

*Old Hickory
Community Development District*

Agenda

November 2, 2020

AGENDA

Old Hickory

Community Development District

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

October 26, 2020

Board of Supervisors
Old Hickory Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Old Hickory Community Development District will be held **Monday, November 2, 2020 at 1:00 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the October 5, 2020 Board of Supervisors Meeting and Acceptance of the Minutes of the October 5, 2020 Audit Committee Meeting
4. Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2020
5. Consideration of Resolution 2021-02 Amending the Fiscal Year 2020 Budget
6. Consideration of Agreement with Amtec to Provide Arbitrage Rebate Calculation Services
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Requests #1 & #2
8. Other Business
9. Supervisor's Requests
10. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of minutes of the October 5, 2020 Board of Supervisors meeting and acceptance of the minutes of the October 5, 2020 Audit Committee meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of agreement with Grau & Associates to provide auditing services for the Fiscal Year 2020. A copy of the agreement is enclosed for your review.

The fifth order of business is the consideration of Resolution 2021-02 amending the Fiscal Year 2020 budget. A copy of the Resolution and amended budget are enclosed for your review.

The sixth order of business is the consideration of agreement with Amtec to provide arbitrage rebate calculation services for the Series 2020 bonds. A copy of the agreement is enclosed for your review.

The seventh order of business is Staff Reports. Sub-Section 1 of the District Manager's Report includes the balance sheet and income statement for review and Sub-Section 2 includes Funding Requests #1 - #2 for ratification. The funding requests and supporting documentation is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,



George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
David Reid, District Engineer
Steve Sanford, Bond Counsel
Jon Kessler, Underwriter
Stacey Johnson, Trustee

Enclosures

MINUTES

MINUTES OF MEETING
OLD HICKORY
COMMUNITY DEVELOPMENT DISTRICT

A Regular meeting of the Board of Supervisors of the Old Hickory Community Development District was held on Monday, October 5, 2020 at 1:00 p.m. via Zoom Teleconference.

Present and constituting a quorum were:

Lane Register	Chairman
Adam Morgan	Vice Chairman
Daniel La Rosa	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Dave Reid	District Engineer
Alan Scheerer	Field Manager
Tricia Adams	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. There were three members present, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: It appears that there are no members of the public here to provide comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 14, 2020 Meeting

Mr. Flint: Did the Board have any comments or corrections on those?

Mr. Morgan: They look good, I make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the September 14, 2020 Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-01
Finalizing Assessments**

Mr. Flint: The Board went through the process of issuing the Series 2020 bonds. You adopted a delegation resolution authorizing a Chairman under certain parameters to be able to execute the documents necessary to issue the bonds. The Chairman did sign the Bond Purchase Agreement, and the pre-closing will occur at the end of this week or beginning of next week and the closing is scheduled for the following week. This resolution finalizes the terms of the pricing and adopts the Final Engineer's Report and Assessment Methodology reflecting the actual pricing of the bonds. If you go to the methodology and refer to the tables that start on pages 9 and 10, they haven't changed.. Table 3 on page 11 reflects the actual term of the bond issue and is an average coupon of 4% which generates construction proceeds of \$5.8 million. The par amount of the bonds is \$4.5 million. Are there any questions on the resolution or methodology?

Mr. Morgan: So, this is for Phase 1?

Mr. Register: This is for the entire community.

Ms. Trucco: This is for the 2020 project.

Mr. Flint: We will only be doing one bond issuance for Old Hickory.

Mr. Morgan: Okay.

Mr. Register: Let me make sure that I understand this correctly; the fact that our par debt amount is the same between products, but we've got varying ERU factors. Is that an issue? Shouldn't the ERU be the same if par debt is the same? I'm just trying to clarify.

Mr. Flint: Apparently what was disclosed by Lennar was that the 50's and 60's would be paying the same. If you look on page 13, Table 5, there are still two different ERU factors, but what we've done to equalize the par debt is we recognized the developer contribution to basically make those equal. There is a contribution for \$505,000, and what that does is it equalizes the par debt per unit, and therefore the assessments. Because you've got \$16.8 million in improvements identified, and the bond issue is only generating \$5.8 million, you've got an excess of \$10 million in developer contributions. What we would do is we would just use part of that \$10 million to demonstrate that you have met this developer contribution requirement. You still have the same amount of bonds, it is just that we are identifying part of what the developer would have been funding anyway to equalize these assessments.

Mr. Morgan: Just to clarify, it seems like on some of the other bond issuances that we have done, it covers the vast majority of the developer cost. How come it's not doing it here?

Mr. Flint: It's just a factor of the target assessment amounts that the developer wanted that the market would bare, so the net assessment per unit is \$789. That drives how much you can issue on bonds by working backwards from there.

Mr. Morgan: Understood, it just kind of threw me off for a minute but I'm good.

Mr. Flint: I think the assessments may have been higher in some of the other markets, but to be competitive with some of the surrounding developments in this area it's generating lower proceeds. Any other questions on the resolution?

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, Resolution 2021-01 Finalizing Assessments, was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services

Mr. Flint: The Board sat as the Audit Committee just before this meeting and ranked Grau Associates as the #1 auditor. Is there a motion from the Board to accept the Audit Committee's rankings?

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Audit Committee Recommendation and Selection of Grau & Associates as the #1 Ranked Firm to Provide Auditing Services, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Kristen, any report for the Board?

Ms. Trucco: No, we're in good shape. We are just working on the closing documents for the 2020 bond issuance.

B. Engineer

Mr. Reid: I don't have anything new.

C. District Manager's Report

i. Ratification of Funding Requests #6

Mr. Flint: Are there any questions on the funding request? Hearing none,

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Funding Request No. 6, was ratified.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Hearing none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
OLD HICKORY
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Old Hickory Community Development District was held on Monday, October 5, 2020 at 1:00 p.m. via Zoom Teleconference.

Present were:

Lane Register	Chairman
Adam Morgan	
Daniel La Rosa	
George Flint	
Kristen Trucco	
Dave Reid	
Alan Scheerer	
Tricia Adams	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Board members were present via Zoom teleconference.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There is no public present, only Board members and staff.

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 14, 2020 Meeting

Mr. Flint: Are there any comments or corrections to the September 14, 2020 Audit Committee meeting minutes? Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the September 14, 2020 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Tally of Audit Committee Member Rankings and Selection of Auditor Grau #1, Berger #2, and McDirmit #3

Mr. Flint: We advertised for independent auditors and received three responses; Berger Tombs, Grau, and McDirmit. The Committee approved selection criteria and the relative weighting

of each of those to evaluate the responses. We have included price under the price column for your convenience. We will need at least a consensus ranking from the audit committee for the purposes of the record. Are there any thoughts from the Audit Committee on the scoring of these or ranking?

Mr. Register: In general, I think it sounds like we've determined that most of these guys are pretty well qualified as far as all of the categories and price. It looks to me—unless I'm misreading something—that Grau appears to be the price leader here. We weighted all the categories the same, with the exception of price, and reduce a point off of 20 for each higher price. That would be my recommendation.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Audit Committee Member Rankings and Selection of Auditor, Grau #1, Berger #2, and McDirmit #3, was approved.

FIFTH ORDER OF BUSINESSES

Adjournment

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the meeting was adjourned.

