

HYDE PARK

**COMMUNITY DEVELOPMENT
DISTRICT 1**

January 16, 2026

BOARD OF SUPERVISORS

**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
<https://hydeparkcdd1.net/>

January 9, 2026

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 a Regular Meeting on January 16, 2026 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. Presentation of Amended Master Engineer's Report
4. Presentation of Amended Master Special Assessment Methodology Report
5. Consideration of Resolution 2026-01, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date
6. Consideration of Resolution 2026-02, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of those Improvements Which Cost is to Be Defrayed in Whole or in Part by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to Be Defrayed in Whole or in Part by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Made; Designating Lands Upon Which the Special Assessments Shall Be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for a Public Hearing to Consider the Advisability and Propriety of Said Assessments and the Related Improvements; Providing for Notice of Said Public Hearing; Providing for Publication of this Resolution; Providing for Conflicts, Providing for Severability and Providing an Effective Date

7. Consideration of Resolution 2026-03, Setting a Public Hearing To Be Held on February 27, 2026 at 10:00 a.m. at the Offices of Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail N., Suite 300, Naples, FL 34103, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Hyde Park Community Development District 1 In Accordance with Chapters 170, 190 and 197, Florida Statutes; Providing for Conflicts, Providing for Severability and Providing an Effective Date
8. Consideration of MBS Capital Markets, LLC Supplement to Investment Banking Agreement
9. Ratification of Notice of Establishment for Amended Boundaries
10. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
11. Consideration of Resolution 2026-04, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date [Seats 1, 2 & 5]
12. Acceptance of Unaudited Financial Statements as of November 30, 2025
13. Approval of August 8, 2025 Public Hearing and Regular Meeting Minutes
14. 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: February 27, 2026 at 10:00 AM

○ QUORUM CHECK

SEAT 1	ROB WOODS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	BEN GIBBS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	STEVE WOJCECHOWSKYJ	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	CARL THRUSHMAN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	CLIFFORD OLSON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

15. Board Members' Comments/Requests
16. Public Comments
17. Adjournment

I look forward to seeing all of you at the upcoming meeting. In the meantime, should you 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

3

DRAFT

AMENDED MASTER DISTRICT ENGINEER'S

REPORT FOR

HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1

Prepared for:

BOARD OF SUPERVISORS

HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1

ENGINEER:

**Bowman Consulting Group Ltd.
950 Encore Way, Suite 200
Naples, Florida 34110**

FILE NO.: 2023024

January 9, 2025

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1. INTRODUCTION

1.1 Description of the Hyde Park Community

The Hyde Park Village SRA (Resolution #20-102) is a 642.52-acre master planned residential community (the "Development"). It is located on Oil Well Road approximately miles east of Everglades Boulevard North in Collier County, Florida. The Hyde Park Community Development District 1 (sometimes referred here in as "the District") consists of a total of 547.10-acres. (See Location Map - Exhibit 1).

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"). 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 the "2024 Expansion Parcel" and increased the overall District's plan to approximately 733 residential units. Further, the Collier County Board of County Commissioners approved Ordinance No. 2025-58 on November 10, 2025, which such Ordinance amended the District's boundaries from the aforementioned 431.96 acres to 547.10 acres. Within this additional boundary modification, a parcel of land being approximately 115.14 acres was annexed into the District and will be referred to herein as the "2025 Expansion Parcel". This parcel is currently broken out between the 29.66 acres which constitutes Phase 4 and the remaining 85.48 acres which constitutes a portion of Phase 6 of the Development.

The Development will offer a maximum of 1,800 residential dwelling units. The Development includes single-family detached, zero lot line, single-family attached, two-family townhouses, villas, and multi-family dwellings, as well as a clubhouse and recreational uses. The Development is fully amenitized and includes stormwater management systems; utility infrastructure; irrigation facilities; landscaped roadways; gated entries; and landscaped perimeter berms. As mentioned, the Development has been

and will continue to be developed in phases in response to market demands.

In support of the development plan for the Development, the District has previously and intends to continue to finance, construct and/or acquire public infrastructure improvements including, but not limited to water, wastewater and irrigation utilities, earthwork for stormwater management, stormwater management facilities, wetland mitigation, and panther habitat units and soft costs for (the "Project"). The public improvements contemplated in the project are a system of improvements that benefit all lands within the Hyde Park Community Development District 1. The District was established to construct, operate, and/or maintain the necessary public infrastructure to serve the lands within the District. The District's Master District Engineer's Report dated April 16, 2021, 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 \$38.57 million and included mitigation, earthwork for stormwater management, stormwater management facilities, potable water supply, wastewater collection, irrigation quality supply, roadway, landscaping & irrigation, amenity and contingency. The Capital Improvement Program (CIP) has since been updated and amended, a detailed herein in Table 1, and is estimated to cost approximately \$61.14 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 [X] residential units within the District.

1.3 Purpose and Scope of the Report

The purpose of this report is to provide a description of the public infrastructure improvements to serve the District and provide an opinion of probable cost for the proposed infrastructure elements.

2. DISTRICT BOUNDARIES AND PROPERTIES SERVED

2.1 District Boundaries

Exhibit 2 delineates the amended boundaries of the District. Exhibit 3 shows the District with an aerial overlay. The District is surrounded by residential Estate lots, agricultural, public, and undeveloped land uses including Estate lots to the West; Estate lots and undeveloped lands to the North, agricultural uses to the East; and Oil Well Road to the South. The District is in the vicinity of the Rivergrass Village development to the east.

2.2 Description of Properties Served

The District is in Section 16, Township 48 South, Range 28 East, Collier County, Florida.

The existing land within the District has been developed into townhomes, villas, and single-family homes. Ground water is generally located at or above the surface during the rainy season. During the dry season water table elevations may drop 2 to 3 feet.

2.3 Existing Infrastructure

As mentioned, the District currently contains stormwater management systems; utility infrastructure; irrigation facilities; landscaped roadways; gated entries; and landscaped perimeter berms to serve Phases 1, Phase 2, a portion of Phase 3 and Phase 4. Planned utility extensions are described in section 3.1.4.

PROPOSED INFRASTRUCTURE

3. Infrastructure Projects

The Project has been and will continue to be constructed in various phases to support the portion of Development situated within the District's boundaries. The timing of the future phases of the Project will be dependent upon economic and real estate market conditions.

3.1 Infrastructure Elements

The District's public infrastructure program will generally consist of the following:

- 3.1.1 Mitigation
- 3.1.2 Earthwork for Stormwater Management
- 3.1.3 Stormwater Management Facilities
- 3.1.4 Utilities
- 3.1.5 Roadway and Entry Features
- 3.1.6 Soft Costs

3.1.1 Mitigation

The wetland mitigation within the Project consisted of the removal of exotic plant species associated with the development impacts. It also included the replanting of native vegetation in accordance with the environmental permits. Panther Habitat Units were purchased to mitigate for development impacts.

3.1.2 Earthwork and Clearing for Stormwater Management

Stormwater management lakes within the District has been and will continue to be excavated and the material excavated for the lakes used for fill of roadways, perimeter berms and development areas within the Project. 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 were included in the Project. Only the costs of loading, hauling, and grading the District related excavated material have been and will be paid by the District. Areas were cleared to facilitate earthwork operations. The lakes have been and will be excavated in accordance with the size and depth requirements of Collier County, South Florida Water Management District. Approximately 216 acres of lakes will be excavated. All excavated material has and will remain on the site as required by Collier County.

3.1.3 Stormwater Management Facilities

The master stormwater management system consists of excavated stormwater management lakes, stabilized lake banks and drainage pipes, catch basins, swales, berms, littoral plantings and water control structures. Stormwater runoff has been and will be collected and transported to the stormwater management lakes for water quality treatment and water quantity storage. The stormwater has been and will be discharged through a series of water control structures which discharge via one water control structure into the existing Faka Union Canal along the west side of the Project.

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

The master stormwater management improvements for the Project have been and will be constructed and acquired by the District when completed. The District owns the master stormwater management system for the Project, including the lakes which have been and will be deeded to the District for ownership at no cost following excavation. The District is responsible for perpetual maintenance of the master stormwater management system.

3.1.4 Utilities

The District is located within the Collier County Water-Sewer District (CCWSD) which provides 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 consist of potable water, wastewater and irrigation systems which have been and will be designed and constructed in accordance with appropriate CCWSD and Florida Department of Environmental Protection standards. The water, wastewater and irrigation quality facilities have been and will continue to be conveyed by the District to the CCWSD for ownership, operation, and maintenance after completion of construction. The public utility improvements within the Project include water, irrigation,

and wastewater lines along the loop road and the internal tract roadways.

The potable water facilities include distribution mains with required valving, fire hydrants and water services to individual lots within the development tracts. Connection of the water main have been and will be made to the proposed County water main at the northwest corner of the Project (see Exhibit 4). Approximately 7.7 miles of water main are proposed to be constructed within the District.

The wastewater facilities include gravity collection mains flowing to pump stations which pump via force mains to a Collier County force main at the northwest corner of the Project (see Exhibit 5). Approximately 7.5 miles of gravity sewer, .7 miles of force main, and 3 pumping stations have been and will be constructed within the District.

The irrigation quality system is supplied by an Irrigation Quality water main at the northwest corner of the Project (see Exhibit 6). District irrigation quality facilities include/will include distribution mains along the loop road and the internal tract roadways with services to the lots, and lake banks. Approximately 7.7 miles of distribution and irrigation service lines are proposed to be constructed within the District.

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.

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

3.1.5 Roadways and Entry Features

The District is accessed via Oil Well Road at the south side of the Project. The District roadways consist of a 2-lane divided road at the main entry and 2 lane roads throughout the rest of the District. The roadways have been and will be constructed within platted right-of-ways. Approximately 7.5 miles of roadway are proposed to be constructed within the District.

The road have been and will be constructed of stabilized subgrade, lime rock base, asphalt paving, curbing, sidewalks, bike paths, signage, and striping. The roadways also include landscaping and street lighting. The roadways were and will continue to be designed and constructed in accordance with appropriate Collier County and SRA standards.

Street lighting has been and will be constructed along the roadways with spacing as required to meet Collier County standards. The street lights have been and will be owned by Florida Power and Light.

Entry features consisting of monument signs and walls are included in the Development.

3.1.6 **Soft Costs**

Soft costs are added to include the planning, land surveying, engineering, environmental permitting, landscape architecture, and other consulting services necessary for the design, permitting and services during construction for the District infrastructure. The costs do not include the legal, administrative, financing, operation, or maintenance services necessary to finance, construct, and operate the District infrastructure.

4. OPINION OF PROBABLE CONSTRUCTION COSTS AND BENEFIT

Table 1 presents a summary of the totals for the District's proposed public infrastructure improvements, including the individual components of the District infrastructure comprising the Project including mitigation, earthwork, wastewater collection, water supply, drainage, irrigation quality supply, and soft costs.

The soft costs include the cost for bonds, permitting fees, engineering, permitting, landscape architecture, and other consulting, administrative and management services necessary for the design, permitting, and services during construction for the District infrastructure.

The costs contain a contingency of 10%. The costs do not include the legal, administrative, financing, operation, or maintenance services necessary to finance, construct, and operate the District infrastructure. It is my professional opinion that these costs are reasonable for the work to be performed and the public improvements comprising the Project benefit the District lands within the District. I believe that the District's planned Project to be financed with bonds can be constructed within the budget set forth in this Engineer's Report. The District's Assessment Methodology Report will apportion the cost based on the special benefit received by the residential units that comprise the District.

PERMITS

The following permits were/are required prior to the start of infrastructure construction:

- Collier County Zoning approval (Resolution 20-102).
- Collier County approval to establish The Hyde Park Community Development District 1 - (Ordinance No. 2021-11).
- United States Army Corps of Engineers (ACOE) - Dredge & Fill (in place).
- South Florida Water Management District Surface Water Management (ERP) (in place).
- South Florida Water Management Water Use Permits (Dewatering & Irrigation) (in place).
- South Florida Water Management District (BCB Right-of-Way Permit) (in place).
- Florida Department of Environmental Protection (FDEP) Water and Wastewater (in place).
- Florida Department of Environmental Protection (FDEP) NPDES (in place).
- Collier County Excavation Permit (in place).
- Collier County Early Work Authorization Permit (in place).
- Local Development Orders (Collier County).

The District Engineer hereby certifies that all permits necessary to complete the Project have either been obtained, or in its expert opinion, will be obtained and that there is no reason to believe that the necessary permits cannot be obtained for the entire development.

It is our opinion that the Opinion of Estimated Construction Cost presented herein is reasonable and adequate for the District's purposes to acquire and/or construct the proposed infrastructure systems. Further, that the proposed infrastructure systems will provide benefit to all lands within the District and these benefits will exceed in value the costs set forth herein. All the proposed District infrastructure systems identified in this report are consistent with and authorized pursuant to Chapter 190.012, Florida Statutes.

