

*Old Hickory  
Community Development District*

*Agenda*

*August 2, 2021*

# AGENDA

# *Old Hickory*

## *Community Development District*

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

July 26, 2021

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, August 2, 2021 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 May 3, 2021 Meeting
4. Ratification Items
  - A. Series 2020 Requisition #2
  - B. Uniform Collection Agreement with the Osceola County Tax Collector
  - C. Uniform Collection Agreement with the Osceola County Property Appraiser
  - D. Data Sharing and Usage Agreement with Osceola County Property Appraiser
5. Public Hearing
  - A. Consideration of Resolution 2021-06 Adopting the Fiscal Year 2022 Budget and Relating to the Annual appropriations
  - B. Consideration of Resolution 2021-07 Imposing Special Assessments and Certifying an Assessment Roll
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Ratification of Funding Requests #9 - #11
    - iii. Presentation of Number of Registered Voters – 66
    - iv. Approval of Fiscal Year 2022 Meeting Schedule
7. Other Business
8. Supervisor's Requests
9. 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 May 3, 2021 meeting. The minutes are enclosed for your review.

The fourth order of business is the Ratification Items. The Requisition and referenced agreements are enclosed under Sections A-D for your review.

The fifth order of business opens the public hearing to adopt the Fiscal Year 2022 Budget. Section A is the consideration of Resolution 2021-06 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations. A copy of the Resolution and approved budget is enclosed for your review. Section B is the consideration of Resolution 2021-07 Imposing Special Assessments and Certifying an Assessment Roll. A copy of the Resolution is enclosed for your review and the assessment roll will be available at the meeting for review.

The sixth 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 #9 - #11 for ratification. The funding requests and supporting documentation is enclosed for your review. Sub-Section 3 is the presentation of the number of registered voters within the boundaries of the District. A copy of the letter from the Osceola County Supervisor of Elections is enclosed for your review. Sub-Section 4 is the approval of the Fiscal Year 2022 meeting schedule. A sample meeting notice 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,

A handwritten signature in blue ink, appearing to read 'G. Flint', with a stylized flourish at the end.

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 Monday, May 3, 2021 at 1:00 p.m. at the Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum were:

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

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: There are no members of the public here to provide comment.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the March 1, 2021 Meeting**

Mr. Flint: Did the Board have any comments or corrections on the March 1, 2021 meeting minutes?

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 March 1 <sup>st</sup> , 2021 Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-05  
Approving the Proposed Fiscal Year 2022  
Budget and Setting a Public Hearing**

Mr. Flint: Next is resolution 2021-05 approving of proposed Fiscal Year 2022 budget and setting a public hearing. We are recommending your August meeting at 1:00 p.m. in this location for the hearing. Attached to the resolution is a proposed budget. We have included revised estimated maintenance cost as well as all 451 planned units. Any comments or questions on the proposed budget? We have future phases 3 and 4 included in the landscape maintenance estimate.

Mr. Morgan: This is just an estimate based on history?

Mr. Flint: Yes, I believe we got it from the contractor. We have also included all 8 ponds in the pond maintenance section and street lights were estimating a total of 220 street lights between phases 1 and 2 and 80 streets lights for phases 3 and 4. That is a big expense for 450 homes. Any questions on the proposed budget?

Mr. Morgan: Make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2021-05 Approving the Proposed Fiscal Year 2022 Budget and Setting a Public Hearing for the regular August meeting, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Revised Agreement with  
Grau & Associates to Provide Auditing  
Services for the Fiscal Year 2021**

Mr. Flint: Next is a revised agreement with Gran & Associates for the Fiscal Year 2021 budget. It has a not to exceed fee of \$4,400 for Fiscal Year 2021. Any questions on the agreement?

Mr. Morgan: Make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Revised Agreement with Gran & Associates to Provide Auditing Services for Fiscal Year 2021, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco: There is nothing new to report to the board.

**B. Engineer**

**i. Presentation of Rate Increase**

Mr. Flint: Engineer you have a revised rate schedule that would be effective October 2021 if approved. Any questions on the revised rate schedule? If not is there a motion to approve it?

Mr. Morgan Make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Revised Rate Schedule, was approved.

**C. District Manager's Report**

**i. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financials through March 31<sup>st</sup> if there are any questions, we can discuss those.

**ii. Ratification of Funding Requests #8**

Mr. Flint: You have the ratification of funding request #8 which was provided to developer under the developer funding agreement it totals \$12,898.88. Is there a motion to ratify?

Mr. Morgan: Make a motion to ratify.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Funding Request #8, was ratified.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being 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. Morgan, seconded by Mr. Register, with all in favor, the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



## SECTION IV

# SECTION A

**OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2020 (2020 PROJECT)**

**(Acquisition and Construction)**

The undersigned, a Responsible Officer of the Old Hickory Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of September 1, 2020, as supplemented by that certain First Supplemental Trust Indenture dated as of September 1, 2020 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **2**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: **Hamilton Engineering & Surveying, Inc.**
- (D) Amount Payable: **\$20.89**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):  
  
**Invoice #62541 – Partial payment for preparation of Lennar reimbursement #1.**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

***Series 2020 Acquisition and Construction Account of the Acquisition and Construction Fund.***

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2020 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the 2020 Project; and
- 4. each disbursement represents a Cost of 2020 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

OLD HICKORY COMMUNITY  
DEVELOPMENT DISTRICT

By: \_\_\_\_\_

Responsible Officer

Date: \_\_\_\_\_

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2020 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

W/A  
\_\_\_\_\_  
Consulting Engineer

**Invoice**

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

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

November 6, 2020

Project No: 03849.0002

Invoice No: 62541

Project Manager: David Reid

Project 03849.0002 Old Hickory CDD - Construction

Email invoices to: Teresa Viscara  
tviscarra@gmscfl.com

**Professional Services for the Period: September 26, 2020 to October 30, 2020**

Phase 030A Administration

**Professional Personnel**

	Hours	Rate	Amount
Eng Sr Project Manager, PE, Sr VP			
Reid, David 10/21/2020	2.00	190.00	380.00
Series 2020 Lennar Reimbursement Const Req #1			
Reid, David 10/22/2020	8.00	190.00	1,520.00
Series 2020 Lennar Reimbursement Const Req #1			
Reid, David 10/23/2020	3.00	190.00	570.00
Series 2020 Lennar Reimbursement Const Req #1			
Reid, David 10/29/2020	1.00	190.00	190.00
Engineer's Cert - Const Req #1			
Totals	14.00		2,660.00
<b>Total Labor</b>			<b>2,660.00</b>
<b>Total for this Section:</b>			<b>\$2,660.00</b>
<b>TOTAL DUE THIS INVOICE:</b>			<b>\$2,660.00</b>

**Billed-to-Date**

	Current	Prior	Total
Labor	2,660.00	190.00	2,850.00
<b>Totals</b>	<b>2,660.00</b>	<b>190.00</b>	<b>2,850.00</b>

**\$1,718.43 - To be paid from COI account**

**\$20.89 - To be paid from Construction account**

**\$920.68 - To be paid from General Fund**

## **SECTION B**

## **AGREEMENT**

**THIS AGREEMENT** made and entered into this 12 day of **July**, 2021 , by and between **Old Hickory Community Development District**, an independent special district created by Resolution No. 2020-21 (hereinafter referred to as "the District), whose address is 219 E Livingston Street, Orlando, Florida 32801, and the **OSCEOLA COUNTY TAX COLLECTOR**, a constitutional officer of the State of Florida, whose address is 2501 E. Irlo Bronson Memorial Hwy, Kissimmee, Florida 34744 (hereinafter referred to as "Tax Collector").

### **WITNESSETH:**

**WHEREAS**, the District is authorized to impose non-ad valorem assessments and by resolution has expressed its intent to use the uniform method of notice, levy, collection and enforcement of such assessments, as authorized by Section 197.3632, Florida Statutes (1994 Supp.); and

**WHEREAS**, the uniform methodology with its enforcement provisions including the use of tax certificates and tax deeds for enforcing against any delinquencies, is more fair to the delinquent property owner than traditional lien foreclosure methodology; and

**WHEREAS**, the uniform method will provide for more efficiency of collection by virtue of the assessment being on the tax notice issued by the Tax Collector which will produce positive economic benefits to Osceola; and

**WHEREAS**, as the uniform methodology will tend to eliminate confusion and to promote local government accountability; and

**WHEREAS**, Section 197.3632 (2), Florida Statutes, provides that the District shall enter into a written agreement with the Tax Collector for reimbursement of necessary administrative costs incurred in implementing said section; and

**WHEREAS**, Section 197.3632 (7), Florida Statutes, provides that the District shall bear all costs associated with any separate notice in the event Tax Collector is unable to merge a non-ad valorem assessment roll to produce the annual. tax notice; and

**WHEREAS**, Section 197.3632 (8) (c), Florida Statutes, provides that the District shall compensate the Tax Collector for actual costs of collection of non-ad valorem assessments and, Section 192.091(2)(b), Florida Statutes, entitles Tax Collector to receive a 2% commission.

**NOW, THEREFORE**, for and in consideration of the foregoing, including mutual terms, covenants and conditions herein contained, the parties do contract and agree as follows:

## **ARTICLE I**

### **PURPOSE**

The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of those certain non-ad valorem assessments levied by the District to include reimbursement by the District to the Tax Collector for actual costs of collection pursuant to Section 197.3632(8)(c), Florida Statutes; any costs involved in separate mailings because of non-merger of any non-ad valorem assessment roll as certified by Old Hickory Community Development District Board of Supervisors Chairman or its designee, pursuant to Section 197.3632 (7), Florida Statutes; and for necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the uniform methodology, as provided in Section 197.3632 (2), Florida Statutes,

## **ARTICLE II**

### **TERM**

The term of this Agreement shall commence on January 1, and shall run through December 31 of the same year, the date of signature of the parties notwithstanding, and shall automatically be renewed thereafter for successive periods not to exceed one (1) year each. However, the Old Hickory Community Development District Board of Supervisors shall inform the Tax Collector, as well as the Property Appraiser and the Department of Revenue, by January 10 in any calendar year in which it intends to discontinue to use the uniform method of collecting each such assessment pursuant to Section 197.3632 (6), Florida Statutes.

## **ARTICLE III**

### **COMPLIANCE WITH LAWS AND REGULATIONS**

The parties shall comply with all statutes, rules and regulations pertaining to the levy and collection of non-ad valorem assessments by, and any ordinances promulgated by Osceola County not inconsistent with, nor contrary to, the provisions of Section 197.3632, Florida Statutes, and Section 197.3635, Florida Statutes, and any subsequent amendments to said statutes, and any rules duly promulgated pursuant to said statutes.

This Agreement incorporates the provisions of Section 197.3632, Florida Statutes as they exist on the date of execution hereof and as they may be from time to time hereafter be amended or renumbered.



## **ARTICLE IV**

### **DUTIES AND RESPONSIBILITIES OF THE DISTRICT**

The District agrees, covenants and contracts to:

(a) Timely reimburse the Tax Collector for actual collection costs incurred pursuant to Section 197.3632, Florida Statutes;

(b) Timely reimburse Tax Collector for necessary administrative costs for the Collection and enforcement of the applicable non-ad valorem assessment by the Tax Collector pursuant to Section 197.3632(2), Florida Statutes, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.

(c) To timely pay for or alternatively to timely reimburse the Tax Collector for any separate tax notice necessitated by the Tax Collector not being able to merge the non-ad valorem assessment roll certified by the District Chairman or, its designee pursuant to Section 197.3632 (7), Florida Statutes.

(d) The District, upon being timely billed, shall pay directly for necessary advertising relating to implementation of the uniform non-ad valorem assessment law pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and any applicable rules promulgated by the Department of Revenue thereunder.

(e) By September 15 of each calendar year, the chairperson of the District, or its designee, shall officially certify to the Tax Collector the non-ad valorem assessment roll on compatible electronic medium, tied to the property parcel identification number, and otherwise conforming in format to that contained on the ad- valorem tax rolls submitted by the Property Appraiser to the Department of Revenue. The District shall post the non-ad valorem assessment roll and shall exercise its responsibility that such non-ad valorem assessment roll be free of errors and omissions.