SECTION IV



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 8, 2020

Board of Supervisors
Old Hickory Community Development District
c/o GMS - CFL, LLC
219 E. Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Old Hickory Community Development District, City of St. Cloud, Florida ("the District") for the fiscal year ended September 30, 2020, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Old Hickory Community Development District as of and for the fiscal year ended September 30, 2020, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

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

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards

and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These non-audit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

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

are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$2,800 for the September 30, 2020 unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. The fees for the fiscal years 2021, 2022, 2023, and 2024 will not exceed \$2,900, \$3,000, \$3,100 and \$3,200, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

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

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without cause, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Old Hickory Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

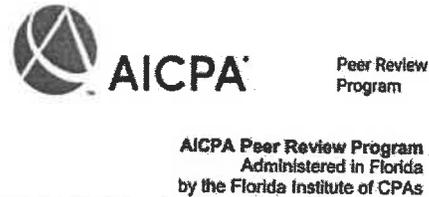
RESPONSE:

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

By: _____

Title: _____

Date: _____



February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,
FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

SECTION V

RESOLUTION 2021-02

**A RESOLUTION AMENDING THE OLD HICKORY
COMMUNITY DEVELOPMENT DISTRICT GENERAL
FUND BUDGET FOR FISCAL YEAR 2020**

WHEREAS, the Board of Supervisors of the Old Hickory Community Development District adopted a General Fund Budget for Fiscal Year 2020; and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year; and

WHEREAS, the Board has sixty (60) days after the Fiscal Year has ended to approve additional budget amendments.

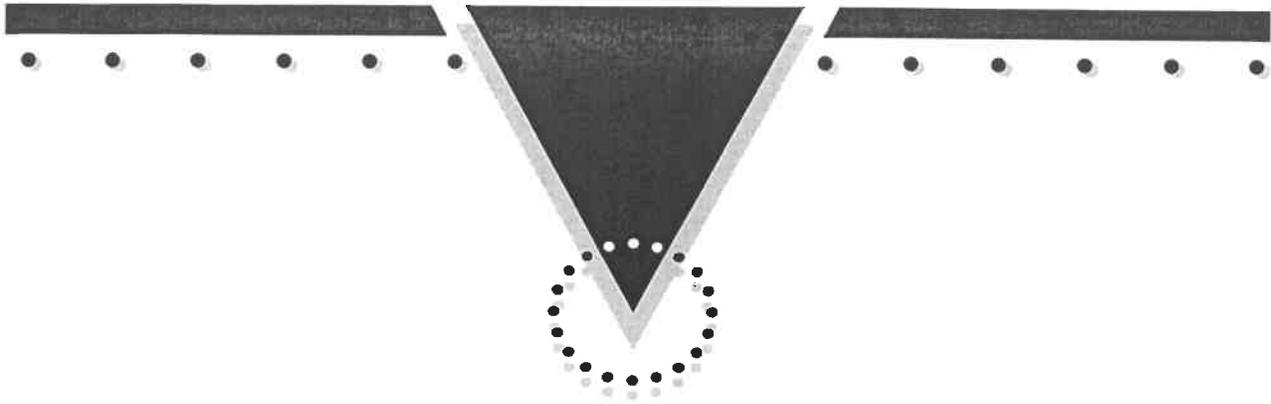
**NOW, THEREFORE BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE OLD HICKORY
COMMUNITY DEVELOPMENT DISTRICT THE
FOLLOWING;**

1. The General Fund Budget for Fiscal Year 2020 is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 2nd day of November, 2020 and be reflected in the monthly and Fiscal Year End 9/30/2020 Financial Statements and Audit Report of the District.

Adopted this 2nd day of November, 2020.

Chairman/Vice Chairman

Secretary/ Assistant Secretary



**Old Hickory
Community Development District**

**Amended Budget
FY 2020**



Table of Contents

1 General Fund

2-4 General Fund Narrative

Old Hickory

Community Development District

Adopted Budget FY2020	Increase/ (Decrease)	Amended Budget FY2020	Actuals Thru 9/30/20
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Revenues

Developer Contributions	\$40,039	\$11,961	\$52,000	\$50,271
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Total Revenues

\$40,039	\$11,961	\$52,000	\$50,271
-----------------	-----------------	-----------------	-----------------

Expenditures

Administrative

Supervisor Fees*	\$4,000	(\$3,000)	\$1,000	\$0
FICA Expense*	\$306	(\$306)	\$0	\$0
Engineering*	\$4,000	\$0	\$4,000	\$1,170
Attorney*	\$8,333	\$1,667	\$10,000	\$9,338
Annual Audit	\$0	\$0	\$0	\$0
Management Fees*	\$11,667	\$0	\$11,667	\$11,667
Information Technology*	\$400	\$0	\$400	\$400
Website Creation/ADA Compliance	\$2,375	\$0	\$2,375	\$2,375
Telephone*	\$100	\$0	\$100	\$0
Postage*	\$333	\$0	\$333	\$24
Insurance*	\$2,500	\$0	\$2,500	\$1,260
Printing & Binding*	\$333	\$0	\$333	\$174
Legal Advertising	\$5,000	\$5,100	\$10,100	\$10,100
Other Current Charges*	\$333	\$0	\$333	\$0
Office Supplies*	\$208	\$0	\$208	\$73
Dues, Licenses & Subscriptions	\$150	\$0	\$150	\$100

Field

Field Services	\$0	\$0	\$0	\$0
Property Insurance	\$0	\$0	\$0	\$0
Electric	\$0	\$0	\$0	\$0
Streetlights	\$0	\$0	\$0	\$0
Water & Sewer	\$0	\$8,500	\$8,500	\$8,367
Landscape Maintenance	\$0	\$0	\$0	\$0
Landscape Contingency	\$0	\$0	\$0	\$0
Irrigation Repairs	\$0	\$0	\$0	\$0
Lake Contingency	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$0	\$0	\$0	\$0
Walls, Entry, Monuments	\$0	\$0	\$0	\$0
Wetland Maintenance	\$0	\$0	\$0	\$0
Contingency				

Total Expenditures

\$40,039	\$11,961	\$52,000	\$45,046
-----------------	-----------------	-----------------	-----------------

Excess Revenues/(Expenditures)

\$0	\$0	\$0	\$5,225
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*Prorated amount represents 4 months of FY2020.

Old Hickory
Community Development District
GENERAL FUND BUDGET

REVENUES:

Developer Contributions

The District will enter into a funding agreement with the developer to fund the general fund expenditures for the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expense

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

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

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

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services.

Old Hickory
Community Development District
GENERAL FUND BUDGET

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Website Creation/ADA Compliance

Represents an estimated cost to create the initial District website and ensure District meets ADA compliance guidelines.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability, public officials liability and property insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Old Hickory
Community Development District
GENERAL FUND BUDGET

Field:

Water & Sewer

The District currently has two reclaim water accounts with St. Cloud Utilities.

SECTION VI

**Arbitrage Rebate Computation
Proposal For
Old Hickory
Community Development District
(Osceola County, Florida)
\$6,245,000 Special Assessment Bonds
Series 2020**





AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

October 26, 2020

Ms. Teresa Viscarra
Government Management Services – CF, LLC
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Re: \$6,245,000 Old Hickory Community Development District (Osceola County, Florida),
Special Assessment Bonds, Series 2020

Dear Ms. Viscarra:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Old Hickory Community Development District (the “District”) Series 2020 bond issue (the “Bonds”). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 6,400 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 400 bond issues aggregating more than \$10 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to the Town of Palm Beach and Broward County in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, New Jersey, Montana, Mississippi, Vermont, West Virginia and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District’s Bonds. We have established a “bond year end” of October 21st, based upon the anniversary of the closing date of the Bonds in October 2020.

