	44	\$3,349,221.66	\$76,118.67
Single Family 60'	37	\$3,726,598.92	\$100,718.89
Total	208	\$14,635,000.00	

Exhibit "A"

Parcel ID	Legal	Lot #	Product Type	Series 2024A Assessment Apportionment per Unit	Series 2024B Assessment Apportionment per Unit	Series 2024A and 2024B Combined Assessment Apportionment per Unit
73650006083	SKYSAIL PHASE TWO	LOT 251	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006106	SKYSAIL PHASE TWO	LOT 252	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006122	SKYSAIL PHASE TWO	LOT 253	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006148	SKYSAIL PHASE TWO	LOT 254	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006164	SKYSAIL PHASE TWO	LOT 255	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006180	SKYSAIL PHASE TWO	LOT 256	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006203	SKYSAIL PHASE TWO	LOT 257	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006229	SKYSAIL PHASE TWO	LOT 258	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006245	SKYSAIL PHASE TWO	LOT 259	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006261	SKYSAIL PHASE TWO	LOT 260	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006287	SKYSAIL PHASE TWO	LOT 261	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006300	SKYSAIL PHASE TWO	LOT 262	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006326	SKYSAIL PHASE TWO	LOT 263	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006342	SKYSAIL PHASE TWO	LOT 264	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006368	SKYSAIL PHASE TWO	LOT 265	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006384	SKYSAIL PHASE TWO	LOT 266	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006407	SKYSAIL PHASE TWO	LOT 267	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006423	SKYSAIL PHASE TWO	LOT 268	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006449	SKYSAIL PHASE TWO	LOT 269	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006465	SKYSAIL PHASE TWO	LOT 270	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006481	SKYSAIL PHASE TWO	LOT 271	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006504	SKYSAIL PHASE TWO	LOT 272	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006520	SKYSAIL PHASE TWO	LOT 273	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006546	SKYSAIL PHASE TWO	LOT 274	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006562	SKYSAIL PHASE TWO	LOT 275	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006588	SKYSAIL PHASE TWO	LOT 276	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006601	SKYSAIL PHASE TWO	LOT 277	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006627	SKYSAIL PHASE TWO	LOT 278	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006643	SKYSAIL PHASE TWO	LOT 279	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006669	SKYSAIL PHASE TWO	LOT 280	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006685	SKYSAIL PHASE TWO	LOT 281	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006708	SKYSAIL PHASE TWO	LOT 282	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006724	SKYSAIL PHASE TWO	LOT 283	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006740	SKYSAIL PHASE TWO	LOT 284	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006766	SKYSAIL PHASE TWO	LOT 285	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006782	SKYSAIL PHASE TWO	LOT 286	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006805	SKYSAIL PHASE TWO	LOT 287	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006821	SKYSAIL PHASE TWO	LOT 288	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006847	SKYSAIL PHASE TWO	LOT 289	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006863	SKYSAIL PHASE TWO	LOT 290	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006889	SKYSAIL PHASE TWO	LOT 291	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006902	SKYSAIL PHASE TWO	LOT 292	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650006928	SKYSAIL PHASE TWO	LOT 293	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650006944	SKYSAIL PHASE TWO	LOT 294	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650006960	SKYSAIL PHASE TWO	LOT 295	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67

Exhibit "A"

Parcel ID	Legal	Lot #	Product Type	Series 2024A Assessment Apportionment per Unit	Series 2024B Assessment Apportionment per Unit	Series 2024A and 2024B Combined Assessment Apportionment per Unit
73650006986	SKYSAIL PHASE TWO	LOT 296	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650007008	SKYSAIL PHASE TWO	LOT 297	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650007024	SKYSAIL PHASE TWO	LOT 298	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650007040	SKYSAIL PHASE TWO	LOT 299	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650007066	SKYSAIL PHASE TWO	LOT 300	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650007082	SKYSAIL PHASE TWO	LOT 301	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650007105	SKYSAIL PHASE TWO	LOT 302	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650007121	SKYSAIL PHASE TWO	LOT 303	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650007147	SKYSAIL PHASE TWO	LOT 304	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650007163	SKYSAIL PHASE TWO	LOT 305	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650007189	SKYSAIL PHASE TWO	LOT 306	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650007202	SKYSAIL PHASE TWO	LOT 307	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650007228	SKYSAIL PHASE TWO	LOT 308	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650007244	SKYSAIL PHASE TWO	LOT 309	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650007260	SKYSAIL PHASE TWO	LOT 310	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650007286	SKYSAIL PHASE TWO	LOT 311	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650007309	SKYSAIL PHASE TWO	LOT 312	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650007325	SKYSAIL PHASE TWO	LOT 313	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650007341	SKYSAIL PHASE TWO	LOT 314	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650007367	SKYSAIL PHASE TWO	LOT 315	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650007383	SKYSAIL PHASE TWO	LOT 316	Single Family 40'	\$28,298.34	\$39,038.91	\$67,337.25
73650007406	SKYSAIL PHASE TWO	LOT 317	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650007422	SKYSAIL PHASE TWO	LOT 318	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650007448	SKYSAIL PHASE TWO	LOT 319	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650007464	SKYSAIL PHASE TWO	LOT 320	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650007480	SKYSAIL PHASE TWO	LOT 321	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650007503	SKYSAIL PHASE TWO	LOT 322	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650007529	SKYSAIL PHASE TWO	LOT 323	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650007545	SKYSAIL PHASE TWO	LOT 324	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650007561	SKYSAIL PHASE TWO	LOT 325	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650007587	SKYSAIL PHASE TWO	LOT 326	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650007600	SKYSAIL PHASE TWO	LOT 327	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650007626	SKYSAIL PHASE TWO	LOT 328	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650007642	SKYSAIL PHASE TWO	LOT 329	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650007668	SKYSAIL PHASE TWO	LOT 330	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650007684	SKYSAIL PHASE TWO	LOT 331	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650007707	SKYSAIL PHASE TWO	LOT 332	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650007723	SKYSAIL PHASE TWO	LOT 333	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650007749	SKYSAIL PHASE TWO	LOT 334	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650007765	SKYSAIL PHASE TWO	LOT 335	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650007781	SKYSAIL PHASE TWO	LOT 336	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650007804	SKYSAIL PHASE TWO	LOT 337	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650007820	SKYSAIL PHASE TWO	LOT 338	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650007846	SKYSAIL PHASE TWO	LOT 339	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650007862	SKYSAIL PHASE TWO	LOT 340	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89

Exhibit "A"