(f) The District agrees to cooperate with the Tax Collector to implement the uniform method of notice, levy, collection and enforcement of each non-ad valorem assessment, pursuant to, and consistent with, all the provisions of Sections 197.3632 and 197.3635, Florida Statutes, or its successor of statutory provisions and all applicable rules promulgated by the Department of Revenue and their successor rules.


## **ARTICLE V**

**DUTIES OF THE TAX COLLECTOR**


(a) The Tax Collector shall timely perform all acts and duties required of a tax collector under the provisions of sections 197.3632 and 197.3635, Florida Statutes and the rules promulgated from time to time by the Department of Revenue.

**IN WITNESS WHEREOF**, the parties have hereunto set their hands and seals and have caused these presents to be signed by their duly authorized officers, the date first above written.

ATTEST:

  
\_\_\_\_\_  
Witness


Tax Collector

  
\_\_\_\_\_  
Bruce Vickers

ATTEST:

  
\_\_\_\_\_  
Secretary

By:

  
\_\_\_\_\_  
Vice Chairman of the Board

# SECTION C

## **AGREEMENT**

**THIS AGREEMENT** is made and entered into this 3rd day of May 2021, by and between Old Hickory Community Development District (CDD), and **Katrina S. Scarborough, Osceola County Property Appraiser** (Property Appraiser), who understand and agree as follows:

## **WITNESSETH**

**Whereas**, Old Hickory CDD has declared its intent to use the uniform method of collecting non-ad valorem assessment as authorized by section 197.3631, Florida Statutes (2015), pursuant to the method provided for in sections 197.3632 and 197.3635, Florida Statutes (2015).

**Whereas**, section 197.3632(2), Florida Statutes (2015), requires that a written agreement be entered into between Old Hickory CDD and Property Appraiser providing for reimbursement by Old Hickory CDD of the necessary administrative costs incurred by the Property Appraiser under section 197.3632.

**Now Therefore** the parties agree that:

1. The Property Appraiser shall perform those services specified in section 197.3632, to be performed by a property appraiser for the benefit of Old Hickory CDD. In performing those services, the Property Appraiser may obtain the assistance of Osceola County.
2. Old Hickory CDD shall reimburse the Property Appraiser for all necessary administrative costs incurred providing such services, including any administrative costs incurred by Osceola County at the request of the Property Appraiser as set forth in section 197.3632(2).
3. Administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming as prescribed in section 197.3632(2). Old Hickory CDD also agrees to hold the Property Appraiser

harmless for any and all costs, court costs, and attorney's fees resulting from or arising from any and all challenges, both administrative and judicial, which the Property Appraiser may be required to defend involving the imposition and/or levy of non-ad valorem assessment. All such administrative costs and additional costs, court costs, and attorney's fees incurred by the Property Appraiser in both administrative and judicial challenges shall be paid to the Property Appraiser within fifteen (15) days of the presentment of a statement or invoice setting forth the amount due and the reason therefore.

4. This Agreement is the minimum necessary to implement the law and will be amended as necessary from time to time to clarify or supplement the provisions hereof.

5. The parties hereto agree that the Property Appraiser, by executing this Agreement and agreeing to assist Old Hickory CDD in the collection of non-ad valorem assessments, does not warrant either the legal efficacy or validity of any levies made by Old Hickory CDD as non-ad valorem assessments, or the correctness of the amount of the levy or charge imposed against the parcels of property to be subject to the levy, or any individual parcel subject to said levy.

6. The parties agree that any errors made in the amount of the levy or imposition or any other errors of omission or commission regardless of the nature or cause of same, shall be processed and corrected exclusively and solely by Old Hickory CDD and that the Property Appraiser shall not be responsible for same. The parties further agree that all requests or claims made by any affected property owner for correction shall be processed exclusively by Old Hickory CDD and shall be filed with Old Hickory CDD, or its designee, provided that its designee shall not be the Property Appraiser.

7. The term of this Agreement shall commence with the 2018 non-ad valorem assessment rolls of Old Hickory CDD and shall continue and extend uninterrupted from year to year from the effective date as indicated below unless a notice of discontinuance shall be issued by any party. A notice of discontinuance shall be in writing and shall be delivered not less than ninety (90) days in advance of the commencement of the next fiscal year of Old Hickory CDD save and except during those years when Old Hickory CDD in timely fashion notifies the Tax Collector and the Property Appraiser that it needs to collect and enforce the assessment pursuant to other provisions of law.

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

9. The parties shall perform all their obligations under this Agreement in accordance with good faith and prudent practice.

10. This Agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or discontinued, unless otherwise provided in this Agreement, except in writing and signed by all the parties hereto. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless such provision found to be invalid alter substantially the benefits of the Agreement for either of the parties or renders the statutory and regulatory obligations unperformable.

11. This Agreement shall be governed by the laws of the State of Florida.

12. Written notice shall be given to the parties at the following address, or such other place or person as each of the parties shall designate by similar notice:

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

b. Property Appraiser: 2505 E. Irlo Bronson Memorial Highway  
Kissimmee, Florida 34744-4909

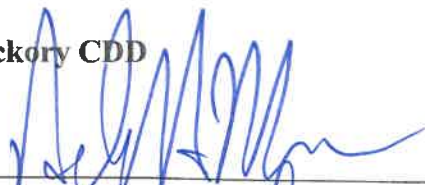
**In Witness Where of** the parties have hereunto set their hand and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

**ATTEST**


By: 

As authorized for execution by the \_\_\_\_\_ of Old Hickory CDD  
at its \_\_\_\_\_ regular meeting

**Old Hickory CDD**

By:   
Vice CHAIRMAN

**WITNESSES:**

  
Saiama Carter

**OSCEOLA COUNTY PROPERTY APPRAISER:**

  
Katrina S. Scarborough, CFA, CCF, MCF  
Osceola County Property Appraiser

# SECTION D





# KATRINA S. SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

## Old Hickory CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Old Hickory CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

The confidentiality of personal identifying and location information including: names, physical, mailing, and street addresses, parcel ID, legal property description, neighborhood name, lot number, GPS coordinates, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2021** and shall run until **December 31, 2021**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Signature: \_\_\_\_\_

Print: Katrina S. Scarborough

Date: \_\_\_\_\_

Old Hickory CDD

Signature: 

Print: ADAM MORGAN

Title: VICE CHAIRMAN

Date: 7/1/21

Please return signed original copy no later than May 31, 2021

2505 E IRLO BRONSON MEMORIAL HWY  
KISSIMMEE, FL 34744  
(407) 742-5000

INFO@PROPERTY-APPRAISER.ORG • PROPERTY-APPRAISER.ORG

## SECTION V

# SECTION A

## **RESOLUTION 2021-06**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2021, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Old Hickory Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

**WHEREAS**, the Board set August 2, 2021, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

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

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of

Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2021 and/or revised projections for Fiscal Year 2022.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Old Hickory Community Development District for the Fiscal Year Ending September 30, 2022," as adopted by the Board of Supervisors on August 2, 2021.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Old Hickory Community Development District, for the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2020	\$ _____
TOTAL ALL FUNDS	\$ _____

## **Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than

\$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 2<sup>nd</sup> day of August, 2021.

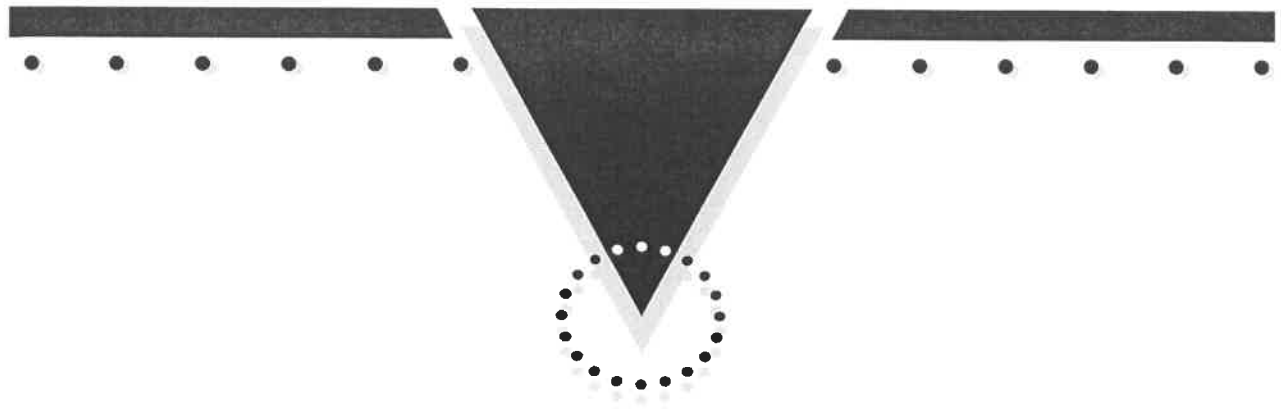
ATTEST:

**OLD HICKORY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_



**Old Hickory**  
**Community Development District**

**Proposed Budget**  
**FY 2022**



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1 General Fund

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6 Debt Service Fund Series 2020

7 Amortization Schedule Series 2020



# Old Hickory

## Community Development District

### Fiscal Year 2022 General Fund

Adopted Budget FY2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
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#### Revenues

Assessments	\$0	\$0	\$0	\$0	\$387,798
Developer Contribution	\$104,218	\$139,551	\$55,031	\$194,582	\$0

<b>Total Revenues</b>	<b>\$104,218</b>	<b>\$139,551</b>	<b>\$55,031</b>	<b>\$194,582</b>	<b>\$387,798</b>
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#### Expenditures

##### Administrative

Supervisor Fees	\$12,000	\$600	\$600	\$1,200	\$12,000
FICA Expense	\$918	\$46	\$46	\$92	\$918
Engineering	\$12,000	\$1,491	\$1,509	\$3,000	\$12,000
Attorney	\$25,000	\$5,285	\$4,715	\$10,000	\$25,000
Dissemination	\$0	\$2,333	\$875	\$3,208	\$3,500
Annual Audit	\$3,500	\$2,800	\$0	\$2,800	\$4,400
Management Fees	\$35,000	\$26,250	\$8,750	\$35,000	\$35,000
Information Technology	\$1,200	\$900	\$300	\$1,200	\$1,050
Website Maintenance	\$0	\$0	\$0	\$0	\$600
Telephone	\$300	\$0	\$50	\$50	\$300
Postage	\$1,000	\$119	\$56	\$175	\$1,000
Insurance	\$5,500	\$5,000	\$0	\$5,000	\$5,500
Printing & Binding	\$1,000	\$148	\$52	\$200	\$1,000
Legal Advertising	\$5,000	\$0	\$2,500	\$2,500	\$2,500
Other Current Charges	\$1,000	\$8	\$24	\$32	\$1,000
Office Supplies	\$625	\$2	\$23	\$25	\$625
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

<b>Total Administrative</b>	<b>\$104,218</b>	<b>\$45,156</b>	<b>\$19,500</b>	<b>\$64,656</b>	<b>\$106,568</b>
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##### Operations & Maintenance

Field Services	\$0	\$11,250	\$3,750	\$15,000	\$15,000
Property Insurance	\$0	\$557	\$0	\$557	\$5,000
Electric	\$0	\$326	\$150	\$476	\$1,500
Streetlights	\$0	\$0	\$0	\$0	\$90,000
Water & Sewer	\$0	\$10,531	\$4,469	\$15,000	\$20,000
Landscape Maintenance	\$0	\$62,289	\$20,763	\$83,052	\$119,724
Landscape Contingency	\$0	\$0	\$0	\$0	\$1,500
Irrigation Repairs	\$0	\$46	\$254	\$300	\$2,500
Lake Maintenance	\$0	\$11,655	\$3,885	\$15,540	\$16,006
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$2,500
Walls, Entry & Monuments	\$0	\$0	\$0	\$0	\$2,500
Contingency	\$0	\$0	\$0	\$0	\$5,000

<b>Total Operations &amp; Maintenance</b>	<b>\$0</b>	<b>\$96,654</b>	<b>\$33,271</b>	<b>\$129,926</b>	<b>\$281,230</b>
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<b>Total Expenditures</b>	<b>\$104,218</b>	<b>\$141,811</b>	<b>\$52,771</b>	<b>\$194,582</b>	<b>\$387,798</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>(\$2,260)</b>	<b>\$2,260</b>	<b>\$0</b>	<b>\$0</b>
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Net Assessments	\$387,798
Collection Cost (6%)	\$24,753
Gross Assessments	<u>\$412,551</u>

Property Type	Units	Gross Per Unit	Total Gross
50' Lots	273	\$914.75	\$249,726.03
60' Lots	178	\$914.75	\$162,825.03
<b>Total</b>	<b>451</b>		<b>\$412,551.06</b>

**Old Hickory**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

*Assessments*

The District will levy a non-ad valorem special assessment on all the assessment property within the District in order to pay for the operating expenditures during the fiscal year.