Proposal

We are proposing rebate computation services based on the following:

- \$6,245,000 Series 2020 Bonds;
- Fixed Rate Issue; and
- Project, Debt Service Reserve, Capitalized Interest, Cost of Issuance & Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Series 2020 Bonds is \$450 per year and will encompass all activity from October 21, 2020, the date of the closing, through October 21, 2025, the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC's Professional Fee -- \$6,245,000 Series 2020 Bonds

Report Date	Type of Report	Period Covered	Fee
September 30, 2021	Rebate and Opinion	Closing – September 30, 2021	\$ 450
September 30, 2022	Rebate and Opinion	Closing – September 30, 2022	450
September 30, 2023	Rebate and Opinion	Closing – September 30, 2023	450
September 30, 2024	Rebate and Opinion	Closing – September 30, 2024	450
October 21, 2025	Rebate and Opinion	Closing – October 21, 2025	450

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement.
2. IRS Form 8038-G.
3. Closing Memorandum.
4. US Bank statements for all accounts from October 21, 2020, the date of the closing, through each report date.

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;

- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled.

AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2020.

Old Hickory Community
Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation



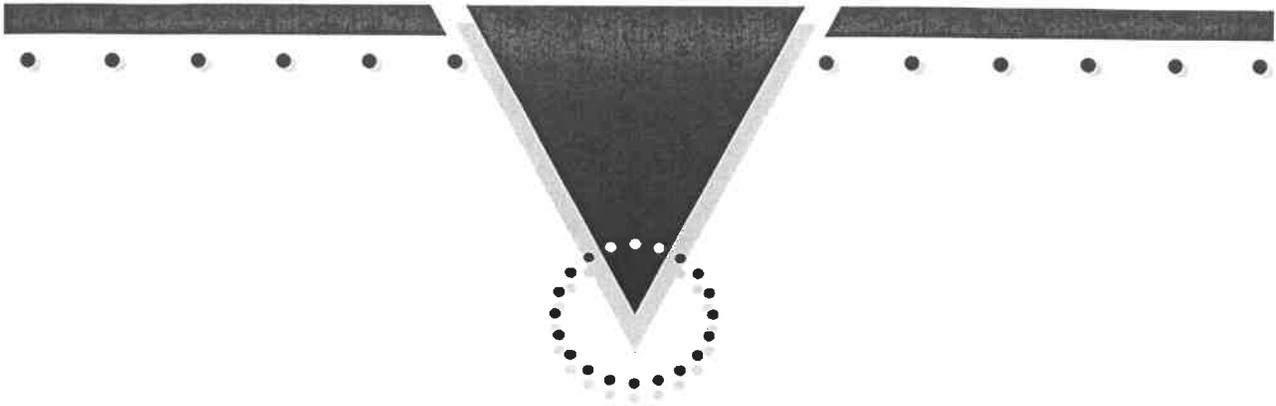
By: _____
Old Hickory Community
Development District

By: _____
Michael J. Scarfo
Senior Vice President

SECTION VII

SECTION C

SECTION 1



**Old Hickory
Community Development District**

**Unaudited Financial Reporting
September 30, 2020**



TABLE OF CONTENTS

1	<hr/>	BALANCE SHEET
2	<hr/>	GENERAL FUND INCOME STATEMENT
3	<hr/>	MONTH TO MONTH
4	<hr/>	DEVELOPER CONTRIBUTION SCHEDULE

Old Hickory
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
September 30, 2020

	<u>General Fund</u>
<u>ASSETS:</u>	
CASH	\$5,040
DUE FROM DEVELOPER	\$9,340
DUE FROM CAPITAL	\$190
PREPAID EXPENSES	\$5,000
TOTAL ASSETS	<u><u>\$19,570</u></u>
<u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$9,346
DEFERRED REVENUE	\$5,000
<u>FUND EQUITY:</u>	
FUND BALANCES:	
UNASSIGNED	\$5,225
TOTAL LIABILITIES & FUND EQUITY	<u><u>\$19,570</u></u>

Old Hickory

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending September 30, 2020

	PROPOSED BUDGET	PRORATED BUDGET THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$40,039	\$40,039	\$50,271	\$10,232
TOTAL REVENUES	\$40,039	\$40,039	\$50,271	\$10,232
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISOR FEES	\$4,000	\$4,000	\$0	\$4,000
FICA EXPENSE	\$306	\$306	\$0	\$306
ENGINEERING	\$4,000	\$4,000	\$1,170	\$2,830
ATTORNEY	\$8,333	\$8,333	\$9,338	(\$1,005)
ANNUAL AUDIT	\$0	\$0	\$0	\$0
MANAGEMENT FEES	\$11,667	\$11,667	\$11,667	(\$0)
INFORMATION TECHNOLOGY	\$400	\$400	\$400	\$0
WEBSITE CREATION/ADA COMPLIANCE	\$2,375	\$2,375	\$2,375	\$0
TELEPHONE	\$100	\$100	\$0	\$100
POSTAGE	\$333	\$333	\$24	\$310
INSURANCE	\$2,500	\$2,500	\$1,260	\$1,240
PRINTING & BINDING	\$333	\$333	\$174	\$159
LEGAL ADVERTISING	\$5,000	\$5,000	\$10,100	(\$5,100)
OTHER CURRENT CHARGES	\$333	\$333	\$0	\$333
OFFICE SUPPLIES	\$208	\$208	\$73	\$135
DUES, LICENSES & SUBSCRIPTIONS	\$150	\$150	\$100	\$50
TOTAL ADMINISTRATIVE	\$40,039	\$40,039	\$36,680	\$3,359
<u>FIELD:</u>				
WATER & SEWER	\$0	\$0	\$8,367	(\$8,367)
TOTAL FIELD	\$0	\$0	\$8,367	(\$8,367)
TOTAL EXPENDITURES	\$40,039	\$40,039	\$45,046	(\$5,007)
EXCESS REVENUES (EXPENDITURES)	\$0		\$5,225	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$5,225	

Old Hickory Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
REVENUES:													
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,875	\$4,558	\$3,319	\$12,784	\$14,735	\$50,271
TOTAL REVENUES	\$0	\$14,875	\$4,558	\$3,319	\$12,784	\$14,735	\$50,271						
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FICA EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285	\$583	\$160	\$143	\$1,170
ATTORNEY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,541	\$3,647	\$1,315	\$719	\$2,116	\$9,338
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MANAGEMENT FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,917	\$2,917	\$2,917	\$2,917	\$11,667
INFORMATION TECHNOLOGY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$100	\$100	\$100	\$400
WEBSITE CREATION/ADA COMPLIANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,375	\$2,375
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14	\$9	\$1	\$24
INSURANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,260	\$1,260
PRINTING & BINDING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98	\$51	\$26	\$174
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$556	\$0	\$8,177	\$0	\$1,366	\$10,100
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6	\$5	\$62	\$73
DUES, LICENSES & SUBSCRIPTIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$100
FIELD:													
WATER & SEWER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27	\$3,559	\$3,234	\$1,547	\$8,367
TOTAL EXPENDITURES	\$0	\$2,097	\$7,076	\$16,768	\$7,194	\$11,911	\$45,046						
EXCESS REVENUES (EXPENDITURES)	\$0	\$12,778	(\$2,518)	(\$13,449)	\$5,590	\$2,824	\$5,225						