Parcel ID	Legal	Lot #	Product Type	Series 2024A	Series 2024B	Series 2024A and
				Assessment Apportionment per Unit	Assessment Apportionment per Unit	2024B Combined Assessment Apportionment per Unit
73650007888	SKYSAIL PHASE TWO	LOT 341	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650007901	SKYSAIL PHASE TWO	LOT 342	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650007927	SKYSAIL PHASE TWO	LOT 343	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650007943	SKYSAIL PHASE TWO	LOT 344	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650007969	SKYSAIL PHASE TWO	LOT 345	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650007985	SKYSAIL PHASE TWO	LOT 346	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008007	SKYSAIL PHASE TWO	LOT 347	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008023	SKYSAIL PHASE TWO	LOT 348	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008049	SKYSAIL PHASE TWO	LOT 349	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008065	SKYSAIL PHASE TWO	LOT 350	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008081	SKYSAIL PHASE TWO	LOT 351	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008104	SKYSAIL PHASE TWO	LOT 352	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008120	SKYSAIL PHASE TWO	LOT 353	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008146	SKYSAIL PHASE TWO	LOT 354	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008162	SKYSAIL PHASE TWO	LOT 355	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008188	SKYSAIL PHASE TWO	LOT 356	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008201	SKYSAIL PHASE TWO	LOT 357	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008227	SKYSAIL PHASE TWO	LOT 358	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008243	SKYSAIL PHASE TWO	LOT 359	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008269	SKYSAIL PHASE TWO	LOT 360	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008285	SKYSAIL PHASE TWO	LOT 361	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008308	SKYSAIL PHASE TWO	LOT 362	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008324	SKYSAIL PHASE TWO	LOT 363	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008340	SKYSAIL PHASE TWO	LOT 364	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008366	SKYSAIL PHASE TWO	LOT 365	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008382	SKYSAIL PHASE TWO	LOT 366	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008405	SKYSAIL PHASE TWO	LOT 367	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008421	SKYSAIL PHASE TWO	LOT 368	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008447	SKYSAIL PHASE TWO	LOT 369	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008463	SKYSAIL PHASE TWO	LOT 370	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650008489	SKYSAIL PHASE TWO	LOT 371	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650008502	SKYSAIL PHASE TWO	LOT 372	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650008528	SKYSAIL PHASE TWO	LOT 373	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650008544	SKYSAIL PHASE TWO	LOT 374	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650008560	SKYSAIL PHASE TWO	LOT 375	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650008586	SKYSAIL PHASE TWO	LOT 376	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650008609	SKYSAIL PHASE TWO	LOT 377	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650008625	SKYSAIL PHASE TWO	LOT 378	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650008641	SKYSAIL PHASE TWO	LOT 379	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650008667	SKYSAIL PHASE TWO	LOT 380	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650008683	SKYSAIL PHASE TWO	LOT 381	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650008706	SKYSAIL PHASE TWO	LOT 382	Single Family 60'	\$41,504.23	\$59,214.66	\$100,718.89
73650008722	SKYSAIL PHASE TWO	LOT 383	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008748	SKYSAIL PHASE TWO	LOT 384	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008764	SKYSAIL PHASE TWO	LOT 385	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67

Exhibit "A"

Parcel ID	Legal	Lot #	Product Type	Series 2024A	Series 2024B	Series 2024A and
				Assessment Apportionment per Unit	Assessment Apportionment per Unit	2024B Combined Assessment Apportionment per Unit
73650008780	SKYSAIL PHASE TWO	LOT 386	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008803	SKYSAIL PHASE TWO	LOT 387	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008829	SKYSAIL PHASE TWO	LOT 388	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008845	SKYSAIL PHASE TWO	LOT 389	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008861	SKYSAIL PHASE TWO	LOT 390	Single Family 45'	\$31,869.32	\$44,249.36	\$76,118.67
73650008887	SKYSAIL PHASE TWO	LOT 391	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650008900	SKYSAIL PHASE TWO	LOT 392	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650008926	SKYSAIL PHASE TWO	LOT 393	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650008942	SKYSAIL PHASE TWO	LOT 394	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650008968	SKYSAIL PHASE TWO	LOT 395	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650008984	SKYSAIL PHASE TWO	LOT 396	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009006	SKYSAIL PHASE TWO	LOT 397	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009022	SKYSAIL PHASE TWO	LOT 398	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009048	SKYSAIL PHASE TWO	LOT 399	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009064	SKYSAIL PHASE TWO	LOT 400	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009080	SKYSAIL PHASE TWO	LOT 401	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009103	SKYSAIL PHASE TWO	LOT 402	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009129	SKYSAIL PHASE TWO	LOT 403	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009145	SKYSAIL PHASE TWO	LOT 404	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009161	SKYSAIL PHASE TWO	LOT 405	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009187	SKYSAIL PHASE TWO	LOT 406	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009200	SKYSAIL PHASE TWO	LOT 407	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009226	SKYSAIL PHASE TWO	LOT 408	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009242	SKYSAIL PHASE TWO	LOT 409	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009268	SKYSAIL PHASE TWO	LOT 410	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009284	SKYSAIL PHASE TWO	LOT 411	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009307	SKYSAIL PHASE TWO	LOT 412	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009323	SKYSAIL PHASE TWO	LOT 413	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009349	SKYSAIL PHASE TWO	LOT 414	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009365	SKYSAIL PHASE TWO	LOT 415	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009381	SKYSAIL PHASE TWO	LOT 416	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009404	SKYSAIL PHASE TWO	LOT 417	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009420	SKYSAIL PHASE TWO	LOT 418	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009446	SKYSAIL PHASE TWO	LOT 419	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009462	SKYSAIL PHASE TWO	LOT 420	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009488	SKYSAIL PHASE TWO	LOT 421	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009501	SKYSAIL PHASE TWO	LOT 422	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009527	SKYSAIL PHASE TWO	LOT 423	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009543	SKYSAIL PHASE TWO	LOT 424	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009569	SKYSAIL PHASE TWO	LOT 425	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009585	SKYSAIL PHASE TWO	LOT 426	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009608	SKYSAIL PHASE TWO	LOT 427	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009624	SKYSAIL PHASE TWO	LOT 428	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009640	SKYSAIL PHASE TWO	LOT 429	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009666	SKYSAIL PHASE TWO	LOT 430	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49

Exhibit "A"

Parcel ID	Legal	Lot #	Product Type	Series 2024A Assessment Apportionment per Unit	Series 2024B Assessment Apportionment per Unit	Series 2024A and 2024B Combined Assessment Apportionment per Unit
73650009682	SKYSAIL PHASE TWO	LOT 431	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009705	SKYSAIL PHASE TWO	LOT 432	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009721	SKYSAIL PHASE TWO	LOT 433	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009747	SKYSAIL PHASE TWO	LOT 434	Single Family 33'	\$23,757.13	\$32,044.36	\$55,801.49
73650009763	SKYSAIL PHASE TWO	LOT 435	Villa	\$19,674.08	\$27,451.59	\$47,125.67
73650009789	SKYSAIL PHASE TWO	LOT 436	Villa	\$19,674.08	\$27,451.59	\$47,125.67
73650009802	SKYSAIL PHASE TWO	LOT 437	Villa	\$19,674.08	\$27,451.59	\$47,125.67
73650009828	SKYSAIL PHASE TWO	LOT 438	Villa	\$19,674.08	\$27,451.59	\$47,125.67
73650009844	SKYSAIL PHASE TWO	LOT 439	Villa	\$19,674.08	\$27,451.59	\$47,125.67
73650009860	SKYSAIL PHASE TWO	LOT 440	Villa	\$19,674.08	\$27,451.59	\$47,125.67
73650009886	SKYSAIL PHASE TWO	LOT 441	Villa	\$19,674.08	\$27,451.59	\$47,125.67
73650009909	SKYSAIL PHASE TWO	LOT 442	Villa	\$19,674.08	\$27,451.59	\$47,125.67
73650009925	SKYSAIL PHASE TWO	LOT 443	Villa	\$19,674.08	\$27,451.59	\$47,125.67
73650009941	SKYSAIL PHASE TWO	LOT 444	Villa	\$19,674.08	\$27,451.59	\$47,125.67
73650009967	SKYSAIL PHASE TWO	LOT 445	Villa	\$19,674.08	\$27,451.59	\$47,125.67
73650009983	SKYSAIL PHASE TWO	LOT 446	Villa	\$19,674.08	\$27,451.59	\$47,125.67
73650010008	SKYSAIL PHASE TWO	LOT 447	Villa	\$19,674.08	\$27,451.59	\$47,125.67
73650010024	SKYSAIL PHASE TWO	LOT 448	Villa	\$19,674.08	\$27,451.59	\$47,125.67
73650010040	SKYSAIL PHASE TWO	LOT 449	Villa	\$19,674.08	\$27,451.59	\$47,125.67
73650010066	SKYSAIL PHASE TWO	LOT 450	Villa	\$19,674.08	\$27,451.59	\$47,125.67
73650010082	SKYSAIL PHASE TWO	LOT 451	Villa	\$19,674.08	\$27,451.59	\$47,125.67
73650010105	SKYSAIL PHASE TWO	LOT 452	Villa	\$19,674.08	\$27,451.59	\$47,125.67
73650010121	SKYSAIL PHASE TWO	LOT 453	Villa	\$19,674.08	\$27,451.59	\$47,125.67
73650010147	SKYSAIL PHASE TWO	LOT 454	Villa	\$19,674.08	\$27,451.59	\$47,125.67
73650010163	SKYSAIL PHASE TWO	LOT 455	Villa	\$19,674.08	\$27,451.59	\$47,125.67
73650010189	SKYSAIL PHASE TWO	LOT 456	Villa	\$19,674.08	\$27,451.59	\$47,125.67
73650010202	SKYSAIL PHASE TWO	LOT 457	Villa	\$19,674.08	\$27,451.59	\$47,125.67
73650010228	SKYSAIL PHASE TWO	LOT 458	Villa	\$19,674.08	\$27,451.59	\$47,125.67
Total				\$6,125,000.00	\$8,510,000.00	\$14,635,000.00

