

*Old Hickory  
Community Development District*

*Agenda*

*September 13, 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

September 6, 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, September 13, 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 August 2, 2021 Meeting
4. Consideration of Resolution 2021-08 Accepting the Conveyance of Real Property - Phases 1, 2 & 3
5. Consideration of Aquatic Plant Management Agreement with Applied Aquatic Management Inc.
6. Consideration of Proposal from Floralawn for Phase 3 Landscape Management
7. Consideration of License Agreement with Lennar Homes for Signage
8. Discussion of Pending Plat Conveyances
9. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Ratification of Funding Requests #12 - #13
10. Other Business
11. Supervisor's Requests
12. 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 August 2, 2021 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of Resolution 2021-08 accepting the conveyance of real property (Phases 1, 2 & 3). A copy of the Resolution and supporting documentation is enclosed for your review.

The fifth order of business consideration of the aquatic plant management agreement with Applied Aquatic Management, Inc. A copy of the agreement is enclosed for your review.

The sixth order of business is the consideration of proposal from Floralawn for Phase 3 landscape maintenance. A copy of the proposal is enclosed for your review.

The seventh order of business is the consideration of license agreement with Lennar Homes for signage. A copy of the agreement will be provided under separate cover.

The eighth order of business is the discussion of the pending plat conveyances from the Developer to the District. This is an open discussion item.

The ninth 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 is the ratification of funding requests #12 - #13.

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

Sincerely,



George S. Flint  
District Manager

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

Enclosures

# MINUTES

MINUTES OF MEETING  
OLD HICKORY  
COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Old Hickory Community Development District was held Monday, August 2, 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 May 3, 2021 Meeting**

Mr. Flint: Did the Board have any comments or corrections on the May 3, 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 May 3, 2021 Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Ratification Items**

**A. Series 2020 Requisition #2**

Mr. Flint: These are not required to be approved in advance. It is \$20.89 for Hamilton Engineering. This was the balance for the Cost of Issuance account. We just paid a portion out of the Cost of Issuance because there was \$20 left.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Series 2020 Requisition #2, was ratified.

**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**

Mr. Flint: These were all executed and we are asking the Board to ratify those.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Uniform Collection Agreement with the Osceola County Tax Collector, Uniform Collection Agreement with the Osceola County Property Appraiser, Data Sharing and Usage Agreement with Osceola County Property Appraiser, were ratified.

**FIFTH ORDER OF BUSINESS**

**Public Hearing**

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Public Hearing, was opened.

Mr. Flint: The public hearing is open and for the record we don't have any members of the public here. We will close the public comment period and bring it back to the Board.

**A. Consideration of Resolution 2021-06 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations**

Mr. Flint: Attached as Exhibit 'A' is the budget for Old Hickory. It totals \$387,798. Are there any comments or questions on the proposed budget? Hearing none,

On MOTION by Mr. Morgan seconded by Mr. Register, with all in favor, Resolution 2021-06 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations, was approved.

**B. Consideration of Resolution 2021-07 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint: This is associated with the budget you just approved. Again, there are no members of the public here to provide comment. Are there any questions? If not, is there a motion to approve Resolution 2021-07?

On MOTION by Mr. Morgan seconded by Mr. Register, with all in favor, Resolution 2021-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Public Hearing, was closed.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

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

#### **B. Engineer**

Mr. Reid: I have nothing to report.

#### **C. District Manager's Report**

##### **i. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financials through June 30<sup>th</sup>. Are there any questions or comments on those?

##### **ii. Ratification of Funding Requests #9 - #11**

Mr. Flint: Next is the funding request #9, #10 and #11. These have been transmitted to the developer under the Developer Funding Agreement. We are asking the Board to ratify the funding request.

Mr. Morgan: I will make a motion to ratify.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Funding Request #9 - #11, were ratified.

##### **iii. Presentation of Number of Registered Voters – 66**

Mr. Flint: There were 66 registered voters as of April 15, 2021. We are required to announce this annually. There is no action required.

##### **iv. Approval of the Fiscal Year 2022 Meeting Schedule**



Mr. Flint: Lastly, you have the annual meeting notice. We have prepared a meeting schedule indicating that you would meet at 1:00 p.m. on the first Monday of the month in this location except for September. If that is acceptable to the Board, is there a motion to approve it?

On MOTION by Mr. Register seconded by Mr. Morgan, with all in favor, the Fiscal Year 2022 Meeting Schedule, was approved.

**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

## **RESOLUTION 2021-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY AND IMPROVEMENTS FROM LENNAR HOMES, LLC; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Old Hickory Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

**WHEREAS**, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

**WHEREAS**, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

**WHEREAS**, Lennar Homes, LLC, a Florida limited liability company (hereinafter “Lennar”), has requested the transfer and acceptance of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, attached hereto as Exhibit “A” (the “Conveyance Documents”), from Lennar to the District; and

**WHEREAS**, the District Counsel and the District Manager have reviewed the conveyances from Lennar, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of Exhibit “A,” to evidence compliance with the requirements of the District for accepting the conveyances.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the District (the “Board”), as follows:

1. **Incorporation of Recitals.** The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the real property and improvements described in Exhibit "A," from Lennar to the District, and approves and accepts the documents evidencing such conveyances in Exhibit "A."

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in Exhibit "A," and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

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

*[Continues on the Following Pages]*

**PASSED** in public meeting of the Board of Supervisors of the Old Hickory Community Development District, this 13th day of September, 2021.

**OLD HICKORY COMMUNITY  
DEVELOPMENT DISTRICT**

Attest:

\_\_\_\_\_  
Print: George Flint  
Title: Secretary

By: \_\_\_\_\_  
Name: Lane Register  
Title: Chairman

**EXHIBIT "A"**

**CONVEYANCE DOCUMENTS**

1. Special Warranty Deed
2. Bill of Sale Absolute and Agreement
3. Owner's Affidavit
4. Agreement Regarding Taxes
5. Certificate of District Engineer

**THIS INSTRUMENT PREPARED BY  
AND TO BE RETURNED TO:**

Jan Albanese Carpenter, Esq.  
Latham, Luna, Eden & Beaudine LLP  
201 South Orange Avenue, Suite 1400  
Orlando, Florida 32801

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made as of this 5<sup>th</sup> day of August, 2021 by **LENNAR HOMES, LLC**, a Florida limited liability company (the "Grantor"), whose principal address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821, to **OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "Grantee") whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Osceola County, Florida, more particularly described as follows (the "Property").