Old Hickory
Community Development District
Developer Contributions/Due from Developer

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (20)	General Fund Portion (21)	Due from Capital	Over and (short) Balance Due
1	5/14/20	8/31/20	\$ 14,875.00	\$ 14,875.00	\$ 14,875.00	\$ -	\$ -	\$ -
2	6/30/20	8/26/20	\$ 4,557.67	\$ 4,557.67	\$ 4,557.67	\$ -	\$ -	\$ -
3	7/24/20	8/26/20	\$ 3,319.41	\$ 3,319.41	\$ 3,319.41	\$ -	\$ -	\$ -
4	8/24/20	9/21/20	\$ 12,783.69	\$ 12,783.69	\$ 12,783.69	\$ -	\$ -	\$ -
5	9/3/20	9/21/20	\$ 10,394.89	\$ 10,394.89	\$ 5,394.89	\$ 5,000.00	\$ -	\$ -
6	9/18/20	10/19/20	\$ 3,639.41	\$ 3,639.41	\$ 3,449.41	\$ 190.00	\$ -	\$ -
1	10/19/20		\$ 13,939.55	\$ 13,939.55	\$ 3,774.97	\$ 10,164.58	\$ -	\$ 13,939.55
2	10/26/20		\$ 2,116.00	\$ 2,116.00	\$ 2,116.00	\$ -	\$ -	\$ 2,116.00
Due from Developer				\$ 65,625.62	\$ 50,271.04	\$ 15,354.58	\$ -	\$ 16,055.55

Total Developer Contributions FY20

\$ 50,271.04

SECTION 2

Old Hickory

Community Development District

FY21 Funding Request #1
October 19, 2020

Payee	General Fund FY2020	General Fund FY2021
1 Department of Economic Opportunity Inv# 83704 - FY2021 Annual District Fee - October 2020		\$ 175.00
2 Floralawn Inv# 91600 - Monthly Landscape Maintenance - October 2020		\$ 6,921.00
3 Governmental Management Services-CF, LLC Inv# 7 - Management Fees - October 2020		\$ 3,068.58
4 Hamilton Engineering & Surveying, Inc. Inv# 62275 - Professional Fees - September 2020	\$ 142.50	
5 Latham, Luna, Eden & Beaudine, LLP Inv# 93987 - General Counsel - August 2020	\$ 719.20	
6 Orlando Sentinel Inv# 25288660000 - Notice of Zoom Meeting - September 2020	\$ 428.76	
Inv# 25581165000 - Notice of RFP for Auditing Services - September 2020	\$ 226.25	
Inv# 25873588000 - Notice of FY2021 Meeting Dates - September 2020	\$ 271.25	
Inv# 26216230000 - Notice of Zoom Meeting - September 2020	\$ 440.01	
7 St. Cloud Utilities Inv# 00059098SEP20 - 4000 Block Even Hickory Grove Road - September 2020	\$ 1,066.45	
Inv# 00059099SEP20 - 4500 Block Odd Holstein St - September 2020	\$ 91.61	
Inv# 00059098SEP20A - 4000 Block Even Hickory Grove Road - September 2020	\$ 275.02	
Inv# 00059099SEP20A - 4500 Block Odd Holstein St - September 2020	\$ 113.92	
	\$ 3,774.97	\$ 10,164.58
	Total:	\$ 13,939.55

Please make check payable to:

Old Hickory Community Development District
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

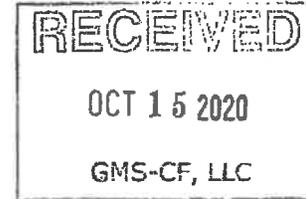
Florida Department of Economic Opportunity, Special District Accountability Program
FY 2020/2021 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 83704			Date Invoiced: 10/01/202
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2020: \$175.0

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:

Old Hickory Community Development District
 Ms. Jan A. Carpenter
 Latham Luna Eden and Beaudine, LLP
 111 North Magnolia Avenue, Suite 1400
 Orlando, FL 32801



- 2. Telephone: (407) 481-5800
- 3. Fax: (407) 481-5801
- 4. Email: jcarpenter@lathamluna.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: www.OldHickoryCDD.com
- 8. County(ies): Osceola # 3
- 9. Function(s): Community Development
- 10. Boundary Map on File: 06/24/2020 310-513-54
- 11. Creation Document on File: 06/24/2020
- 12. Date Established: 05/14/2020
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: City of St. Cloud
- 15. Creation Document(s): City Ordinance 2020-09
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 06/24/2020

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: [Signature] Date 10/9/20

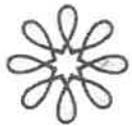
STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
 - 1. ___ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 - 2. ___ This special district is in compliance with the reporting requirements of the Department of Financial Services.
 - 3. ___ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2018/2019 Annual Financial Report (If created since then, attach an Income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



floralawn P.O. Box 91597
Premier Lawn & Pest Lakeland, FL 33804

Invoice

Date	Invoice #
10/1/2020	91600

Bill To
Old Hickory CDD c/o GMS - Central Florida, LLC 219 East Livingston Street Orlando, FL 32801

RECEIVED
OCT 08 2020
BY:

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
1	Monthly Lawn maintenance - Old Hickory CDD Guernsey Bend - St. Cloud, FL 34772	5,358.00	5,358.00
1	Monthly Billing for Contractual Match	675.00	675.00
1	Monthly irrigation system checks	420.00	420.00
1	Shrub horticultural program	468.00	468.00
	Billing for the month of October 2020		
Thank you for your business.		Total	\$6,921.00

*A
Landscap*

Phone #	Fax #	www.floralawn.com
863-668-0494	863-668-0495	Web Site

Balance Due	\$6,921.00
--------------------	------------

All late payments are subject to 1.5% interest. Thank you for your timely payment.

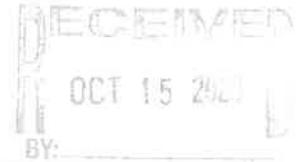
"If your check is not paid on presentment or is dishonored, you agree to pay the amount allowed by state law. We may electronically debit or draft your account for this charge. Also, if your check is returned for insufficient or uncollected funds, your check may be electronically re-presented for payment."

GMS-Central Florida, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 7
 Invoice Date: 10/1/20
 Due Date: 10/1/20
 Case:
 P.O. Number:

Bill To:
 Old Hickory CDD
 219 E. Livingston St.
 Orlando, FL 32801



Description	Hours/Qty	Rate	Amount
Management Fees - October 2020		2,916.67	2,916.67
Information Technology - October 2020		100.00	100.00
Office Supplies		0.66	0.66
Postage		10.00	10.00
Copies		41.25	41.25

Total	\$3,068.58
Payments/Credits	\$0.00
Balance Due	\$3,068.58

Invoice



TAMPA OFFICE
3409 w. lemon street
tampa, fl 33609
813.250.3535

RECEIVED
OCT 09 2020
BY:

Old Hickory CDD
1408 Hamlin Avenue
Unit E
St. Cloud, FL 34771

October 2, 2020
Project No: 03849.0001
Invoice No: 62275
Project Manager: David Reid

Project 03849.0001 Old Hickory CDD O&M
Email invoices to Teresa Viscarra: tviscarra@gmscfl.com

Professional Services for the Period: August 29, 2020 to September 25, 2020

Phase 030B Meetings

Professional Personnel

	Hours	Rate	Amount
Eng Sr Project Manager, PE, Sr VP			
Reid, David 9/14/2020	.75	190.00	142.50
BOS mtg			
Totals	.75		142.50
Total Labor			142.50