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**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. District has contracted with Hamilton Engineering & Surveying, Inc. for this service.

*Attorney*

The District's legal counsel, Latham, Lune, Eden & Beaudine, LLP, 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. The District has contracted with Grau & Associates for this service.

*Management Fees*

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

**Old Hickory**  
**Community Development District**  
GENERAL FUND BUDGET

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

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

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

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

## Operations & Maintenance:

### Field Services

Provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, attend Board meetings and receive and respond to property owner phone calls and emails.

### Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

### Electric

Represents estimated cost of electric services for irrigation meter. District will have one account with Orlando Utilities Commissions.

### Streetlights

Represents estimated cost for streetlight services that will be maintained by the District. The District will have two accounts with Orlando Utilities Commissions. One account will contain 140 streetlights for Phases 1 & 2 and second account will contain 80 streetlights for Phases 3 & 4 for a total of 220 streetlights.

### Water & Sewer

Represents costs for water services for areas within the District. The District currently has two accounts with St. Cloud Utilities (City of St. Cloud).

### Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed. The District has contracted with Floralawn 2, LLC for this service.

Description	Monthly	Annual
Landscape Maintenance Phases 1 & 2	\$6,921	\$83,052
Landscape Maintenance Phases 3 (Future Phase)	\$1,542	\$18,504
Landscape Maintenance Phases 4 (Future Phase)	\$1,514	\$18,168
<b>Total</b>		<b>\$119,724</b>

### Landscape Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.

### Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

# Old Hickory Community Development District

## GENERAL FUND BUDGET

### Lake Maintenance

Represents cost for maintenance to 8 ponds located within the District. Services include shoreline grass and brush control, floating and submersed vegetation control, additional treatments as required, and a monthly report of all waterways treated. The District has contracted with Applied Aquatic Management, Inc. for these services.

Description	Monthly	Annual
Lake Maintenance - 8 Ponds		
Tract A	\$180	\$2,160
Tract I	\$270	\$3,240
Tract H	\$90	\$1,080
Tract K	\$120	\$1,440
Tract P	\$135	\$1,620
Tract DD	\$135	\$1,620
Tract EE	\$270	\$3,240
Tract Q	\$95	\$1,140
Contingency		\$466
<b>Total</b>		<b>\$16,006</b>

### Repairs & Maintenance

Represents general repairs and maintenance costs that are not budgeted under any other budget line item for area such as playground and dog park.

### Walls, Entry & Monuments

Represents estimated costs for repairs and maintenance to the walls, entry and monuments maintained by the District.

### Contingency

Represents any additional field expense that may not have been provided for in the budget.

# Old Hickory

## Community Development District

### Fiscal Year 2022 Debt Service Fund Series 2020

Proposed Budget FY2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
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#### Revenues

Assessments	\$356,100	\$356,100	\$0	\$356,100	\$356,100
Bond Proceeds	\$212,978	\$212,978	\$0	\$212,978	\$0
Interest	\$0	\$13	\$6	\$19	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$119,688

<b>Total Revenues</b>	<b>\$569,078</b>	<b>\$569,091</b>	<b>\$6</b>	<b>\$569,097</b>	<b>\$475,788</b>
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#### Expenditures

Interest - 12/15	\$34,928	\$34,928	\$0	\$34,928	\$114,925
Principal - 6/15	\$120,000	\$120,000	\$0	\$120,000	\$125,000
Interest - 6/15	\$116,425	\$116,425	\$0	\$116,425	\$114,925
Transfer Out	\$0	\$7	\$0	\$7	\$0

<b>Total Expenditures</b>	<b>\$271,353</b>	<b>\$271,359</b>	<b>\$0</b>	<b>\$271,359</b>	<b>\$354,850</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$297,725</b>	<b>\$297,732</b>	<b>\$6</b>	<b>\$297,738</b>	<b>\$120,938</b>
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Interest - 12/15/22	\$	113,363
	\$	113,363

Net Assessments	\$356,101
Collection Cost (6%)	\$22,730
Gross Assessments	\$378,831

Property Type	Units	Gross Per Unit	Total Gross
50' Lots	273	\$839.98	\$229,314.54
60' Lots	178	\$839.98	\$149,516.44
<b>Total</b>	<b>451</b>		<b>\$378,830.98</b>

**Old Hickory  
Series 2020, Special Assessment Bonds (2020 Project)  
(Term Bonds Combined)**

**Amortization Schedule**

Date	Balance	Principal	Interest	Annual
12/15/21	\$ 6,125,000	\$ -	\$ 114,925.00	\$ 114,925.00
6/15/22	\$ 6,125,000	\$ 125,000	\$ 114,925.00	\$ -
12/15/22	\$ 6,000,000	\$ -	\$ 113,362.50	\$ 353,287.50
6/15/23	\$ 6,000,000	\$ 130,000	\$ 113,362.50	\$ -
12/15/23	\$ 5,870,000	\$ -	\$ 111,737.50	\$ 355,100.00
6/15/24	\$ 5,870,000	\$ 130,000	\$ 111,737.50	\$ -
12/15/24	\$ 5,740,000	\$ -	\$ 110,112.50	\$ 351,850.00
6/15/25	\$ 5,740,000	\$ 135,000	\$ 110,112.50	\$ -
12/15/25	\$ 5,605,000	\$ -	\$ 108,425.00	\$ 353,537.50
6/15/26	\$ 5,605,000	\$ 140,000	\$ 108,425.00	\$ -
12/15/26	\$ 5,465,000	\$ -	\$ 106,325.00	\$ 354,750.00
6/15/27	\$ 5,465,000	\$ 145,000	\$ 106,325.00	\$ -
12/15/27	\$ 5,320,000	\$ -	\$ 104,150.00	\$ 355,475.00
6/15/28	\$ 5,320,000	\$ 145,000	\$ 104,150.00	\$ -
12/15/28	\$ 5,175,000	\$ -	\$ 101,975.00	\$ 351,125.00
6/15/29	\$ 5,175,000	\$ 150,000	\$ 101,975.00	\$ -
12/15/29	\$ 5,025,000	\$ -	\$ 99,725.00	\$ 351,700.00
6/15/30	\$ 5,025,000	\$ 155,000	\$ 99,725.00	\$ -
12/15/30	\$ 4,870,000	\$ -	\$ 97,400.00	\$ 352,125.00
6/15/31	\$ 4,870,000	\$ 160,000	\$ 97,400.00	\$ -
12/15/31	\$ 4,710,000	\$ -	\$ 94,200.00	\$ 351,600.00
6/15/32	\$ 4,710,000	\$ 170,000	\$ 94,200.00	\$ -
12/15/32	\$ 4,540,000	\$ -	\$ 90,800.00	\$ 355,000.00
6/15/33	\$ 4,540,000	\$ 175,000	\$ 90,800.00	\$ -
12/15/33	\$ 4,365,000	\$ -	\$ 87,300.00	\$ 353,100.00
6/15/34	\$ 4,365,000	\$ 185,000	\$ 87,300.00	\$ -
12/15/34	\$ 4,180,000	\$ -	\$ 83,600.00	\$ 355,900.00
6/15/35	\$ 4,180,000	\$ 190,000	\$ 83,600.00	\$ -
12/15/35	\$ 3,990,000	\$ -	\$ 79,800.00	\$ 353,400.00
6/15/36	\$ 3,990,000	\$ 200,000	\$ 79,800.00	\$ -
12/15/36	\$ 3,790,000	\$ -	\$ 75,800.00	\$ 355,600.00
6/15/37	\$ 3,790,000	\$ 205,000	\$ 75,800.00	\$ -
12/15/37	\$ 3,585,000	\$ -	\$ 71,700.00	\$ 352,500.00
6/15/38	\$ 3,585,000	\$ 215,000	\$ 71,700.00	\$ -
12/15/38	\$ 3,370,000	\$ -	\$ 67,400.00	\$ 354,100.00
6/15/39	\$ 3,370,000	\$ 225,000	\$ 67,400.00	\$ -
12/15/39	\$ 3,145,000	\$ -	\$ 62,900.00	\$ 355,300.00
6/15/40	\$ 3,145,000	\$ 235,000	\$ 62,900.00	\$ -
12/15/40	\$ 2,910,000	\$ -	\$ 58,200.00	\$ 356,100.00
6/15/41	\$ 2,910,000	\$ 240,000	\$ 58,200.00	\$ -
12/15/41	\$ 2,670,000	\$ -	\$ 53,400.00	\$ 351,600.00
6/15/42	\$ 2,670,000	\$ 250,000	\$ 53,400.00	\$ -
12/15/42	\$ 2,420,000	\$ -	\$ 48,400.00	\$ 351,800.00
6/15/43	\$ 2,420,000	\$ 260,000	\$ 48,400.00	\$ -
12/15/43	\$ 2,160,000	\$ -	\$ 43,200.00	\$ 351,600.00
6/15/44	\$ 2,160,000	\$ 275,000	\$ 43,200.00	\$ -
12/15/44	\$ 1,885,000	\$ -	\$ 37,700.00	\$ 355,900.00
6/15/45	\$ 1,885,000	\$ 285,000	\$ 37,700.00	\$ -
12/15/45	\$ 1,600,000	\$ -	\$ 32,000.00	\$ 354,700.00
6/15/46	\$ 1,600,000	\$ 295,000	\$ 32,000.00	\$ -
12/15/46	\$ 1,305,000	\$ -	\$ 26,100.00	\$ 353,100.00
6/15/47	\$ 1,305,000	\$ 305,000	\$ 26,100.00	\$ -
12/15/47	\$ 1,000,000	\$ -	\$ 20,000.00	\$ 351,100.00
6/15/48	\$ 1,000,000	\$ 320,000	\$ 20,000.00	\$ -
12/15/48	\$ 680,000	\$ -	\$ 13,600.00	\$ 353,600.00
6/15/49	\$ 680,000	\$ 335,000	\$ 13,600.00	\$ -
12/15/49	\$ 345,000	\$ -	\$ 6,900.00	\$ 355,500.00
6/15/50	\$ 345,000	\$ 345,000	\$ 6,900.00	\$ 351,900.00
<b>Totals</b>		<b>\$ 6,125,000</b>	<b>\$ 4,242,275</b>	<b>\$ 10,367,275.00</b>

## **SECTION B**



## **RESOLUTION 2021-07**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Old Hickory Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Osceola County, Florida (the “County”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2021-2022 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2021-2022; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, the District has previously levied an assessment for debt service, a portion of which the District desires to collect on the tax roll for platted lots, pursuant to the Uniform Method (defined below) and which is also indicated on Exhibit “A”, and the remaining portion of which the District desires to levy and directly collect on the remaining unplatted lands; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method and has approved an Agreement with the County Tax Collector to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to collected special assessments for operations and maintenance on platted lots using the Uniform Method and to directly collect from the remaining unplatted property reflecting their portion of the District's operations and maintenance expenses, as set forth in the budget; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Old Hickory Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the remaining portion on the unplatted property; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend, from time to time, the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

**SECTION 2. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

**SECTION 3. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 4. COLLECTION.** The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the flowing schedule: 50% due no later than November 1, 2021, 25% due no later than February 1, 2022 and 25% due no later than May 1, 2022. In the event that an assessment payment is not made in

accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2022 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

**SECTION 5. CERTIFICATION OF ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Old Hickory Community Development District.

**SECTION 6. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 8. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Old Hickory Community Development District.