EXHIBIT 1

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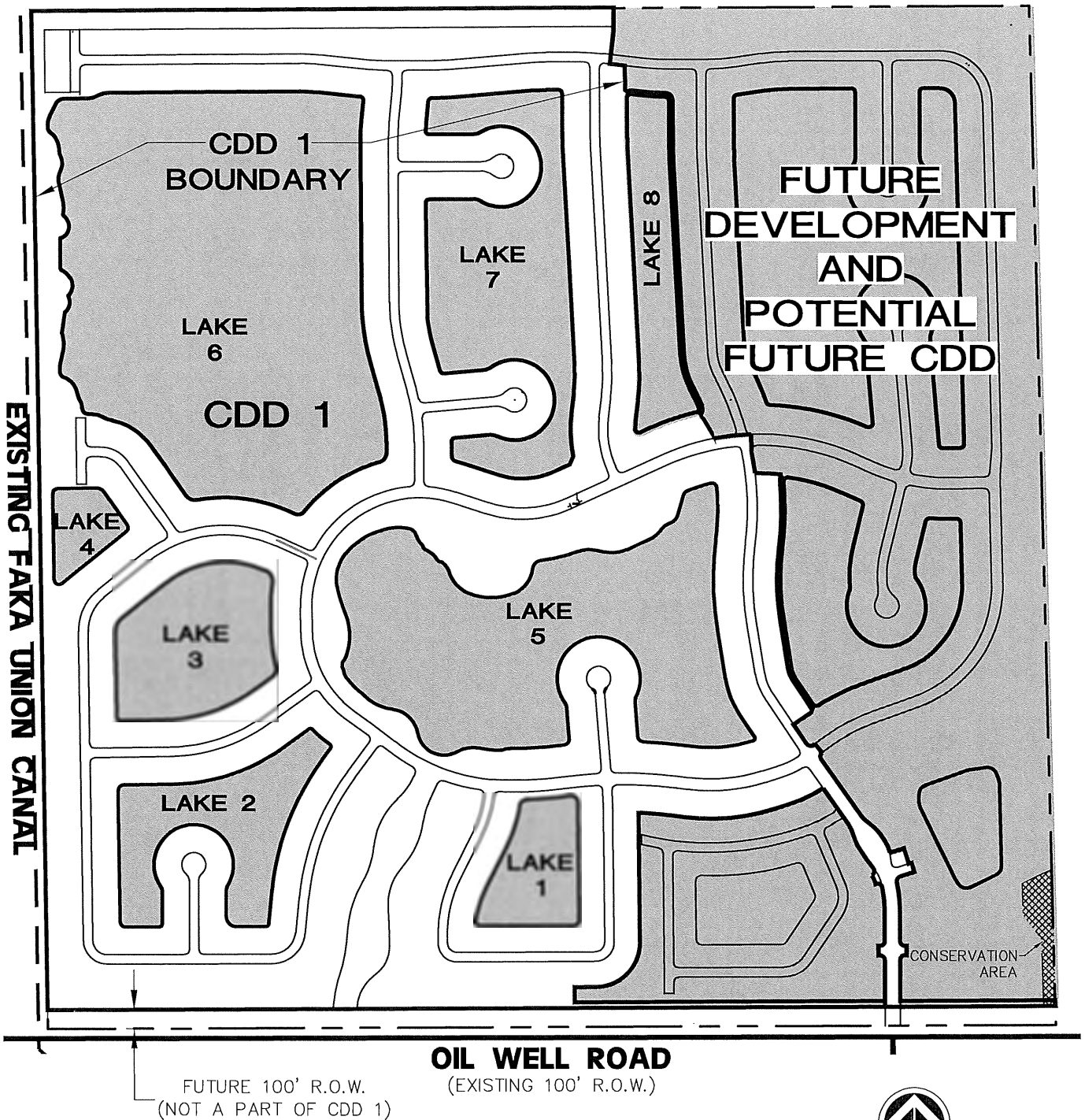
950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

HYDE PARK CDD 1 LOCATION MAP

CHECKED BY : W.T.C.	PROJECT No. 2020.007
DRAWN BY : C.B.P.	CAD FILE NAME: SEE PLOTSTAMP
DATE : 5/2023	EXHIBIT -- ITEM EXHIBIT L1

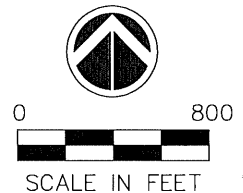
EXHIBIT 2

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LEGEND

 LAKES



HM
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

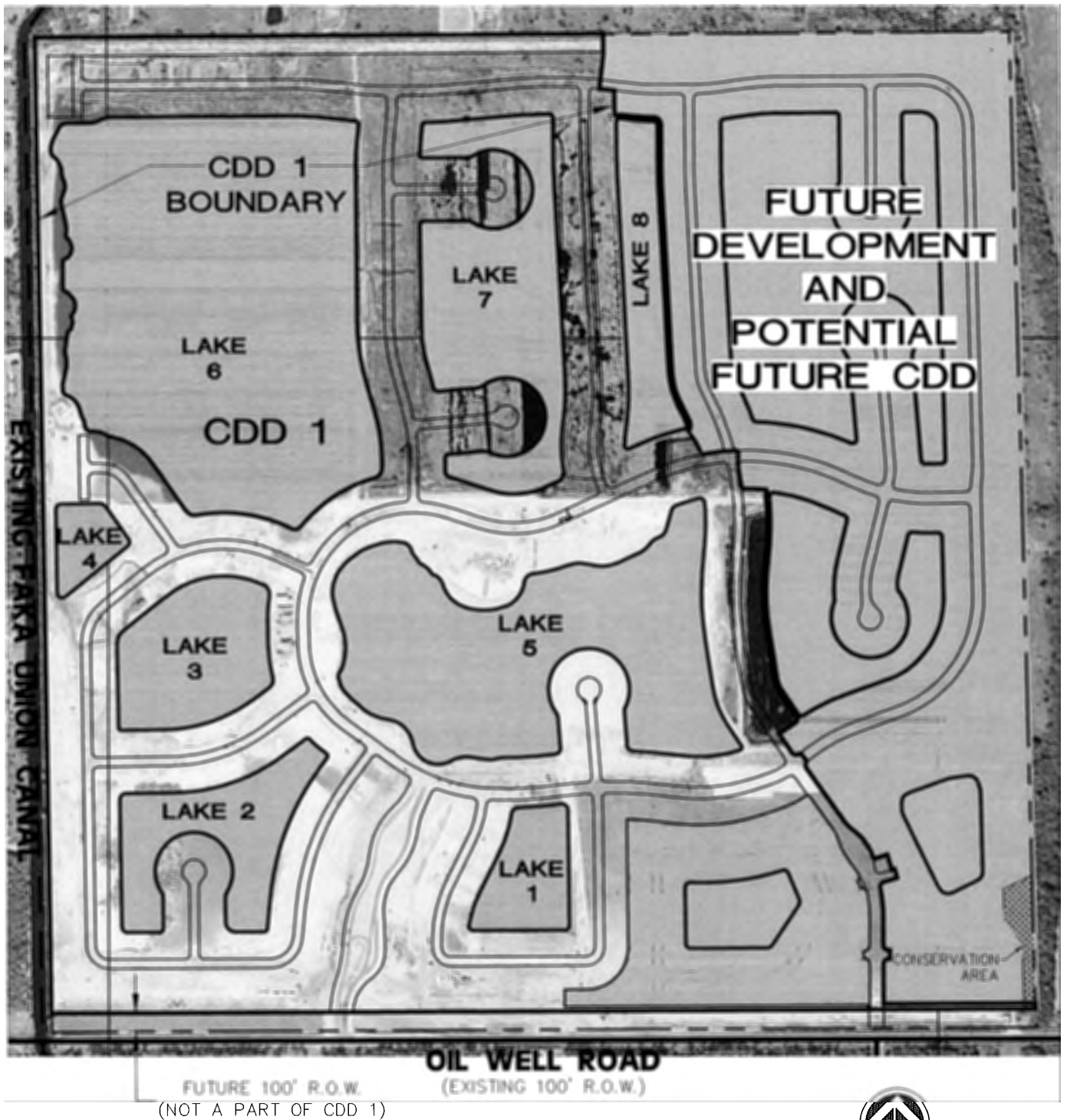
950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
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Authorization No.1772

HYDE PARK CDD 1 DISTRICT BOUNDARY & PROPERTIES SERVED

CHECKED BY : W.T.C.	PROJECT No. 2020.007
DRAWN BY : C.B.P.	CAD FILE NAME: SEE PLOTSTAMP
DATE : 6/2023	EXHIBIT - ITEM EXHIBIT L2

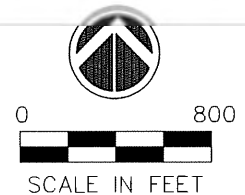
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LEGEND

 LAKES



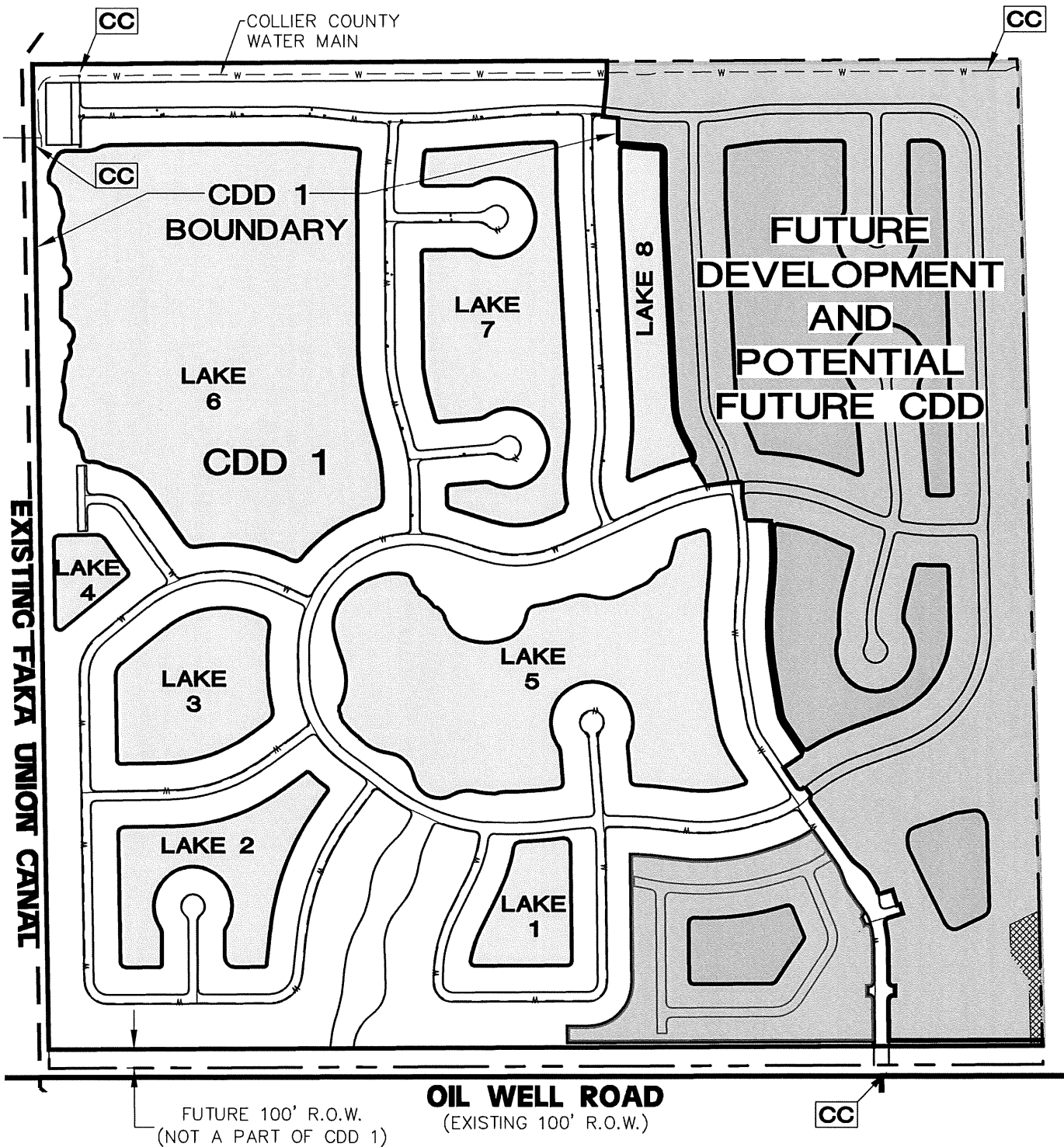
950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

HYDE PARK CDD 1 DISTRICT BOUNDARY & PHOTO AERIAL


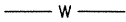


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DATE : 5/2023	EXHIBIT - ITEM EXHIBIT L3

EXHIBIT 4

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LEGEND

-  LAKES
-  PROPOSED POTABLE WATER MAIN
-  PROPOSED CDD BOUNDARY LINE
-  PROPOSED CONNECTION POINT TO COLLIER COUNTY WATER MAIN



950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
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HYDE PARK CDD 1 PROPOSED POTABLE WATER PLAN

CHECKED BY : W.T.C.	PROJECT No. 2020.007
DRAWN BY : C.B.P.	CAD FILE NAME: SEE PLOTSTAMP
DATE : 5/2023	EXHIBIT - ITEM EXHIBIT L4

EXHIBIT 5

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EXISTING FAKA UNION CANAL

COLLIER COUNTY
FORCE MAIN

PS-3

CC3

CC1

CDD 1
BOUNDARY

LAKE
6

CDD 1

LAKE
4

LAKE
3

LAKE 2

LAKE
7

LAKE
5

LAKE
1

PS-1

PS-2

FUTURE
DEVELOPMENT
AND
POTENTIAL
FUTURE CDD

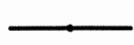
OIL WELL ROAD
(EXISTING 100' R.O.W.)