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN  
BY REFERENCE.**

**TOGETHER WITH** all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2020 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

*[SIGNATURES ON FOLLOWING PAGE]*

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

**"GRANTOR"**

**LENNAR HOMES, LLC**, a Florida limited liability company

Linda Chambers  
(Signature)

LINDA CHAMBERS  
(Print Name)

By: [Signature]

Print: Brock Nicholas

Title: Vice President

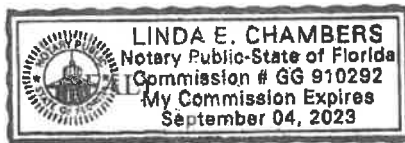
Valerie D'Ambrosio  
(Signature)

Valerie D'Ambrosio  
(Print Name)

**STATE OF FLORIDA**

**COUNTY OF** Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of August, 2021, by Brock Nicholas, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification.



Linda E. Chambers  
Notary Public; State of Florida  
Print Name: LINDA E. CHAMBERS  
Comm. Exp.: 9-4-23; Comm. No.: 910292



**EXHIBIT "A"**

**Description of the Property**

Tract E, according to the OLD HICKORY PHASES 1 AND 2 plat, as recorded in Plat Book 29, Page 13, Public Records of Osceola County, Florida.

Tract G, according to the OLD HICKORY PHASES 1 AND 2 plat, as recorded in Plat Book 29, Page 13, Public Records of Osceola County, Florida.

Tract H, according to the OLD HICKORY PHASES 1 AND 2 plat, as recorded in Plat Book 29, Page 13, Public Records of Osceola County, Florida.

Tract I, according to the OLD HICKORY PHASES 1 AND 2 plat, as recorded in Plat Book 29, Page 13, Public Records of Osceola County, Florida.

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Tract K, according to the OLD HICKORY PHASES 1 AND 2 plat, as recorded in Plat Book 29, Page 13, Public Records of Osceola County, Florida.

Tract L, according to the OLD HICKORY PHASES 1 AND 2 plat, as recorded in Plat Book 29, Page 13, Public Records of Osceola County, Florida.

Tract M, according to the OLD HICKORY PHASES 1 AND 2 plat, as recorded in Plat Book 29, Page 13, Public Records of Osceola County, Florida.

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Tract V, according to the OLD HICKORY PHASES 1 AND 2 plat, as recorded in Plat Book 29, Page 13, Public Records of Osceola County, Florida.

Tract DD, according to the OLD HICKORY PHASES 1 AND 2 plat, as recorded in Plat Book 29, Page 13, Public Records of Osceola County, Florida.

Tract FF, according to the OLD HICKORY PHASES 1 AND 2 plat, as recorded in Plat Book 29, Page 13, Public Records of Osceola County, Florida.

Tract BB, according to the OLD HICKORY PHASE 3 plat, as recorded in Plat Book 30, Page 131, Public Records of Osceola County, Florida.

Tract W, according to the OLD HICKORY PHASE 3 plat, as recorded in Plat Book 30, Page 131, Public Records of Osceola County, Florida.

Tract Y, according to the OLD HICKORY PHASE 3 plat, as recorded in Plat Book 30, Page 131, Public Records of Osceola County, Florida.

Tract CC, according to the OLD HICKORY PHASE 3 plat, as recorded in Plat Book 30, Page 131, Public Records of Osceola County, Florida.

Tract X, according to the OLD HICKORY PHASE 3 plat, as recorded in Plat Book 30, Page 131, Public Records of Osceola County, Florida.

Tract Z, according to the OLD HICKORY PHASE 3 plat, as recorded in Plat Book 30, Page 131, Public Records of Osceola County, Florida.

Tract EE, according to the OLD HICKORY PHASE 3 plat, as recorded in Plat Book 30, Page 131, Public Records of Osceola County, Florida.

Tract AA, according to the OLD HICKORY PHASE 3 plat, as recorded in Plat Book 30, Page 131, Public Records of Osceola County, Florida.

**BILL OF SALE ABSOLUTE AND AGREEMENT**  
Old Hickory Community Development District – Phases 1, 2 & 3

**THIS BILL OF SALE ABSOLUTE AND AGREEMENT** (“Agreement”) is made as of this 5<sup>th</sup> day of August, 2021, by and between **OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **LENNAR HOMES, LLC**, a Florida limited liability company (hereinafter referred to as “Developer”) whose address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821, and

**RECITALS**

**WHEREAS**, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit “A” attached hereto (collectively, the “Improvements”); and

**WHEREAS**, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

**WHEREAS**, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

**NOW, THEREFORE**, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of the Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the

extent they are assignable, together with any related documents, materials, data, letters, and agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

3. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

4. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

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

6. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

***[SIGNATURES APPEAR ON THE FOLLOWING PAGES]***

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

LENNAR HOMES, LLC, a Florida limited  
liability company

Linda Chambers  
Witness

By: Mark McDonald

LINDA CHAMBERS  
Printed Name

Print: Mark McDonald

Title: Authorized Agent

[Signature]  
Witness

Linda Chambers  
Printed Name

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5<sup>th</sup> day of August, 2021, by Mark McDonald, as an Authorized Agent of LENNAR HOMES, LLC, a Florida limited liability company, on behalf of the limited liability company. Said person is ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification.



Linda E. Chambers  
Notary Public; State of Florida  
Print Name: LINDA E. CHAMBERS  
My Commission Expires: 9-4-23  
My Commission No.: 910292

**COUNTERPART SIGNATURE PAGE TO BILL OF SALE**  
Old Hickory Community Development District – Phases 1, 2 & 3

**OLD HICKORY COMMUNITY  
DEVELOPMENT DISTRICT,**  
a Florida community development district

ATTEST:

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

Secretary/Asst. Secretary

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

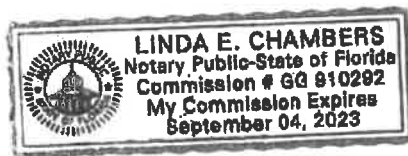
Print: Lane Register

Title: Chairman

**STATE OF FLORIDA**

**COUNTY OF** Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
[ ] online notarization, this 5<sup>th</sup> day of August, 2021, by Lane Register, as Chairman of the  
Board of Supervisors of the **OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT**, a  
Florida community development district, on its behalf. Said person is ☒ personally known to me or  
[ ] has produced \_\_\_\_\_ as identification.



Linda E. Chambers  
Notary Public, State of Florida

Print Name: LINDA E. CHAMBERS

My Commission Expires: 9-4-23

My Commission No.: 910292

## **EXHIBIT "A"**

### **LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT**

1. Roadway Construction and Improvements
2. Storm Drainage System and Stormwater Ponds and Erosion Control
3. Sanitary Sewer System
4. Potable Water System
5. Sidewalks and Landscaping Elements
6. Landscaping, Irrigation and Sod
7. Hardscape Features
8. Professional Fees – Surveys, Plats and Plans
9. Water and Sewer Utility Impact Fees

The foregoing Improvements are located on the following real property tracts:

Tract E, according to the OLD HICKORY PHASES 1 AND 2 plat, as recorded in Plat Book 29, Page 13, Public Records of Osceola County, Florida.