Total for this Section: \$142.50

TOTAL DUE THIS INVOICE: \$142.50

Billed-to-Date

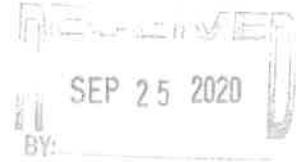
	Current	Prior	Total	#4hd 310-513 311
Labor	142.50	997.50	1,140.00	
Expense	0.00	30.26	30.26	
Totals	142.50	1,027.76	1,170.26	

Outstanding Invoices

Number	Date	Balance
61949	9/2/2020	159.90
Total		159.90

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

111 N. MAGNOLIA AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801



September 23, 2020

Old Hickory CDD
c/o GMS-CFL, LLC
219 E. Livingston Street
Orlando, FL 32801

INVOICE

Matter ID: 6187-001
General

Invoice # 93987
Federal ID # 59-3366512

For Professional Services Rendered:

08/03/2020	KET	Review and analysis of Agenda items in preparation for Board of Supervisors meeting. Attended Board meeting via Zoom technology.	1.10 hr	\$275.00
08/03/2020	JAC	Prep KET for board meeting	0.20 hr	\$71.00
08/04/2020	KET	Email correspondence with District Manager regarding Board of Supervisors meeting notes and outstanding items.	0.80 hr	\$200.00
08/17/2020	JAC	Work on comments to Acquisition Agreement and emails with Lennar counsel	0.40 hr	\$142.00
			Total Professional Services:	\$688.00

For Disbursements Incurred:

08/31/2020	Print Expense			\$31.20
			Total Disbursements Incurred:	\$31.20

INVOICE SUMMARY

For Professional Services:	2.50 Hours	\$688.00
For Disbursements Incurred:		\$31.20
New Charges this Invoice:		\$719.20

Previous Balance:		\$6,503.00
Less Payment and Credits Received:		\$1,541.00
Outstanding Balance:		\$4,962.00
Plus New Charges this Invoice:		\$719.20 incl
Total Due:		\$5,681.20

Billed Through: August 31, 2020

Orlando Sentinel

Published Daily
ORANGE County, Florida

Sold To:
Old Hickory CDD - CU80083653
219 E Livingston St
Orlando, FL, 32801

Bill To:
Old Hickory CDD - CU80083653
219 E Livingston St
Orlando, FL, 32801

State Of Illinois
County Of Cook

Before the undersigned authority personally appeared
Jeremy Gates, who on oath says that he or she is an Advertising
Representative of the ORLANDO SENTINEL, a DAILY newspaper
published at the ORLANDO SENTINEL in ORANGE County, Florida;
that the attached copy of advertisement, being a Legal Notice in the matter
of 11150-Public Hearing Notice, Monday, September 14, 2020 at 1:00 PM
was published in said newspaper in the issues of Sep 07, 2020.

Affiant further says that the said ORLANDO SENTINEL is a newspaper
Published in said ORANGE County, Florida, and that the said newspaper
has heretofore been continuously published in said ORANGE County,
Florida, each day and has been entered as periodicals matter at the post
office in ORANGE County, Florida, in said ORANGE County, Florida, for
a period of one year next preceding the first publication of the attached
copy of advertisement; and affiant further says that he or she has neither
paid nor promised any person, firm or corporation any discount, rebate,
commission or refund for the purpose of securing this advertisement for
publication in the said newspaper.

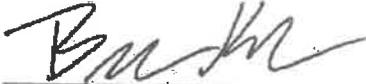


Jeremy Gates

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 10 day of September, 2020,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

6759820

Orlando Sentinel

OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT PUBLIC MEETING HELD DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19

Notice is hereby given that the Board of Supervisors ("Board") of the Old Hickory Community Development District ("District") will hold a meeting of the Board of Supervisors on Monday, September 14, 2020 at 1:00 P.M. ("Meeting") to be conducted by the following means of communications media technology: Zoom Video Communications (URL: zoom.us) pursuant to Executive Orders 20-52 and 20-49 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, (as extended by Executive Orders 20-112, 20-123, 20-139, 20-150, 20-179 and 20-193), as such orders may be extended, and pursuant to Section 320.54(5)(b)2., Florida Statutes. The Meeting is being held for the necessary public purpose of selecting the audit committee and approving the audit RFP, criteria and notice, considering a landscape maintenance agreement, professional engineering agreement, bond delegation resolution and developer funding agreement. The Board is also authorized to consider any business that may properly come before it during the Board Meeting. Immediately following the adjournment of the Board of Supervisors meeting will be a meeting of the Audit Committee of the Old Hickory Community Development District.

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so via computer at <https://zoom.us/j/6676373001> or telephonically at (646) 876-9922/Meeting ID: 667 6373 3001. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at 407-841-5524 to facilitate the Board's consideration of such questions and comments during the meeting.

A copy of the agenda may be obtained at the office of the District Manager, c/o GMS-CF, 219 E. Livingston Street, Orlando, Florida 32801; or please call 407-841-5524 (URL: govmgtsvc.com) ("District Manager's Office") during normal business hours. In the event the aforementioned Executive Orders are rescinded or expired, the District may cancel any scheduled virtual/telephonic meetings or if feasible it may revert to having the meeting at the same date and time at the physical location previously noticed at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record of such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone or other communications media technology.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you

Orlando Sentinel

are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

George S. Flint
Governmental Management Services -
Central Florida, LLC
District Manager

05/25/20

05/27/20

6759820

Invoice Details

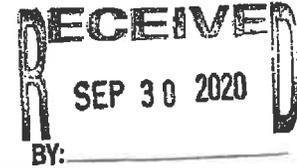
Billed Account Name: Old Hickory Cdd
Billed Account Number: CU80083653
Invoice Number: 025581165000
Invoice Amount: \$226.25
Billing Period: 09/14/20 - 09/20/20
Due Date: 10/20/20
All past due amounts are payable immediately

INVOICE

Page 1 of 2

Invoice Details

Date	tronic Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
09/15/20	OSC25581165	PO# Old Hickory CDD Notice Classified Listings, Online 9/15/20 Old Hickory CDD Notice 6766323				226.25



Invoice Total: \$226.25

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
655.01	1,700.04	0.00	0.00	0.00	0.00



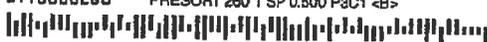
Please detach and return this portion with your payment.