**PASSED AND ADOPTED** this 2<sup>nd</sup> day of August, 2021.

ATTEST:

**OLD HICKORY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

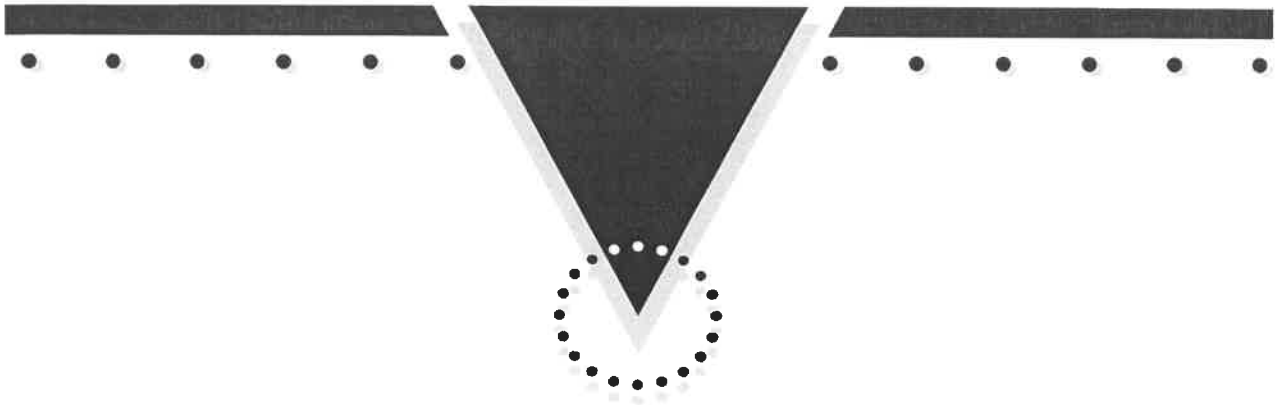
By:\_\_\_\_\_

Its:\_\_\_\_\_

## SECTION VI

# SECTION C

# SECTION 1



**Old Hickory  
Community Development District**

**Unaudited Financial Reporting**

**June 30, 2021**



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4	<u>CAPITAL PROJECTS FUND SERIES 2020</u>
5	<u>MONTH TO MONTH</u>
6	<u>DEVELOPER CONTRIBUTION SCHEDULE</u>
7	<u>LONG TERM DEBT SUMMARY</u>
8	<u>FY21 ASSESSMENT RECEIPT SCHEDULE</u>



**Old Hickory**  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
June 30, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Total 2021
<b><u>ASSETS:</u></b>				
CASH	\$4,239	---	---	\$4,239
DUE FROM DEVELOPER	\$13,977	---	---	\$13,977
<b><u>INVESTMENTS</u></b>				
SERIES 2020				
RESERVE	---	\$178,050	---	\$178,050
REVENUE	---	\$119,682	---	\$119,682
CONSTRUCTION	---	---	\$1	\$1
COST OF ISSUANCE	---	---	---	\$0
<b>TOTAL ASSETS</b>	<b>\$18,217</b>	<b>\$297,732</b>	<b>\$1</b>	<b>\$315,949</b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$15,252	---	---	\$15,252
<b><u>FUND EQUITY:</u></b>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE	---	\$297,732	---	\$297,732
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$1	\$1
UNASSIGNED	\$2,965	---	---	\$2,965
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$18,217</b>	<b>\$297,732</b>	<b>\$1</b>	<b>\$315,949</b>

# Old Hickory

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
<b><u>REVENUES:</u></b>				
DEVELOPER CONTRIBUTIONS	\$104,218	\$78,164	\$139,551	\$61,387
<b>TOTAL REVENUES</b>	<b>\$104,218</b>	<b>\$78,164</b>	<b>\$139,551</b>	<b>\$61,387</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
SUPERVISOR FEES	\$12,000	\$9,000	\$600	\$8,400
FICA EXPENSE	\$918	\$689	\$46	\$643
ENGINEERING	\$12,000	\$9,000	\$1,491	\$7,509
ATTORNEY	\$25,000	\$18,750	\$5,285	\$13,465
DISSEMINATION	\$0	\$0	\$2,333	(\$2,333)
ANNUAL AUDIT	\$3,500	\$3,500	\$2,800	\$700
MANAGEMENT FEES	\$35,000	\$26,250	\$26,250	(\$0)
INFORMATION TECHNOLOGY	\$1,200	\$900	\$900	\$0
TELEPHONE	\$300	\$225	\$0	\$225
POSTAGE	\$1,000	\$750	\$119	\$631
INSURANCE	\$5,500	\$5,500	\$5,000	\$500
PRINTING & BINDING	\$1,000	\$750	\$148	\$602
LEGAL ADVERTISING	\$5,000	\$3,750	\$0	\$3,750
OTHER CURRENT CHARGES	\$1,000	\$750	\$8	\$742
OFFICE SUPPLIES	\$625	\$469	\$2	\$467
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$104,218</b>	<b>\$80,457</b>	<b>\$45,156</b>	<b>\$35,301</b>
<b><u>FIELD:</u></b>				
FIELD SERVICES	\$0	\$0	\$11,250	(\$11,250)
PROPERTY INSURANCE	\$0	\$0	\$557	(\$557)
ELECTRIC	\$0	\$0	\$326	(\$326)
WATER & SEWER	\$0	\$0	\$10,531	(\$10,531)
LANDSCAPE MAINTENANCE	\$0	\$0	\$62,289	(\$62,289)
LAKE MAINTENANCE	\$0	\$0	\$11,655	(\$11,655)
IRRIGATION REPAIRS	\$0	\$0	\$46	(\$46)
<b>TOTAL FIELD</b>	<b>\$0</b>	<b>\$0</b>	<b>\$96,654</b>	<b>(\$96,654)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$104,218</b>	<b>\$80,457</b>	<b>\$141,811</b>	<b>(\$61,353)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$2,260)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$5,225</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$2,965</b>	

# Old Hickory

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

#### SERIES 2020

#### Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

	PROPOSED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS	\$356,100	\$356,100	\$356,100	\$0
BOND PROCEEDS	\$212,978	\$212,978	\$212,978	\$0
INTEREST	\$0	\$0	\$13	\$13
<b>TOTAL REVENUES</b>	<b>\$569,078</b>	<b>\$569,078</b>	<b>\$569,091</b>	<b>\$13</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST - 12/15	\$34,928	\$34,928	\$34,928	\$0
PRINCIPAL - 06/15	\$120,000	\$120,000	\$120,000	\$0
INTEREST - 06/15	\$116,425	\$116,425	\$116,425	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$271,353</b>	<b>\$271,353</b>	<b>\$271,353</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
TRANSFER OUT	\$0	\$0	(\$7)	(\$7)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$7)</b>	<b>(\$7)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$297,725</b>		<b>\$297,732</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$297,725</b>		<b>\$297,732</b>	

# Old Hickory

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS FUND

#### SERIES 2020

#### Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
<b><u>REVENUES:</u></b>				
BOND PROCEEDS	\$0	\$0	\$6,032,023	\$6,032,023
INTEREST	\$0	\$0	\$16	\$16
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,032,038</b>	<b>\$6,032,038</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$5,814,174	(\$5,814,174)
CAPITAL OUTLAY - COST OF ISSUANCE	\$0	\$0	\$344,576	(\$344,576)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,158,750</b>	<b>(\$6,158,750)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
NET PREMIUM	\$0	\$0	\$126,706	\$126,706
TRANSFER IN	\$0	\$0	\$7	\$7
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$126,712</b>	<b>\$126,712</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$1</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$1</b>	

# Old Hickory

## Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>REVENUES:</b>													
DEVELOPER CONTRIBUTIONS	\$15,165	\$12,626	\$21,051	\$14,143	\$20,515	\$13,760	\$12,899	\$15,415	\$13,977	\$0	\$0	\$0	\$139,551
<b>TOTAL REVENUES</b>	<b>\$15,165</b>	<b>\$12,626</b>	<b>\$21,051</b>	<b>\$14,143</b>	<b>\$20,515</b>	<b>\$13,760</b>	<b>\$12,899</b>	<b>\$15,415</b>	<b>\$13,977</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$139,551</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
SUPERVISOR FEES	\$0	\$200	\$0	\$0	\$0	\$200	\$0	\$200	\$0	\$0	\$0	\$0	\$600
FICA EXPENSE	\$0	\$15	\$0	\$0	\$0	\$15	\$0	\$15	\$0	\$0	\$0	\$0	\$46
ENGINEERING	\$1,016	\$95	\$0	\$0	\$0	\$190	\$0	\$190	\$0	\$0	\$0	\$0	\$1,491
ATTORNEY	\$2,263	\$1,659	\$132	\$175	\$0	\$542	\$58	\$456	\$0	\$0	\$0	\$0	\$5,285
DISSEMINATION	\$0	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$2,333
ANNUAL AUDIT	\$0	\$2,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,800
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$26,250
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$900
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$10	\$61	\$7	\$6	\$15	\$5	\$7	\$2	\$5	\$0	\$0	\$0	\$119
INSURANCE	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
PRINTING & BINDING	\$41	\$28	\$17	\$2	\$0	\$26	\$4	\$23	\$7	\$0	\$0	\$0	\$148
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8	\$0	\$0	\$0	\$8
OFFICE SUPPLIES	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>FIELD:</b>													
FIELD SERVICES	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$11,250
PROPERTY INSURANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$557	\$0	\$0	\$0	\$0	\$0	\$557
ELECTRIC	\$0	\$0	\$0	\$0	\$0	\$0	\$240	\$52	\$34	\$0	\$0	\$0	\$326
WATER & SEWER	\$797	\$2,591	\$2,611	\$2,547	\$564	\$87	\$218	\$651	\$466	\$0	\$0	\$0	\$10,531
LANDSCAPE MAINTENANCE	\$6,921	\$6,921	\$6,921	\$6,921	\$6,921	\$6,921	\$6,921	\$6,921	\$6,921	\$0	\$0	\$0	\$62,289
LAKE MAINTENANCE	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$0	\$0	\$0	\$11,655
IRRIGATION REPAIRS	\$0	\$0	\$0	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46
<b>TOTAL EXPENDITURES</b>	<b>\$21,785</b>	<b>\$20,223</b>	<b>\$15,543</b>	<b>\$15,550</b>	<b>\$13,354</b>	<b>\$13,839</b>	<b>\$13,859</b>	<b>\$14,363</b>	<b>\$13,295</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$141,811</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$6,620)</b>	<b>(\$7,598)</b>	<b>\$5,509</b>	<b>(\$1,407)</b>	<b>\$7,161</b>	<b>(\$80)</b>	<b>(\$960)</b>	<b>\$1,052</b>	<b>\$682</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$2,260)</b>

Old Hickory  
Community Development District  
Developer Contributions/Due from Developer

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total F unding Request	General F und Portion (20)	General F und Portion (21)	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	\$ 3,639.41	\$ -	\$ -
1	10/19/20	11/16/20	\$ 13,939.55	\$ 13,939.55	\$ 3,774.97	\$ 10,164.58	\$ -
2	10/26/20	11/16/20	\$ 2,116.00	\$ 2,116.00	\$ 2,116.00	\$ -	\$ -
3	11/13/20	12/7/20	\$ 12,625.52	\$ 12,625.52	\$ -	\$ 12,625.52	\$ -
4	12/31/20	2/1/21	\$ 21,051.32	\$ 21,051.32	\$ -	\$ 21,051.32	\$ -
5	1/8/21	2/2/21	\$ 14,143.45	\$ 14,143.45	\$ -	\$ 14,143.45	\$ -
6	2/17/21	3/8/21	\$ 20,514.91	\$ 20,514.91	\$ -	\$ 20,514.91	\$ -
7	3/12/21	3/29/21	\$ 13,759.53	\$ 13,759.53	\$ -	\$ 13,759.53	\$ -
8	4/6/21	4/30/21	\$ 12,898.88	\$ 12,898.88	\$ -	\$ 12,898.88	\$ -
9	5/17/21	6/14/21	\$ 15,415.44	\$ 15,415.44	\$ -	\$ 15,415.44	\$ -
10	6/14/21		\$ 13,977.15	\$ 13,977.15	\$ -	\$ 13,977.15	\$ 13,977.15
11	7/16/21		\$ 13,735.12	\$ 13,735.12	\$ -	\$ 13,735.12	\$ 13,735.12
Due from Developer				\$ 203,746.94	\$ 50,461.04	\$ 153,285.90	\$ 27,712.27

**Total Developer Contributions FY21**

**\$ 153,285.90**

**OLD HICKORY**  
**COMMUNITY DEVELOPMENT DISTRICT**

**LONG TERM DEBT REPORT**

SERIES 2020, SPECIAL ASSESSMENT BONDS		
INTEREST RATE:	2.500%, 3.000%, 4.000%, 4.000%	
MATURITY DATE:	6/15/2050	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$178,050	
RESERVE FUND BALANCE	\$178,050	
BONDS OUTSTANDING - 10/21/20		\$6,245,000
LESS: PRINCIPAL PAYMENT 06/15/21		(\$120,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$6,125,000</b>