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

7A

AFFIDAVIT OF PUBLICATION

DEFAULT
Hyde Park Community Development District I
2300 Glades RD
Boca Raton FL 33431-7386

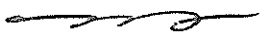
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Naples Daily News, a newspaper published in Collier County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

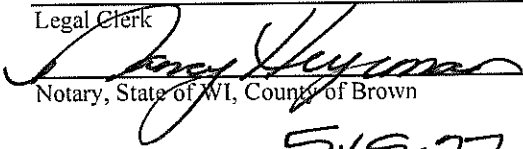
07/17/2024, 07/24/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/24/2024



Legal Clerk



Notary, State of WI, County of Brown

5.19.27

My commission expires

Publication Cost: \$3134.86

Tax Amount: \$0.00

Payment Cost: \$3134.86

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of Copies:

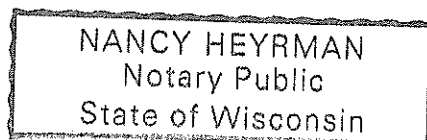
Customer No: 1126061

1

PO #:

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HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 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 9, 2024
 TIME: 10:00 A.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, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). 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 2024/2025; 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	\$454.44
Undeveloped Land	423.13	0.42	\$192.25

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 2024/2025.

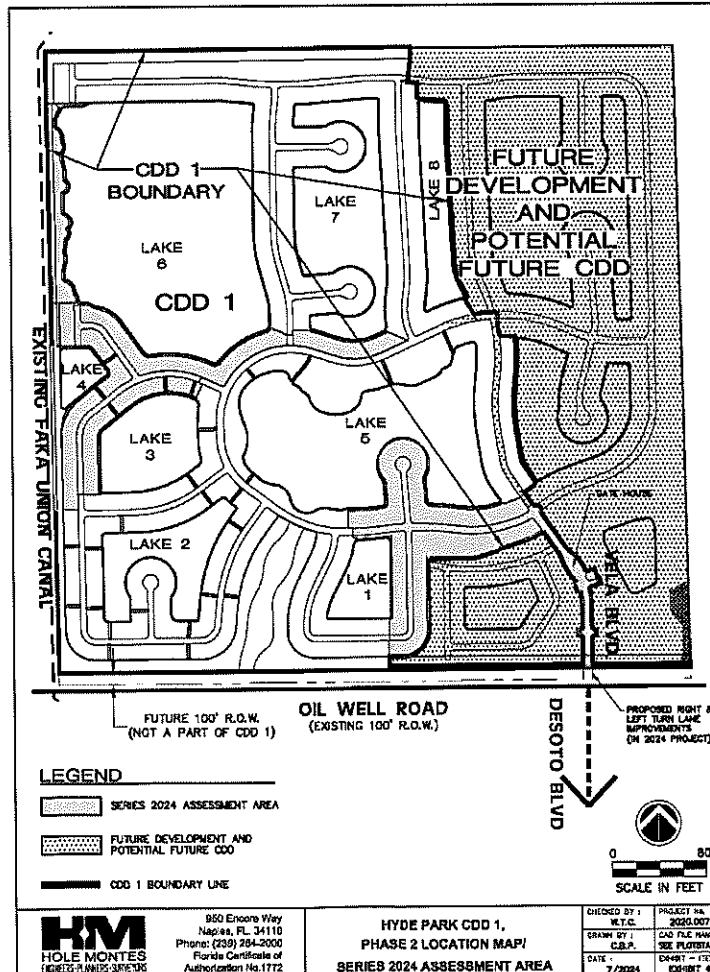
For Fiscal Year 2024/2025, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2019. It is important 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

7B

RESOLUTION 2024-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has submitted to the Board of Supervisors ("**Board**") of the Hyde Park Community Development District 1 ("**District**") proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**") 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, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE 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, 2025."
- 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 2024/2025, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 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 9TH DAY OF AUGUST, 2024.

ATTEST:

**HYDE PARK COMMUNITY DEVELOPMENT
DISTRICT 1**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Budget(s)

Exhibit A: Fiscal Year 2024/2025 Budget(s)

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
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**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual thru 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 107,693				\$ 113,610
Allowable discounts (4%)	(4,308)				(4,544)
Assessment levy: on-roll - net	103,385	\$ 29,451	\$ 324	\$ 29,775	109,066
Assessment levy: off-roll	63,058	100,488	33,496	133,984	71,533
Total revenues	166,443	129,939	33,820	163,759	180,599
EXPENDITURES					
Professional & administrative					
Supervisors	12,000	2,584	4,000	6,584	12,800
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	15,000	5,148	9,852	15,000	15,000
Engineering	7,500	301	3,000	3,301	7,500
Audit	3,500	-	5,500	5,500	11,000
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	500	500	1,000	2,000
Trustee	4,000	-	4,000	4,000	8,000
Telephone	200	100	100	200	200
Postage	1,000	103	500	603	1,000
Printing & binding	1,000	500	500	1,000	1,000
Legal advertising	2,500	1,756	1,250	3,006	2,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,590	-	5,590	6,150
Contingencies/bank charges	750	407	343	750	750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	-	210	210	210
Property appraiser	1,615	-	465	465	1,704
Tax collector	2,154	588	32	620	2,272
Total professional and administrative	107,559	41,752	55,707	97,459	121,716
Field operations					
Field management	2,000	1,000	1,000	2,000	2,000
Lake maintenance	51,880	39,766	15,000	54,766	51,880
Contingencies	5,000	-	2,000	2,000	5,000
Total field operations	58,880	40,766	18,000	58,766	58,880
Total expenditures	166,439	82,518	73,707	156,225	180,596
Net increase/(decrease) of fund balance	4	47,421	(39,887)	7,534	3
Fund balance - beginning (unaudited)	28	67,068	114,489	67,068	74,602
Fund balance - ending (projected)	\$ 32	\$ 114,489	\$ 74,602	\$ 74,602	\$ 74,605

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 12,800
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	11,000
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	2,000
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	8,000
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	6,150
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.	