FUTURE 100' R.O.W.
(NOT A PART OF CDD 1)

LEGEND



LAKES



PROPOSED GRAVITY
SANITARY SEWER



PROPOSED SANITARY
SEWER FORCE MAIN



PROPOSED WASTEWATER
PUMP STATION



PROPOSED CDD
BOUNDARY LINE

CC1

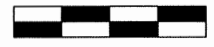
CONNECTION POINT TO COLLIER
COUNTY FORCE MAIN

CC3

CONNECTION POINT TO COLLIER
COUNTY FORCE MAIN



0 800



SCALE IN FEET



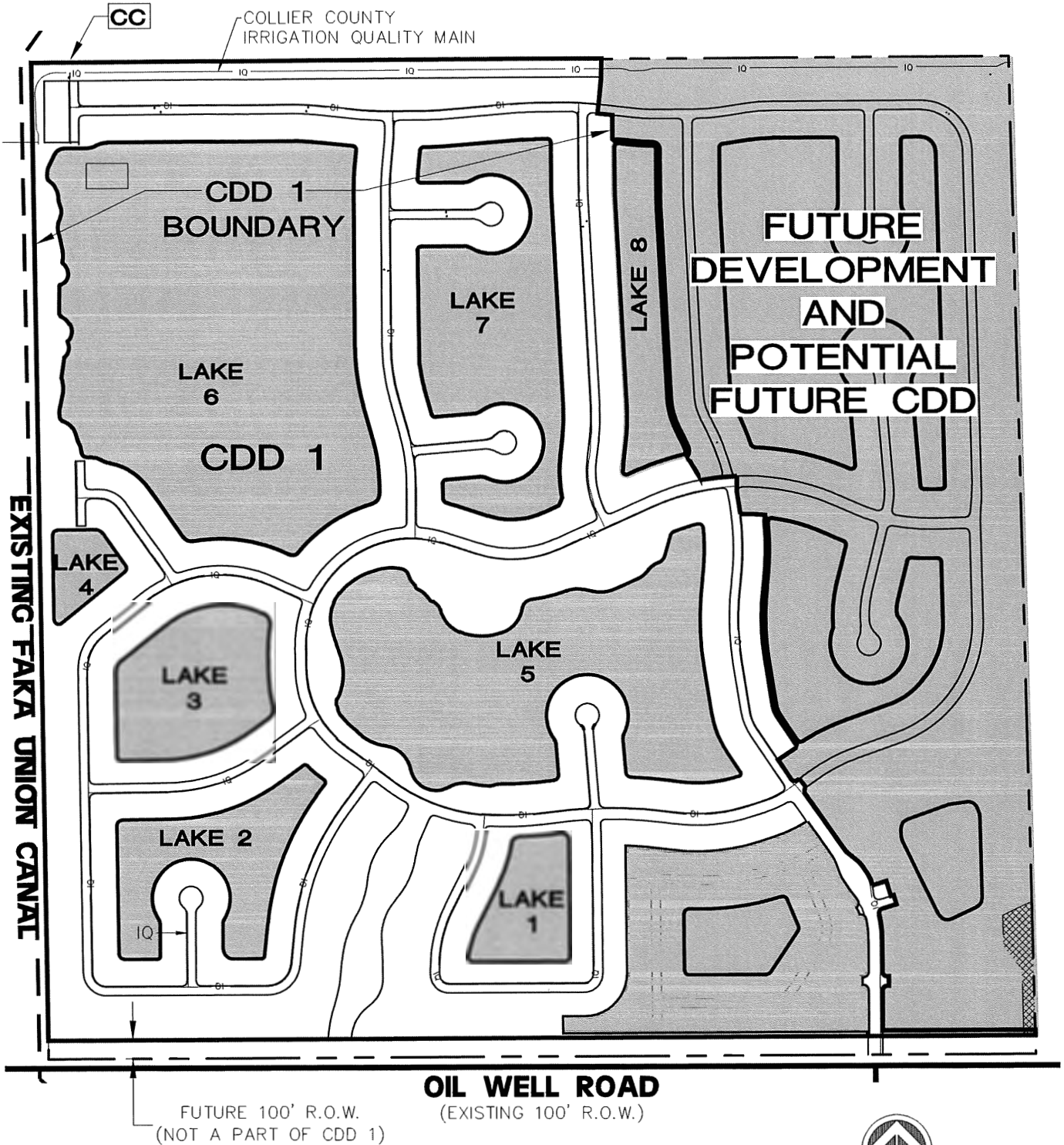
950 Encore Way
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Phone: (239) 254-2000
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Authorization No.1772

HYDE PARK CDD 1 PROPOSED WASTEWATER PLAN




CHECKED BY : W.T.C.	PROJECT No. 2020.007
DRAWN BY : C.B.P.	CAD FILE NAME: SEE PLOTSTAMP
DATE : 5/2023	EXHIBIT - ITEM EXHIBIT L5

EXHIBIT 6

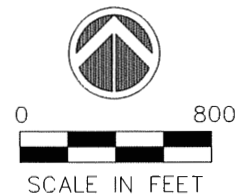
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LEGEND

-  LAKES
-  PROPOSED IRRIGATION QUALITY MAIN
-  PROPOSED CDD BOUNDARY LINE

CC PROPOSED CONNECTION POINT TO COLLIER COUNTY IRRIGATION QUALITY MAIN



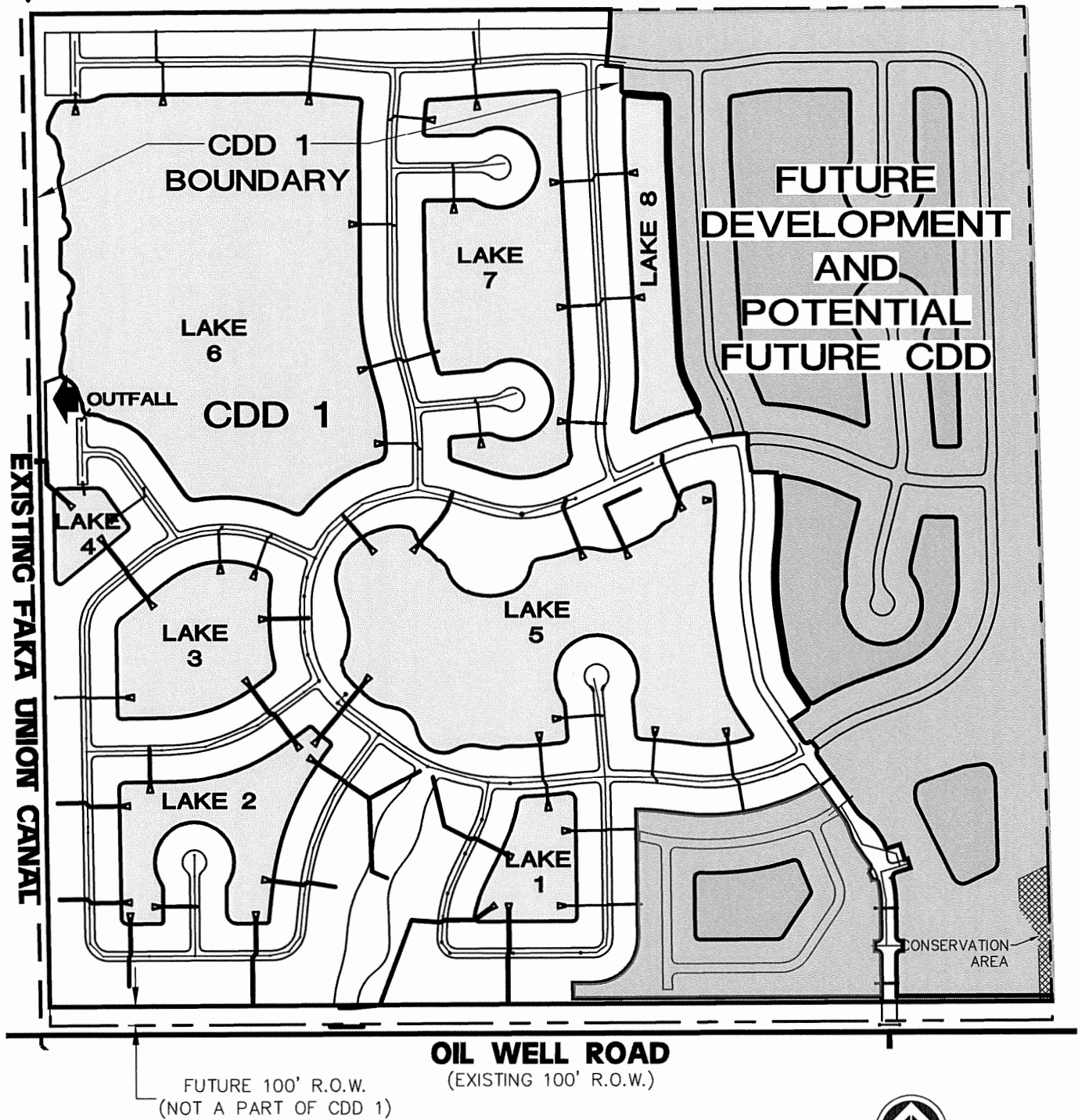
950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

HYDE PARK CDD 1 PROPOSED IRRIGATION QUALITY PLAN


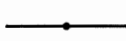

CHECKED BY : W.T.C.	PROJECT No. 2020.007
DRAWN BY : C.B.P.	CAD FILE NAME: SEE PLOTSTAMP
DATE : 5/2023	EXHIBIT - ITEM EXHIBIT L6

EXHIBIT 7

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LEGEND

-  LAKES
-  PROPOSED DRAINAGE LINE
-  PROPOSED CDD BOUNDARY LINE



950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

HYDE PARK CDD 1 PROPOSED STORMWATER PLAN

CHECKED BY : W.T.C.	PROJECT No. 2020.007
DRAWN BY : C.B.P.	CAD FILE NAME: SEE PLOTSTAMP
DATE : 5/2023	EXHIBIT - ITEM EXHIBIT L7

TABLE 1

TABLE 1
Hyde Park Community Development District 1
Engineer's Opinion of Probable Costs of Construction for District Improvements
Updated District Capital Improvement Program

<u>Work Category</u>	<u>Total District CIP</u>
Mitigation	\$1,013,421
Earthwork for stormwater Management	\$27,950,208
Stormwater Management Facilities	\$9,490,787
Water Supply	\$5,844,030
Wastewater Collection	\$8,353,110
Irrigation Quality Supply	\$4,213,724
Roadway & Entry Features	\$1,042,434
Soft Costs (bonds, permitting fees, engineering, traffic & SRA costs)	\$6,747,967
TOTAL	\$64,655,681

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

4

HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1

Amended Master Special Assessment Methodology Report

January 16, 2026



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

Table of Contents

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1.0 Introduction

1.1 Purpose

This Amended Master Special Assessment Methodology Report (this “Amended Report”) was developed to provide an amendment to the Master Special Assessment Methodology Report dated April 16, 2021 (collectively the “Original Report”). This Amended Report was specifically developed to provide an amended master financing plan and an amended master special assessment methodology for the Hyde Park Community Development District 1 (the “District”), located in unincorporated Collier County, Florida, as related to funding the costs of the acquisition and construction of public infrastructure improvements contemplated to be provided by the District.

1.2 Scope of the Amended Report

This Amended Report presents updated projections for financing the District’s public infrastructure improvements (the “Project”) as described in the Amended and Restated Master District Engineer’s Report for Hyde Park Community Development District 1 prepared by Bowman Consulting Group Ltd. and dated January 16, 2026 (the “Amended Engineer’s Report”), as well as describes the amended method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Project.

1.3 Special Benefits and General Benefits

Public infrastructure improvements undertaken and funded by the District as part of the Project create special benefits for properties within the boundaries of the District that are different in kind and degree from general benefits provided to the properties outside of the boundaries of the District and the public at large. However, as discussed within this Amended Report, these general benefits are incidental in nature and are readily distinguishable from the special benefits which accrue to properties located within the District. The District’s Project enables properties within its boundaries to be developed.

There is no doubt that the general public, property owners, and properties outside of 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 to properties 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 District's boundaries.

The Project will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such public infrastructure 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 Amended Report

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

Section Three provides a summary of the revised Project as determined by the District Engineer.

Section Four discusses the revised financing program for the District.

Section Five discusses the amended special assessment methodology for the District.

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 District is generally located east of Faka Union Canal and north of Oil Well Road and the land within the District initially consisted of approximately 368.9 +/- acres. The boundaries of the District were initially modified in 2024 such that the area of the District became approximately 431.96 +/- acres. In 2025, the boundaries of the District were further amended resulting in the District becoming approximately 547.10 +/- acres.

2.2 The Revised Development Program

The development of land within the District has already commenced and it is anticipated to continue to be conducted by Neal Communities or its associates (the “Developer”). Based upon the latest information provided by the Developer, the revised development plan for the land within the current boundaries of the District envisions a total of 1,143 various Single-Family residential units developed in multiple phases, although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the revised development plan for the land within the District. Please note that the development of land within Phase 1 already commenced in 2022 and the development of land in Phase 2 already commenced in 2024.

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 Amended 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 Revised Project

The Project needed to serve the Development, as revised in the Amended Engineer's Report, is projected to consist of mitigation, earthwork, stormwater management facilities, water supply, wastewater collection, irrigation quality main, landscaping & irrigation, roadway & entry features, and soft costs, all as set forth in more detail in the Amended Engineer's Report.

The construction of the public infrastructure improvements that serve the residential units that comprise Phase 1 and 2 within the District has already commenced and it is anticipated that the balance of the Project will continue in multiple phases to coincide with and support the development of the remaining phases of land development. All of the public infrastructure improvements included in the Project comprises an interrelated system of improvements, which means that all of the public infrastructure improvements serve the entire District and all public infrastructure improvements are interrelated such that they will reinforce one another. At the time of this writing,

the total costs of the Project, as revised, are estimated at \$64,655,681. Table 2 in the *Appendix* illustrates the specific components of the revised Project and their costs. Please note that as of the time of writing of this Amended Report, the public infrastructure improvements needed to serve and support the development of the land within Phases 1 and 2 have been, or are in the process of being, completed.

4.0 Revised Financing Program

4.1 Overview

As noted above, the District has already embarked on a program of public infrastructure improvements which facilitate the development of lands within the District. In order to fund a portion of the Project needed to serve and support the development of the land within Phase 1, the District issued its Special Assessment Bonds, Series 2022 in the initial principal amount of \$8,610,000 (the "Series 2022 Bonds") and in order to fund a portion of the Project needed to serve and support the development of the land within Phase 2, the District issued its Special Assessment Bonds, Series 2024A in the initial principal amount of \$6,125,000 (the "Series 2024A Bonds") and Special Assessment Bonds, Series 2024B in the initial principal amount of \$8,510,000 (the "Series 2024B Bonds"). Please note that in order to develop a revised financing program and an amended special assessment methodology for the District to serve those phases within the District that have not yet been developed, (specifically Phases 3, 4, and 6), the following description of the revised financing program illustrates a single bond issuance capable of financing the entire cost of the Project.

Even though no future bonds will be necessary to finance those portions of the Project that serve and support Phases 1 and 2, solely for the purposes of modeling the hypothetical financing plan that would be necessary in absence of the Series 2022 Bonds, Series 2024A Bonds and Series 2024B Bonds, to fully fund the costs of the Project as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$87,085,000 in par amount of special assessment bonds (the "Bonds").

Please note that the purpose of this Amended Report is to allocate the benefit of the Project to the various land uses in Phases 3, 4 and 6 of the District and based on such benefit allocation to apportion the maximum debt necessary to fund the balance of the Project. Consequently, the discussion of the

structure and size of the indebtedness is hypothetical and the actual financing plan that will be implemented by the District will thus change from the one presented herein.

4.2 Types of Bonds Proposed

The proposed hypothetical financing plan for the District provides for the issuance of the Bonds in the principal amount of \$87,085,000 to finance Project costs at \$64,655,681. The Bonds as projected under this revised master financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period.

In order to finance the improvement costs, the District would need to borrow more funds and incur indebtedness in the total amount of \$87,085,000. The difference would be comprised of debt service reserve, capitalized interest, and costs of issuance, including the underwriter's discount. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Amended Report is hypothetical and the actual bonds anticipated to be issued will solely reflect the need to finance those portions of the Project that serve and support Phases 3, 4 and 6. Additionally, the revised financing program may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Amended Assessment Methodology

5.1 Overview

The issuance of the Bonds will provide the District with funds necessary to construct/acquire the public infrastructure improvements which are part of the Project outlined in *Section 3.2* and described in more detail by the District Engineer in the Amended 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 Project.