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**OWNER'S AFFIDAVIT**

Old Hickory Community Development District – Phases 1, 2 & 3

**STATE OF FLORIDA**

**COUNTY OF** Orange

**BEFORE ME**, the undersigned authority, personally appeared Mark McDonald ("Affiant") as an Authorized Agent of Lennar Homes, LLC, a Florida limited liability company, authorized to do business in Florida, whose principal address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821 (the "Owner"), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the fee simple title holder to certain lands located in Osceola County, Florida (the "Property") and of certain infrastructure improvements on the Property (the "Improvements"), as more particularly described on Exhibit "A" attached hereto, and that Affiant is the Vice President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the plat of Old Hickory Phases 1 and 2, as recorded in Plat Book 29, Page 13, of the Official Records of Osceola County, Florida and in the plat of Old Hickory Phase 3, as recorded in Plat Book 30, Page 131, of the Official Records of Osceola County, Florida (collectively, the "Plat").

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property or Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or Improvements.

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Old Hickory Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property and Improvements to the District and for the District's future conveyances to the City of St. Cloud.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 59-0711505; (v) has a mailing address of 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

*[SIGNATURES ON FOLLOWING PAGE]*

**FURTHER AFFIANT SAYETH NAUGHT.**

**DATED:** August 5, 2021

Signed, sealed and delivered in our presence:

Linda Chambers  
(Signature)

LINDA CHAMBERS  
(Print Name)

[Signature]  
(Signature)

Lane Registry  
(Print Name)

**LENNAR HOMES, LLC**, a Florida limited liability company

By: [Signature]

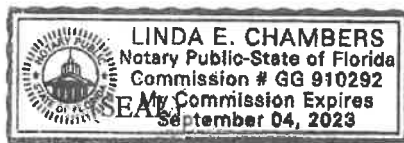
Print: Mark McDonald

Title: Authorized Agent

**STATE OF FLORIDA**

**COUNTY OF** Orange

The foregoing instrument was acknowledged before me by means of [ ☒ ] physical presence or [ ☐ ] online notarization, this 5<sup>th</sup> day of August, 2021, by Mark McDonald, as an Authorized Agent of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ☒ ] personally known to me or [ ☐ ] has produced \_\_\_\_\_ as identification.



Linda E. Chambers  
Notary Public; State of Florida  
Print Name: LINDA E. CHAMBERS  
Comm. Exp.: 9-4-23; Comm. No.: 910292

**EXHIBIT "A"**

**DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

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7. Hardscape Features

8. Professional Fees – Surveys, Plats and Plans
9. Water and Sewer Utility Impact Fees

**AGREEMENT REGARDING TAXES**

Old Hickory Community Development District – Phases 1, 2 & 3

**THIS AGREEMENT REGARDING TAXES** ("Agreement") is entered into this 5<sup>th</sup> day of August, 2021, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821 (the "Developer"), and **OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the "District").

**WITNESSETH**

**WHEREAS**, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit "A" attached hereto and incorporated herein (the "Property"); and

**WHEREAS**, Developer is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on Exhibit "A" attached hereto and incorporated herein (the "Improvements"); and

**WHEREAS**, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the District by Special Warranty Deed and Bill of Sale Absolute and Agreement; and

**WHEREAS**, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Osceola County Property Appraiser because of the District's status as a governmental entity; and

**WHEREAS**, in conjunction with the conveyance of the Property and Improvements from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

**NOW, THEREFORE**, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

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

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2020 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2021.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2021, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

[SIGNATURE PAGE FOLLOWS]



**SIGNATURE PAGE TO AGREEMENT REGARDING TAXES**  
**Old Hickory Community Development District – Phase 1, 2 & 3**

**WITNESSES:**

X 

Print: LINDA CHAMBERS

X 

Print: Lane Register

**LENNAR HOMES, LLC**, a Florida limited liability company

By: 

Print: Mark McDonald

Title: Authorized Agent

**ATTEST**

X 

Print: George S. Flint  
Secretary/Asst. Secretary

**OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT**,  
a Florida community development district

By: 

Print: Lane Register

Title: Chairman

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## **CERTIFICATE OF DISTRICT ENGINEER**

Old Hickory Community Development District – Phases 1, 2 & 3

I, **David A. Reid, P.E.**, of **Hamilton Engineering and Surveying, Inc.**, a Florida corporation, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 38794, with offices located at 775 Warner Lane, Orlando, Florida 32803 (“Hamilton”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Hamilton, currently serve as District Engineer to the Old Hickory Community Development District (the “District”).

2. That the District proposes to accept from **LENNAR HOMES, LLC**, a Florida limited liability company (“Developer”), for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Property”), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described more completely in Exhibit “A” attached hereto and incorporated herein (collectively, the “Improvements”). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Property and Improvements from the Developer to the District and the District’s acceptance of such Property and Improvements. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less. The Property and Improvements are in a condition acceptable for acceptance by the District.

5. That the Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to Hamilton are being held by Hamilton as records of the District on its behalf.

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

*[Signature page to follow.]*

**SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER**

Old Hickory Community Development District – Phases 1, 2 & 3

DATED: July 30, 2021

Witness: [Signature]

Print: Phuong My Nguyen

Witness: pe

Print: Pamela Cervantes

[Signature]

**David A. Reid, P.E.**

State of Florida License No.: **38794**

on behalf of the company,

Hamilton Engineering and Surveying, Inc.

**STATE OF FLORIDA**

**COUNTY OF ~~OSCEOLA~~ Orange 4N'**

The foregoing instrument was acknowledged before me by means of [ ☒ ] physical presence or [ ☐ ] online notarization, this 30 day of July, 2021 by **DAVID A. REID** of Hamilton Engineering and Surveying, Inc., a Florida corporation, on behalf of said corporation. Said person is [ ☐ ] personally known to me or [ ☒ ] has produced a valid driver's license as identification.



(SEAL)

[Signature]  
Notary Public, State of Florida

Print Name: Hung T Nguyen

Comm. Exp.: \_\_\_\_\_

Comm. No.: \_\_\_\_\_

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## SECTION V



Renewal

P.O. Box 1469  
Eagle Lake, FL 33839  
1-800-408-8882

## AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: August 1, 2021

Name: Old Hickory CDD  
c/o GMS Central Florida  
Address: 1408 Hamlin Ave Unit E  
City: St. Cloud, FL 34771  
Phone: 407-398-2890

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Old Hickory CDD hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 13 months in accordance with the terms and conditions of this Agreement in the following sites:

Tract A: \$180.00	Tract K: \$120.00	Tract EE: \$270.00
Tract I: \$270.00	Tract P: \$135.00	Tract Q: \$95.00
Tract H: \$90.00	Tract DD: \$135.00	

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

1. Submersed vegetation control	Included
2. Emerged vegetation control	Included
3. Floating vegetation control	Included
4. Filamentous algae control	Included
5. Shoreline grass & brush control	Included

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 09/01/2021 thru 09/30/2022.