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

Professional & administrative - continued

Website	
Hosting & maintenance	705
ADA compliance	210
Property appraiser	1,704
Tax collector	2,272
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 visits.	
Contingencies	5,000
Total expenditures	<u><u>\$ 180,596</u></u>

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual thru 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Assessment levy: on-roll	\$ 532,108				\$ 532,108
Allowable discounts (4%)	(21,284)				(21,284)
Net assessment levy - on-roll	510,824	\$ 142,779	\$ 1,571	\$ 144,350	510,824
Assessment levy: off-roll	-	264,835	88,278	353,113	-
Interest	-	9,748	-	9,748	-
Total revenues	510,824	417,362	89,849	507,211	510,824
EXPENDITURES					
Debt service					
Principal	165,000	-	165,000	165,000	170,000
Interest	328,805	164,402	164,403	328,805	323,443
Property appraiser	7,982	-	2,255	2,255	7,982
Tax collector	10,642	2,853	154	3,007	10,642
Total expenditures	512,429	167,255	331,812	499,067	512,067
Excess/(deficiency) of revenues over/(under) expenditures	(1,605)	250,107	(241,963)	8,144	(1,243)
Beginning fund balance (unaudited)	415,225	422,187	672,294	422,187	430,331
Ending fund balance (projected)	<u>\$ 413,620</u>	<u>\$ 672,294</u>	<u>\$ 430,331</u>	<u>\$ 430,331</u>	<u>429,088</u>
Use of fund balance:					
Debt service reserve account balance (required)					(246,100)
Interest expense - November 1, 2025					(158,959)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 24,029</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	-
Total	8,285,000.00		5,607,030.00	13,892,030.00	

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

On-Roll Assessments

<u>Phase 1</u>					
		FY 2025 O&M	FY 2025 DS	FY 2025 Total	FY 2024 Total
		Assessment	Assessment	Assessment	Assessment
<u>Product Type</u>	<u>Units</u>	<u>per Unit</u>	<u>per Unit</u>	<u>per Unit</u>	<u>per Unit</u>
SF 33'	68	\$ 454.44	\$ 1,765.85	\$ 2,220.29	\$ 2,196.62
SF 40'	98	454.44	2,140.42	2,594.86	2,571.19
SF 45'	84	454.44	2,407.97	2,862.41	2,838.74
Total	250				

Off-Roll Assessments

<u>Future Phase</u>					
		FY 2025 O&M	FY 2025 DS	FY 2025 Total	FY 2024 Total
		Assessment	Assessment	Assessment	Assessment
<u>Product Type</u>	<u>Units</u>	<u>per Unit</u>	<u>per Unit</u>	<u>per Unit</u>	<u>per Unit</u>
SF 33'	105	\$ 184.84	\$ -	\$ 184.84	\$ 162.94
SF 40'	178	184.84	-	184.84	162.94
SF 45'	104	184.84	-	184.84	162.94
Total	387				

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

8A

AFFIDAVIT OF PUBLICATION

DEFAULT
Hyde Park Community Development District I
2300 Glades RD
Boca Raton FL 33431-7386

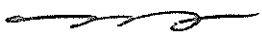
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Naples Daily News, a newspaper published in Collier County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

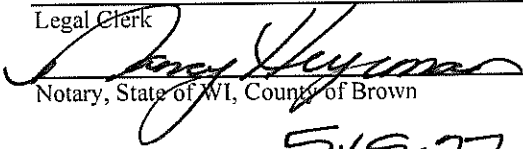
07/17/2024, 07/24/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/24/2024



Legal Clerk



Notary, State of WI, County of Brown

5.19.27

My commission expires

Publication Cost: \$3134.86

Tax Amount: \$0.00

Payment Cost: \$3134.86

Order No: 10381971

of Copies:

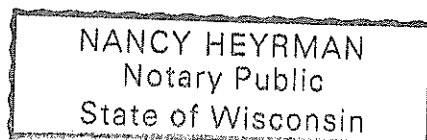
Customer No: 1126061

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 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 9, 2024
 TIME: 10:00 A.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, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). 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 2024/2025; 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	\$454.44
Undeveloped Land	423.13	0.42	\$192.25

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 2024/2025.

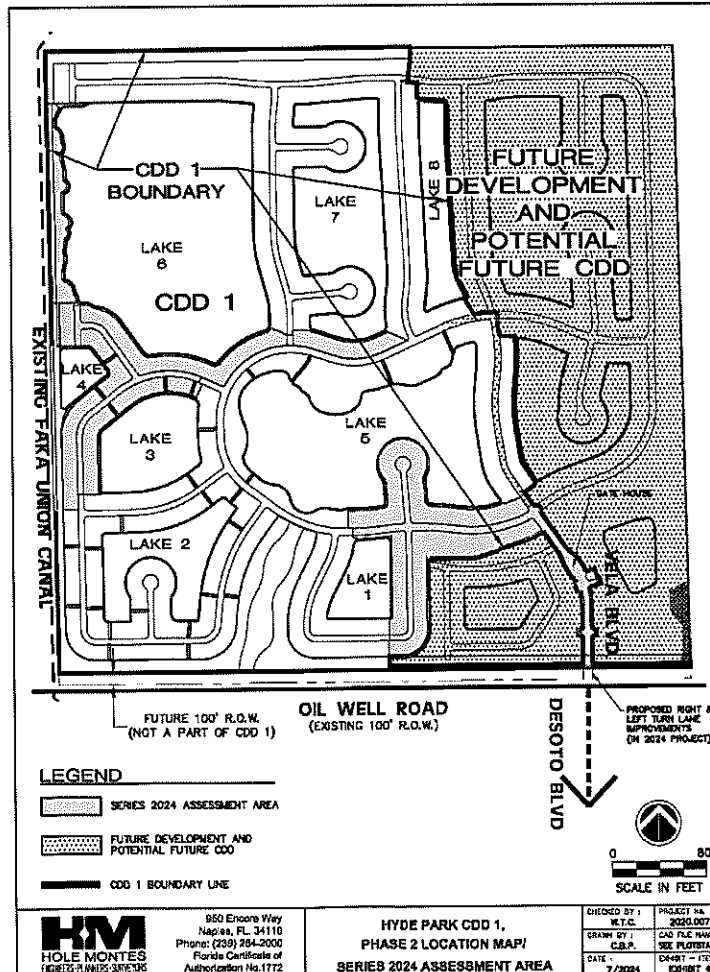
For Fiscal Year 2024/2025, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2019. It is important 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

8B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, 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, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as and/or assist the Financial Analyst for the Hyde Park Community Development District 1 ("**District**"). Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on July 19, 2024, 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 District of their rights under Florida law, and 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 the letters or list, if any, included in **Exhibit A** and in the manner identified in **Exhibit A**.
4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

FURTHER AFFIANT SAYETH NOT.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 19 day of July, 2024, by Curtis Marcoux, 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# HH390392
Expires 8/20/2027

NOTARY PUBLIC

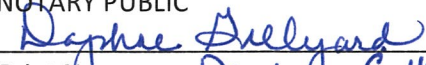

Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH 390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices, including Addresses

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 19, 2024

VIA FIRST CLASS MAIL

HYDE PARK LAND HOLDINGS LLC
5800 LAKEWOOD RANCH BLVD
SARASOTA, FL 34240

PARCEL ID: See “Exhibit B” Attached

RE: Hyde Park Community Development District 1
Fiscal Year 2024/2025 Budget and O&M Assessments

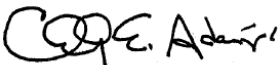
Dear Property Owner:

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Hyde Park Community Development District 1 (“**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, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2024/2025, on **August 9, 2024, 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 2024/2025, the District expects to collect no more than **\$194,956.74** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped land and on an Equivalent Residential Unit (“ERU”) basis for platted lots. Your property is classified as 189.2 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	\$454.44
Undeveloped Land*	423.13	0.42	\$192.25

* Per the proposed Fiscal Year 2024-2025 budget, there are 483 single family units planned of which 208 are currently platted within the Undeveloped Land. For these platted lots, the off-roll administrative assessments will be \$184.84 per unit for Fiscal Year 2024-2025.