PO Box 100608
Atlanta, GA 30384-0608

Remittance Section

Billed Period: 09/14/20 - 09/20/20
Billed Account Name: Old Hickory Cdd
Billed Account Number: CU80083653
Invoice Number: 025581165000

Return Service Requested

3770000260 PRESORT 260 1 SP 0.500 P3C1

 OLD HICKORY CDD
 STACIE VANDERBILT
 219 E LIVINGSTON ST
 ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification, please contact Customer Care:

Orlando Sentinel
PO Box 100608
Atlanta, GA 30384-0608



08008365308008365303025581165 00022625 00235505 2

Orlando Sentinel

Published Daily
ORANGE County, Florida

Sold To:

Old Hickory CDD - CU80083653
219 E Livingston St .
Orlando, FL, 32801

Bill To:

Old Hickory CDD - CU80083653
219 E Livingston St
Orlando, FL, 32801

State Of Illinois
County Of Cook

Before the undersigned authority personally appeared Charlie Welenc, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11170-Suit Notices, Monday, September 14, 2020 at 1:00 PM was published in said newspaper in the issues of Sep 15, 2020.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Charlie Welenc

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 17 day of September, 2020,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

6766323

**OLD HICKORY COMMUNITY DEVELOPMENT
DISTRICT REQUEST FOR PROPOSALS FOR
ANNUAL AUDIT SERVICES**

The Old Hickory Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the Fiscal Year ending September 30, 2020, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Osceola County and has a general administrative operating fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) electronic copy of their proposal to GMS - CF, LLC, District Manager, 219 E. Livingston Street, Orlando, FL 32801, telephone (407) 841-5524, in an envelope marked on the outside "Auditing Services - Old Hickory Community Development District." Proposals must be received by Tuesday, September 29, 2020, 2:00 P.M., at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

George S. Flint
Governmental Management Services -
Central Florida, LLC
District Manager

OS6766323

9/15/20

6766323

Invoice Details

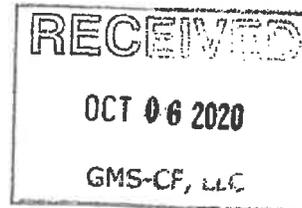
Billed Account Name: Old Hickory Cdd
Billed Account Number: CU80083653
Invoice Number: 025873588000
Invoice Amount: \$271.25
Billing Period: 09/21/20 - 09/27/20
Due Date: 10/27/20

INVOICE

Page 1 of 2

Invoice Details

Date	trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
09/23/20	OSC25873588	Old Hickory CDD Notice PO# Old Hickory CDD Notice Classified Listings, Online Orlando Sentinel 9/23/20 6772101				271.25



Invoice Total: \$271.25

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
926.26	0.00	0.00	0.00	0.00	0.00



Please detach and return this portion with your payment.

Remittance Section

Billed Period: 09/21/20 - 09/27/20
Billed Account Name: Old Hickory Cdd
Billed Account Number: CU80083653
Invoice Number: 025873588000

Return Service Requested

6753000346 PRESORT 346 1 SP 0.500 P3C2
OLD HICKORY CDD
STACIE VANDERBILT
218 E LIVINGSTON ST
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification, please contact Customer Care:

Orlando Sentinel
PO Box 100608
Atlanta, GA 30384-0608

08008365308008365303025873588 00027125 00092626 4

Orlando Sentinel

Published Daily
ORANGE County, Florida

Sold To:
Old Hickory CDD - CU80083653
219 E Livingston St
Orlando, FL, 32801

Bill To:
Old Hickory CDD - CU80083653
219 E Livingston St
Orlando, FL, 32801

State Of Illinois
County Of Cook

Before the undersigned authority personally appeared Charlie Welenc, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11200-Misc. Legal, Monday, September 14, 2020 at 1:00 PM was published in said newspaper in the issues of Sep 23, 2020.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

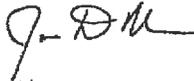


Signature of Affiant

Charlie Welenc

Name of Affiant

Sworn to and subscribed before me on this 24 day of September, 2020,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

6772101

**BOARD OF SUPERVISORS MEETING DATES
OLD HICKORY COMMUNITY DEVELOPMENT
DISTRICT FISCAL YEAR 2021**

The Board of Supervisors of the Old Hickory Community Development District will hold their regular meetings for Fiscal Year 2021 at 1:00 p.m., at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 32896, on the first Monday of the month, unless otherwise indicated, as follows:

October 5, 2020
November 2, 2020
December 7, 2020
January 4, 2021
February 1, 2021
March 1, 2021
April 5, 2021
May 3, 2021
June 7, 2021
August 2, 2021
Exception: September 13, 2021

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

George S. Flint
District Manager
Governmental Management Services -
Central Florida, LLC

QSC677101

97220

6772101

Invoice Details

Billed Account Name: Old Hickory Cdd
Billed Account Number: CU80083653
Invoice Number: 026216230000
Invoice Amount: \$440.01
Billing Period: 09/28/20 - 10/04/20
Due Date: 11/03/20

INVOICE

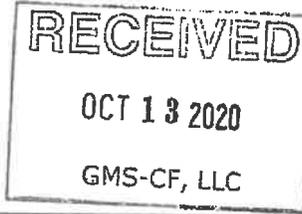
Page 1 of 2

Invoice Details

Date	Invoice Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
✓ 09/28/20 <i>sm</i>	OSC26216230	Classified Listings, Online PUBLIC MEETING 10/5/2020 6776830				440.01

* 5

310-573-48



Invoice Total: \$440.01

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
1,366.27	0.00	0.00	0.00	0.00	0.00



Please detach and return this portion with your payment.

Remittance Section

Billed Period: 09/28/20 - 10/04/20
Billed Account Name: Old Hickory Cdd
Billed Account Number: CU80083653
Invoice Number: 026216230000

Return Service Requested

8211000229 PRESORT 228 1 SP 0.500 P3C1
[Barcode]

OLD HICKORY CDD
STACIE VANDERBILT
219 E LIVINGSTON ST
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification, please contact Customer Care:

Orlando Sentinel
PO Box 100608
Atlanta, GA 30384-0608



08008365308008365303026216230 00044001 00136627 5

Orlando Sentinel

Published Daily
ORANGE County, Florida

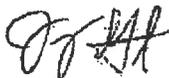
Sold To:
Old Hickory CDD - CU80083653
219 E Livingston St
Orlando, FL, 32801

Bill To:
Old Hickory CDD - CU80083653
219 E Livingston St
Orlando, FL, 32801

State Of Illinois
County Of Cook

Before the undersigned authority personally appeared Jeremy Gates, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, in the matter of Public Meeting was published in said newspaper in the issues of Sep 28, 2020.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

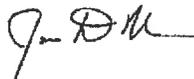


Jeremy Gates

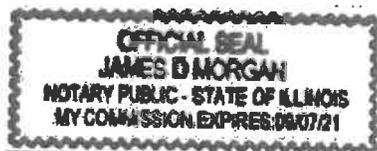
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 1 day of October, 2020,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

6776830

Orlando Sentinel

OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT PUBLIC MEETING HELD DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19

Notice is hereby given that the Board of Supervisors ("Board") of the Old Hickory Community Development District ("District") will hold a meeting of the Board of Supervisors on Monday, October 5, 2020 at 1:00 PM ("Meeting") to be conducted by the following means of communications media technology: Zoom Video Communications (URL: zoom.us) pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, (as extended by Executive Orders 20-112, 20-123, 20-139, 20-150, 20-179 and 20-193), as such orders may be extended, and pursuant to Section 120.54(5)(b)2, Florida Statutes. The Meeting is being held for the necessary public purpose of selecting an auditor and considering organizational matters. The Board is also authorized to consider any business that may properly come before it during the Board Meeting. Immediately preceding the Board of Supervisors meeting will be a meeting of the Audit Committee of the Old Hickory Community Development District.

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so via computer at <https://zoom.us/j/6763732001> or telephonically at (646) 876-9923/Meeting ID: 967 6373 3001. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at 407-841-5524 to facilitate the Board's consideration of such questions and comments during the meeting.