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work
Maintenance Fee	\$1,295.00	Due monthly as billed x 12.
Total Annual Cost	\$15,540.00	

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 8/1/2021

Accepted

Date:

AAM

Customer

## SECTION VI



734 South Combee Road  
Lakeland, FL 33801

863-668-0494 – Phone  
863-668-0495 – Fax

[www.floralawn.com](http://www.floralawn.com)

## Old Hickory CDD

April 13, 2021

We sincerely appreciate the opportunity to propose how Floralawn can help enhance the quality of your landscape. Our proposal includes integrating a custom maintenance plan to meet the needs and demands of your property while considering service expectations and community budget.

We hereby propose the following for your review:

### Landscape Management Phase 3

Service	Monthly	Yearly
Landscape Maintenance	\$945	\$11,340
Bermuda Fertilization Program	\$10	\$120
Shrub Fertilization Program	\$80	\$960
Monthly Irrigation Inspection	\$120	\$1,440
Contractual Mulch (70 yards)	\$321	\$3,852
Contractual Playground Mulch (10 yards)	\$67	\$804
<b>Total</b>	<b>\$1,542</b>	<b>\$18,504</b>

### Landscape Management Phase 4

Service	Monthly	Yearly
Landscape Maintenance	\$840	\$10,080
Shrub Fertilization Program	\$118	\$1,416
Monthly Irrigation Inspection	\$120	\$1,440
Contractual Mulch (95 yards)	\$436	\$5,232
<b>Total</b>	<b>\$1,514</b>	<b>\$18,168</b>

# Scope of Services

## Turf Care

### Mowing

Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance 42 times per calendar year (Floritam) and 42 times per calendar year (Bahia) depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season April through October and every other week during the non-growing season or as needed November through March.

Bahia lake and pond banks will be mowed 24 times per year consistent with 3 times per month May through October and 1 time per month or as needed November through April.

### Trimming

Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.

### Edging

All turf edges of walks, curbs, and driveways shall be performed every mowing (42 times per year). A soft edge of all bed areas will be performed every other mowing (21 times per year). A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.

### Fertilization

St. Augustine/Floritam areas shall be fertilized with a commercial grade fertilizer 6 times per year. Timing of applications will be adjusted to meet horticultural conditions.

Bahia turf areas may be fertilized and treated with insect/disease control at an additional cost that is outside of the scope of work for this contract.

### Weed, Insect, & Disease Control

Post-Emergent weed applications will be performed up to 4 times per year between April 1st and October 30th. Pre-Emergent herbicides will be used 2 times per year between November 1st to April 1st. Weed control applications are conducive to soil and air temperatures. Florilawn will not be held responsible for the post emergent control of common grassy weeds like Crabgrass & common Bermuda due to the absence of legal and selective post emergent herbicides for this use.

Insect & disease control (not preventative) measures are incorporated into each fertilization application. Infestations will be treated on an as needed basis throughout the year and the customer will be made aware of the actions taken as well as the chemicals used. Ant mounds will be treated as they appear, but contract pricing does not include products that guarantee year-long ant control. Products like Bayer's Top Choice or Chipco Choice that guarantee year-long ant control can be purchased outside the scope of this contract.

# Tree, Shrub, and Groundcover Care

## Pruning

All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of **10 times** per year to ensure the following:

1. Maintain all sidewalks to eliminate any overhanging branches or foliage which obstructs and/or hinders pedestrian or motor traffic.
2. Retain the individual plant's natural form and prune to eliminate branches which are rubbing against walls and roofs.
3. The removal of dead, diseased, or injured branches and palms will be performed as needed
4. Ground covers and vines can maintain a neat and uniform appearance.

## Weeding

Weeds will be removed from all plant, tree, and flower beds **18 times** per year. This incorporates **2 times** per month during the growing season and **1 time** per month during the non-growing season on an as-needed basis. Manual hand pulling and chemical herbicides will be used as control methods.

## Fertilization

Palms and hardwood trees will be fertilized **2 times** per year. Shrubs and groundcovers will be fertilized **4 times** per year. All fertilizations of tree, shrub, and groundcovers will be designed to address site specific nutritional needs. Timing of applications will be adjusted to meet horticultural conditions.

## Insect, & Disease Control

All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the contract period. Plants will be monitored and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit. FloraLawn does not guarantee the complete absence of any insect or disease. We will, however, notify the customer and provide professional options at an additional cost outside the scope of this contract.

# Irrigation

## Overview

At the commencement of the contract, we will perform a complete irrigation evaluation and furnish the customer with a summary of each clock and zone operation. FloraLawn will submit recommendations for all necessary repairs and improvements to the system with an itemized cost for completing the proposed work. FloraLawn is not responsible for turf or plant loss due to water restrictions set by city, county, and/or water management district ordinances.

## Inspections

All irrigation zones shall be inspected **1 time** per month to insure proper operation. All zones will be turned on to check for proper coverage and any broken irrigation components. Management shall receive a monitoring report after each monthly irrigation inspection.

## Repairs

Any repairs that have been caused by FloraLawn will be repaired at no cost. All repairs to the irrigation system other than those caused by FloraLawn will be performed on a time and materials basis with the hourly labor rate being **\$60.00 per hour**. Faults and failures of the irrigation system communicated to FloraLawn will be addressed in a fair and responsible time period, but FloraLawn cannot guarantee a specific time response.

# Miscellaneous

## Clean-Up

All non-turf areas will be cleaned with a backpack or street blower to remove debris created by the landscaping process. All trash shall be picked up throughout the common areas before each mowing 42 times per year. Construction debris or similar trash is not included. Trash shall be disposed of offsite.

## Optional Items & Additional Services

1. Landscape design & installation
2. Sodding and/or Seeding
3. Annual flower bed design & installation
4. Mulching
5. Thin & prune trees over 10' in height
6. Prune Palms over 15' of clear trunk
7. New plant installation
8. Leaf clean-up
9. Pump Maintenance
10. Pump repair & installation



## SECTION VII

## **LICENSE AGREEMENT**

This Agreement is made on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by and between OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district (herein referred to as "Licensor"), and RESIHOME, LLC, a Georgia limited liability company (herein referred to as "Licensee").

### **RECITALS**

A. WHEREAS, the Licensor is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended, and Licensor was established on May 14, 2020 by the City Council of the City of St. Cloud, Florida Ordinance 2020-09; and

B. WHEREAS, the Licensor owns certain parcels of real property located within its boundaries, as described and depicted on the attached Exhibit "A" (herein referred to as the "Property"); and

C. WHEREAS, the Licensee is a management company operating within the boundaries of the Old Hickory Community Development District; and

D. WHEREAS, the Licensee, in furtherance of its goals and objectives as a management company, desires to construct, install or place, or have constructed installed or placed on its behalf, signs on the Property; and

NOW, THEREFORE, in consideration of the sum of One and 00/100 Dollars (\$1.00), each to the other paid, and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein and in the exhibits attached hereto to be performed by each of the parties hereto, the Parties hereby agree as follows:

1. Licensor, in consideration of the covenants and agreements made by Licensee herein, grants to the Licensee a nonexclusive license to utilize a portion of the Property for the purpose of installing a monument or identification walls/signs (collectively, the "Monument"), as described in Exhibit "B" attached hereto, for the purpose intended.