**OLD HICKORY  
COMMUNITY DEVELOPMENT DISTRICT**

**DIRECT BILLED ASSESSMENTS - FY2021**

**LENNAR HOMES, LLC**

**\$356,100.00**

**\$356,100.00**

<b>DATE RECEIVED</b>	<b>DUE DATE</b>	<b>CHECK NO.</b>	<b>NET ASSESSED</b>	<b>AMOUNT RECEIVED</b>	<b>SERIES 2020</b>
12/9/20	11/1/20	01533955	\$ 178,050.00	\$ 178,050.00	\$ 178,050.00
2/9/21	2/1/21	01567043	\$ 89,025.00	\$ 89,025.00	\$ 89,025.00
4/29/21	5/1/21	01609773	\$ 89,025.00	\$ 89,025.00	\$ 89,025.00
			<b>\$ 356,100.00</b>	<b>\$ 356,100.00</b>	<b>\$ 356,100.00</b>



## SECTION 2

# Old Hickory

Community Development District

FY21 Funding Request#9  
May 17, 2021

Payee		General Fund FY2021	
1	<b>Applied Aquatic Management, Inc.</b> Inv#193646 - Aquatic Plant Management - April 2021	\$	1,295.00
2	<b>EGIS Insurance &amp; Risk Advisors, LLC</b> Inv#12956 - Additional Property Coverage - April 2021	\$	557.00
3	<b>Floralawn</b> Inv#94198 - Monthly Landscape Maintenance - May 2021	\$	6,921.00
4	<b>Governmental Management Services-CF, LLC</b> Inv#18 - Management Fees - May 2021 Inv#19 - Field Management Services - May 2021	\$ \$	3,332.73 1,250.00
5	<b>Hamilton Engineering &amp; Surveying, Inc.</b> Inv#62541- Professional Sevices - Partial Balance - October 2020 Inv#63603 - Professional Services - March 2021	\$ \$	920.68 190.00
6	<b>Latham, Luna, Eden &amp; Beaudine, LLP</b> Inv#97790 - Legal Counsel - March 2021	\$	541.97
7	<b>St. Cloud Utilities</b> Inv#00059098APR21 - 4000 Block Even Hickory Grove Road - April 2021 Inv#00059099APR21 - 4500 Block Odd Holstein St - April 2021	\$ \$	152.44 39.32
8	<b>Supervisor Fees</b> <b>May 3, 2021</b> Patrick Bonin Jr.	\$	215.30

**Total:** \$ 15,415.44

Please make check payable to:

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

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

# Invoice

Date	Invoice #
4/30/2021	193646

Bill To
Old Hickory CDD c/o GMS Central Florida 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771

#10461  
Apr 21  
320378-47

P.O. No.	Terms	Project
	Net 30	Old Hickory CDD

Description	Qty	Rate	Amount
<u>Aquatic Plant Management Service</u>			
Monthly Service			
Tract A		180.00	180.00
Tract I		270.00	270.00
Tract H		90.00	90.00
Tract K		120.00	120.00
Tract P		135.00	135.00
Tract DD		135.00	135.00
Tract EE		270.00	270.00
Tract Q		95.00	95.00
		<b>Total</b>	<b>\$1,295.00</b>

Phone #	Fax #
863-533-8882 or 8...	863-534-3322



# INVOICE

Customer	Old Hickory Community Development District
Acct #	1038
Date	04/20/2021
Customer Service	Kristina Rudez
Page	1 of 1

Old Hickory Community Development District  
c/o Government Management Services, LLC  
219 E Livingston St  
Orlando, FL 32801

Payment Information	
Invoice Summary	\$ 557.00
Payment Amount	
Payment for:	Invoice#12956
100120486	

Thank You

Please detach and return with payment



Customer: Old Hickory Community Development District

Invoice	Effective	Transaction	Description	Amount
12956	04/20/2021	Policy change	Policy #100120486 10/01/2020-10/01/2021 Florida Insurance Alliance  Package - Added Property Due Date: 4/20/2021  \$6 320-538-45	557.00
				<b>Total</b>
				\$ 557.00

**RECEIVED**  
APR 20 2021  
BY: \_\_\_\_\_

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021		
Chicago, IL 60689-4002	sclimer@egisadvisors.com	04/20/2021



Florida<sup>TM</sup>  
Insurance  
Alliance

### Coverage Agreement Endorsement

Endorsement No.: 1

Member: Old Hickory Community Development District

Effective Date: 04/20/2021

Agreement No.: 100120486

Coverage Period: October 1, 2020 to October 1, 2021

---

In consideration of an additional premium of \$557.00, the coverage agreement is amended as follows:

Property

Added:

As Per Schedule Attached.

---

Subject otherwise to the terms, conditions and exclusions of the coverage agreement.

Issued: April 20, 2021

Authorized by:



**Florida  
Insurance  
Alliance™**

Property Schedule

Schedule Items Effective As of: 10/01/2020

**Old Hickory Community Development District**

**Policy No.:** 100120486

**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value		Total Insured Value	
	Roof Shape	Roof Pitch		Term Date	Contents Value			
1	1750 LF 6' high wall Includes 90 caps and faux paint		2021	04/20/2021	\$124,720		Covering Replaced	Roof Yr Blt
	North and South sides of Nolte Road St. Cloud FL 34772		Non combustible	10/01/2021			\$124,720	
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value		Total Insured Value	
	Roof Shape	Roof Pitch		Term Date	Contents Value			
2	Double sided entry sign with sign lights and concrete pad		2021	04/20/2021	\$16,199		Covering Replaced	Roof Yr Blt
	Corner of Hickory Grove and Nolte Rd St. Cloud FL 34772		Non combustible	10/01/2021			\$16,199	
			Total:	Building Value \$140,919		Contents Value \$0		Insured Value \$140,919



**floralawn**  
Premier Lawn & Pest

P.O. Box 91597  
Lakeland, FL 33804

## Invoice

Date	Invoice #
5/1/2021	94198

Bill To
Old Hickory CDD 1408 Hamlin Avenue unit E St. Cloud, FL 34771

#9  
220-338-462

RECEIVED  
APR 30 2021  
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 Mulch	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 <u>May 2021</u>		
Landscape			
Thank you for your business.		<b>Total</b>	\$6,921.00

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 #: 18  
Invoice Date: 5/1/21  
Due Date: 5/1/21  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2021		2,916.67	2,916.67
Information Technology - May 2021		100.00	100.00
Dissemination Agent Services - May 2021		291.67	291.67
Office Supplies		0.09	0.09
Postage		1.65	1.65
Copies		22.65	22.65

**Total** \$3,332.73

**Payments/Credits** \$0.00

**Balance Due** \$3,332.73



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

## Invoice

Invoice #: 19  
Invoice Date: 5/1/21  
Due Date: 5/1/21  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Field Management - May 2021		1,250.00	1,250.00
<b>Total</b>			<b>\$1,250.00</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$1,250.00</b>

**Invoice**
**HAMILTON**  
 ENGINEERING & SURVEYING, INC.

 TAMPA OFFICE  
 3409 w. lemon street  
 Tampa, FL 33609  
 813.250.3535

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

November 6, 2020

Project No: 03849.0002

Invoice No: 62541

Project Manager: David Reid

Project 03849.0002 Old Hickory CDD - Construction

 Email invoices to: Teresa Viscara  
 tviscarra@gmscfl.com

**Professional Services for the Period: September 26, 2020 to October 30, 2020**

Phase 030A Administration

**Professional Personnel**

		Hours	Rate	Amount
Eng Sr Project Manager, PE, Sr VP				
Reid, David	10/21/2020	2.00	190.00	380.00
Series 2020 Lennar Reimbursement Const Req #1				
Reid, David	10/22/2020	8.00	190.00	1,520.00
Series 2020 Lennar Reimbursement Const Req #1				
Reid, David	10/23/2020	3.00	190.00	570.00
Series 2020 Lennar Reimbursement Const Req #1				
Reid, David	10/29/2020	1.00	190.00	190.00
Engineer's Cert - Const Req #1				
Totals		14.00		2,660.00
<b>Total Labor</b>				<b>2,660.00</b>
<b>Total for this Section:</b>				<b>\$2,660.00</b>
<b>TOTAL DUE THIS INVOICE:</b>				<b>\$2,660.00</b>

**Billed-to-Date**

	Current	Prior	Total
Labor	2,660.00	190.00	2,850.00
<b>Totals</b>	<b>2,660.00</b>	<b>190.00</b>	<b>2,850.00</b>

\$1,718.43 - To be paid from COI account

\$20.89 - To be paid from Construction account

\* \$920.68 - To be paid from General Fund

#4hd

210-513-311

 PLEASE INCLUDE INVOICE # ON CHECK. Thank you.  
 invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

\*\*Billing Questions: Accounts Receivable 813.250.3535\*\* All

**Invoice****HAMILTON**  
ENGINEERING & SURVEYING, LLCTAMPA OFFICE  
3409 w. lemon street  
tampa, fl 33609  
813.250.3535RECEIVED  
APR 14 2021  
BY: \_\_\_\_\_Old Hickory CDD  
1408 Hamlin Avenue  
Unit E  
St. Cloud, FL 347714nd  
30.53.21

April 2, 2021

Project No: 03849.0001

Invoice No: 63603

Project Manager: David Reid

Project 03849.0001 Old Hickory CDD O&amp;M

Email invoices to Teresa Viscarra: tviscarra@gmscfl.com

**Professional Services for the Period: February 27, 2021 to March 26, 2021**

Phase 030B Meetings

**Professional Personnel**

	Hours	Rate	Amount
Eng Sr Project Manager, PE, Sr VP			
Reid, David 3/1/2021	1.00	190.00	190.00
BOS CDD mtg			
Totals	1.00		190.00
<b>Total Labor</b>			<b>190.00</b>

**Total for this Section: \$190.00****TOTAL DUE THIS INVOICE: \$190.00****Billed-to-Date**

	Current	Prior	Total
Labor	190.00	1,330.00	1,520.00
Expense	0.00	30.26	30.26
<b>Totals</b>	<b>190.00</b>	<b>1,360.26</b>	<b>1,550.26</b>

PLEASE INCLUDE INVOICE # ON CHECK. Thank you.

**\*\*Billing Questions: Accounts Receivable 813.250.3535\*\*** All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

**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

**RECEIVED**

APR 27 2021

April 26, 2021

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

**I N V O I C E**

Matter ID: 6187-001  
General

#2 w/  
310 53.715

Invoice #: 97790  
Federal ID #: 59-3366512

**For Professional Services Rendered:**

03/01/2021	JAC	Prepare KET for Board of Supervisors meeting.	0.10 hr	\$35.50
03/01/2021	KET	Attended Board of Supervisors meeting.	1.10 hr	275.00
03/02/2021	KET	Prepared summary of March Board of Supervisors meeting for record keeping purposes.	0.20 hr	50.00
03/25/2021	KET	Updated the documents for the conveyance of real property and improvements in Phases 1 and 2 from the Developer to the District and email correspondence to Developer regarding same.	0.60 hr	150.00
03/30/2021	KET	Review of meeting notes regarding upcoming Board of Supervisors meeting.	0.10 hr	25.00
Total Professional Services:				<u>\$535.50</u>

**For Disbursements Incurred:**

03/24/2021	Check # 1175 KRISTEN E TRUCCO; Disbursement for Travel to Board Meeting on March 1, 2021	\$6.47
Total Disbursements Incurred:		<u>\$6.47</u>

**INVOICE SUMMARY**

For Professional Services:	2.10 Hours	\$535.50
For Disbursements Incurred:		<u>6.47</u>
<b>Total Due:</b>		<b>\$541.97</b>

Billed Through: March 31, 2021



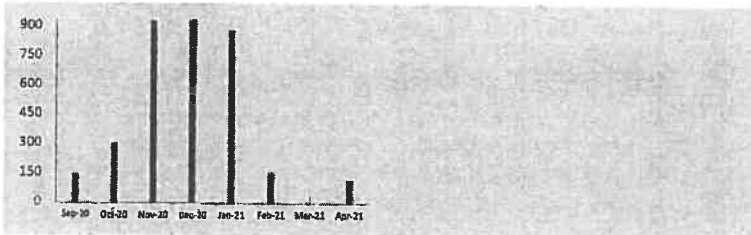
St. Cloud Utilities  
1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000210977 Account Number: 00059098  
Customer Name: OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT  
Service Address: 4000 BLOCK EVEN HICKORY GROVE ROAD  
Bill Date: 4/28/2021 Due Date: 5/19/2021

Behind on your payments? If you are experiencing a financial hardship, you may qualify for payment assistance. Call us at 407-957-7344 or visit [www.stcloud.org/1753/St-Cloud-Utilities](http://www.stcloud.org/1753/St-Cloud-Utilities) to learn more.