All properties that receive special benefits from the Project will be assessed for their fair share of the debt issued in order to finance the Project.

5.2 Benefit Allocation

The current development plan for the present boundaries of the District envisions the development of a total of 1,143 various Single-Family residential units developed in multiple phases, although land use types and unit numbers may change throughout the development period. Of the 1,143 residential units, 458 have already been developed as part of Phases 1 and 2 and 685 remain to be developed as Phases 3, 4, and 6, although unit counts and land use types may change throughout the development period.

Please note that for the purposes of the developing an amended allocation of the benefit derived by the lands located in the District from the public infrastructure improvements that comprise the revised Project, the Amended Report will consider the entirety of the lands currently within the boundaries of the District, including the units located within Phases 1 and 2 and the entirety of the Project and only make a distinction related to the benefit that inures to the yet undeveloped lands that comprise Phases 3, 4 and 6 at the end of the benefit determination.

The public infrastructure included in the Project comprises an interrelated system of improvements, which means that all of the improvements will serve the entire District and such public infrastructure improvements are interrelated such that they reinforce each other and their combined benefit is greater than the sum of their individual benefits. All of the land uses within the District benefit from each public infrastructure improvement category, as the public 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 public infrastructure improvements included in the revised Project have a logical connection to the special benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar

benefits. 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 non-ad valorem assessment amount levied on that parcel.

This Amended Report proposes to allocate the benefit associated with the revised 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 the public infrastructure improvements 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.

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 public infrastructure improvements which are part of the revised 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 revised Project.

Table 5 in the *Appendix* presents the allocation of the costs of the revised Project to the phases of development and product types within those phases based on the ERU methodology proposed in Table 4 in the *Appendix*.

Recognizing that Phases 1 and 2 have already been developed, that the residential units within those phases already receive the special benefits resulting from the implementation of the public infrastructure improvements that comprise the Project, that the District has already issued Series 2022 Bonds, Series 2024A Bonds and Series 2024B Bonds, and that the special assessments which already encumber

the residential units developed within Phases 1 and 2 and are associated with the Series 2022 Bonds, Series 2024A Bonds and Series 2024B Bonds **will not be modified**, Table 6 in the *Appendix* presents the apportionment of the special assessment associated with the Bonds (the “Bond Assessments”) to the residential units proposed to be developed within the as yet undeveloped portions of the District, that is Phases 3, 4 and 6 in accordance with the ERU benefit allocation method presented in Table 5. **Additionally, please note that the levels of Bond Assessments in Table 6 of this Amended Report are lower than the corresponding levels of bond assessments in the Original Report.**

Amenities - No Bond Assessments are allocated herein to any public or 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 and residential property owners, 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 Bond Assessments are 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 Bond Assessments thereon), or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer.

5.3 Assigning Bond Assessments

As the land within Phase 4 of the District is already platted into 192 residential unit lots, each of the platted residential lots will be allocated the amount of Bond Assessments as illustrated in Table 6 in the *Appendix*.

As the land within Phases 3 and 6 of the District is not yet platted for its intended final use and the precise location of the various product types by lot or parcel is unknown, the Bond Assessments for the land within Phases 3 and 6 will initially be levied on all of the land within Phases 3 and 6 on an equal pro-rata gross acre basis and thus the Bond Assessments in the amount of \$40,932,511.46 will be

preliminarily levied on approximately XXX +/- gross acres at a rate of \$XXX per gross acre.

When the land within Phases 3 and 6 is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 6 in the *Appendix*. Such allocation of Bond Assessments from unplatted gross acres to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within Phases 3 and 6.

In the event unplatted land (the “Transferred Property”) is sold to a third party not affiliated with the Developer, the Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Amended Report. The owner of the Transferred Property will be responsible for the total Bond Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This amount of total Bond Assessments is fixed to the Transferred Property at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total Bond Assessments initially allocated to the Transferred Property will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per acre until platting).

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure improvements undertaken by the District create special benefits to certain properties within the District. The District's public infrastructure improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Public infrastructure improvements undertaken by the District can be shown to be creating special benefits to the property within the District. The special 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 public infrastructure improvements which are part of the revised 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 revised Project.

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

5.6 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of ERUs may change. 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 Bond Assessments on a per ERU basis never exceed the initially allocated assessment as contemplated in the adopted assessment methodology. Bond Assessments per ERU preliminarily equal \$74,926.82 (\$87,085,000 in Bond Assessments divided by 1,120.56 ERUs) and may change based on the final bond sizing. If such changes occur, the methodology is applied to the land based on the number of and type of units of particular product type within each and every parcel as signified by the number of ERUs.

As the land in the District is platted, the Bond Assessments are assigned to platted parcels based on the figures in Table 6 in the *Appendix*. If as a result of platting and apportionment of the Bond Assessments to the platted parcels, the Bond Assessments per ERU for land that remains unplatted remain equal to \$74,926.82, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Bond Assessments to the platted parcels the Bond Assessments per ERU for land that remains unplatted equal less than \$74,926.82 (for instance as a result of a larger number of units) then the per ERU Bond Assessments for all parcels within the District will be lowered if that state persists at the conclusion of platting of all land within the District.

If, in contrast, as a result of platting and apportionment of the Bond Assessments to the platted parcels, the Bond Assessments per ERU for land that remains unplatted equals more than \$74,926.82 (for instance as a result of a smaller number of units), taking into account any future development plans for the unplatted lands – in the District's sole discretion and to the extent such future development plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably expected to be implemented, then the difference in Bond Assessments plus applicable accrued interest (to the extent described below in this Section) will be collected from the owner(s) of the property which platting caused the increase of assessment per ERU to occur, in accordance with the assessment resolution and/or a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

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 Bond Assessments per ERU and \$74,926.82, multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the 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 Bond Assessments).

In addition to platting of property within the District, any planned sale of an unplatted parcel to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Bond Assessments per ERU for land that remains

unplatted within the District remains equal to \$74,926.82. The test will be based upon the development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessment transferred at sale.

5.7 Preliminary Assessment Roll

The Bond Assessments of \$49,943,773.32 are proposed to be levied as described in Exhibit "A". Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.

5.8 Additional Items Regarding Bond Assessments Imposition and Allocation

This amended master assessment allocation methodology is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

As set forth in any supplemental report, and for any particular bond issuance, the land developer may opt to "buy down" the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any "true-up," as described herein, may require a payment to satisfy "true-up" obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the developer to pay down Bond Assessments will not be eligible for "deferred costs," if any are provided for in connection with any particular bond issuance.

In the event that the Project is not completed, required contributions are not made, additional benefitted lands are added to the District and/or assessment area(s), or under certain other circumstances, the District may elect to reallocate the special assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare an amended methodology to fairly allocate the special assessments related to the District's revised Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The amended 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 report. For additional information on the 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

Revised Development Plan

Product Type	Phase 1 Number of Units	Phase 2 Number of Units	Phase 3 Number of Units	Phase 4 Number of Units	Phase 6 Number of Units	Total Number of Units
TH	0	0	0	192	0	192
Villa	0	24	0	0	52	76
Single Family 33'	68	44	0	0	85	197
Single Family 40'	98	59	112	0	32	301
Single Family 45'	84	44	97	0	50	275
Single Family 60'	0	37	48	0	17	102
Total	250	208	257	192	236	1,143

Table 2

Hyde Park

Community Development District 1

Revised Project Costs

Improvement	Total Costs
Mitigation	\$1,013,421.00
Earthwork for Stormwater Management	\$27,950,208.00
Stormwater Management Facilities	\$9,490,787.00
Water Supply	\$5,844,030.00
Wastewater Collection	\$8,353,110.00
Irrigation Quality Supply	\$4,213,724.00
Roadway Improvements	\$1,042,434.00
Soft Costs	\$6,747,967.00
Total	\$64,655,681.00

Table 3

Hyde Park

Community Development District 1

Preliminary Sources and Uses of Funds

	Total
Sources	
Bond Proceeds:	
Par Amount	\$87,085,000.00
Total Sources	\$87,085,000.00

Uses	
Project Fund Deposits:	
Project Fund	\$64,655,681.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$7,373,594.57
Capitalized Interest Fund	\$13,062,750.00
Delivery Date Expenses:	
Costs of Issuance	\$250,000.00
Underwriter's Discount	\$1,741,700.00
Rounding	\$1,274.43
Total Uses	\$87,085,000.00

Financing Assumptions:

Coupon Rate:	7.50%
Length of Capitalized Interest Period:	24 Months
Debt Service Reserve:	100% of Max Annual Debt Service
Underwriter's Discount:	2.00%
Costs of Issuance:	\$250,000.00
Repayment Period Following the Capitalized Interest Period:	30 years

Note: Please note that the District previously issued Special Assessment Bonds, Series 2022 in the initial principal amount of \$8,610,000 (the "Series 2022 Bonds"), Special Assessment Bonds, Series 2024A in the initial principal amount of \$6,125,000 (the "Series 2024A Bonds") and Special Assessment Bonds, Series 2024B in the initial principal amount of \$8,510,000 (the "Series 2024B Bonds")

Table 4

Hyde Park

Community Development District 1

Benefit Allocation

Product Type	Total Number of Units	ERU Weight	Total ERU
TH	192	0.59	113.28
Villa	76	0.70	53.20
Single Family 33'	197	0.83	163.51
Single Family 40'	301	1.00	301.00
Single Family 45'	275	1.13	310.75
Single Family 60'	102	1.50	153.00
Total	1,143		1,094.74

Product Type	Phase 1 Number of Units	ERU Weight	Phase 1 Total ERU	Percent of Total ERU
TH	0	0.59	0.00	
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	22.78%

Product Type	Phase 2 Number of Units	ERU Weight	Phase 2 Total ERU	Percent of Total ERU
TH	0	0.59	0.00	
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	19.87%

Product Type	Phase 3 Number of Units	ERU Weight	Phase 3 Total ERU	Percent of Total ERU
TH	0	0.59	0.00	
Villa	0	0.70	0.00	
Single Family 33'	0	0.83	0.00	
Single Family 40'	112	1.00	112.00	
Single Family 45'	97	1.13	109.61	
Single Family 60'	48	1.50	72.00	
Total	257		293.61	26.82%

Product Type	Phase 4 Number of Units	ERU Weight	Phase 4 Total ERU	Percent of Total ERU
TH	192	0.59	113.28	
Villa	0	0.70	0.00	
Single Family 33'	0	0.83	0.00	
Single Family 40'	0	1.00	0.00	
Single Family 45'	0	1.13	0.00	
Single Family 60'	0	1.50	0.00	
Total	192		113.28	10.35%

Product Type	Phase 6 Number of Units	ERU Weight	Phase 6 Total ERU	Percent of Total ERU
TH	0	0.59	0.00	
Villa	52	0.70	36.40	
Single Family 33'	85	0.83	70.55	
Single Family 40'	32	1.00	32.00	
Single Family 45'	50	1.13	56.50	
Single Family 60'	17	1.50	25.50	
Total	236		220.95	20.18%

Table 5

Hyde Park

Community Development District 1

ERU-Based Allocation of Costs of the Project

	Total ERU	Percent of Total ERU	Allocation of Costs of the Project
Phase 1 Allocable Project Cost	249.36	22.78%	\$14,727,278.27
Phase 2 Allocable Project Cost	217.54	19.87%	\$12,847,979.29
Phase 3 Allocable Project Cost	293.61	26.82%	\$17,340,696.88
Phase 4 Allocable Project Cost	113.28	10.35%	\$6,690,351.63
Phase 6 Allocable Project Cost	220.95	20.18%	\$13,049,374.94
Total	1,094.74	100.00%	\$64,655,681.00

Product Type	Phase 1 Allocable Project Cost	Phase 2 Allocable Project Cost	Phase 3 Allocable Project Cost	Phase 4 Allocable Project Cost	Phase 6 Allocable Project Cost	Total Project Costs
TH	\$0.00	\$0.00	\$0.00	\$6,690,351.63	\$0.00	\$6,690,351.63
Villa	\$0.00	\$992,213.17	\$0.00	\$0.00	\$2,149,795.19	\$3,142,008.36
Single Family 33'	\$3,333,363.75	\$2,156,882.43	\$0.00	\$0.00	\$4,166,704.69	\$9,656,950.87
Single Family 40'	\$5,787,910.13	\$3,484,558.14	\$6,614,754.44	\$0.00	\$1,889,929.84	\$17,777,152.55
Single Family 45'	\$5,606,004.39	\$2,936,478.49	\$6,473,600.30	\$0.00	\$3,336,907.37	\$18,352,990.55
Single Family 60'	\$0.00	\$3,277,847.06	\$4,252,342.14	\$0.00	\$1,506,037.84	\$9,036,227.04
Total	\$14,727,278.27	\$12,847,979.29	\$17,340,696.88	\$6,690,351.63	\$13,049,374.94	\$64,655,681.00

Table 6

Hyde Park

Community Development District 1

Bond Assessments Apportionment

Product Type	Phase 3 Number of Units	Phase 3 Allocable Project Cost	Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Debt Service per Unit - paid in March*
TH	0	\$0.00	\$0.00	\$0.00	\$0.00
Villa	0	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 33'	0	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 40'	112	\$6,614,754.44	\$8,909,439.68	\$79,548.57	\$7,281.60
Single Family 45'	97	\$6,473,600.30	\$8,719,318.61	\$89,889.88	\$8,228.20
Single Family 60'	48	\$4,252,342.14	\$5,727,496.94	\$119,322.85	\$10,922.39
Total	257	\$17,340,696.88	\$23,356,255.23		

Product Type	Phase 4 Number of Units	Phase 4 Allocable Project Cost	Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Debt Service per Unit - paid in March*
TH	192	\$6,690,351.63	\$9,011,261.85	\$46,933.66	\$4,296.14
Villa	0	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 33'	0	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 40'	0	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 45'	0	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 60'	0	\$0.00	\$0.00	\$0.00	\$0.00
Total	192	\$6,690,351.63	\$9,011,261.85		

Product Type	Phase 6 Number of Units	Phase 6 Allocable Project Cost	Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Debt Service per Unit - paid in March*
TH	0	\$0.00	\$0.00	\$0.00	\$0.00
Villa	52	\$2,149,795.19	\$2,895,567.90	\$55,684.00	\$5,097.12
Single Family 33'	85	\$4,166,704.69	\$5,612,151.52	\$66,025.31	\$6,043.72
Single Family 40'	32	\$1,889,929.84	\$2,545,554.20	\$79,548.57	\$7,281.60
Single Family 45'	50	\$3,336,907.37	\$4,494,494.13	\$89,889.88	\$8,228.20
Single Family 60'	17	\$1,506,037.84	\$2,028,488.50	\$119,322.85	\$10,922.39
Total	236	\$13,049,374.94	\$17,576,256.23		

Product Type	Phases 3, 4 and 6 Total Number of Units	Phases 3, 4 and 6 Allocable Project Costs	Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Debt Service per Unit - paid in March*
TH	192	\$6,690,351.63	\$9,011,261.85	\$46,933.66	\$4,296.14
Villa	52	\$2,149,795.19	\$2,895,567.90	\$55,684.00	\$5,097.12
Single Family 33'	85	\$4,166,704.69	\$5,612,151.52	\$66,025.31	\$6,043.72
Single Family 40'	144	\$8,504,684.28	\$11,454,993.88	\$79,548.57	\$7,281.60
Single Family 45'	147	\$9,810,507.67	\$13,213,812.73	\$89,889.88	\$8,228.20
Single Family 60'	65	\$5,758,379.98	\$7,755,985.44	\$119,322.85	\$10,922.39
Total	685	\$37,080,423.44	\$49,943,773.32		

* 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

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

5

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hyde Park Community Development District 1 (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Collier County, Florida; and

WHEREAS, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District's Board of Supervisors (the "Board") to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

WHEREAS, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, (the "Uniform Method").