2. The license granted herein shall be for a term commencing on \_\_\_\_\_, 2021, and ending \_\_\_\_\_, \_\_\_\_\_ (the "Original Term"), unless terminated sooner as provided for in this Agreement. Upon the expiration of the Original Term this Agreement shall automatically renew for successive one (1) year term unless terminated as provided for in this Agreement.

3. The size, location, style, design, aesthetics, color and placement, as well as the manner and method of installation and removal, of the Monument shall be pursuant to this Agreement and subject to the prior written approval of Licensor, provided that such approval shall not be unreasonably withheld, delayed or conditioned.

4. Licensee shall at all times comply with all laws and ordinances and all rules and regulations, if any, of municipal, state, and federal governmental authorities relating to the installation, maintenance, height, location, use, operation, and removal of the Monument and any related signage and shall fully indemnify Licensor against any loss, cost, or expense which may be sustained or incurred by it as a result of the installation, maintenance, operation, or removal of the Monument and any related signage. Licensor makes no representation that applicable laws, ordinances, or regulations permit the installation or operation of any Monument on the subject real estate.

5. Licensor grants to Licensee the right, to be exercised as set forth herein, to enter upon the Property for the sole purpose of constructing, installing, maintaining, removing and/or gaining access to Licensee's Monument. Notwithstanding anything contained herein, Licensee's access and utilization of the Property shall not cause damage to or interfere with the operation or maintenance of any part of the Property (or any of Licensor's improvements located thereon) or with any of the Licensor's other operations or activities.

6. Licensee shall promptly reimburse Licensor for the costs of repair of any damage to the Property, or any improvements located thereon, directly or indirectly caused by Licensee's Monument or the installation, operation, use, maintenance, or removal of the Monument or other installations of the Licensee.

7. Licensee, at its expense, shall be solely responsible for and shall maintain, at all times, its Monument and related signage in a safe, structurally sound, clean, attractive and slightly condition and shall indemnify and save harmless Licensor from and against all liens and claims of mechanics and materialmen furnishing labor and materials in the construction and maintenance of same. Licensee hereby specifically acknowledges that it is the sole owner of the Monument and related signage, and that Licensee is the sole entity responsible for the maintenance, repair and upkeep of the Monument.

8. Licensee agrees to defend, indemnify, and save harmless Licensor and to assume all liability for death or injury to any persons and all liability for loss, damage or injury to any property incurred or sustained by Licensor arising from, growing out of, or resulting from the Monument, installation or use of the Property or any other adjacent areas where Licensee's equipment may be located, including costs, attorney's fees, and other expenses incurred by Licensor in defending any such claim unless such loss, damage, or injury is due to the negligence of Licensor, its employees, agents, or invitees.

9. Licensee waives and releases all claims against Licensor, its officers, directors, agents, employees, contractors and servants, and agrees that they shall not be liable for injury to person or damage to property sustained by Licensee or by any occupant of the Property, or any other person, occurring in or about the Property and resulting directly or indirectly from any existing or future condition, defect, matter, or thing on the Property or any part of it or from equipment or appurtenance which becomes out of repair, or from any occurrence, act, negligence or omission of any Licensee's officers, directors, agents, employees, contractors and servants or of any other person; except for the negligence of or omission by Licensor, its officers, directors, agents, employees, contractors and servants.

10. This Agreement shall not be deemed to give to Licensee the exclusive right to use the Property and shall not preclude Licensor from granting a license or licenses to others. The rights of other licensees shall be exercised without causing unreasonable interference with the activities being carried on by Licensee in accordance with this license. Similarly, the rights of Licensee under this Agreement shall be exercised without causing interference with the activities being carried on by other licensees in accordance with their respective licenses. Licensee shall not change or materially alter the Monument or related signage without the prior written consent of Licensor.

11. No notice or demand related to or required by this Agreement shall be effective unless the notice or demand is in writing and is either delivered personally to the party for whom it is intended, or to an officer of the party if a corporation, or sent by United States registered or certified mail, return receipt requested. Either party may, however, by notice to the other, from time to time designate another address in the United States to which notices mailed more than 10 days afterwards shall be addressed. Notices mailed as described above shall be effectively given as of the date of mailing. Notices shall be mailed to the addresses as listed below:

If to Licensor:	Old Hickory Community Development District c/o Governmental Management Services – Central Florida, LLC 201 E. Livingston Street Orlando, Florida 32801 Attention: District Manager Telephone: (407) 841-5524
-----------------	--

With a Copy to:	Latham, Luna, Eden & Beaudine, LLP 201 S. Orange Ave., Suite 1400 Orlando, Florida 32801 Attention: Jan Carpenter, District Counsel Telephone: (407) 481-5800
-----------------	---

If to Licensee:	ResiHome, LLC 3630 Peachtree Road NE, Suite 1500 Atlanta, Georgia 30326 Attention: _____ Telephone: (866) 500-7064
-----------------	--

12. Upon any default by Licensee under this Agreement, Licensor shall provide written notice of such default to Licensee and Licensee shall have thirty (30) days from receipt of such written notice to cure said default. If, due to circumstances beyond Licensee's control, the default cannot be cured within the thirty (30) day period, Licensee shall be granted additional time, as necessary, to cure the default so long as Licensee commences to cure the default within the thirty (30) day notice period and is diligently pursuing the cure of the default. In the event Licensee fails to cure the default within the thirty (30) day period (or, where additional time to cure is required, fails to commence and diligently pursue the cure within the thirty (30) day

period) Licensor and shall have the right to terminate this License upon written notice to Licensee and said termination shall be effective upon Licensee's receipt of such notice.

13. Upon the termination of this license by Licensor, the Monument and any related signage installed under the terms of this license shall be removed by Licensee and the area of the Property where they were installed shall be restored by Licensee to as good condition as existed immediately prior to installation of the Monument and any related signage. Both the removal of the Monument and subsequent restoration, as described herein, shall be completed within thirty (30) days of such termination.

14. This Agreement shall be binding upon the successors and assigns of the parties, provided that Licensee shall not assign or transfer this License to anyone else without Licensor's prior written consent, which may be withheld at its sole discretion.

15. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument. The signatures to this Agreement need not all be on a single copy of this Agreement and may be facsimiles rather than originals, and shall be fully as effective as though all signatures were originals to the same copy.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by duly authorized representatives, all as of the date first set forth above.