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 2024/2025. 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.**

Land Use	Proposed Annual O&M Assessment per Unit/Acre (October 1, 2024 – September 30, 2025)
Undeveloped Land per Acre	\$192.25

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 2024/2025, 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 2024. 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	Owner Name
73650000063	HYDE PARK LAND HOLDINGS LLC
73650000348	HYDE PARK LAND HOLDINGS LLC
73650005547	HYDE PARK LAND HOLDINGS LLC
73650005644	HYDE PARK LAND HOLDINGS LLC
73650005741	HYDE PARK LAND HOLDINGS LLC
73650005848	HYDE PARK LAND HOLDINGS LLC
73650005903	HYDE PARK LAND HOLDINGS LLC
73650005945	HYDE PARK LAND HOLDINGS LLC
73650005961	HYDE PARK LAND HOLDINGS LLC
73650005987	HYDE PARK LAND HOLDINGS LLC
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73650007862	HYDE PARK LAND HOLDINGS LLC
73650007888	HYDE PARK LAND HOLDINGS LLC
73650007901	HYDE PARK LAND HOLDINGS LLC
73650007927	HYDE PARK LAND HOLDINGS LLC
73650007943	HYDE PARK LAND HOLDINGS LLC
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73650007985	HYDE PARK LAND HOLDINGS LLC
73650008007	HYDE PARK LAND HOLDINGS LLC
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73650008081	HYDE PARK LAND HOLDINGS LLC
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73650008146	HYDE PARK LAND HOLDINGS LLC
73650008162	HYDE PARK LAND HOLDINGS LLC
73650008188	HYDE PARK LAND HOLDINGS LLC
73650008201	HYDE PARK LAND HOLDINGS LLC
73650008227	HYDE PARK LAND HOLDINGS LLC
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73650008308	HYDE PARK LAND HOLDINGS LLC
73650008324	HYDE PARK LAND HOLDINGS LLC
73650008340	HYDE PARK LAND HOLDINGS LLC
73650008366	HYDE PARK LAND HOLDINGS LLC
73650008382	HYDE PARK LAND HOLDINGS LLC
73650008405	HYDE PARK LAND HOLDINGS LLC
73650008421	HYDE PARK LAND HOLDINGS LLC
73650008447	HYDE PARK LAND HOLDINGS LLC
73650008463	HYDE PARK LAND HOLDINGS LLC
73650008489	HYDE PARK LAND HOLDINGS LLC
73650008502	HYDE PARK LAND HOLDINGS LLC
73650008528	HYDE PARK LAND HOLDINGS LLC
73650008544	HYDE PARK LAND HOLDINGS LLC

73650008560 HYDE PARK LAND HOLDINGS LLC
73650008586 HYDE PARK LAND HOLDINGS LLC
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73650010066 HYDE PARK LAND HOLDINGS LLC
73650010082 HYDE PARK LAND HOLDINGS LLC
73650010105 HYDE PARK LAND HOLDINGS LLC
73650010121 HYDE PARK LAND HOLDINGS LLC
73650010147 HYDE PARK LAND HOLDINGS LLC
73650010163 HYDE PARK LAND HOLDINGS LLC
73650010189 HYDE PARK LAND HOLDINGS LLC
73650010202 HYDE PARK LAND HOLDINGS LLC
73650010228 HYDE PARK LAND HOLDINGS LLC

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 19, 2024

VIA FIRST CLASS MAIL

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

RE: Hyde Park Community Development District 1
Fiscal Year 2024/2025 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Hyde Park Community Development District 1 ("**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, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**") and levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2024/2025, on **August 9, 2024, 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.

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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 2024/2025, the District expects to collect no more than **\$194,956.74** 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 143 platted lots and 233.93 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	\$454.44
Undeveloped Land*	423.13	0.42	\$192.25

* Per the proposed Fiscal Year 2024-2025 budget, there are 483 single family units planned of which 208 are currently platted within the Undeveloped Land. For these platted lots, the off-roll administrative assessments will be \$184.84 per unit for Fiscal Year 2024-2025.

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 2024/2025. 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.**

Land Use	Proposed Annual O&M Assessment per Unit/Acre (October 1, 2024 – September 30, 2025)
Platted Lots	\$454.44
Undeveloped Land per Acre	\$192.25

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 2024/2025, 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 2024. 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	Owner Name
73650000021	NEAL COMMUNITIES OF
73650000047	NEAL COMMUNITIES OF
73650000144	NEAL COMMUNITIES OF
73650000160	NEAL COMMUNITIES OF
73650000225	NEAL COMMUNITIES OF
73650000241	NEAL COMMUNITIES OF
73650000267	NEAL COMMUNITIES OF
73650000283	NEAL COMMUNITIES OF
73650000306	NEAL COMMUNITIES OF
73650000322	NEAL COMMUNITIES OF
73650000364	NEAL COMMUNITIES OF
73650000403	NEAL COMMUNITIES OF
73650000681	NEAL COMMUNITIES OF
73650000704	NEAL COMMUNITIES OF
73650000827	NEAL COMMUNITIES OF
73650000843	NEAL COMMUNITIES OF
73650000869	NEAL COMMUNITIES OF
73650000885	NEAL COMMUNITIES OF
73650000908	NEAL COMMUNITIES OF
73650000924	NEAL COMMUNITIES OF
73650000982	NEAL COMMUNITIES OF
73650001004	NEAL COMMUNITIES OF
73650001020	NEAL COMMUNITIES OF
73650001046	NEAL COMMUNITIES OF
73650001062	NEAL COMMUNITIES OF
73650001088	NEAL COMMUNITIES OF
73650001101	NEAL COMMUNITIES OF
73650001127	NEAL COMMUNITIES OF
73650001143	NEAL COMMUNITIES OF
73650001169	NEAL COMMUNITIES OF
73650001185	NEAL COMMUNITIES OF
73650001208	NEAL COMMUNITIES OF
73650001224	NEAL COMMUNITIES OF
73650001428	NEAL COMMUNITIES OF
73650001444	NEAL COMMUNITIES OF
73650001486	NEAL COMMUNITIES OF
73650001541	NEAL COMMUNITIES OF
73650001606	NEAL COMMUNITIES OF
73650001648	NEAL COMMUNITIES OF
73650002142	NEAL COMMUNITIES OF
73650002168	NEAL COMMUNITIES OF
73650002265	NEAL COMMUNITIES OF
73650002388	NEAL COMMUNITIES OF
73650002401	NEAL COMMUNITIES OF
73650002427	NEAL COMMUNITIES OF
73650002443	NEAL COMMUNITIES OF

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73650002485 NEAL COMMUNITIES OF
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73650004726 NEAL COMMUNITIES OF
73650004742 NEAL COMMUNITIES OF
73650004768 NEAL COMMUNITIES OF
73650004784 NEAL COMMUNITIES OF
73650004807 NEAL COMMUNITIES OF
73650004823 NEAL COMMUNITIES OF
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73650004904 NEAL COMMUNITIES OF
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73650006368 NEAL COMMUNITIES OF
73650006384 NEAL COMMUNITIES OF
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73650007189 NEAL COMMUNITIES OF
73650007202 NEAL COMMUNITIES OF
73650007228 NEAL COMMUNITIES OF
73650007244 NEAL COMMUNITIES OF
73650007260 NEAL COMMUNITIES OF
73650007286 NEAL COMMUNITIES OF
73650007309 NEAL COMMUNITIES OF
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73650007367 NEAL COMMUNITIES OF
73650007383 NEAL COMMUNITIES OF
73650007406 NEAL COMMUNITIES OF
73650007422 NEAL COMMUNITIES OF
73650007448 NEAL COMMUNITIES OF
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73650007480 NEAL COMMUNITIES OF
73650007503 NEAL COMMUNITIES OF
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73650007587 NEAL COMMUNITIES OF

73650007600 NEAL COMMUNITIES OF
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73650007642 NEAL COMMUNITIES OF
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73650007781 NEAL COMMUNITIES OF
73650007804 NEAL COMMUNITIES OF
73650007820 NEAL COMMUNITIES OF
73650007846 NEAL COMMUNITIES OF

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 19, 2024

VIA FIRST CLASS MAIL

WU ZHAO
1206 SOUTH WINCHESTER BLVD
SAN JOSE, CA 95128

PARCEL ID: 73650001965

RE: Hyde Park Community Development District 1
Fiscal Year 2024/2025 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Hyde Park Community Development District 1 (“**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, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2024/2025, on **August 9, 2024, 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 2024/2025, the District expects to collect no more than **\$194,956.74** 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.
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	\$454.44
Undeveloped Land*	423.13	0.42	\$192.25

* Per the proposed Fiscal Year 2024-2025 budget, there are 483 single family units planned of which 208 are currently platted within the Undeveloped Land. For these platted lots, the off-roll administrative assessments will be \$184.84 per unit for Fiscal Year 2024-2025.