A copy of the agenda may be obtained at the offices of the District Manager, c/o GMS-CF, 219 E. Livingston Street, Orlando, Florida 32801; or please call 407-841-5524 (URL: govmgt.svc.com) ("District Manager's Office") during normal business hours. In the event the aforementioned Executive Orders are rescinded or expired, the District may cancel any scheduled virtual/telephonic meetings or if feasible it may revert to having the meeting at the same date and time at the physical location previously noticed at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 32896. The District will provide updates on its website, <http://oldhickorycdd.com> of any such changes as soon as possible.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone or other communications media technology.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District

Orlando Sentinel

Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

George S. Flint
Governmental Management Services -
Central Florida, LLC
District Manager

OS676830

9/26/2020

6776830



St. Cloud Utilities
1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloud.org



FINAL BILL

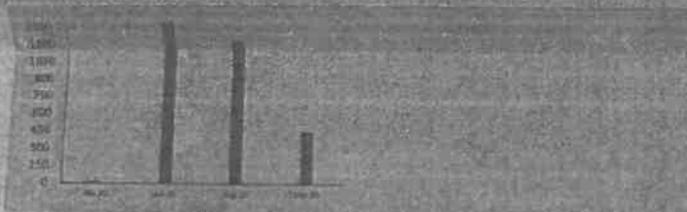
Customer Number: 000091934 Account Number: 00059098
Customer Name: LENNAR HOMES INC
Service Address: 4000 BLOCK EVEN HICKORY GROVE ROAD
Bill Date: 9/16/2020 Due Date: 10/7/2020

As our community continues a phased reopening from COVID-19, SCU has returned to regular business operations. Non-payment service disconnections and late fees resumed August 3.

To assist during these challenging times, customers are encouraged to call us at 407-957-7344 or visit www.stcloud.org/1753/St-Cloud-Utilities for payment assistance as soon as possible.

The annual water quality report is available online at www.stcloud.org/2315/waterreport. To receive a copy via mail, please call 407-957-7344 or return your entire bill to SCU with this check box [] marked.

Reclaimed Water

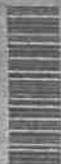


Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70360104	8/20/20	9/4/20	2638	3082	444

***Bill due date applies to current charges only.**
A previous balance could be subject to service interruption.

Summary of Charges

	Consumption	Charge
Previous Balance		\$3,041.87
Reclaim Meter Charge		518.35
Reclaim Consumption Tier 1	147 GAL @ 0.63	92.61
Reclaim Consumption Tier 2	137 GAL @ 0.78	106.86
Reclaim Consumption Tier 3	23 GAL @ 1.29	29.67
Reclaim Consumption Tier 4	62 GAL @ 1.82	112.84
Reclaim Consumption Tier 5	54 GAL @ 2.18	117.72
Reclaim Consumption Tier 6	117 GAL @ 2.24	261.89
Total Current Charges		\$2,068.45
Total Amount Due		\$4,110.32



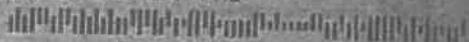
St. Cloud Utilities
1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloud.org

FINAL BILL



12 AUG
9 4 13

LENNAR HOMES INC
2300 MAITLAND CENTER PKWY STE 320
MAITLAND FL 32751-7412



000091934

Customer # 000091934 Account # 00059098

Amount Due \$4,110.32

Amount Enclosed \$

Please use the number XXXXXXXXXX

Please make check payable to

St. Cloud Utilities

1300 Ninth St.

St. Cloud, FL 34769

407-957-7344



St. Cloud Utilities
1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloud.org



FINAL BILL

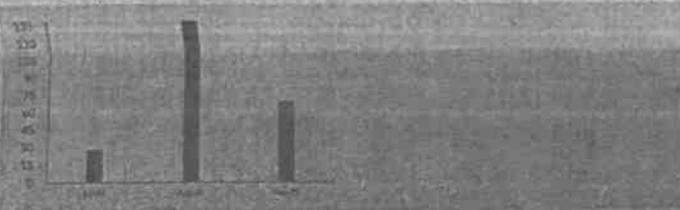
Customer Number: 000091934 Account Number: 00059099
Customer Name: LENNAR HOMES INC
Service Address: 4500 BLOCK ODD HOLSTEIN ST
Bill Date: 9/16/2020 Due Date: 10/7/2020

As our community continues a phased reopening from COVID-19, SCU has returned to regular business operations. Non-payment service disconnections and late fees resumed August 3.

To assist during these challenging times, customers are encouraged to call us at 407-957-7344 or visit www.stcloud.org/1753/St-Cloud-Utilities for payment assistance as soon as possible.

The annual water quality report is available online at www.stcloud.org/2019waterreport. To receive a copy via mail, please call 407-957-7344 or return your entire bill to SCU with this check box marked.

Reclaimed Water



Service	Meter Number	From Date	To Date	Prorated	Current	Water Usage
Reclaimed Water	61125078	8/20/20	9/16/20	167	246	119

Summary of Charges

	Consumption	Charge
Previous Balance		\$0.00
Reclaim Base Charge		\$13.36
Reclaim Consumption Tier 1	14 TGAL @ 0.53	\$8.51
Reclaim Consumption Tier 2	13 TGAL @ 0.78	\$10.14
Reclaim Consumption Tier 3	22 TGAL @ 1.19	\$26.58
Reclaim Consumption Tier 4	21 TGAL @ 1.62	\$34.02
Total Current Charges		\$92.61
Total Amount Due		\$92.61

*Bill due date is 10/7/2020
A previous bill was issued on 9/16/2020

If you are transferring service to your account with the same customer name, please use the same customer/account number.

Please attach this portion with your payment

3078564



St. Cloud Utilities
1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloud.org

FINAL BILL

Customer #: 00091934 Account #: 00059099
Amount Due: \$92.61 Due Date: 10/7/2020

Amount Enclosed: \$

Please use this number 00009193400059099 for online, bank or e-pay payments.

Please make checks payable to:

City of St. Cloud
PO Box 31304
Tampa, FL 33631-3304



00009193400059099000009341202070070



St. Cloud Utilities
1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloud.org

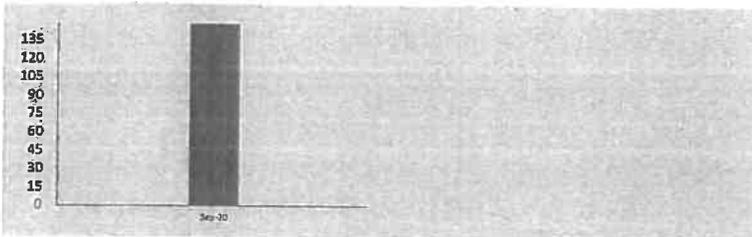


Customer Number: 000210977 Account Number: 00059098
Customer Name: OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT
Service Address: 4000 BLOCK EVEN HICKORY GROVE ROAD
Bill Date: 9/30/2020 Due Date: 10/21/2020

The annual water quality report is available online at www.stcloud.org/2019waterreport. To receive a copy via mail, please call 407-957-7344 or return your entire bill to SCU with this check box [] marked.

Enter to win an iPad mini! Register at <https://myutilities.stcloud.org> to sign up for auto pay and/or sign up for paperless billing by 12/31/2020. View official rules at www.stcloud.org/sweepstakes.

Reclaimed Water

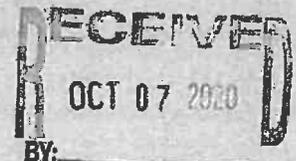


Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70360104	9/4/20	9/21/20	3082	3231	149

Summary of Charges

	Consumption	Charge
Service Initiation Fee		\$25.00
Previous Balance		\$25.00
Reclaim Base Charge		\$15.14
Reclaim Consumption Tier 1	15 TGAL @ 0.63	\$9.64
Reclaim Consumption Tier 2	15 TGAL @ 0.78	\$11.49
Reclaim Consumption Tier 3	24 TGAL @ 1.19	\$29.00
Reclaim Consumption Tier 4	36 TGAL @ 1.62	\$58.76
Reclaim Consumption Tier 5	58 TGAL @ 2.16	\$125.99
Total Current Charges		\$250.02
Total Amount Due		\$275.02

#7
\$20,838.432



*Bill due date applies to current charges only.
A previous balance could be subject to service interruption.