*[Signature page follows.]*

**SIGNATURE PAGE TO LICENSE AGREEMENT**

**OLD HICKORY COMMUNITY  
DEVELOPMENT DISTRICT**

Attest:

\_\_\_\_\_  
Secretary/Asst. Secretary

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

Print: \_\_\_\_\_

Title: \_\_\_\_\_

WITNESSES:

**RESIHOME, LLC**, a Georgia limited  
liability company

\_\_\_\_\_  
Print: \_\_\_\_\_

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

Print: \_\_\_\_\_

\_\_\_\_\_  
Print: \_\_\_\_\_

Title: \_\_\_\_\_

**Exhibit “A”**

*[See attached.]*

# Old Hickory Signage

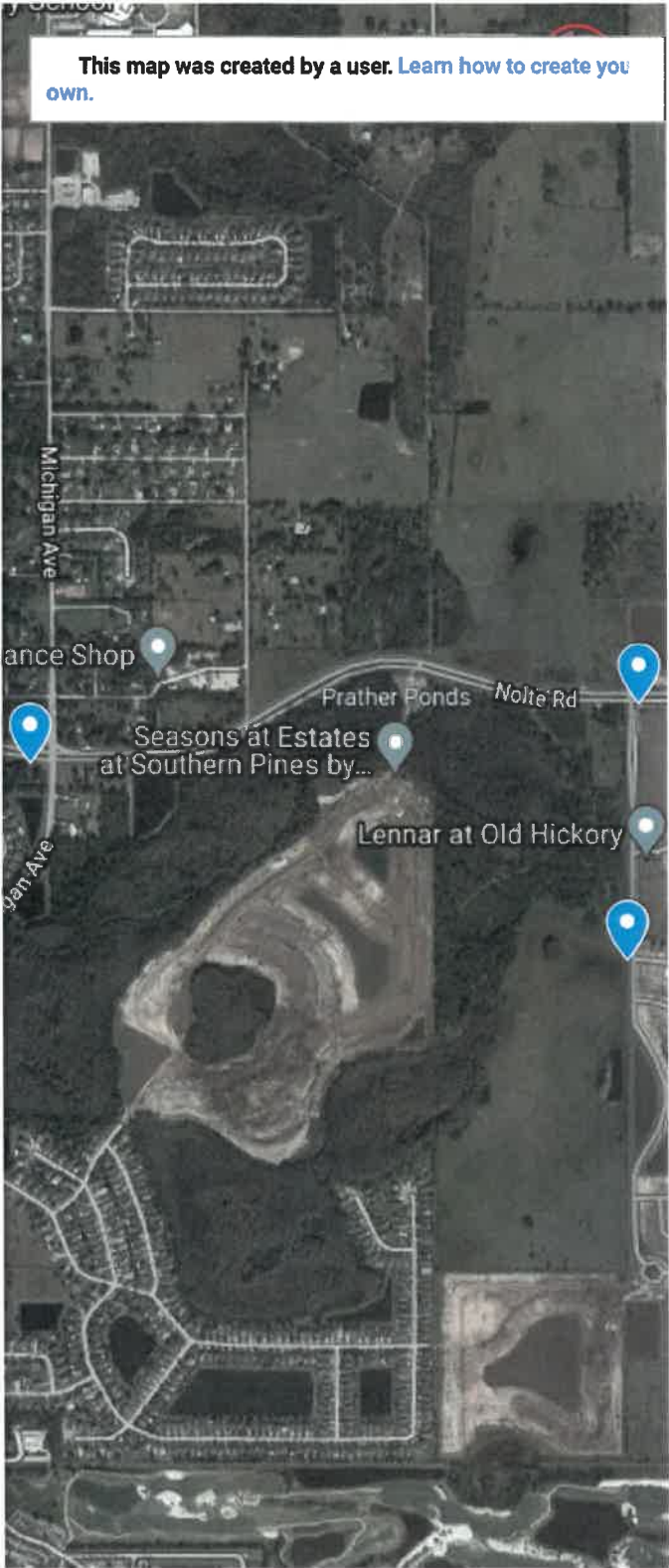
68 views

SHARE



## Old Hickory

- Sign 1
- Sign 2
- Sign 3



Made with Google My Maps

Map data ©2021 Imagery ©2021 , Maxar Technologies, U.S. G



## **Exhibit “B”**

**Sign 1:** 4 x 8 DS Entrance Sign (No arrow); Intersection of Nolte Road and Hickory Grove Road

**Sign 2:** 3 x 5 Directional Sign (Arrow pointing left) Small Holstein Street and Hickory Grove Road

**Sign 3:** 4 x 8 SS Directional Sign (Straight Arrow) SW Corner of Nolte Road and Michigan Ave.

*[See attached.]*



OLD HICKORY

NEW  
HOMES  
FOR RENT



RESIHOME.COM  
866-500-7064

**OLD HICKORY**

**NEW  
HOMES  
FOR RENT!**



**RESIHOME.COM**

**866-500-7064**

**OLD HICKORY**

**NEW  
HOMES  
FOR RENT!**



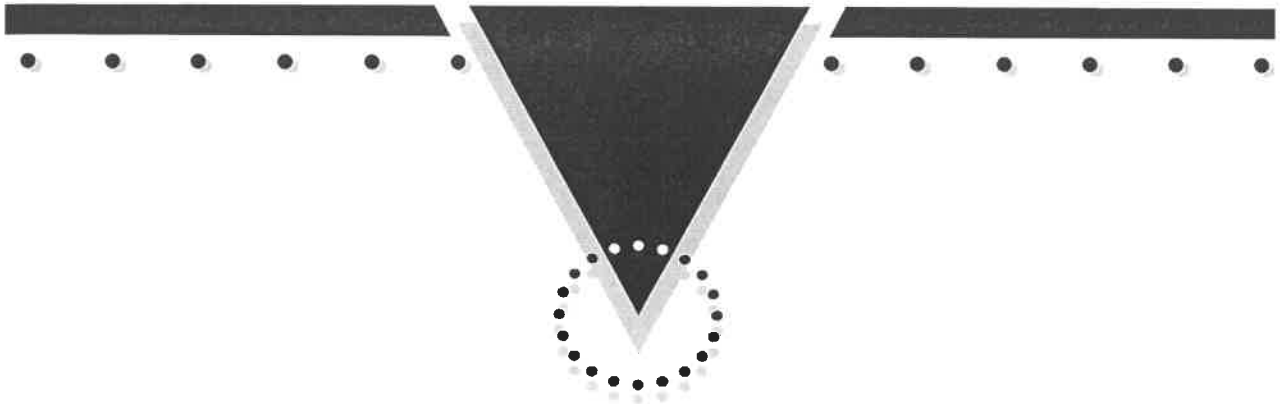
**RESIHOME.COM**

**866-500-7064**

## SECTION IX

# SECTION C

# SECTION 1



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

**Unaudited Financial Reporting**  
**July 31, 2021**





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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  
July 31, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Total 2021
<b><u>ASSETS:</u></b>				
CASH	\$3,737	---	---	\$3,737
DUE FROM DEVELOPER	\$27,712	---	---	\$27,712
<b><u>INVESTMENTS</u></b>				
SERIES 2020				
RESERVE	---	\$178,050	---	\$178,050
REVENUE	---	\$119,683	---	\$119,683
CONSTRUCTION	---	---	\$2	\$2
COST OF ISSUANCE	---	---	---	\$0
<b>TOTAL ASSETS</b>	<b>\$31,449</b>	<b>\$297,733</b>	<b>\$2</b>	<b>\$329,184</b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$31,453	---	---	\$31,453
<b><u>FUND EQUITY:</u></b>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE	---	\$297,733	---	\$297,733
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$2	\$2
UNASSIGNED	(\$4)	---	---	(\$4)
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$31,449</b>	<b>\$297,733</b>	<b>\$2</b>	<b>\$329,184</b>

# Old Hickory

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending July 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
DEVELOPER CONTRIBUTIONS	\$104,218	\$86,848	\$153,286	\$66,438
<b>TOTAL REVENUES</b>	<b>\$104,218</b>	<b>\$86,848</b>	<b>\$153,286</b>	<b>\$66,438</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
SUPERVISOR FEES	\$12,000	\$10,000	\$600	\$9,400
FICA EXPENSE	\$918	\$765	\$46	\$719
ENGINEERING	\$12,000	\$10,000	\$1,871	\$8,129
ATTORNEY	\$25,000	\$20,833	\$5,996	\$14,837
DISSEMINATION	\$0	\$0	\$2,625	(\$2,625)
ANNUAL AUDIT	\$3,500	\$3,500	\$2,800	\$700
MANAGEMENT FEES	\$35,000	\$29,167	\$29,167	(\$0)
INFORMATION TECHNOLOGY	\$1,200	\$1,000	\$1,000	\$0
TELEPHONE	\$300	\$250	\$0	\$250
POSTAGE	\$1,000	\$833	\$122	\$712
INSURANCE	\$5,500	\$5,500	\$5,000	\$500
PRINTING & BINDING	\$1,000	\$833	\$149	\$685
LEGAL ADVERTISING	\$5,000	\$4,167	\$2,260	\$1,907
OTHER CURRENT CHARGES	\$1,000	\$833	\$16	\$817
OFFICE SUPPLIES	\$625	\$521	\$2	\$519
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$104,218</b>	<b>\$88,378</b>	<b>\$51,828</b>	<b>\$36,550</b>
<b><u>FIELD:</u></b>				
FIELD SERVICES	\$0	\$0	\$12,500	(\$12,500)