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70360104	3/18/21	4/20/21	6432	6551	119

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

Summary of Charges

	Consumption	Charge
Previous Balance		\$0.00
Reclaim Base Charge		\$26.72
Reclaim Consumption Tier 1	27 TGAL @ 0.63	\$17.01
Reclaim Consumption Tier 2	26 TGAL @ 0.78	\$20.28
Reclaim Consumption Tier 3	43 TGAL @ 1.19	\$51.17
Reclaim Consumption Tier 4	23 TGAL @ 1.62	\$37.26
<b>Total Current Charges</b>		<b>\$152.44</b>
<b>Total Amount Due</b>		<b>\$152.44</b>

#7  
320-838-1432

RECEIVED  
MAY 03 2021  
BY:



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

Please return this portion with your payment

3307780

Customer #: 000210977 Account #: 00059098

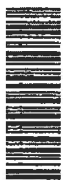
Amount Due \$152.44 Due Date 5/19/2021  
After Due Date \$155.44

Amount Enclosed \$152.44

Please use this number 00021097700059098 for online, bank or epay payments.

Please make checks payable to:

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



850GS  
9 - 2274

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



00021097700059098000015244202105190



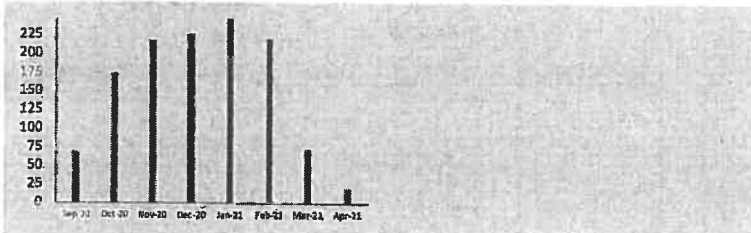
St. Cloud Utilities  
1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000210977 Account Number: 00059099  
Customer Name: OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT  
Service Address: 4500 BLOCK ODD HOLSTEIN ST  
Bill Date: 4/28/2021 Due Date: 5/19/2021

Behind on your payments? If you are experiencing a financial hardship, you may qualify for payment assistance. Call us at 407-957-7344 or visit [www.stcloud.org/1753/St-Cloud-Utilities](http://www.stcloud.org/1753/St-Cloud-Utilities) to learn more.

Reclaimed Water



Summary of Charges

	Consumption	Charge
Previous Balance		\$0.00
Reclaim Base Charge		\$26.72
Reclaim Consumption Tier 1	20 TGAL @ 0.63	\$12.60
<b>Total Current Charges</b>		<b>\$39.32</b>
<b>Total Amount Due</b>		<b>\$39.32</b>

#7  
320-886-432

REC'D  
MAY 03 2021  
BY: \_\_\_\_\_

**\*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

3307781

Customer #: 000210977 Account #: 00059099

Amount Due \$39.32 Due Date 5/19/2021  
After Due Date \$42.32

Amount Enclosed \$39.32

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



00021097700059099000003932202105190



# Old Hickory

Community Development District

FY21 Funding Request #10  
June 14, 2021

Payee		General Fund FY2021	
1	<b>Applied Aquatic Management, Inc.</b> Inv# 194366 - Aquatic Plant Management - May 2021	\$	1,295.00
2	<b>Floralawn</b> Inv# 94535 - Monthly Landscape Maintenance - June 2021	\$	6,921.00
3	<b>Governmental Management Services-CF, LLC</b> Inv# 20 - Management Fees - June 2021 Inv# 21 - Field Management Services - June 2021	\$ \$	3,320.71 1,250.00
4	<b>Hamilton Engineering &amp; Surveying, Inc.</b> Inv# 64148 - Professional Services - May 2021	\$	190.00
5	<b>Latham, Luna, Eden &amp; Beaudine, LLP</b> Inv# 98075 - Legal Counsel - April 2021	\$	57.65
6	<b>Orlando Utilities Commission</b> Inv# 5770309167APR21 - Initial Deposit Fee - April 2021 Inv# 5770309167MAY21 - 37311 Hickory Grove Road - May 2021	\$ \$	240.00 51.90
7	<b>St. Cloud Utilities</b> Inv# 00059098MAY21 - 4000 Block Even Hickory Grove Road - May 2021 Inv# 00059099MAY21 - 4500 Block Odd Holstein St - May 2021	\$ \$	607.16 43.73
		<b>Total:</b>	<b>\$ 13,977.15</b>

Please make check payable to:

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



Applied Aquatic Management, Inc.

P.O. Box 1469  
Eagle Lake, FL 33839-1469

# Invoice

Date	Invoice #
5/31/2021	194366

Bill To
Old Hickory CDD c/o GMS Central Florida 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771

#10hd  
M 6/21  
320-578-447

P.O. No.	Terms	Project
	Net 30	Old Hickory CDD

Description	Qty	Rate	Amount
<u>Aquatic Plant Management Service</u>			
Monthly Service			
Tract A		180.00	180.00
Tract I		270.00	270.00
Tract H		90.00	90.00
Tract K		120.00	120.00
Tract P		135.00	135.00
Tract DD		135.00	135.00
Tract EE		270.00	270.00
Tract Q		95.00	95.00
<b>Total</b>			<b>\$1,295.00</b>

*Q. Pondman*

RECEIVED  
JUN 04 2021  
BY:

Phone #	Fax #
863-533-8882 or 8...	863-534-3322



**floralawn**  
Premier Lawn & Pest

P.O. Box 91597  
Lakeland, FL 33804

## Invoice

Date	Invoice #
6/1/2021	94535

Bill To
Old Hickory CDD 1408 Hamlin Avenue unit E St. Cloud, FL 34771

#9 hd  
320-538-462

RECEIVED  
MAY 31 2021  
BY: \_\_\_\_\_

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
1	Monthly <u>Lawn maintenance</u> - Old Hickory CDD Guernsey Bend - St. Cloud, FL 34772	5,358.00	5,358.00
1	Monthly Billing for Contractual Muleh	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 <u>June 2021</u>		
A Landscape			
Thank you for your business.		<b>Total</b>	\$6,921.00

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 #:** 20  
**Invoice Date:** 6/1/21  
**Due Date:** 6/1/21  
**Case:**  
**P.O. Number:**

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - June 2021	205.36	2,916.67	2,916.67
Information Technology - June 2021	35	100.00	100.00
Dissemination Agent Services - June 2021	313	291.67	291.67
Office Supplies	51	0.24	0.24
Postage	42	5.08	5.08
Copies	425	7.05	7.05

**Total** \$3,320.71

**Payments/Credits** \$0.00

**Balance Due** \$3,320.71

# Invoice

**Invoice #: 21**  
**Invoice Date: 6/1/21**  
**Due Date: 6/1/21**  
**Case:**  
**P.O. Number:**

Description #1	Hours/Qty	Rate	Amount
Field Management - June 2021 326 338 12		1,250.00	1,250.00

<b>Balance Due</b>	<b>\$1,250.00</b>
--------------------	-------------------

**Invoice**

# HAMILTON

ENGINEERING & SURVEYING, LLC

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



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

#4wd  
06-53-311

June 4, 2021  
Project No: 03849.0001  
Invoice No: 64148  
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: May 1, 2021 to May 29, 2021**

Phase 030B Meetings

**Professional Personnel**

		Hours	Rate	Amount
Eng Sr Project Manager, PE, Sr VP				
Reid, David	5/3/2021	1.00	190.00	190.00
BOS mtg				
Totals		1.00		190.00
<b>Total Labor</b>				<b>190.00</b>

**Total for this Section: \$190.00**

**TOTAL DUE THIS INVOICE: \$190.00**

**Billed-to-Date**

	Current	Prior	Total
Labor	190.00	1,520.00	1,710.00
Expense	0.00	30.26	30.26
<b>Totals</b>	<b>190.00</b>	<b>1,550.26</b>	<b>1,740.26</b>

**Outstanding Invoices**

Number	Date	Balance
63603	4/2/2021	190.00
<b>Total</b>		<b>190.00</b>

PLEASE INCLUDE INVOICE # ON CHECK. Thank you.

\*\*Billing Questions: Accounts Receivable 813.250.3535\*\* All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

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

201 S. ORANGE AVE, STE 1400  
ORLANDO, FLORIDA 32801  
POST OFFICE BOX 3353  
ORLANDO, FLORIDA 32802  
TELEPHONE: (407) 481-5800  
FACSIMILE: (407) 481-5801

May 24, 2021

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

**I N V O I C E**

Matter ID: 6187-001  
General

#2 hwl  
210-93-715

Invoice #: 98075  
Federal ID #: 59-3366512

**For Professional Services Rendered:**

04/26/2021	KET	Review of follow-up items for upcoming Board of Supervisors meeting.	0.10 hr	\$25.00
04/28/2021	KET	Receipt and review of Agenda for upcoming Board of Supervisors meeting.	0.10 hr	25.00
Total Professional Services:				\$50.00

**For Disbursements Incurred:**

04/30/2021	Print Expense			\$7.65
Total Disbursements Incurred:				\$7.65

**INVOICE SUMMARY**

For Professional Services:	0.20 Hours	\$50.00
For Disbursements Incurred:		7.65
New Charges this Invoice:		<u>\$57.65</u>

Outstanding Previous Balance Due:	\$541.97
Plus New Charges this Invoice:	57.65
<b>Total Due:</b>	<b>\$599.62</b>

Billed Through: April 30, 2021

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Dear Anthony Peregrino:

Thank you for starting services with OUC.

This email is confirmation that electric service will be started on 04/19/2021 at 37311 Hickory Grove Rd. Saint Cloud, Florida 34772. Please remember that your deposit payment of \$240.00 is due today before midnight. Please visit [www.ouc.com/waystopay](http://www.ouc.com/waystopay) for payment options, processing fees and authorized payment locations. Also, a \$25 service initiation charge will appear on your first bill at the new address.

If you haven't already, register your online profile to access bills online, make electronic payments, view your usage and more. To sign up, please visit [www.ouc.com](http://www.ouc.com) and use this information during registration:

OUC Account Number – [Acct #]- 5770309167

PIN ID – [PIN #]-5731136140

We at Orlando Utilities are concerned about the safety of our customers.

Before we turn on the service at your building, please make sure that all electrical equipment is in the off position. In addition, if at any time you notice that the electric meter is damaged, please report it to us immediately.

Should you have any questions or concerns, please feel free to reply to this email or contact us at any of the numbers shown below.

Welcome to OUC!

Sincerely,

J. McCann  
OUC Commercial Customer Service  
[CommercialSVCS@ouc.com](mailto:CommercialSVCS@ouc.com)  
407-423-9018 Orlando/Orange County  
407-957-7373 St. Cloud/Osceola County  
or 1-800-848-7445  
[www.OUC.com](http://www.OUC.com)

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**DISCLAIMER:**

Florida has a very broad public records law. As a result, any written communication created or received by Orlando Utilities Commission officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

# Pay by eCheck

**Your payment request has been submitted for processing.**

**Please note:** You are responsible for the banking information you entered. With this information, you authorize OUC to process your one-time electronic payment request.

We recommend checking your bank records to confirm that your payment was processed. This payment may not be reflected with your bank at the time of submission. However, your OUC account will be credited immediately until the payment details have been validated.

If the banking information you entered was invalid or incorrect, your payment will not be processed and additional fees may be incurred.

An email has been sent to [aperegrino@gmscfl.com](mailto:aperegrino@gmscfl.com) with details of your submitted payment request along with your submission number. Please save your submission number or print this page for your records.