Please return this portion with your payment

3087026



St. Cloud Utilities
1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloud.org



Customer #: 000210977 Account #: 00059098
Amount Due \$275.02 Due Date 10/21/2020
After Due Date \$279.15

Amount Enclosed \$
Please use this number 00021097700059098 for online, bank or epay payments.

Please make checks payable to:

6 SDGS
9 - 2325

OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

City of St. Cloud
PO Box 31304
Tampa, FL 33631-3304



00021097700059098000027502202010210



St. Cloud Utilities
1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloud.org

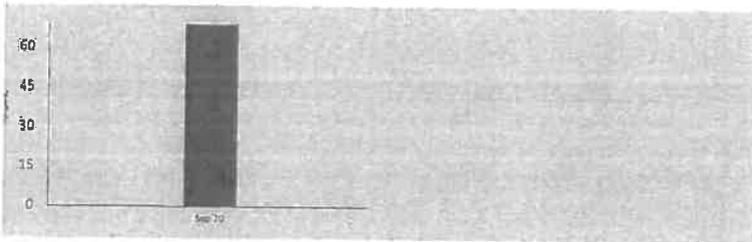


Customer Number: 000210977 Account Number: 00059099
Customer Name: OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT
Service Address: 4500 BLOCK ODD HOLSTEIN ST
Bill Date: 9/30/2020 Due Date: 10/21/2020

The annual water quality report is available online at www.stcloud.org/2019waterreport. To receive a copy via mail, please call 407-957-7344 or return your entire bill to SCU with this check box [] marked.

Enter to win an iPad mini! Register at <https://myutilities.stcloud.org> to sign up for auto pay and/or sign up for paperless billing by 12/31/2020. View official rules at www.stcloud.org/sweepstakes.

Reclaimed Water

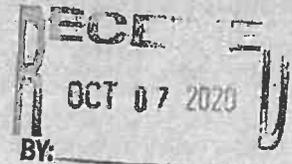


Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	61125078	9/4/20	9/21/20	236	305	69

Summary of Charges

	Consumption	Charge
Service Initiation Fee		\$25.00
Previous Balance		\$25.00
Reclaim Base Charge		\$15.14
Reclaim Consumption Tier 1	15 TGAL @ 0.63	\$9.64
Reclaim Consumption Tier 2	15 TGAL @ 0.78	\$11.49
Reclaim Consumption Tier 3	24 TGAL @ 1.19	\$28.00
Reclaim Consumption Tier 4	15 TGAL @ 1.62	\$23.65
Total Current Charges		\$88.92
Total Amount Due		\$113.92

#17
320-578-431



***Bill due date applies to current charges only.**
A previous balance could be subject to service interruption.



St. Cloud Utilities
1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloud.org

Please return this portion with your payment

3087027

Customer #: 000210977 Account #: 00059099

Amount Due \$113.92 Due Date 10/21/2020
After Due Date \$116.92

Amount Enclosed \$

Please use this number 00021097700059099 for online, bank or epay payments.

Please make checks payable to:

OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT
1408 HAMLIN AVENUE UNIT E
SAINT CLOUD FL 34771

City of St. Cloud
PO Box 31304
Tampa, FL 33631-3304



00021097700059099000011392202010210

Old Hickory

Community Development District

FY21 Funding Request #2
October 26, 2020

Payee		General Fund FY2020
1	Latham, Luna, Eden & BeaudIne, LLP Inv# 94300 - General Counsel - September 2020	\$ 2,116.00
		\$ 2,116.00
Total:		\$ 2,116.00

Please make check payable to:

Old Hickory Community Development District
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

111 N. MAGNOLIA AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801

October 21, 2020

Old Hickory CDD
c/o GMS-CFL, LLC
219 E. Livingston Street
Orlando, FL 32801

INVOICE

Matter ID: 6187-001

General

2 (Chad)

310-573-315

Invoice # 94300

Federal ID # 59-3366512

For Professional Services Rendered:

09/02/2020	KET	Review of email correspondence from District Manager regarding landscaping agreement with Floralawn.	0.20 hr	\$50.00
09/04/2020	KET	Receipt and review of email correspondence for upcoming Board of Supervisors meeting from District Manager.	0.10 hr	\$25.00
09/08/2020	KET	Preparation of Landscape Maintenance Agreement with Floralawn2 LLC.	0.70 hr	\$175.00
09/10/2020	jms	Review agenda and provide note on attorney related items; requested executed items from last meeting	0.40 hr	\$30.00
09/10/2020	KET	Complete Landscape Maintenance Agreement with Floralawn2 LLC. Review of email correspondence from District Manager regarding upcoming Board of Supervisors meeting.	0.20 hr	\$50.00
09/10/2020	JAC	Review and respond to final agenda for upcoming Board of Supervisor meeting	0.30 hr	\$108.50
09/13/2020	KET	Review of Agenda items for upcoming Board of Supervisors meeting.	0.40 hr	\$100.00
09/14/2020	KET	Attended Board meeting via Zoom technology. Email correspondence with District Manager regarding Agreement with Applied Aquatic Management, Inc.	0.90 hr	\$225.00
09/17/2020	JAC	Review and respond to comments on Funding Agreement from P. Gildan	0.20 hr	\$71.00
09/18/2020	JAC	Short telephone call with Developer regarding conveyance issues	0.30 hr	\$106.50
09/18/2020	KET	Revisions to Landscape Management Agreement with Floralawn2, LLC and email correspondence to District Manager regarding same.	0.80 hr	\$200.00
09/21/2020	KET	Review of Plat for Phases 1 and 2 in preparation of documents for conveyance of real property and improvements to the District from the Developer and from the HOA. Email correspondence with Developer regarding same.	1.80 hr	\$450.00
09/21/2020	JAC	Telephone call with L. Register regarding land and utility conveyances; related telephone calls with Bond Counsel	0.20 hr	\$71.00
09/23/2020	KET	Email correspondence with developer regarding conveyance of utilities and lift station to District. Review of Plat regarding same.	0.50 hr	\$125.00
09/23/2020	JAC	Review plat and assist in plan for conveyances from Developer and HOA to CDD; coordinated documents for conveyances	0.70 hr	\$248.50
09/30/2020	jms	Review agenda and provide notes on attorney related items; request from District approved and executed items from previous meeting	0.40 hr	\$30.00
09/30/2020	jms	Draft for attorney review Applied Aquatic Vegetation Maintenance Agreement	0.70 hr	\$52.50

October 21, 2020

Matter ID: 6187-001

Invoice # 94300
Federal ID # 59-3366512

For Professional Services Rendered:

Total Professional Services: \$2,116.00

INVOICE SUMMARY

For Professional Services: 8.80 Hours \$2,116.00

New Charges this Invoice: \$2,116.00

Previous Balance: \$5,681.20

Less Payment and Credits Received: \$4,962.00

Outstanding Balance: \$719.20

Plus New Charges this Invoice: \$2,116.00

Total Due: \$2,835.20

Billed Through: September 30, 2020