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 2024/2025. 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.**

Proposed Annual O&M Assessment per Unit (October 1, 2024 – September 30, 2025)
\$454.44

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 2024/2025, 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 2024. 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.

Parcel ID	Owner
73650004069	ADLER
73650003727	BACKUS
73650003989	BAEZ
73650002126	BINGHAM
73650000542	BLACK ROSE RENTL LLC
73650003329	BRACEY
73650002728	BRAD & LORIE HUPKE FAMILY
73650003523	BRIZZI
73650001868	BURBANO
73650003947	BURKE
73650003808	CAMBERATO
73650003222	CANGIALOSI ET AL
73650000623	CARLETTA
73650004085	CATELLI
73650001460	CENTAURUS LLC
73650001826	CHEN
73650003426	CHIDESTER
73650002003	CHOWANIEC
73650000649	CLARK
73650000788	CLEMENT
73650001363	CONNERS
73650002249	DANIEL
73650003387	DANIEL R TURNER & LORI A
73650000801	DANIELS
73650000584	DONG
73650004043	DOW
73650003963	DUNIGAN
73650003507	ELIZABETH M BIESTEK TRUST
73650000445	FERREIRA
73650001347	FERRI
73650000487	FLORES
73650001884	FRANK R PRZYBORSKI REV TRUST
73650001787	FRYE
73650003701	FU
73650004001	FURTOS
73650003866	GERARDI
73650002362	GLAID
73650001509	GOLDSTEIN
73650001981	GREAR FAMILY REV TRUST
73650003824	HERKENHOFF
73650001567	HOEKSTRA
73650002029	HOFF
73650000607	HOWES
73650001282	IADEVAIA
73650002223	JIN
73650001305	KILLORAN
	BRENDA LUANN
	CHRISTOPHER=& ROSA B
	PLINIO
	JAMES DEAN
	14800 SUTHERLAND AVE
	MICHAEL HOWARD
	REVOCABLE TRUST
	JOSEPH D=& STACY R
	LUIS ALFREDO
	STEPHEN=& DIANNE
	JOSEPH A
	MICHAEL J
	MICHAEL=& MORGAN L
	EDWARD J
	3975 BERING CT
	HSUEH LIANG
	GARY KEITH
	CARL ROBERT
	JONATHAN ROBERT
	MERICK ALAN
	NANCY
	DONALD LEE
	TURNER LIVING TRUST
	KATHERINE GALE
	PING
	DANA LOWELL=& LISA M
	LANNY=& BARBARA JEAN
	3956 PEGASUS WAY
	JOSEPH=& TERESA R
	MICHAEL JOHN
	PETER
	YVONNE M DROBA REV TRUST
	ROBERT JOSEPH
	PUYING
	DORA MARIETTA
	DAVID W
	BARBARA BERNADETTE
	ANDREW THOMAS
	4019 PEGASUS WAY
	HELENA M
	DAVID JOHN
	RICHARD DAVID
	JAIMEE MARIE
	JOSEPH D=& MARIA C
	YANPING
	DANIEL JOHN

73650001664	KING	ROBERT C=& WENDY TRIPI
73650000746	KIRKSEY	MICHAEL OLIVER
73650002304	LABUSKES LIVING TRUST	4046 AQUILA PL
73650003565	LAITY III	ROBERT DEAN
73650001622	LAPOINTE	CHRISTOPHER E
73650003604	LOCCISANO	FRANCESCO
73650002184	MADAY	GARY JOSEPH
73650001525	MADDOCK	JONATHAN CRAIG
73650001389	MALLON	TODD P=& MAUREEN P
73650001923	MARFAING	MATTHIEU
73650001583	MARTINEZ	LUIS EDUARDO
73650003646	MATHER	MATTHEW BRIAN
73650000429	MAUERER	CHRISTIAN
73650003921	MILLER 2010 REVOCABLE TRUST	4044 PEGASUS WAY
73650003743	MINOIE	RICHARD JOSEPH
73650002346	MODICA	DAVID K
73650000500	MOLENTINO	PAOLA YANINA
73650000526	MOLENTINO	PAOLA YANINA
73650000568	MOLENTINO	RICHARD ROUBEN
73650004124	MORGA	GEILY=& YASNIEL
73650001729	MORGAN	JEFF WAYNE
73650001745	MORGAN	RAY D
73650003662	NOLTE	CRAIG ARTUR
73650003769	NORIEGA	LUIS ANTONIO
73650001402	NORTH NAPLES GATOR RENTALS LLC	3082 SANTORINI CT
73650001321	ODDO	PATRICIA ROSE
73650001949	ODDO	MICHAEL R
73650003905	ORMSBY	JASON TROY
73650004108	PEACOCK	SEAN SYLVESTER
73650001842	PEGASUS 3991 LLC	3991 PEGASUS WAY
73650002100	PEPE	LOUIS A=& LINDA
73650002320	PRESTI BRISSON REV LIV TRUST	4045 AQUILA PL
73650003785	REILLY	GREGORY LAWRENCE
73650002045	ROFSKY	MICHAEL A=& VANESSA M
73650001761	ROSENTHAL	SCOTT BRADLEY
73650003840	ROXBERRY	BLAKE I
73650001240	RYMAN	HAROLD EDWARD
73650002281	SADRI	ALI
73650004027	SCHIRRA	THOMAS NORBERT
73650003620	SCHROEDER	JONATHAN ROBERT
73650002087	SEARS	DAVID MICHAEL=& LUCIA
73650001907	SHAHROUDI	KAMRAN EFTEKHARI
73650001800	SOPP JR	JOHN E
73650003400	TAEB	DAVID ZIA
73650002061	TAEB FAMILY TRUST	39789 LARKSPUR TER
73650003688	TAGLIA	PHILIP J=& DENISSE M
73650000380	TEICH	JAY=& GARI LYNN

73650000461 ULIP
73650000665 VETOR
73650001680 WATKINS
73650001703 WEIDENAAR
73650001266 WESSMAN
73650003549 WITTEKIND
73650003484 WRIGHT
73650003264 WU
73650000720 XIANG
73650000762 XIE
73650003581 XIE
73650003882 XIONG
73650002207 YANG
73650001965 ZHAO

FRANK PAUL
CHRISTOPHER ALLAN
DIRK MATTHEW
ROBERT R
RICHARD J=& JULIE B
JASON BRADFORD
JORDAN C=& DELSA I
LIANGBIN
YUANJIAN
SONGQING
SONGQING
XIANGDONG
YAFENG
WU

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

8C

RESOLUTION 2024-11
[FY 2024-25 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 PROVIDING FOR FUNDING FOR THE FY 2024-25 ADOPTED BUDGET(S); LEVYING AND IMPOSING NON-AD VALOREM OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, 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, 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, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2024-25**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, Florida Statutes, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1:

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
 - b. **O&M Assessment Imposition.** Pursuant to Chapter 190, Florida Statutes, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** 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.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2024-25 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, Florida Statutes, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, Florida Statutes ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

- b. Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
- i. **Due Date (O&M Assessments).** O&M Assessments directly collected by the District shall be due and payable in full on December 1, 2024; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2024, 25% due no later than February 1, 2025 and 25% due no later than May 1, 2025.
 - ii. **Due Date (Debt Assessments).** Debt Assessments directly collected by the District shall be due and payable in full on December 1, 2024; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2024, 25% due no later than February 1, 2025 and 25% due no later than May 1, 2025.
 - iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

- c. **Future Collection Methods.** The District’s decision to collect 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.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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.