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

SECTION 1. A Public Hearing will be held to adopt the Uniform Method on:

DATE: _____

TIME: 10:00 a.m.

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

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 16th day of January, 2026.

ATTEST:

**HYDE PARK COMMUNITY DEVELOPMENT
DISTRICT 1**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

6

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hyde Park Community Development District 1 (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct public infrastructure improvements including, without limitation, stormwater management and drainage facilities, including related earthwork; on-site and off-site roadway improvements, including entry improvements; on-site and off-site potable water and sanitary sewer systems including connection fees or charges, if applicable; landscaping and irrigation in public rights-of-way and entrance features; irrigation quality water facilities; conservation and mitigation; professional fees and soft costs; and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the Board of Supervisors of the District (the “Board”) hereby determines that it is in the best interests of the District to undertake, install, plan, establish, construct, reconstruct, enlarge or extend, equip, acquire, operate and/or maintain certain public improvements (the “Improvements”) described in that certain Amended and Restated Master District Engineer’s Report for the Hyde Park Community Development District 1 prepared by Bowman Consulting Group Ltd. and dated January 16, 2026 (the “Engineer’s Report”), which Improvements will provide special benefits to the certain properties within the District and, in particular, to the property within the Assessment Area (as defined below), a copy of which is attached hereto and

made a part hereof as Exhibit “A” and maintained on file at the offices of Bowman Consulting Group Ltd., 950 Encore Way, Suite 200, Naples, FL 34110 (the “District Engineer’s Office”) and the offices of the District Manager at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District Manager’s Office”); and

WHEREAS, the Board finds that it is in the best interest of the District to pay all or a portion of the cost of the Improvements by imposing, levying, and collecting special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (the “Assessments”) on the property within the Assessment Area; and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act of 1980, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy, and collect the Assessments; and

WHEREAS, the District hereby determines that special benefits will accrue to the property benefited by the Improvements, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in that certain Hyde Park Community Development District 1 Amended Master Special Assessment Methodology Report prepared by Wrathell, Hunt and Associates, LLC and dated January 16, 2026 (the “Assessment Report”), a copy of which is attached hereto and made a part hereof as Exhibit “B” and maintained on file at the District Manager’s Office, and that such special benefits accrue, and such Assessments will be imposed, with respect to property within the Assessment Area; and

WHEREAS, the intent of this Resolution is to undertake the levy of Assessments solely upon the lands within the District designated as Phase 3, Phase 4 and Phase 6, all as more particularly described in the Engineer’s Report and the Assessment Report (collectively, the “Assessment Area”); and

WHEREAS, the District hereby determines that the Assessments to be levied upon the lands within the Assessment Area will not exceed the special benefits to the property within the Assessment Area benefited by the Improvements.

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

Section 1. Recitals. The foregoing recitals are hereby incorporated as the findings of the Board.

Section 2. Declaration of Assessments. The Board declares that it has determined to undertake the Improvements, and that Assessments upon the Assessment Area shall be levied to defray all or a portion of the cost of the Improvements providing special benefits to the Assessment Area, which Assessments shall be imposed only on the lands within the Assessment Area that receive such special benefits, all as more particularly described in the Engineer’s Report and the Assessment Report.

Section 3. Designating the Nature and Location of Improvements. The nature and general location of, and plans and specifications for, the Improvements, including the Improvements benefiting the Assessment Area, are described in the Engineer's Report and maintained on file at the District Manager's Office.

Section 4. Declaring the Total Estimated Cost of the Improvements. The total overall estimated cost of the Improvements as described in the Engineer's Report is \$64,655,681.00 (the "Estimated Cost"). Of such Estimated Cost, \$37,080,423.44 is allocable to, and will be financed in part by, Assessments imposed on the lands within the Assessment Area, as more particularly described in the Engineer's Report and the Assessment Report (the "Assessment Area Estimated Cost").

Section 5. Declaring the Portion of the Assessment Area Estimated Cost of the Improvements to be Paid by Assessments. The Assessments on the Assessment Area will defray approximately \$49,943,773.32, which is the anticipated maximum par amount of any bonds and which includes all or a portion of the Assessment Area Estimated Cost, as well as other financing-related costs allocable specifically to the lands within the Assessment Area, all as set forth in the Assessment Report, and which amounts are in addition to interest and collection costs.

Section 6. Declaring the Manner in Which Assessments are to be Paid. The manner in which the Assessments shall be apportioned and paid with respect to the lands within the Assessment Area is set forth in the Assessment Report attached hereto and made a part hereof as Exhibit "B", as may be modified by supplemental assessment resolutions. The Assessment Report is also available at the District Manager's Office.

Section 7. Designating the Lands Upon Which the Special Assessments Shall Be Levied. The Assessments authorized herein shall be levied only on certain lots and lands within the Assessment Area, as described in the Assessment Report and as further designated by the assessment plat hereinafter provided for.

Section 8. Assessment Plat. Pursuant to Section 170.04, Florida Statutes, there is on file at the District Manager's Office a preliminary assessment plat showing the Assessment Area to be assessed, with the plans and specifications describing the Improvements and the Estimated Cost, all of which shall be open to inspection by the public.

Section 9. Preliminary Assessment Roll. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll in accordance with the method of assessment described in the Assessment Report, which preliminary assessment roll is attached as Exhibit "A" of the Assessment Report and which shows the lots and lands within the Assessment Area to be assessed, the amount of benefit to and the Assessments against each lot or parcel of land and the number of annual installments into which such Assessment may be divided. The assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

Section 10. Payment of Assessments. Commencing with the year in which the Assessments are certified for collection and subsequent to any capitalized interest period, the Assessments shall be paid in not more than thirty (30) annual installments (not including any

capitalized interest period), which installments shall include principal and interest as calculated in accordance with the Assessment Report; provided, however, that the actual number of installments and payment terms shall be as set forth in any subsequent resolution levying and confirming the Assessments. The Assessments shall be payable at the same time and in the same manner as are ad valorem taxes and as prescribed in Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or the District otherwise determines not to utilize the provisions of Chapter 197, Florida Statutes, the Assessments may be collected as is otherwise permitted by law including, but not limited to, by direct bill. The decision to collect the Assessments by any particular method (e.g., on the tax roll or by direct bill) does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 11. Resolution to Fix Public Hearing. The Board shall adopt a subsequent resolution to fix a time and place for a public hearing at which the owners of property within the Assessment Area to be assessed or any other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of the Assessments and the making of the Improvements with respect to the Assessment Area, (ii) the cost thereof, (iii) the manner of payment therefor, (iv) the amount thereof to be assessed against each property within the Assessment Area as improved, and (v) any other matter concerning the Assessments; and to authorize such notice and publications of same as may be required by Chapter 170, Florida Statutes, or other applicable law.

Section 12. Publication of Resolution. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Collier County, Florida and to provide mailed notices to the owners of the property within the Assessment Area subject to the proposed Assessments and such other notice as may be required by law or deemed in the best interest of the District.

Section 13. Severability. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contrary to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way affect the validity of the other provisions hereof.

Section 14. Conflicts. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed; provided, however, that nothing herein shall be construed (a) to amend, rescind, impair or otherwise modify any prior resolutions of the District levying or equalizing special assessments relating to (i) the \$8,610,000.00 Hyde Park Community Development District 1 (Collier County, Florida) Special Assessment Bonds, Series 2022, (ii) the \$6,125,000.00 Hyde Park Community Development District 1 (Collier County, Florida) Special Assessment Bonds, Series 2024A or (iii) the \$8,510,000.00 Hyde Park Community Development District 1 (Collier County, Florida) Special Assessment Bonds, Series 2024B, and all such prior resolutions and related assessments shall remain in full force and effect in accordance with their terms, or (b) to impose any new special assessment lien on, or to re-levy, modify or otherwise

affect in any manner, the existing special assessments encumbering the parcels within Phase 1 or Phase 2 of the District.

Section 15. Effective Date. This Resolution shall become effective upon its adoption.

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

PASSED AND ADOPTED this 16th day of January, 2026.

**HYDE PARK COMMUNITY
DEVELOPMENT DISTRICT 1**

ATTEST:

Chesley E. Adams, Jr., Secretary

Rob Woods, Chair

Exhibits:

Exhibit “A”: Amended and Restated Master District Engineer’s Report for the Hyde Park Community Development District 1 prepared by Bowman Consulting Group Ltd. and dated January 16, 2026

Exhibit “B”: Hyde Park Community Development District 1 Amended Master Special Assessment Methodology Report prepared by Wrathell, Hunt and Associates, LLC and dated January 16, 2026

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

7

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 SETTING A PUBLIC HEARING TO BE HELD ON FEBRUARY 27, 2026 AT 10:00 A.M. AT THE OFFICES OF COLEMAN, YOVANOVICH & KOESTER, P.A., 4001 TAMiami TRAIL N., SUITE 300, NAPLES, FL 34103, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of Hyde Park Community Development District 1 (“Board”) has previously adopted Resolution No. 2026-02 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with Resolution No. 2026-02, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, Florida

Statutes to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of the District Manager at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District Manager’s Office”);

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

Section 1. Recitals. The foregoing recitals are hereby incorporated as the findings of the Board.

Section 2. Public Hearing Designation. There is hereby declared a public hearing to be held on February 27, 2026 at 10:00 a.m., at the Offices of Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail N., Suite 300, Naples, FL 34103, for the purpose of hearing comment and objections to the proposed special assessment program for community improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Manager’s Office. Said preliminary assessment roll indicates the areas to be improved, description of the project for which assessment are to be made and the amount expected to be assessed to each benefited piece or parcel of property. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting and submit same to the District Manager’s Office.

Section 3. Public Notice. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197 Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation published within Collier County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Manager’s Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

Section 4. Severability. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

Section 5. Conflicts. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

Section 6. Effective Date. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 16th day of January, 2026.

**HYDE PARK COMMUNITY
DEVELOPMENT DISTRICT 1**

ATTEST:

Chesley E. Adams, Jr., Secretary

Rob Woods, Chair

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

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MBS CAPITAL MARKETS, LLC

SUPPLEMENT TO INVESTMENT BANKING AGREEMENT DATED MARCH 19, 2021 REGARDING BOND ISSUANCES BY HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1

January 9, 2026

Board of Supervisors
Hyde Park Community Development District 1

Dear Supervisors:

MBS Capital Markets, LLC (“Underwriter”) and the Board of Supervisors of the Hyde Park Community Development District 1 (“District”) entered into an Investment Banking Agreement effective March 19, 2021 (“Agreement”) wherein the District engaged the Underwriter to provide investment banking services for the District. The purpose of this letter is to supplement the Agreement by specifying the particular planned transaction currently being contemplated by the District for which such investment banking services are to be provided by the Underwriter.

The District is considering the issuance of its Special Assessment Bonds, Series 2026 for the purpose of acquiring/constructing public infrastructure improvements within Phases 3 and 4. It is the District’s intent to engage the Underwriter to provide investment banking services for this transaction.

The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.

- Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
- Preparation of rating strategies and presentations related to the issue being underwritten.
- Preparations for and assistance with investor “road shows,” if any, and investor discussions related to the issue being underwritten.
- Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
- Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
- Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
- Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
- Preparation of post-sale reports for the issue, if any.

Member: FINRA/SIPC



MBS CAPITAL MARKETS, LLC

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- Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

All other terms of the Agreement shall remain in effect, including specifically the Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17 which is again being provided in Exhibit A hereto. By execution of this supplement to the Agreement you are acknowledging receipt of the same.

This supplement to the Agreement shall be effective upon your acceptance and shall remain in effect until such time as the financing described herein has been completed or the Agreement is terminated as provided in Section 3 of the Agreement.

Sincerely,
MBS Capital Markets, LLC

Ed Bulleit
Managing Partner

Approved and Accepted By:

Title:

Date:



MBS CAPITAL MARKETS, LLC

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EXHIBIT A

Disclosures Concerning the Underwriter's Role

- (i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters has financial and other interests that differ from those of the District.
- (iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.
- (iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- (v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

Disclosure Concerning the Underwriter's Compensation

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.



MBS CAPITAL MARKETS, LLC

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Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

Disclosures Concerning Complex Municipal Securities Financing

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

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Prepared By & After Recording Return to:

Gregory L. Urbancic, Esq.
COLEMAN, YOVANOVICH & KOESTER, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
(239) 435-3535

**NOTICE OF ESTABLISHMENT
OF
HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1
(NOTICE OF AMENDED BOUNDARIES)**

RECORDING NOTE: This Notice of Establishment is intended to amend that certain Notice of Establishment recorded in Official Records Book 5912, Page 3271 of the Public Records of Collier County, Florida, as previously amended by that certain Notice of Establishment (Notice of Amended Boundaries) recorded in Official Records Book 6337, Page 1440 of the Public Records of Collier County, Florida.