PROPERTY INSURANCE	\$0	\$0	\$557	(\$557)
ELECTRIC	\$0	\$0	\$355	(\$355)
WATER & SEWER	\$0	\$0	\$10,897	(\$10,897)
LANDSCAPE MAINTENANCE	\$0	\$0	\$69,210	(\$69,210)
LAKE MAINTENANCE	\$0	\$0	\$12,950	(\$12,950)
IRRIGATION REPAIRS	\$0	\$0	\$218	(\$218)
<b>TOTAL FIELD</b>	<b>\$0</b>	<b>\$0</b>	<b>\$106,687</b>	<b>(\$106,687)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$104,218</b>	<b>\$88,378</b>	<b>\$158,515</b>	<b>(\$70,137)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$5,229)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$5,225</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>(\$4)</b>	

# Old Hickory

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

#### SERIES 2020

#### Statement of Revenues & Expenditures

For The Period Ending July 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/21	ACTUAL THRU 7/31/21	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	\$15	\$15
<b>TOTAL REVENUES</b>	<b>\$569,078</b>	<b>\$569,078</b>	<b>\$569,093</b>	<b>\$15</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>\$297,733</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$297,725</b>		<b>\$297,733</b>	

# Old Hickory

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS FUND

#### SERIES 2020

#### Statement of Revenues & Expenditures

For The Period Ending July 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/21	ACTUAL THRU 7/31/21	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>\$126,713</b>	<b>\$126,713</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$2</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$2</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	\$13,735	\$0	\$0	\$153,286
<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>\$13,735</b>	<b>\$0</b>	<b>\$0</b>	<b>\$153,286</b>

### EXPENDITURES:

#### ADMINISTRATIVE:

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	\$380	\$0	\$0	\$0	\$1,871
ATTORNEY	\$2,263	\$1,659	\$132	\$175	\$0	\$542	\$58	\$456	\$575	\$136	\$0	\$0	\$5,996
DISSEMINATION	\$0	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$2,625
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	\$2,917	\$0	\$0	\$29,167
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$1,000
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$10	\$61	\$7	\$6	\$15	\$5	\$7	\$2	\$5	\$3	\$0	\$0	\$122
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	\$1	\$0	\$0	\$149
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,260	\$0	\$0	\$2,260
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8	\$8	\$0	\$0	\$16
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

#### FIELD:

FIELD SERVICES	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$12,500
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	\$29	\$0	\$0	\$355
WATER & SEWER	\$797	\$2,591	\$2,611	\$2,547	\$564	\$87	\$218	\$651	\$466	\$366	\$0	\$0	\$10,897
LANDSCAPE MAINTENANCE	\$6,921	\$6,921	\$6,921	\$6,921	\$6,921	\$6,921	\$6,921	\$6,921	\$6,921	\$6,921	\$0	\$0	\$69,210
LAKE MAINTENANCE	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$0	\$0	\$12,950
IRRIGATION REPAIRS	\$0	\$0	\$0	\$46	\$0	\$0	\$0	\$172	\$0	\$0	\$0	\$0	\$218

#### TOTAL EXPENDITURES

	\$21,785	\$20,223	\$15,543	\$15,550	\$13,354	\$13,839	\$13,859	\$14,536	\$14,250	\$15,577	\$0	\$0	\$158,515
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#### EXCESS REVENUES (EXPENDITURES)

	(\$6,620)	(\$7,598)	\$5,509	(\$1,407)	\$7,161	(\$80)	(\$960)	\$880	(\$273)	(\$1,842)	\$0	\$0	(\$5,229)
--	-----------	-----------	---------	-----------	---------	--------	---------	-------	---------	-----------	-----	-----	-----------