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

PASSED AND ADOPTED this 9th day of August, 2024.

ATTEST:

**HYDE PARK COMMUNITY DEVELOPMENT
DISTRICT 1**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

9

Memorandum

To: Board of Supervisors

From: District Management

Date: August 9, 2024

RE: HB7013 - Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

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

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

UNAUDITED FINANCIAL STATEMENTS

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT 1
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2024**

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT 1
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2024**

	General Fund	Debt Service Fund Series 2022	Capital Projects Fund Series 2022	Total Governmental Funds
ASSETS				
Cash	\$ 132,140	\$ -	\$ -	\$ 132,140
Investments				
Revenue	-	194,550	-	194,550
Reserve	-	246,100	-	246,100
Construction	-	-	155,466	155,466
Due from general fund	-	2,154	9,551	11,705
Due from Landowner	1,028	-	-	1,028
Total assets	<u>\$ 133,168</u>	<u>\$ 442,804</u>	<u>\$ 165,017</u>	<u>\$ 740,989</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 15,582	\$ -	\$ -	\$ 15,582
Due to debt service fund	2,154	-	-	2,154
Accrued wages payable	2,000	-	-	2,000
Tax payable	275	-	-	275
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>26,011</u>	<u>-</u>	<u>-</u>	<u>26,011</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	1,028	-	-	1,028
Total deferred inflows of resources	<u>1,028</u>	<u>-</u>	<u>-</u>	<u>1,028</u>
Fund balances:				
Restricted for:				
Debt service	-	442,804	-	442,804
Capital projects	-	-	165,017	165,017
Unassigned	106,129	-	-	106,129
Total fund balances	<u>106,129</u>	<u>442,804</u>	<u>165,017</u>	<u>713,950</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 133,168</u>	<u>\$ 442,804</u>	<u>\$ 165,017</u>	<u>\$ 740,989</u>
Total liabilities and fund balances	<u>\$ 133,168</u>	<u>\$ 442,804</u>	<u>\$ 165,017</u>	<u>\$ 740,989</u>

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT 1
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 453	\$ 29,905	\$ 103,385	29%
Assessment levy: off-roll	-	133,984	63,058	212%
Total revenues	<u>453</u>	<u>163,889</u>	<u>166,443</u>	98%
EXPENDITURES				
Professional & administrative				
Supervisors	-	3,014	12,000	25%
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	1,500	7,506	15,000	50%
Engineering	201	790	7,500	11%
Audit	-	-	3,500	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	750	1,000	75%
Trustee	-	4,031	4,000	101%
Telephone	17	150	200	75%
Postage	63	189	1,000	19%
Printing & binding	83	750	1,000	75%
Legal advertising	-	1,756	2,500	70%
Annual special district fee	-	175	175	100%
Insurance	-	5,590	5,500	102%
Contingencies/bank charges	-	611	750	81%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	210	210	100%
Total professional & administrative	<u>5,947</u>	<u>61,522</u>	<u>103,790</u>	59%
Field operations				
Field management	167	1,500	2,000	75%
Lake maintenance	9,468	58,194	51,880	112%
Contingencies	-	-	5,000	0%
Total field operations	<u>9,635</u>	<u>59,694</u>	<u>58,880</u>	101%
Other fees & charges				
Property appraiser	-	-	1,615	0%
Tax collector	8	598	2,154	28%
Total other fees & charges	<u>8</u>	<u>598</u>	<u>3,769</u>	16%
Total expenditures	<u>15,590</u>	<u>121,814</u>	<u>166,439</u>	73%
Excess/(deficiency) of revenues over/(under) expenditures	(15,137)	42,075	4	
Fund balances - beginning	121,266	64,054	28	
Fund balances - ending	<u>\$ 106,129</u>	<u>\$ 106,129</u>	<u>\$ 32</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, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 2,198	\$ 144,978	\$ 510,824	28%
Assessment levy: off-roll	-	353,113	-	N/A
Interest	1,791	19,228	-	N/A
Total revenues	<u>3,989</u>	<u>517,319</u>	<u>510,824</u>	101%
EXPENDITURES				
Debt Service				
Principal	-	165,000	165,000	100%
Interest	-	328,805	328,805	100%
Total debt service	<u>-</u>	<u>493,805</u>	<u>493,805</u>	100%
Other fees & charges				
Tax collector	44	2,897	10,642	27%
Property appraiser	-	-	7,982	0%
Total other fees and charges	<u>44</u>	<u>2,897</u>	<u>18,624</u>	16%
Total expenditures	<u>44</u>	<u>496,702</u>	<u>512,429</u>	97%
Excess/(deficiency) of revenues over/(under) expenditures	3,945	20,617	(1,605)	
Fund balances - beginning	<u>438,859</u>	<u>422,187</u>	<u>415,225</u>	
Fund balances - ending	<u>\$ 442,804</u>	<u>\$ 442,804</u>	<u>\$ 413,620</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, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 688	\$ 6,381
Total revenues	<u>688</u>	<u>6,381</u>
EXPENDITURES		
Construction costs	<u>-</u>	<u>8,394</u>
Total expenditures	<u>-</u>	<u>8,394</u>
Excess/(deficiency) of revenues over/(under) expenditures	688	(2,013)
Fund balances - beginning	164,329	167,030
Fund balances - ending	<u>\$ 165,017</u>	<u>\$ 165,017</u>

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

MINUTES

DRAFT

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

The Board of Supervisors of the Hyde Park Community Development District 1 held a Regular Meeting on July 12, 2024 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:

Ben Gibbs	Vice Chair
Carl Thrushman (via telephone)	Assistant Secretary
Steve Wojcechowskyj	Assistant Secretary
Clifford Olson	Assistant Secretary

Also present:

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Terry Cole	District Engineer
John McKay	Neal Communities
Kendall Bulliet (via telephone)	MBS Capital Markets, LLC
Sete Zare (via telephone)	MBS Capital Markets, LLC
Misty Taylor (via telephone)	Bryant Miller Olive, P.A.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:17 a.m.

Supervisors Gibbs, Wojcechowskyj and Olson were present. Supervisor Thrushman attended via telephone. Supervisor Lavish was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS**Presentation of Second Supplemental District Engineer's Report**

Mr. Cole presented the Second Supplemental District Engineer's Report. He noted the following:

➤ Since the original Engineer's Report and the First Supplemental Report, which had an estimated cost of approximately \$21.76 million, the Capital Improvement Program (CIP) has been updated and amended and is estimated to cost approximately \$45.2 million.

➤ The capital improvements described in the CIP will be constructed in multiple phases over time. The initial phase of the CIP was estimated to cost approximately \$15.8 million and the CDD previously issued its Series 2022 Bonds to acquire and/or construct a portion of the Series 2022 Project in the approximate amount of \$7.75 million. The cost of the remaining unfunded Series 2022 Project not previously funded with the Series 2022 Bonds is approximately \$8.1 million.