Notice is hereby given that pursuant to Chapter 190, Florida Statutes, and as a result of the adoption of Ordinance No. 2025-58 by the Board of County Commissioners of Collier County, Florida on November 10, 2025, and which Ordinance No. 2025-58 became effective on November 14, 2025 after the filing of said Ordinance No. 2025-58 with the Florida Department of State, that the boundaries of the Hyde Park Community Development District 1 (the “**District**”) have been modified pursuant to Florida law. The original boundaries of the District were set forth in Ordinance No. 2021-11 passed and adopted by the Board of County Commissioners of Collier County, Florida on March 9, 2021, and which Ordinance No. 2021-11 became effective on March 11, 2021 after the filing of said Ordinance No. 2021-11 with the Florida Department of State. Ordinance No. 2021-11 was further affected by Ordinance No. 2021-44 passed and adopted by the Board of County Commissioners of Collier County, Florida on November 9, 2021, which Ordinance No. 2021-44 ratified and confirmed Ordinance No. 2021-11. The boundaries of the District were initially amended by Ordinance 2024-004 passed and adopted by the Board of County Commissioners of Collier County, Florida on February 13, 2024, and which Ordinance 2024-004 became effective on February 16, 2024 after the filing of said Ordinance 2024-004 with the Florida Department of State. As a result of the adoption of Ordinance No 2025-58, the property description of the lands now encompassed within the District and subject to the jurisdiction of the District is attached hereto as **Exhibit “A”**. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, Florida Statutes. More information on the powers, responsibilities and duties of the District may be obtained by examining Chapter 190, Florida Statutes.

**PLEASE TAKE NOTICE OF THIS DISCLOSURE REQUIRED BY
SECTIONS 190.048 AND 190.0485, FLORIDA STATUTES:**

**HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 MAY
IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND
ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND
ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND
MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND
SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE
GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND
ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL
GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER
TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

IN WITNESS WHEREOF, the Notice has been executed on this 20 day of November, 2025, and recorded in the Public Records of Collier County, Florida.

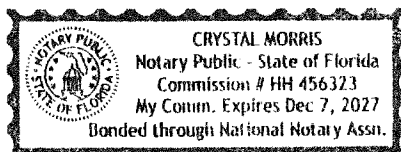
**HYDE PARK COMMUNITY
DEVELOPMENT DISTRICT 1**

By: [Signature]
Rob Woods, Chair

**STATE OF FLORIDA
COUNTY OF COLLIER**

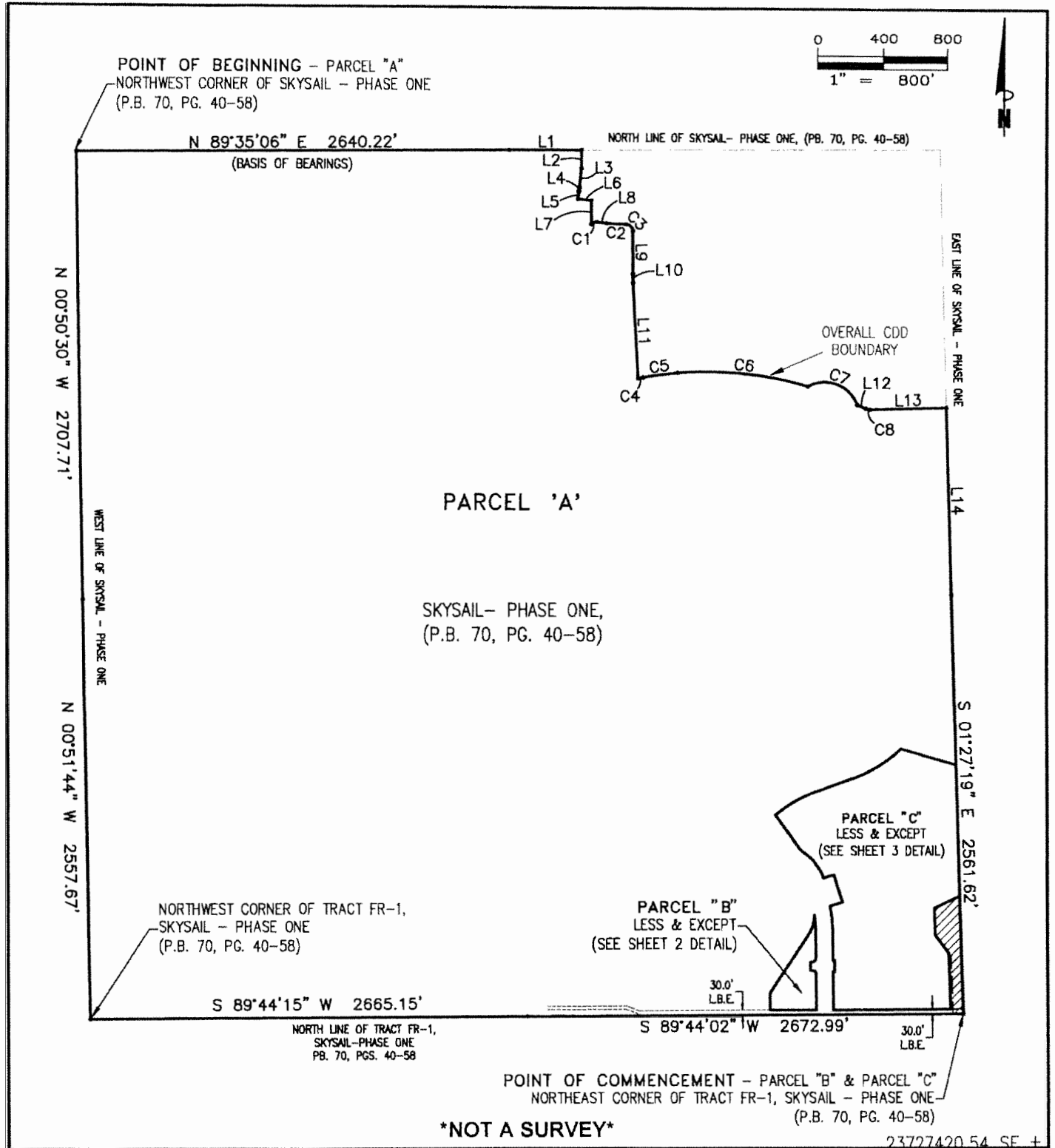
The foregoing instrument was acknowledged and sworn before me by means of ☒ physical presence or () online notarization, this 20th day of November, 2025, by Rob Woods, as Chair of Hyde Park Community Development District 1, a unit of special purpose government organized and existing under the laws of the State of Florida, to me known to be the person described in and who executed the forgoing instrument and acknowledged before me that he executed the same.

(SEAL)



[Signature]
NOTARY PUBLIC
Name: Crystal Morris
(Type or Print)
My Commission Expires:

Exhibit "A"



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Bowman Consulting Group, Ltd., Inc. Phone: (239) 254-2000
950 Encore Way
Naples, FL 34110 www.bowman.com

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Professional Surveyors and Mappers, Certificate NO. LB-8030

HYDE PARK CDD EXPANSION SKETCH & LEGAL DESCRIPTION

COLLIER COUNTY

FLORIDA

PROJECT NO. 340880	DRAWING # H-2749	DATE: May. 29, 2025
CADD FILE: HYDE PARK CDD S&L OVERALL REV	SEC-TWN-RGE: 16-48-28	SHEET: 1 OF 6

\\340880 - Hyde Park CDD #1 Expansion Services\340880-01-001 (SUR) - Hyde Park CDD #1 Expansion Services\Survey\SKETCHES\Hyde Park CDD S&L Overall REV.dwg 5/29/2025 8:41:48 AM Plotted by: kshrauger



(P.B. 70, PG. 40-58)

PARCEL "B"
LESS & EXCEPT

30.0'
L.B.E.

POINT OF BEGINNING-

NORTH LINE OF TRACT FR-1

S 89°44'02" W 903.58'

TRACT FR-1
SKYSAIL -- PHASE ONE
(P.B. 70, PG. 40-58)

POINT OF COMMENCEMENT
PARCEL "B" & PARCEL "C"
NORTHEAST CORNER OF TRACT FR-1, SKYSAIL - PHASE ONE
(P.B. 70, PG. 40-58)

SHEET 2 DETAIL

NOT A SURVEY

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Professional Surveyors and Mappers, Certificate NO. LB-8030

HYDE PARK CDD EXPANSION

SKETCH & LEGAL DESCRIPTION

COLLIER COUNTY

FLORIDA

PROJECT NO. 340860	DRAWING #: H-2749	DATE: May. 29, 2025
CADD FILE: HYDE PARK CDD S&L OVERALL REV	SEC-TWN-RGE: 18-48-28	SHEET: 2 OF 6

V:\340860 - Hyde Park CDD #1 Expansion Services\340860-01-001 (SUR) - Hyde Park CDD #1 Expansion Services\Survey\SKETCHES\Hyde Park CDD SdL Overall REV.dwg 5/29/2025 8:41:48 AM Plotted by: kshrauger

LINE	BEARING	DISTANCE
L1	N 89°44'00" E	441.90'
L2	S 00°18'56" W	112.48'
L3	S 06°20'08" W	116.00'
L4	S 06°44'02" W	23.00'
L5	S 06°08'26" W	47.00'
L6	S 83°39'52" E	80.60'
L7	S 00°16'00" E	144.12'
L8	S 83°39'52" E	59.21'
L9	S 00°16'00" E	259.12'
L10	S 01°39'36" E	55.99'
L11	S 03°03'13" E	579.91'
L12	S 66°11'07" E	55.31'
L13	N 88°32'40" E	473.23'
L14	S 01°27'20" E	1140.45'
L16	S 89°44'02" W	283.38'
L17	N 00°15'53" W	70.00'
L18	N 89°47'52" E	0.16'
L19	N 00°09'19" W	35.53'
L20	N 33°41'03" E	383.62'
L21	S 00°15'53" E	171.26'
L22	S 89°44'07" W	8.00'
L23	S 00°15'53" E	50.00'
L24	N 89°44'07" E	8.00'
L25	S 00°15'53" E	216.00'

LINE	BEARING	DISTANCE
L26	N 01°27'19" W	30.01'
L27	S 89°44'02" W	75.02'
L28	S 89°44'02" W	722.94'
L29	N 00°15'53" W	231.00'
L30	N 89°44'07" E	10.00'
L31	N 00°15'53" W	70.00'
L32	S 89°44'07" W	10.00'
L33	N 00°15'53" W	186.26'
L34	N 72°48'50" E	79.90'
L35	N 17°11'10" W	85.00'
L36	S 72°48'50" W	0.58'
L37	N 17°11'10" W	90.00'
L38	S 72°48'50" W	67.66'
L39	N 35°24'55" W	13.34'
L40	N 50°44'48" W	61.74'
L41	N 35°24'55" W	240.78'
L42	N 54°10'57" E	62.69'
L43	N 70°23'14" E	238.83'
L44	S 73°57'37" E	360.82'
L45	S 01°27'19" E	799.09'
L46	S 64°45'54" W	172.65'
L47	S 01°27'19" E	164.64'
L48	S 37°23'04" E	141.16'
L49	S 01°28'57" E	339.68'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	40.00'	55°11'33"	37.06'	N 68°44'22" E	38.53'
C2	1151.00'	6°01'43"	121.05'	S 86°40'57" E	121.10'
C3	40.00'	89°25'49"	56.29'	S 44°58'54" E	62.43'
C4	2071.95'	0°51'02"	30.75'	N 79°34'13" E	30.75'
C5	2649.86'	4°40'32"	216.17'	N 82°26'47" E	216.23'
C6	2185.00'	21°04'40"	799.29'	S 84°10'08" E	803.81'
C7	212.00'	98°52'43"	322.12'	S 69°27'47" E	365.86'
C8	65.00'	25°16'13"	28.44'	S 78°49'14" E	28.67'
C9	320.00'	4°36'41"	25.75'	N 35°59'23" E	25.75'
C10	233.11'	34°59'40"	140.18'	N 19°06'21" E	142.38'
C11	559.99'	9°11'43"	89.77'	S 04°51'44" E	89.87'
C12	25.00'	90°00'00"	35.36'	S 44°44'07" W	39.27'
C13	25.00'	90°00'00"	35.36'	S 45°15'53" E	39.27'
C14	665.00'	12°36'33"	146.05'	N 06°34'10" W	146.35'
C15	192.00'	16°30'32"	55.13'	N 23°59'11" W	55.32'
C16	692.00'	3°10'27"	38.33'	N 33°49'41" W	38.34'
C17	192.00'	15°19'54"	51.22'	N 43°04'51" W	51.38'
C18	108.00'	15°19'54"	28.81'	N 43°04'51" W	28.90'
C19	784.00'	16°12'17"	221.00'	N 62°17'05" E	221.74'
C20	826.00'	24°13'56"	346.75'	N 58°16'16" E	349.34'

NOT A SURVEY

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HYDE PARK CDD EXPANSION SKETCH & LEGAL DESCRIPTION

COLLIER COUNTY

FLORIDA

PROJECT NO. 340860	DRAWING #: H-2749	DATE: May. 29, 2025
CADD FILE: HYDE PARK CDD S&L OVERALL REV	SEC-TWN-RGE: 16-48-28	SHEET: 4 OF 6

Y:\340860 - Hyde Park CDD #1 Expansion Services\340860-01-001 (SUR) - Hyde Park CDD #1 Expansion Services\Survey\SKETCHES\Hyde Park CDD S&L Overall REV.dwg 5/29/2025 8:41:48 AM Plotted by: kshrauger

LEGAL DESCRIPTION (PARCEL "A"):