## **Your submission number:**

**577943859835**

<b>Sent</b>	04/16/2021 5:16:20 PM
<b>OUC Account Number</b>	5770309167
<b>Customer Name</b>	OLD HICKORY COMMUNITY DEVELOPMENT
<b>Routing Transit Number</b>	[REDACTED]
<b>Bank Account Ending In</b>	[REDACTED]
<b>Bank Name</b>	TRUIST BANK D/B/A SUNTRUST
<b>Payment Amount</b>	\$ 240.00
<b>New Balance</b>	\$ 0.00





The Reliable One®

BILL DATE

05/12/21

ACCOUNT NUMBER

5770309167

SERVICE ADDRESS: 37311 HICKORY GROVE RD

PAGE 1 OF 2

PIN#: 5731136140

**OLD HICKORY COMMUNITY DEVELOPMENT**

**BILL SUMMARY**

OPENING BALANCE	PAYMENTS	BALANCE FORWARD	CURRENT CHARGES	TOTAL AMOUNT DUE
\$240.00	\$240.00	\$0.00	\$51.90	\$51.90

DUE DATE

06/01/21

**CURRENT CHARGES**

<b>OUC Electric Service</b>	<b>\$47.64</b>
Meter #: 7CD14794 - Service Charge	\$ 14.56
Commercial Non-Demand Electric Rate (04/19 - 05/12)	
77 kWh @ \$0.07435 (Non-Fuel)	5.72
77 kWh @ \$0.0307 (Fuel)	2.36
(\$1.87 of your Fuel Cost is exempt from Municipal Tax)	
Service Initiation Charge	25.00
<b>Osceola County Charges</b>	<b>\$1.71</b>
Municipal Taxes	\$ 1.71
<b>State of Florida Charges</b>	<b>\$2.55</b>
Gross Receipts Tax	\$ 0.58
Florida Sales Tax	1.62
Discretionary Sales Surtax	0.35

#13  
320 S36 43

**CUSTOMER SERVICE**

- Online  
www.ouc.com
- Telephone  
407-957-7373
- Payments  
PO Box 31329  
Tampa FL 33631-3329

**MESSAGE CENTER**

**FORECAST:** Active Hurricane Season



Get prepared! Update your info by logging into your **myOUC** profile at **OUC.com**.



Sign up for outage alerts by texting **REG** to **69682** (myOUC).

Enroll multiple numbers and devices to keep everyone in your family informed.

▲ DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT ▲



The Reliable One®

MAKE CHECKS PAYABLE TO  
Orlando Utilities Commission  
PO Box 31329  
Tampa, FL 33631-3329

ACCOUNT NUMBER

5770309167

DUE DATE

06/01/21

PLEASE PAY  
THIS AMOUNT

TOTAL AMOUNT DUE  
**\$51.90**

\*\*AUTO\*\*SCH 5-DIGIT 34769 C 2 P 2 284 1 AV 0.395

Seq#284

OLD HICKORY COMMUNITY DEVELOPMENT  
1408 HAMLIN AVE UNIT E  
SAINT CLOUD FL 34771-8586

Pay by the due date to avoid a 1.5% late charge or minimum \$5 charge.

57703091678000000519090601211018



The Reliable One

SERVICE ADDRESS: 37311 HICKORY GROVE RD

BILL DATE

05/12/21

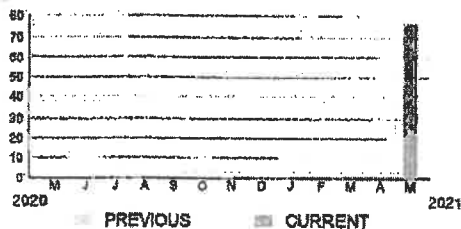
ACCOUNT NUMBER

5770309167

PAGE 2 OF 2

## OLD HICKORY COMMUNITY DEVELOPMENT

### Electric Usage in kWh



### Meter Data

METER #: 7CD14794  
 CURRENT: 421 on 05/12/21  
 PREVIOUS: 344 on 04/19/21  
 TOTAL USAGE: 77 kWh  
 DAYS OF SERVICE: 23

AVERAGE DAILY USAGE	THIS PERIOD
	3.35 kWh

### HELPFUL PHONE NUMBERS

The Business Center  
 Commercial Walk-In Service  
 100 W. Anderson St.  
 Orlando, FL 32801  
 commercialsvcs@ouc.com

Development Services  
 Developer Inquiries for New Projects  
 407-235-9851  
 developmentservices@ouc.com  
 City of St. Cloud  
 Solid Waste: 407-957-7289

St. Cloud Utilities  
 407-957-7344

### USEFUL INFORMATION

**Service Charge:** A fixed monthly charge to cover basic costs of providing billing, metering and meter reading services.

**kWh:** A unit of measure for energy consumption equal to 1,000 watt hours.

**Other Agencies' Charges:** Your OUC statement may contain certain fees and taxes charged by state and local government agencies. Please contact these agencies for information about their charges. The Gross Receipts Tax applies to electric charges only.

### WAYS TO PAY

	Online	AutoPay	Pay By Phone	Pay by Mail	Payment Locations
Payment Type Accepted	Checking Account; Credit or Debit Card	Automatic withdrawal	Checking Account; Credit or Debit Card	Check or Money Order; Never mail cash	Check, Cash or Money Order
Cost	FREE for eCheck; Convenience Fee* Using Credit/Debit	FREE	FREE for eCheck; Convenience Fee* Using Credit/Debit	Postage	Convenience Fee*
Source (How To)	Register using www.ouc.com	Register using www.ouc.com	407-957-7373	Payments with bill stubs: OUC, PO Box 31329, Tampa, FL 33631-3329	More than 400 locations, including participating Amcoot, CVS, ACE Cash Express, Walmart, Publix and more. For a complete list, visit www.ouc.com

\*All Convenience Fees are collected by third-party vendors. OUC receives no portion of these convenience fees. Please visit [www.ouc.com/pay-my-bill](http://www.ouc.com/pay-my-bill) for more information about fees.

### WAYS TO CONTACT US

	Business Customer Service	Reporting an Electric Problem or Utility Theft	Reporting a Streetlight Problem
Phone	407-957-7373 or 800-848-7445	407-957-7373 or 800-848-7445	407-957-7373 or 800-848-7445
Availability	Monday - Friday 7 a.m. - 6 p.m.	24/7	24/7
Online	commercialsvcs@ouc.com	Register at <a href="http://www.ouc.com">www.ouc.com</a> to report a problem	streetlightservice@ouc.com

General Correspondence: Mail to Orlando Utilities Commission, PO Box 3193, Orlando, FL 32802 or call 407-423-8100. Never mail payments or cash to this address.



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

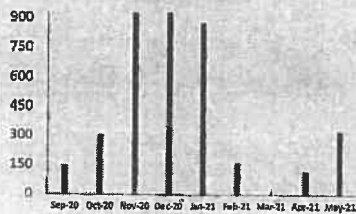


Customer Number: 000210977 Account Number: 00059098  
Customer Name: OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT  
Service Address: 4000 BLOCK EVEN HICKORY GROVE ROAD  
Bill Date: 5/26/2021 Due Date: 6/16/2021

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

Behind on your payments? If you are experiencing a financial hardship, you may qualify for payment assistance. Call us at 407-957-7344 or visit [www.stcloud.org/1753/St-Cloud-Utilities](http://www.stcloud.org/1753/St-Cloud-Utilities) to learn more.

Reclaimed Water



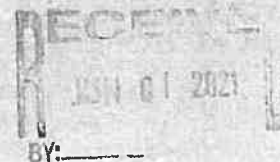
Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70360104	4/20/21	5/20/21	6551	6876	325

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

Summary of Charges

	Consumption	Charge
Previous Balance		\$0.00
Reclaim Base Charge		\$26.72
Reclaim Consumption Tier 1	27 TGAL @ 0.63	\$17.01
Reclaim Consumption Tier 2	26 TGAL @ 0.78	\$20.28
Reclaim Consumption Tier 3	43 TGAL @ 1.19	\$51.17
Reclaim Consumption Tier 4	64 TGAL @ 1.62	\$103.68
Reclaim Consumption Tier 5	107 TGAL @ 2.16	\$231.12
Reclaim Consumption Tier 6	58 TGAL @ 2.71	\$157.18
Total Current Charges		\$607.16
Total Amount Due		\$607.16

#7  
320,584.02



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

Please return this portion with your payment

3340284

Customer #: 000210977 Account #: 00059098

Amount Due \$607.16 Due Date 6/16/2021  
After Due Date \$616.27

Amount Enclosed \$

Please use this number 00021097700059098 for online, bank or epay payments.

Please make checks payable to:

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



6 SDGS  
9 - 2282

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



00021097700059098000060716202106160



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

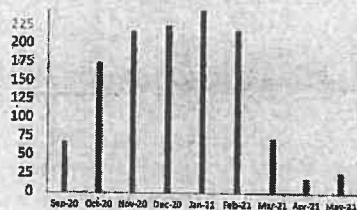


Customer Number: 000210977 Account Number: 00059099  
Customer Name: OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT  
Service Address: 4500 BLOCK ODD HOLSTEIN ST  
Bill Date: 5/26/2021 Due Date: 6/16/2021

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Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	61125078	4/20/21	5/20/21	1481	1508	27

### Summary of Charges

	Consumption	Charge
Previous Balance		\$0.00
Reclaim Base Charge		\$26.72
Reclaim Consumption Tier 1	27 TGAL @ 0.63	\$17.01
<b>Total Current Charges</b>		<b>\$43.73</b>
<b>Total Amount Due</b>		<b>\$43.73</b>

#9  
220.538 .432

REC'D  
JUN 01 2021  
BY: \_\_\_\_\_

**\*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

3340285

Customer #: 000210977 Account #: 00059099

Amount Due \$43.73 Due Date 6/16/2021  
After Due Date \$46.73

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



00021097700059099000004373202106160



# Old Hickory

Community Development District

FY21 Funding Request #11  
July 16, 2021

Payee		General Fund FY2021	
1	<b>Applied Aquatic Management, Inc.</b> Inv#195106 - Aquatic Plant Management - June 2021	\$	1,295.00
2	<b>Floralawn</b> Inv#94954 - Monthly Landscape Maintenance - July 2021	\$	6,921.00
3	<b>Governmental Management Services-CF, LLC</b> Inv#22 - Management Fees - July 2021 Inv#23 - Field Management Services - July 2021	\$ \$	3,312.33 1,250.00
4	<b>Latham, Luna, Eden &amp; Beaudine, LLP</b> Inv#98345 - Legal Counsel - May 2021	\$	456.43
5	<b>Orlando Utilities Commission</b> Inv#5770309167JUN21 - 37311 Hickory Grove Road - June 2021	\$	34.46
6	<b>St. Cloud Utilities</b> Inv#00059098JUN21 - 4000 Block Even Hickory Grove Road - June 2021 Inv#00059099JUN21 - 4500 Block Odd Holstein St - June 2021	\$ \$	424.06 41.84
		<b>Total:</b>	<b>\$ 13,735.12</b>

Please make check payable to:

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

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

RECEIVED

JUN 02 2021

# Invoice

Date	Invoice #
6/30/2021	195106

Bill To
Old Hickory CDD c/o GMS Central Florida 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771

#10nd  
Jun 21  
320-536-47

P.O. No.	Terms	Project
	Net 30	Old Hickory CDD

Description	Qty	Rate	Amount
<u>Aquatic Plant Management Service</u>			
Monthly Service			
Tract A		180.00	180.00
Tract I		270.00	270.00
Tract H		90.00	90.00
Tract K		120.00	120.00
Tract P		135.00	135.00
Tract DD		135.00	135.00
Tract EE		270.00	270.00
Tract Q		95.00	95.00
<i>Pond maint</i>			
Total			\$1,295.00

Phone #	Fax #
863-533-8882 or 8...	863-534-3322



**floralawn**  
Premier Lawn & Pest

P.O. Box 91597  
Lakeland, FL 33804

RECEIVED

JUN 01 2021

Invoice

Date	Invoice #
7/1/2021	94954

Bill To
Old Hickory CDD 1408 Hamlin Avenue unit E St. Cloud, FL 34771

#94954  
320-515-462

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
1	Monthly <u>Lawn maintenance</u> - Old Hickory CDD Guernsey Bend - St. Cloud, FL 34772	5,358.00	5,358.00
1	Monthly Billing for Contractual Mulch	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 <u>July 2021</u>		

*A  
Landscaping*

Thank you for your business.