➤ The second phase of the CIP is estimated to cost approximately \$25.5 million and includes the cost of the remaining portion of the Series 2022 Project that was not previously funded with the Series 2022 Bonds, in the estimated amount of \$8.1 million, and certain infrastructure supporting "Phase 2" of the CDD estimated to cost \$17.4 million.

➤ The Phase 2 area is about 54 acres with 208 residential lots.

➤ All permits listed on Page 4 were obtained for the Phase 2 work and the Phase 2 plat was recorded.

➤ This Supplemental Report is related to Phase 2; the proposed infrastructure includes mitigation, earthwork and clearing for stormwater management, stormwater management, utilities, roadway improvements and soft costs.

On MOTION by Mr. Gibbs and seconded by Mr. Wojcechowskyj, with all in favor, the Second Supplemental District Engineer's Report, in substantial form, was approved.

FOURTH ORDER OF BUSINESS**Presentation of Second Supplemental Special Assessment Methodology Report**

Mr. Adams presented the Second Supplemental Special Assessment Methodology Report. He noted the following:

➤ The cost of the Series 2024 Project is projected to total \$25,523,850; a portion of which will be financed with two bonds; the Series 2024A bonds, which will be the traditional 30-year bond, and the Series 2024B bonds, which will be “short bond” with a 10-year maturity after a capitalized interest period, and will be structured as an interest-only annual debt service that will be paid down by the Developer as lots are sold with all outstanding principal due at maturity.

➤ In order to finance the estimated \$12,600,813.12 in improvement costs, the District will issue the total estimated amount of \$14,635,000, broken down \$5,790,000 for the Series 2024A bonds and \$8,845,000 for the Series 2024B bonds.

Mr. Adams discussed the Benefit Allocation across the product types, the Equivalent Residential Unit (ERU) weightings, Lienability Tests, True-Up Mechanism, etc., and reviewed the Tables on Pages 13 through 19.

On MOTION by Mr. Gibbs and seconded by Mr. Olson, with all in favor, the Second Supplemental Special Assessment Methodology Report, in substantial form, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Authorizing the Issuance of Not to Exceed \$20,000,000 Aggregate Principal Amount of Hyde Park Community Development District 1 Special Assessment Bonds in One or More Series (the “Series 2024 Bonds”); Approving the Form of and Authorizing the Execution and Delivery of a Second Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2024 Bonds; Appointing an Underwriter; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to the Series 2024 Bonds and Awarding the Series 2024 Bonds to the Underwriter Named Therein

Pursuant to the Parameters Set Forth in this Resolution; Approving the Form of and Authorizing The Distribution of a Preliminary Limited Offering Memorandum and its Use by the Underwriter in Connection with the Offering for Sale of the Series 2024 Bonds and Approving the Execution and Delivery of a Final Limited Offering Memorandum; Authorizing the Execution and Delivery of a Continuing Disclosure Agreement and the Appointment of a Dissemination Agent; Providing for the Application of Series 2024 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Series 2024 Bonds; Appointing a Trustee, Bond Registrar and Paying Agent; Providing for the Registration of the Series 2024 Bonds Pursuant to the DTC Book-Entry System; Determining Certain Details with Respect to the Series 2024 Bonds; and Providing an Effective Date

Ms. Taylor presented Resolution 2024-06, known as the Authorizing and Delegation Resolution, which accomplishes the following:

- Authorizes the issuance of the bonds in an amount not to exceed \$20,000,000.
- Approves, in substantial form, various documents needed in order to market, price, and close on the bonds, including a Second Supplemental Trust Indenture, Bond Purchase Contract, Preliminary Limited Offering Memorandum and Continuing Disclosure Agreement.
- Makes all the negotiated sale findings required by State law to sell the bonds.
- Appoints MBS Capital Markets as the Underwriter.
- Delegates authority to the Chair, Vice Chair and other Board Members to execute documents to close on the bonds. Execution of the Bond Purchase Contract is subject to the parameters set forth in Section 5 of the Resolution.
- Authorizes additional modifications and changes to the Engineer's Report and Methodology Report that were just approved.

On MOTION by Mr. Gibbs and seconded by Mr. Olson, with all in favor, Resolution 2024-06, Authorizing the Issuance of Not to Exceed \$20,000,000 Aggregate Principal Amount of Hyde Park Community Development District 1 Special Assessment Bonds in One or More Series (the "Series 2024 Bonds"); Approving the Form of and Authorizing the Execution and Delivery of a Second Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2024 Bonds; Appointing an Underwriter; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to the Series 2024 Bonds and Awarding the Series 2024 Bonds to the Underwriter Named Therein Pursuant to the Parameters Set Forth in this Resolution; Approving the Form of and Authorizing The Distribution of a Preliminary Limited Offering Memorandum and its Use by the Underwriter in Connection with the Offering for Sale of the Series 2024 Bonds and Approving the Execution and Delivery of a Final Limited Offering Memorandum; Authorizing the Execution and Delivery of a Continuing Disclosure Agreement and the Appointment of a Dissemination Agent; Providing for the Application of Series 2024 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Series 2024 Bonds; Appointing a Trustee, Bond Registrar and Paying Agent; Providing for the Registration of the Series 2024 Bonds Pursuant to the DTC Book-Entry System; Determining Certain Details with Respect to the Series 2024 Bonds; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of MBS Capital Markets, LLC Supplement to Investment Banking Agreement

Ms. Zare presented the MBS Capital Markets, LLC Supplement to Investment Banking Agreement, which is a supplement to the previously approved Investment Banking Agreement, specific to this bond issuance; all terms and conditions are consistent with the original Agreement.

On MOTION by Mr. Olson and seconded by Mr. Wojcechowskyj, with all in favor, the MBS Capital Markets, LLC Supplement to Investment Banking Agreement, was approved.

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of May 31, 2024**

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2024.

The financials were accepted.

EIGHTH ORDER OF BUSINESS**Approval of May 10, 2024 Regular Meeting
Minutes**

On MOTION by Mr. Gibbs and seconded by Mr. Olson, with all in favor, the
May 10, 2024 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Coleman, Yovanovich & Koester, P.A.**

- Legislative Update**

There was no report.

B. District Engineer: Hole Montes, Inc.

Mr. Cole stated that he reviewed and signed Pay Application #4 for the SkySail Phase 2 Project. Neal Communities is funding payment of the invoice and will be reimbursed, once the bonds are issued.

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

- 98 Registered Voters in District as of April 15, 2024**

- NEXT MEETING DATE: August 9, 2024 at 10:00 a.m.**

- QUORUM CHECK**

TENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

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220 **TWELFTH ORDER OF BUSINESS**

Adjournment

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222 **On MOTION by Mr. Olson and seconded by Mr. Gibbs, with all in favor, the**
223 **meeting adjourned at 10:40 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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236 _____
Secretary/Assistant Secretary

Chair/Vice Chair

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

STAFF

REPORTS

HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 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 13, 2023 CANCELED	Regular Meeting	10:00 AM
November 10, 2023 CANCELED	Regular Meeting	10:00 AM
December 8, 2023	Regular Meeting	10:00 AM
January 12, 2024 CANCELED	Regular Meeting	10:00 AM
February 9, 2024	Regular Meeting	10:00 AM
March 8, 2024 CANCELED	Regular Meeting	10:00 AM
April 12, 2024 CANCELED	Regular Meeting	10:00 AM
May 10, 2024	Regular Meeting	10:00 AM
June 14, 2024 <i>rescheduled to June 21, 2024</i>	Regular Meeting	10:00 AM
June 21, 2024 CANCELED	Regular Meeting	10:00 AM
July 12, 2024	Regular Meeting	10:00 AM
August 9, 2024	Public Hearings & Regular Meeting	10:00 AM
September 13, 2024	Regular Meeting	10:00 AM