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 48 SOUTH, RANGE 28 EAST AND A PORTION OF SKYSAIL – PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 40–58 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SKYSAIL – PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 40–58 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN N89°35'06"E, ALONG THE NORTH LINE OF SAID SKYSAIL – PHASE ONE, FOR A DISTANCE OF 2640.22 FEET; THENCE RUN N89°44'00"E, ALONG SAID NORTH LINE, FOR A DISTANCE OF 441.90 FEET; THENCE, LEAVING SAID NORTH LINE, RUN S00°18'56"W FOR A DISTANCE OF 112.48 FEET; THENCE RUN S06°20'08"W FOR A DISTANCE OF 116.00 FEET; THENCE RUN S06°44'02"W FOR A DISTANCE OF 23.00 FEET; THENCE RUN S06°08'26"W FOR A DISTANCE OF 47.00 FEET; THENCE RUN S83°39'52"E FOR A DISTANCE OF 80.60 FEET; THENCE RUN S00°16'00"E FOR A DISTANCE OF 144.12 FEET TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 55°11'33" AND BEING SUBTENDED BY A CHORD OF 37.06 FEET AT A BEARING OF N68°44'22"E, FOR AN ARC LENGTH OF 38.53 FEET; THENCE RUN S83°39'52"E FOR A DISTANCE OF 59.21 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 1151.00 FEET, THROUGH A CENTRAL ANGLE OF 06°01'43" AND BEING SUBTENDED BY A CHORD OF 121.05 FEET AT A BEARING OF S86°40'57"E, FOR AN ARC LENGTH OF 121.10 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT; HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 89°25'49" AND BEING SUBTENDED BY A CHORD OF 56.29 FEET AT A BEARING OF S44°58'54"E, FOR AN ARC LENGTH OF 62.43 FEET; THENCE RUN S00°16'00"E FOR A DISTANCE OF 259.12 FEET; THENCE RUN S01°39'36"E FOR A DISTANCE OF 55.99 FEET; THENCE RUN S03°03'13"E FOR A DISTANCE OF 579.91 FEET TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 2071.95 FEET, THROUGH A CENTRAL ANGLE OF 00°51'02" AND BEING SUBTENDED BY A CHORD OF 30.75 FEET AT A BEARING OF N79°34'13"E, FOR AN ARC LENGTH OF 30.75 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT; HAVING A RADIUS OF 2649.86 FEET, THROUGH A CENTRAL ANGLE OF 04°40'32" AND BEING SUBTENDED BY A CHORD OF 216.17 FEET AT A BEARING OF N82°26'47"E, FOR AN ARC LENGTH OF 216.23 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT; HAVING A RADIUS OF 2185.00 FEET, THROUGH A CENTRAL ANGLE OF 21°04'40" AND BEING SUBTENDED BY A CHORD OF 799.29 FEET AT A BEARING OF S84°10'08"E, FOR AN ARC LENGTH OF 803.81 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT; HAVING A RADIUS OF 212.00 FEET, THROUGH A CENTRAL ANGLE OF 98°52'43" AND BEING SUBTENDED BY A CHORD OF 322.12 FEET AT A BEARING OF S69°27'47"E, FOR AN ARC LENGTH OF 365.86 FEET; THENCE RUN S66°11'07"E FOR A DISTANCE OF 55.31 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF 25°16'13" AND BEING SUBTENDED BY A CHORD OF 28.44 FEET AT A BEARING OF S78°49'14"E, FOR AN ARC LENGTH OF 28.67 FEET; THENCE RUN N88°32'40"E FOR A DISTANCE OF 473.23 FEET TO A POINT ON THE EAST LINE OF SAID SKYSAIL – PHASE ONE; THENCE RUN S01°27'20"E, ALONG SAID EAST LINE, FOR A DISTANCE OF 1140.45 FEET; THENCE RUN S01°27'19"E, ALONG SAID EAST LINE, FOR A DISTANCE OF 2561.62 FEET TO THE NORTHEAST CORNER OF TRACT FR-1 OF SAID SKYSAIL – PHASE ONE; THENCE, LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT FR-1, RUN S89°44'02"W FOR A DISTANCE OF 2672.99 FEET; THENCE RUN S89°44'15"W, ALONG SAID NORTH LINE, FOR A DISTANCE OF 2665.15 FEET TO THE NORTHWEST CORNER OF TRACT FR-1 OF SAID SKYSAIL – PHASE ONE; THENCE, LEAVING SAID NORTH LINE, RUN N00°51'44"W, ALONG THE WEST LINE OF SAID SKYSAIL – PHASE ONE, FOR A DISTANCE OF 2557.67 FEET; THENCE RUN N00°50'30"W, ALONG SAID WEST LINE, FOR A DISTANCE OF 2707.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 576.74 ACRES, MORE OR LESS.

LESS AND EXCEPT (PARCEL "B"):

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 48 SOUTH, RANGE 28 EAST AND A PORTION OF SKYSAIL – PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 40–58 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT FR-1, OF SKYSAIL – PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 40–58 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN S89°44'02"W ALONG THE NORTH LINE OF SAID TRACT FR-1, FOR A DISTANCE OF 903.58 FEET; THENCE LEAVING SAID NORTH LINE, RUN N00°15'53"W FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN S89°44'02"W FOR A DISTANCE OF 283.38 FEET; THENCE RUN N00°15'53"W FOR A DISTANCE OF 70.00 FEET; THENCE RUN N89°47'52"E FOR A DISTANCE OF 0.16 FEET; THENCE RUN N00°09'19"W FOR A DISTANCE OF 35.53 FEET TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 320.00 FEET, THROUGH A CENTRAL ANGLE OF 04°36'41" AND BEING SUBTENDED BY A CHORD OF 25.75 FEET AT A BEARING OF N35°59'23"E, FOR AN ARC LENGTH OF 25.75 FEET; THENCE RUN N33°41'03"E FOR A DISTANCE OF 383.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 233.11 FEET, THROUGH A CENTRAL ANGLE OF 34°59'40" AND BEING SUBTENDED BY A CHORD OF 140.18 FEET AT A BEARING OF N19°06'21"E, FOR AN ARC LENGTH OF 142.38 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT; HAVING A RADIUS OF 559.99 FEET, THROUGH A CENTRAL ANGLE OF 09°11'43" AND BEING SUBTENDED BY A CHORD OF 89.77 FEET AT A BEARING OF S04°51'44"E, FOR AN ARC LENGTH OF 89.87 FEET; THENCE RUN S00°15'53"E FOR A DISTANCE OF 171.26 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD OF 35.36 FEET AT A BEARING OF S44°44'07"W, FOR AN ARC LENGTH OF 39.27 FEET; THENCE RUN S89°44'07"W FOR A DISTANCE OF 8.00 FEET; THENCE RUN S00°15'53"E FOR A DISTANCE OF 50.00 FEET; THENCE RUN N89°44'07"E FOR A DISTANCE OF 8.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD OF 35.36 FEET AT A BEARING OF S45°15'53"E, FOR AN ARC LENGTH OF 39.27 FEET; THENCE RUN S00°15'53"E FOR A DISTANCE OF 216.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.01 ACRES, MORE OR LESS.

NOT A SURVEY

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HYDE PARK CDD EXPANSION

SKETCH & LEGAL DESCRIPTION

COLLIER COUNTY

FLORIDA

PROJECT NO. 340860	DRAWING #: H-2749	DATE: May. 29, 2025
CADD FILE: HYDE PARK CDD S&L OVERALL REV	SEC-TWN-RGE: 16-48-28	SHEET: 5 OF 6

\\340860 - Hyde Park CDD #1 Expansion Services\340860-01-001 (SUR) - Hyde Park CDD #1 Expansion Services\Survey\SKETCHES\Hyde Park CDD S&L Overall REV.dwg 5/29/2025 8:41:48 AM Plotted by: kshrauger

LESS AND EXCEPT (PARCEL "C"):

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 48 SOUTH, RANGE 28 EAST AND A PORTION OF SKYSAIL -- PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 40-58 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT FR-1, OF SKYSAIL -- PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 40-58 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, THENCE RUN N01°27'19"W FOR A DISTANCE OF 30.01 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID SKYSAIL -- PHASE ONE; THENCE, LEAVING SAID EAST LINE, RUN S89°44'02"W FOR A DISTANCE OF 75.02 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE S89°44'02"W FOR A DISTANCE OF 722.94 FEET; THENCE RUN N00°15'53"W FOR A DISTANCE OF 231.00 FEET; THENCE RUN N89°44'07"E FOR A DISTANCE OF 10.00 FEET; THENCE RUN N00°15'53"W FOR A DISTANCE OF 70.00 FEET; THENCE RUN S89°44'07"W FOR A DISTANCE OF 10.00 FEET; THENCE RUN N00°15'53"W FOR A DISTANCE OF 186.26 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 665.00 FEET, THROUGH A CENTRAL ANGLE OF 12°36'33" AND BEING SUBTENDED BY A CHORD OF 146.05 FEET AT A BEARING OF N06°34'10"W, FOR AN ARC LENGTH OF 146.35 FEET; THENCE RUN N72°48'50"E FOR A DISTANCE OF 79.90 FEET; THENCE RUN N17°11'10"W FOR A DISTANCE OF 85.00 FEET; THENCE RUN S72°48'50"W FOR A DISTANCE OF 0.58 FEET; THENCE RUN N17°11'10"W FOR A DISTANCE OF 90.00 FEET; THENCE RUN S72°48'50"W FOR A DISTANCE OF 67.66 FEET TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 192.00 FEET, THROUGH A CENTRAL ANGLE OF 16°30'32" AND BEING SUBTENDED BY A CHORD OF 55.13 FEET AT A BEARING OF N23°59'11"W, FOR AN ARC LENGTH OF 55.32 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT; HAVING A RADIUS OF 692.00 FEET, THROUGH A CENTRAL ANGLE OF 03°10'27" AND BEING SUBTENDED BY A CHORD OF 38.33 FEET AT A BEARING OF N33°49'41"W, FOR AN ARC LENGTH OF 38.34 FEET; THENCE RUN N35°24'55"W FOR A DISTANCE OF 13.34 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 192.00 FEET, THROUGH A CENTRAL ANGLE OF 15°19'54" AND BEING SUBTENDED BY A CHORD OF 51.22 FEET AT A BEARING OF N43°04'51"W, FOR AN ARC LENGTH OF 51.38 FEET; THENCE RUN N50°44'48"W FOR A DISTANCE OF 61.74 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 108.00 FEET, THROUGH A CENTRAL ANGLE OF 15°19'54" AND BEING SUBTENDED BY A CHORD OF 28.81 FEET AT A BEARING OF N43°04'51"W, FOR AN ARC LENGTH OF 28.90 FEET; THENCE RUN N35°24'55"W FOR A DISTANCE OF 240.78 FEET; THENCE RUN N54°10'57"E FOR A DISTANCE OF 62.69 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 784.00 FEET, THROUGH A CENTRAL ANGLE OF 16°12'17" AND BEING SUBTENDED BY A CHORD OF 221.00 FEET AT A BEARING OF N62°17'05"E, FOR AN ARC LENGTH OF 221.74 FEET; THENCE RUN N70°23'14"E FOR A DISTANCE OF 238.83 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 826.00 FEET, THROUGH A CENTRAL ANGLE OF 24°13'56" AND BEING SUBTENDED BY A CHORD OF 346.75 FEET AT A BEARING OF N58°16'16"E, FOR AN ARC LENGTH OF 349.34 FEET; THENCE RUN S73°57'37"E FOR A DISTANCE OF 360.82 FEET TO A POINT ON SAID EAST BOUNDARY LINE OF SKYSAIL -- PHASE ONE; THENCE RUN S01°27'19"E, ALONG SAID EAST BOUNDARY LINE, FOR A DISTANCE OF 799.09 FEET TO A POINT ON A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 2710, PAGE 3143 (AS AMENDED BY O.R. 5987, PG. 1007); THENCE RUN ALONG SAID CONSERVATION EASEMENT FOR THE FOLLOWING THREE (3) COURSES:

- 1) THENCE RUN S64°45'54"W FOR A DISTANCE OF 172.65 FEET;
- 2) THENCE RUN S01°27'19"E FOR A DISTANCE OF 164.64 FEET;
- 3) THENCE RUN S37°23'04"E FOR A DISTANCE OF 141.16 FEET;

THENCE, LEAVING SAID CONSERVATION EASEMENT, RUN S01°28'57"E FOR A DISTANCE OF 339.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.63 ACRES, MORE OR LESS.

BEARINGS REFER TO THE NORTH LINE OF SKYSAIL -- PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 40-58 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AS BEING N83°35'06"E.

NET AREA 547.10 ACRES, MORE OR LESS.

BOWMAN CONSULTING GROUP, LTD., INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 8030



BY Thomas M Murphy
THOMAS M. MURPHY

Digitally signed by Thomas M Murphy
DN: C=US, E=tmurphy@bowman.com,
CN=Thomas M Murphy
Date: 2025.05.29 15:13:37-04'00'

LS5628
STATE OF FLORIDA
NOT A SURVEY

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (239) 254-2000
950 Encore Way
Naples, FL 34110 www.bowman.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

HYDE PARK CDD EXPANSION SKETCH & LEGAL DESCRIPTION

COLLIER COUNTY

FLORIDA

PROJECT NO. 340860	DRAWING #: H-2749	DATE: May. 29, 2025
CADD FILE: HYDE PARK CDD S&L OVERALL REV SEC-TWN-RGE: 16-48-28		SHEET: 6 OF 6

X:\340860 - Hyde Park CDD #1 Expansion Services\340860-01-001 (SUR) - Hyde Park CDD #1 Expansion Services\Survey\SKETCHES\Hyde Park CDD S&L Overall REV.dwg 5/29/2025 8:41:48 AM Plotted by: kshrauger



Crystal K. Kinzel
Clerk of the Circuit Court and Comptroller

Official Receipt

Customer	Deputy Clerk	Clerk Office Location
COLEMAN YOVANOVICH ET AL 4001 TAMIAMI TRL N STE 300 NAPLES, FL 34103-3591	Michelle L. Tougas Recordinghelp@collierclerk.com (239)252-2646	Collier County Govt. Center Building LA, 2nd Floor 3315 Tamiami Trl E Ste 102 Naples, Florida 34112-4901

1 Document Recorded

DOC TYPE	INSTRUMENT	BOOK	PAGE	AMOUNT
Notice	6761198	6533	3352	\$69.50
TOTAL AMOUNT DUE				\$69.50
Deposit Account#: G-67000				\$25.50
Check# 39199				(\$95.00)
BALANCE DUE				\$0.00

Note:

12/9/2025 11:47:10 AM Michelle L. Tougas:

Disclaimer: All transactions are subject to review/verification. The Clerk reserves the right to correct for clerical errors and to assess or refund charges as needed.