**Total** \$6,921.00

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 #: 22  
Invoice Date: 7/1/21  
Due Date: 7/1/21  
Case:  
P.O. Number:

**Bill To:**

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

Description	#	Hours/Qty	Rate	Amount
Management Fees - July 2021	3165324		2,916.67	2,916.67
Information Technology - July 2021	351		100.00	100.00
Dissemination Agent Services - July 2021	503		291.67	291.67
Office Supplies	51		0.18	0.18
Postage	42		3.06	3.06
Copies	475		0.75	0.75
<b>Total</b>				<b>\$3,312.33</b>
<b>Payments/Credits</b>				<b>\$0.00</b>
<b>Balance Due</b>				<b>\$3,312.33</b>

# Invoice

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

Description	Hours/Qty	Rate	Amount
Field Management - July 2021	726.58	1,250.00	1,250.00
<b>Total</b>			\$1,250.00
<b>Payments/Credits</b>			\$0.00
<b>Balance Due</b>			\$1,250.00

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

201 S. ORANGE AVE, STE 1400  
ORLANDO, FLORIDA 32801  
POST OFFICE BOX 3353  
ORLANDO, FLORIDA 32802  
TELEPHONE: (407) 481-5800  
FACSIMILE: (407) 481-5801

June 21, 2021

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



**I N V O I C E**

Matter ID: 6187-001  
General

#2  
310-50315

Invoice #: 98345  
Federal ID #: 59-3366512

**For Professional Services Rendered:**

05/03/2021	KET	Review of minutes of last month and Agenda items. Attended Board of Supervisors meeting and email correspondence regarding follow-up items.	1.30 hr	\$325.00
05/27/2021	KET	Drafted Amendment to the Agreement Between the Shingle Creek Community Development District and Hamilton Engineering & Surveying, Inc. for Professional Engineering Services.	0.50 hr	125.00
Total Professional Services:				<u>\$450.00</u>

**For Disbursements Incurred:**

05/20/2021	Check # 1302 KRISTEN E TRUCCO; Disbursement for Travel to Board Meeting on May 3, 2021	\$6.43
Total Disbursements Incurred:		<u>\$6.43</u>

**INVOICE SUMMARY**

For Professional Services:	1.80 Hours	\$450.00
For Disbursements Incurred:		6.43
New Charges this Invoice:		<u>\$456.43</u>

Outstanding Previous Balance Due:	\$599.62
Plus New Charges this Invoice:	456.43
<b>Total Due:</b>	<b><u>\$1,056.05</u></b>

Billed Through: May 31, 2021



The Reliable One®

BILL DATE

06/11/21

ACCOUNT NUMBER

5770309167

SERVICE ADDRESS: 37311 HICKORY GROVE RD

PAGE 1 OF 2

PIN#: 5731136140

**OLD HICKORY COMMUNITY DEVELOPMENT**

**BILL SUMMARY**

DUE DATE

07/01/21

OPENING BALANCE		PAYMENTS		BALANCE FORWARD		CURRENT CHARGES		TOTAL AMOUNT DUE
\$51.90	-	\$51.90	=	\$0.00	+	\$34.46	=	\$34.46

**CURRENT CHARGES**

**OUC Electric Service** **\$29.02**

Meter #: 7CD14794 - Service Charge ..... \$ 18.20

Commercial Non-Demand Electric Rate (05/12 - 06/11)

103 kWh @ \$0.07435 (Non-Fuel) ..... 7.66

103 kWh @ \$0.0307 (Fuel) ..... 3.16

(\$2.50 of your Fuel Cost is exempt from Municipal Tax)

**Osceola County Charges** **\$2.18**

Municipal Taxes ..... \$ 2.18

**State of Florida Charges** **\$3.26**

Gross Receipts Tax ..... \$ 0.74

Florida Sales Tax ..... 2.07

Discretionary Sales Surtax ..... 0.45

#13  
020-338-40

**CUSTOMER SERVICE**

Online  
www.ouc.com

Telephone  
407-957-7373

Payments  
PO Box 31329  
Tampa FL 33631-3329

**MESSAGE CENTER**

**HOT WEATHER  
= HIGHER BILLS**

Save money with rebates  
and tips from OUC.  
ouc.com/hotweather

▲ DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT ▲

1 of 1



MAKE CHECKS PAYABLE TO  
Orlando Utilities Commission  
PO Box 31329  
Tampa, FL 33631-3329

ACCOUNT NUMBER

5770309167

DUE DATE

07/01/21

PLEASE PAY  
THIS AMOUNT

TOTAL AMOUNT DUE  
**\$34.46**

\*\*AUTO\*\*SCH 5-DIGIT 34769 C 2 P 2 280 1 AV 0.395

Seq=280



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

Pay by the due date to avoid a 1.5% late charge  
or minimum \$5 charge.

57703091678000000344660701219013



The Reliable One®

SERVICE ADDRESS: 37311 HICKORY GROVE RD

**OLD HICKORY COMMUNITY DEVELOPMENT**

BILL DATE

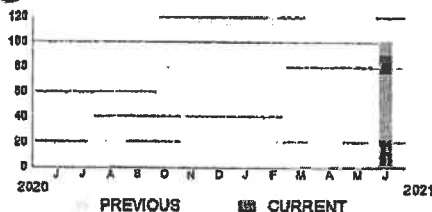
**06/11/21**

ACCOUNT NUMBER

**5770309167**

PAGE 2 OF 2

**Electric Usage In kWh**



**Meter Data**

METER #: 7CD14794  
 CURRENT: 524 on 06/11/21  
 PREVIOUS: 421 on 05/12/21  
 TOTAL USAGE: 103 kWh  
 DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD
	3.43 kWh

**HELPFUL PHONE NUMBERS**

The Business Center  
 Commercial Walk-In Service  
 100 W. Anderson St.  
 Orlando, FL 32801  
 commercialsvcs@ouc.com

Development Services  
 Developer Inquiries for New Projects  
 407-236-9851  
 developmentservices@ouc.com  
 City of St. Cloud  
 Solid Waste: 407-957-7289

St. Cloud Utilities  
 407-957-7344

**USEFUL INFORMATION**

**Service Charge:** A fixed monthly charge to cover basic costs of providing billing, metering and meter reading services.

**kWh:** A unit of measure for energy consumption equal to 1,000 watt hours.

**Other Agencies' Charges:** Your OUC statement may contain certain fees and taxes charged by state and local government agencies. Please contact these agencies for information about their charges. The Gross Receipts Tax applies to electric charges only.

**WAYS TO PAY**

	Online	AutoPay	Pay By Phone	Pay by Mail	Payment Locations
Payment Type Accepted	Checking Account; Credit or Debit Card	Automatic withdrawal	Checking Account; Credit or Debit Card	Check or Money Order; Never mail cash	Check, Cash or Money Order
Cost	FREE for eCheck; Convenience Fee* Using Credit/Debit	FREE	FREE for eCheck; Convenience Fee* Using Credit/Debit	Postage	Convenience Fee*
Source (How To)	Register using www.ouc.com	Register using www.ouc.com	407-957-7373	Payments with bill stubs: OUC, PO Box 31329, Tampa, FL 33631-3329	More than 400 locations, including participating Amcscot, CVS, ACE Cash Express, Walmart, Publix and more. For a complete list, visit www.ouc.com

\*All Convenience Fees are collected by third-party vendors. OUC receives no portion of these convenience fees. Please visit [www.ouc.com/pay-my-bill](http://www.ouc.com/pay-my-bill) for more information about fees.

**WAYS TO CONTACT US**

	Business Customer Service	Reporting an Electric Problem or Utility Theft	Reporting a Streetlight Problem
Phone	407-957-7373 or 800-848-7445	407-957-7373 or 800-848-7445	407-957-7373 or 800-848-7445
Availability	Monday - Friday 7 a.m. - 6 p.m.	24/7	24/7
Online	commercialsvcs@ouc.com	Register at <a href="http://www.ouc.com">www.ouc.com</a> to report a problem	streetlightservice@ouc.com

General Correspondence: Mail to Orlando Utilities Commission, PO Box 3193, Orlando, FL 32802 or call 407-423-9100. Never mail payments or cash to this address.



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



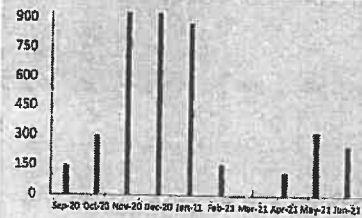
Customer Number: 000210977 Account Number: 0005909  
Customer Name: OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT  
Service Address: 4000 BLOCK EVEN HICKORY GROVE ROAD  
Bill Date: 6/30/2021 Due Date: 7/21/2021

The annual water quality report is available at [www.stcloud.org/2020waterreport](http://www.stcloud.org/2020waterreport). To receive a copy via email, please call 407-957-7344 or return your entire bill to SCU with this check [ ] box marked.

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

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Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70360104	5/20/21	6/18/21	6876	7131	255

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

Summary of Charges

	Consumption	Charge
Previous Balance		\$0.00
Reclaim Base Charge		\$26.72
Reclaim Consumption Tier 1	27 TGAL @ 0.63	\$17.01
Reclaim Consumption Tier 2	26 TGAL @ 0.78	\$20.28
Reclaim Consumption Tier 3	43 TGAL @ 1.19	\$51.17
Reclaim Consumption Tier 4	64 TGAL @ 1.62	\$103.68
Reclaim Consumption Tier 5	95 TGAL @ 2.16	\$205.20
Total Current Charges		\$424.06
Total Amount Due		\$424.06

#7  
324.58-432

RECEIVED  
JUL 06 2021  
BY: [Signature]



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

Please return this portion with your payment

3374554

Customer #: 000210977 Account #: 00059098

Amount Due \$424.06 Due Date 7/21/2021  
After Due Date \$430.42

Amount Enclosed \$

Please use this number 00021097700059098 for online, bank or epay payments.

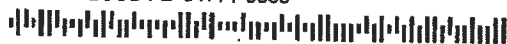
Please make checks payable to:

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



6 SDGS  
9 - 2231

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



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



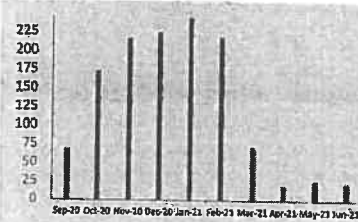
Customer Number: 000210977 Account Number: 00059099  
Customer Name: OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT  
Service Address: 4500 BLOCK ODD HOLSTEIN ST  
Bill Date: 6/30/2021 Due Date: 7/21/2021

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Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	61125078	5/20/21	6/18/21	1508	1532	24

**\*Bill due date applies to current charges only.**  
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St. Cloud Utilities  
1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Please return this portion with your payment

3374555

Customer #: 000210977 Account #: 00059099

Amount Due \$41.84 Due Date 7/21/2021  
After Due Date \$44.84

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



00021097700059099000004184202107210

## SECTION 3





MARY JANE ARRINGTON  
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

---

May 20, 2021

Ms. Stacie Vanderbilt  
Recording Secretary  
Old Hickory Community Development District  
219 E. Livingston St.  
Orlando, FL 32801

RE: Old Hickory Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter of April 15, 2021 requesting confirmation of the number of registered voters within the Old Hickory Community Development District as of April 15, 2021.

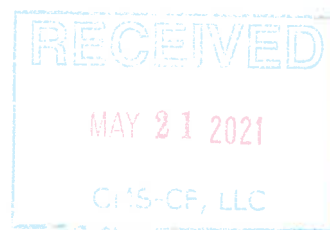
The number of registered voters within the Old Hickory CDD is 66 as of April 15, 2021.

If I can be of further assistance please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "Mary Jane Arrington".

Mary Jane Arrington  
Supervisor of Elections



Vote  
Osceola

## SECTION 4

**BOARD OF SUPERVISORS MEETING DATES  
OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022**

The Board of Supervisors of the Old Hickory Community Development District will hold their regular meetings for Fiscal Year 2022 at 1:00 p.m., at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896, on the first Monday of the month, unless otherwise indicated, as follows:

**October 4, 2021**

**November 1, 2021**

**December 6, 2021**

**January 3, 2022**

**February 7, 2022**

**March 7, 2022**

**April 4, 2022**

**May 2, 2022**

**June 6, 2022**

**August 1, 2022**

**Exception: September 12, 2022**

The meetings are open to the public and will be conducted in accordance with the provision 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