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

10

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

10A

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: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to 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, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☒ No ☐



District Manager

Chuck Adams

Print Name

8.9.24

Date



Chair/Vice Chair, Board of Supervisors

BEN GIBBS

Print Name

0.09.2024

Date

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

10B

HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

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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 ☐

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

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

Achieved: Yes ☐ No ☐

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

Achieved: Yes ☐ No ☐

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Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

11

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 DESIGNATING A DATE, TIME AND LOCATION FOR LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Hyde Park Community Development District 1 (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Collier County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of Collier County Ordinance No. 2021-11 creating the District (the "Ordinance") is March 11, 2021; and

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

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

SECTION 1. In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the ____ day of November, 2026 at ____:____ .m., at

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

SECTION 3. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced at the Board's Regular Meeting held on the 16th day of January, 2026. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 16th day of January, 2026.

Attest:

**HYDE PARK COMMUNITY DEVELOPMENT
DISTRICT 1**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF
SUPERVISORS OF THE HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1**

Notice is hereby given to the public and all landowners within Hyde Park Community Development District 1 (the "District") in Collier County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November ___, 2026

TIME: ___:___ .m.

PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing wrathellc@whhassociates.com or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

District Manager

Run Date(s): _____ & _____

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

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November** __, 2026

TIME: __: __ .m.

LOCATION: _____

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

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

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

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

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

LANDOWNER PROXY

**HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1
COLLIER COUNTY, FLORIDA
LANDOWNERS' MEETING – November ____, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Hyde Park Community Development District 1 to be held at __:__.m., on November ____, 2026 at _____, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

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

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

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

Total Number of Authorized Votes: _____

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

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

OFFICIAL BALLOT

**HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1
COLLIER COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER __, 2026**

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

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Hyde Park Community Development District 1 and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

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

or

Attach Proxy.

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

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
1.	_____	_____
2.	_____	_____
5.	_____	_____

Date: _____

Signed: _____

Printed Name: _____

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

UNAUDITED FINANCIAL STATEMENTS

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT 1
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2025**

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT 1
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2025**

	General Fund	Debt Service Fund Series 2022	Debt Service Fund Series 2024	Capital Projects Fund Series 2022	Capital Projects Fund Series 2024	Total Governmental Funds
ASSETS						
Cash	\$ 552,415	\$ -	\$ -	\$ -	\$ -	\$ 552,415
Investments						
Revenue 2022	-	73,056	-	-	-	73,056
Reserve 2022	-	246,100	-	-	-	246,100
Revenue 2024	-	-	3	-	-	3
Reserve A	-	-	211,591	-	-	211,591
Reserve B	-	-	224,906	-	-	224,906
Prepayment A	-	-	10,066	-	-	10,066
Prepayment B	-	-	172,379	-	-	172,379
Capitalized interest A	-	-	15,155	-	-	15,155
Capitalized interest B	-	-	21,819	-	-	21,819
Construction 2022	-	-	-	168,340	-	168,340
Construction 2024 AB	-	-	33,098	-	976,431	1,009,529
Due from general fund	-	188,020	204,976	-	-	392,996
Due from debt service 2022	2,231	-	-	-	-	2,231
Due from Landowner	1,029	-	-	-	-	1,029
Due from other	-	-	-	7,051	-	7,051
Total assets	<u>\$ 555,675</u>	<u>\$ 507,176</u>	<u>\$ 893,993</u>	<u>\$ 175,391</u>	<u>\$ 976,431</u>	<u>\$ 3,108,666</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Due to general fund	\$ -	\$ 2,231	\$ -	\$ -	\$ -	\$ 2,231
Due to debt service fund 2022	188,020	-	-	-	-	188,020
Due to debt service fund 2024	204,976	-	-	-	-	204,976
Retainage payable	-	-	-	-	419,831	419,831
Contracts payable	-	-	-	-	4,798,196	4,798,196
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>398,996</u>	<u>2,231</u>	<u>-</u>	<u>-</u>	<u>5,218,027</u>	<u>5,619,254</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	1,029	-	-	-	-	1,029
Unearned revenue	52,085	36,405	194,348	-	-	282,838
Total deferred inflows of resources	<u>53,114</u>	<u>36,405</u>	<u>194,348</u>	<u>-</u>	<u>-</u>	<u>283,867</u>
Fund balances:						
Restricted for:						
Debt service	-	468,540	699,645	-	-	1,168,185
Capital projects	-	-	-	175,391	(4,241,596)	(4,066,205)
Unassigned	103,565	-	-	-	-	103,565
Total fund balances	<u>103,565</u>	<u>468,540</u>	<u>699,645</u>	<u>175,391</u>	<u>(4,241,596)</u>	<u>(2,794,455)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 555,675</u>	<u>\$ 507,176</u>	<u>\$ 893,993</u>	<u>\$ 175,391</u>	<u>\$ 976,431</u>	<u>\$ 3,108,666</u>

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT 1
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 23,680	\$ 23,680	\$ 133,173	18%
Assessment levy: off-roll	-	-	41,693	0%
Total revenues	<u>23,680</u>	<u>23,680</u>	<u>174,866</u>	14%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	12,800	0%
Management/accounting/recording	4,000	8,000	48,000	17%
Legal	-	-	10,000	0%
Engineering	-	-	5,000	0%
Audit	-	-	11,000	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	333	2,000	17%
Trustee	-	-	8,000	0%
Telephone	16	33	200	17%
Postage	11	23	1,000	2%
Printing & binding	83	167	1,000	17%
Legal advertising	-	66	2,500	3%
Annual special district fee	-	175	175	100%
Insurance	-	6,163	7,041	88%
Contingencies/bank charges	107	213	750	28%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>4,384</u>	<u>15,173</u>	<u>111,131</u>	14%
Field operations				
Field management	167	333	2,000	17%
Lake maintenance	-	18,672	51,880	36%
Contingencies	-	-	5,000	0%
Total field operations	<u>167</u>	<u>19,005</u>	<u>58,880</u>	32%
Other fees & charges				
Tax collector	474	474	2,774	17%
Property appraiser	-	2,898	2,081	139%
Total other fees & charges	<u>474</u>	<u>3,372</u>	<u>4,855</u>	69%
Total expenditures	<u>5,025</u>	<u>37,550</u>	<u>174,866</u>	21%
Net change in fund balances	18,655	(13,870)	-	
Fund balances - beginning	84,910	117,435	92,017	
Fund balances - ending	<u>\$ 103,565</u>	<u>\$ 103,565</u>	<u>\$ 92,017</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 NOVEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 151,493	\$ 151,493	\$ 510,824	30%
Interest	1,611	3,215	-	N/A
Total revenues	<u>153,104</u>	<u>154,708</u>	<u>510,824</u>	30%
EXPENDITURES				
Debt Service				
Principal	-	-	175,000	0%
Interest	158,959	158,959	317,918	50%
Total debt service	<u>158,959</u>	<u>158,959</u>	<u>492,918</u>	32%
Other fees & charges				
Tax collector	3,030	3,030	10,642	28%
Property appraiser	-	-	7,982	0%
Total other fees and charges	<u>3,030</u>	<u>3,030</u>	<u>18,624</u>	16%
Total expenditures	<u>161,989</u>	<u>161,989</u>	<u>511,542</u>	32%
Net change in fund balances	(8,885)	(7,281)	(718)	
Fund balances - beginning	477,425	475,821	470,591	
Fund balances - ending	<u>\$ 468,540</u>	<u>\$ 468,540</u>	<u>\$ 469,873</u>	

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 10,845	\$ 10,845	\$ 436,230	2%
Assessment prepayments	26,728	111,385	445,463	25%
Interest	4,107	8,025	-	N/A
Total revenues	<u>41,680</u>	<u>130,255</u>	<u>881,693</u>	15%
EXPENDITURES				
Debt Service				
Principal - S2024A	-	-	85,000	0%
Principal prepayment - S2024B	285,000	285,000	-	N/A
Interest - S2024A	166,805	166,805	333,610	50%
Interest - S2024B	222,731	222,731	445,463	50%
Total debt service	<u>674,536</u>	<u>674,536</u>	<u>864,073</u>	78%
Other fees & charges				
Tax collector	217	217	9,088	2%
Property appraiser	-	-	6,816	0%
Total other fees and charges	<u>217</u>	<u>217</u>	<u>15,904</u>	1%
Total expenditures	<u>674,753</u>	<u>674,753</u>	<u>879,977</u>	77%
Net change in fund balances	(633,073)	(544,498)	1,716	
Fund balances - beginning	1,332,718	1,244,143	859,497	
Fund balances - ending	<u>\$ 699,645</u>	<u>\$ 699,645</u>	<u>\$ 861,213</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 NOVEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 567	\$ 1,132
Total revenues	<u>567</u>	<u>1,132</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Net change in fund balances	567	1,132
Fund balances - beginning	174,824	174,259
Fund balances - ending	<u>\$ 175,391</u>	<u>\$ 175,391</u>

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 3,401	\$ 15,850
Total revenues	<u>3,401</u>	<u>15,850</u>
EXPENDITURES		
	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Net change in fund balances	3,401	15,850
Fund balances - beginning	<u>(4,244,997)</u>	<u>(4,257,446)</u>
Fund balances - ending	<u><u>\$ (4,241,596)</u></u>	<u><u>\$ (4,241,596)</u></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 Public Hearing and Regular Meeting on August 8, 2025 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:

Rob Woods	Chair
Ben Gibbs	Vice Chair
Carl Thrushman	Assistant Secretary
Clifford Olson	Assistant Secretary

Also present:

Chuck Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic	District Counsel
Terry Cole (via telephone)	District Engineer
John Baker (via telephone)	Hole Montes, Inc.
John McKay	Neal Communities
Maritza Stonebraker (via telephone)	Berger, Toombs, Elam, Gaines & Frank

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:00 a.m.

Supervisors Woods, Gibbs, Thrushman and Olson were present. Supervisor Wojcechowskyj was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS**Presentation of Audited Financial Report
for the Fiscal Year Ended September 30,
2024, Prepared by Berger, Toombs, Elam,
Grains & Frank**

Ms. Stonebraker presented the Audited Financial Report for the Fiscal Year Ending September 30, 2024. There were no findings, recommendations, deficiencies on internal control or instances of noncompliance; it was a clean audit. The Financial Statements are fairly stated and in accordance with U.S. Generally Accepted Accounting Principles (GAAP).

**A. Consideration of Resolution 2025-09, Hereby Accepting the Audited Financial Report
for the Fiscal Year Ended September 30, 2024**

**On MOTION by Mr. Olson and seconded by Mr. Woods, with all in favor,
Resolution 2025-09, Hereby Accepting the Audited Financial Report for the
Fiscal Year Ended September 30, 2024, was adopted.**

FOURTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget****A. Proof/Affidavit of Publication****B. Consideration of Resolution 2025-10, Relating to the Annual Appropriations and
Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending
September 30, 2026; Authorizing Budget Amendments; and Providing an Effective
Date**

Mr. Adams presented Resolution 2025-10. He reviewed the proposed Fiscal Year 2026 budget, which is the same as the version presented at the May meeting. He reviewed the Assessment Summary Table on Page 11, which depicts assessment levels slightly below the Fiscal Year 2025 assessments.

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

**On MOTION by Mr. Gibbs and seconded by Mr. Thrushman, with all in favor,
Resolution 2025-10, Relating to the Annual Appropriations and Adopting the
Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September**

30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-11, Providing for Funding for the FY 2025-26 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

Mr. Adams presented Resolution 2025-11. This is the Assessment Levying Resolution that takes into consideration the budget that was just adopted and the assessment levels contained therein and directs Staff to prepare a lien roll and transmit the lien roll to the Tax Collector for placement of the assessments on the property tax bill. It sets forth a schedule for any off-roll collections via direct billing.

On MOTION by Mr. Woods and seconded by Mr. Gibbs, with all in favor, Resolution 2025-11, Providing for Funding for the FY 2025-26 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, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. He noted that it will be necessary to authorize the Chair to approve

the findings related to the 2025 Goals and Objectives, to meet the September 30, 2025 filing deadline to the State and the December 1, 2025 deadline for posting on the CDD website.

• **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Mr. Olson and seconded by Mr. Thrushman, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve and sign off on the findings related to the 2025 Goals and Objectives Reporting, was approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2025.

The financials were accepted.

EIGHTH ORDER OF BUSINESS

Approval of May 9, 2025 Regular Meeting Minutes

On MOTION by Mr. Woods and seconded by Mr. Olson, with all in favor, the May 9, 2025 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

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

Mr. Urbancic stated the County's comments to the recently submitted revised Boundary Amendment petition, if any, are pending. The County is obligated to respond within 30 days, which is next week.

B. District Engineer: Hole Montes, Inc.

Mr. Cole stated that the revisions addressing the County's comments are in review with the County; he expects a response shortly. John Baker, who is attending via telephone, will be the CDD's new District Engineer, as Mr. Cole is retiring in about a year. He and Mr. Baker will be attending future meetings in person.

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

- **195 Registered Voters as of April 15, 2025**

Mr. Adams stated, once the CDD reaches six years of existence and there are 250 registered voters residing within the boundaries of the District, certain Board Seats will transition to being elected via General Election.

- **NEXT MEETING DATE: September 12, 2025 at 10:00 AM**

- **QUORUM CHECK**

The next meeting will be on September 12, 2025, unless canceled.

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.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Thrushman and seconded by Mr. Woods, with all in favor, the meeting adjourned at 10:16 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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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 2025/2026 MEETING SCHEDULE		
LOCATION		
Coleman, Yovanovich & Koester, P.A., Northern Trust Bank Building 4001 Tamiami Trail N., Suite 300, Naples, Florida 34103		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 10, 2025 CANCELED	Regular Meeting	10:00 AM
November 14, 2025 CANCELED	Regular Meeting	10:00 AM
December 12, 2025 CANCELED	Regular Meeting	10:00 AM
January 9, 2026 <i>rescheduled to January 16, 2026</i>	Regular Meeting	10:00 AM
January 16, 2026	Regular Meeting	10:00 AM
February 13, 2026 <i>rescheduled to February 27, 2026</i>	Regular Meeting	10:00 AM
February 27, 2026	Regular Meeting	10:00 AM
March 13, 2026	Regular Meeting	10:00 AM
April 10, 2026	Regular Meeting	10:00 AM
May 8, 2026	Regular Meeting	10:00 AM
June 12, 2026	Regular Meeting	10:00 AM
July 10, 2026	Regular Meeting	10:00 AM
August 14, 2026	Regular Meeting	10:00 AM
September 11, 2026	Regular Meeting	10:00 AM