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)	General F und Portion (22)	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	8/12/21	\$ 13,977.15	\$ 13,977.15	\$ -	\$ 13,977.15	\$ -	\$ -
11	7/16/21	8/12/21	\$ 13,735.12	\$ 13,735.12	\$ -	\$ 13,735.12	\$ -	\$ -
12	8/16/21		\$ 16,872.48	\$ 16,872.48	\$ -	\$ 16,872.48	\$ -	\$ 16,872.48
13	8/30/21		\$ 8,317.18	\$ 8,317.18	\$ -	\$ 1,795.18	\$ 6,522.00	\$ 8,317.18
Due from Developer			\$ 203,746.94	\$ 228,936.60	\$ 50,461.04	\$ 171,953.56	\$ 6,522.00	\$ 25,189.66
Total Developer Contributions FY21			\$ 171,953.56					

**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 #12  
August 16, 2021

Payee		General Fund FY2021	
1	<b>Applied Aquatic Management, Inc.</b> Inv# 195825 - Aquatic Plant Management - July 2021	\$	1,295.00
2	<b>Floralawn</b> Inv# 95170 - Irrigation Repairs - May 2021 Inv# 95349 - Monthly Landscape Maintenance - August 2021	\$ \$	172.45 6,921.00
3	<b>Governmental Management Services-CF, LLC</b> Inv# 24 - Management Fees - August 2021 Inv# 25 - Field Management Services - August 2021	\$ \$	3,409.40 1,250.00
4	<b>Hamilton Engineering &amp; Surveying, LLC</b> Inv# 64579 - Professional Services - July 2021	\$	380.00
5	<b>Latham, Luna, Eden &amp; Beaudine, LLP</b> Inv# 98750 - Legal Counsel - June 2021	\$	575.00
6	<b>Orlando Sentinel</b> Inv# 039825338000 - Notice of Budget Adoption Meeting - July 2021	\$	2,259.58
7	<b>Orlando Utilities Commission</b> Inv# 5770309167JUL21 - 37311 Hickory Grove Road - July 2021	\$	28.72
8	<b>St. Cloud Utilities</b> Inv# 00059098JUL21 - 4000 Block Even Hickory Grove Road - July 2021 Inv# 00059099JUL21 - 4500 Block Odd Holstein St - July 2021	\$ \$	316.06 49.97
9	<b>Supervisor Fees</b> <b>August 2, 2021</b> Patrick Bonin Jr.	\$	215.30
		<b>Total:</b>	<b>\$ 16,872.48</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 #
7/31/2021	195825

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

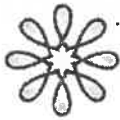
#10nd  
32053547  
Jv121

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>	
		\$1,295.00	

RECEIVED  
AUG 04 2021  
BY: \_\_\_\_\_

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



**floralawn**  
Premier Lawn & Pest

P.O. Box 91597  
Lakeland, FL 33804

**RECEIVED**

JUL 23 2021

BY: \_\_\_\_\_

## Invoice

Date	Invoice #
7/23/2021	95170

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

#91hd

320 588 464

P.O. No.	Terms	Project
	Due on receipt	

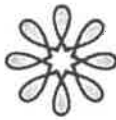
Quantity	Description	Rate	Amount
1	Inspected and repaired broken Mainline at Entrance of Phase 3 Service Completed 5/27/2021	172.45	172.45
<i>Ar Irrigation</i>			
Thank you for your business.		<b>Total</b>	\$172.45

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

**Balance Due** \$172.45

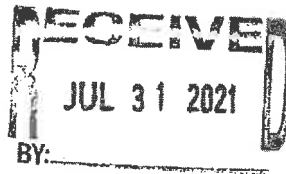
All late payments are subject to 1.5% interest. Thank you for your timely payment.

"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."



**floralawn**  
Premier Lawn & Pest

P.O. Box 91597  
Lakeland, FL 33804



## Invoice

Date	Invoice #
8/1/2021	95349

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

#QnU

320-576-412

320206-412

		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>August 2021</u>			
		</		

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

Balance Due	\$6,921.00
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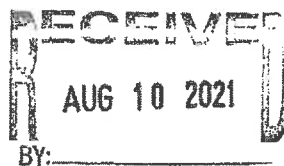
All late payments are subject to 1.5% interest. Thank you for your timely payment.

"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

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



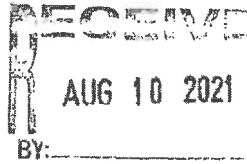
**Invoice #:** 24  
**Invoice Date:** 8/1/21  
**Due Date:** 8/1/21  
**Case:**  
**P.O. Number:**

Description	#	Hours/Qty	Rate	Amount
Management Fees - August 2021	216.53		2,916.67	2,916.67
Information Technology - August 2021	351		100.00	100.00
Dissemination Agent Services - August 2021	313		291.67	291.67
Office Supplies	51		0.42	0.42
Postage	42		84.14	84.14
Copies	425		16.50	16.50
			<b>Total</b>	<b>\$3,409.40</b>
			<b>Payments/Credits</b>	<b>\$0.00</b>
			<b>Balance Due</b>	<b>\$3,409.40</b>

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

# Invoice

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



**Invoice #:** 25  
**Invoice Date:** 8/1/21  
**Due Date:** 8/1/21  
**Case:**  
**P.O. Number:**

Description #140		Hours/Qty	Rate	Amount
Field Management - August 2021	320.538-12		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, LLC

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

RECEIVED  
JUL 30 2021  
BY: \_\_\_\_\_

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

#4hd  
310-53-311

July 30, 2021  
Project No: 03849.0001  
Invoice No: 64579  
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: June 27, 2021 to July 24, 2021**

Phase 030B Meetings

### Professional Personnel

		Hours	Rate	Amount
Eng Sr Project Manager, PE, Sr VP				
Reid, David	6/29/2021	1.00	190.00	190.00
Annual report preparation				
Reid, David	6/30/2021	1.00	190.00	190.00
conveyance docs				
Totals		2.00		380.00
<b>Total Labor</b>				<b>380.00</b>
<b>Total for this Section:</b>				<b>\$380.00</b>
<b>TOTAL DUE THIS INVOICE:</b>				<b>\$380.00</b>

### Billed-to-Date

	Current	Prior	Total
Labor	380.00	1,710.00	2,090.00
Expense	0.00	30.26	30.26
<b>Totals</b>	<b>380.00</b>	<b>1,740.26</b>	<b>2,120.26</b>

### Outstanding Invoices

Number	Date	Balance
64148	6/4/2021	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

RECEIVED

JUL 22 2021

July 22, 2021

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

INVOICE

Matter ID: 6187-001  
General

#244  
JUL 22 2021

Invoice #: 98750  
Federal ID #: 59-3366512

For Professional Services Rendered:

06/10/2021	KET	Telephone discussion with the developer regarding conveyances of real property and improvements for Phases 1, 2 and 3 and email correspondence regarding same.	0.20 hr	\$50.00
06/17/2021	KET	Preparation for the conveyance of tracts in Phase 3.	0.20 hr	50.00
06/21/2021	KET	Preparation of conveyance documents for Phases 1, 2 and 3.	1.90 hr	475.00
Total Professional Services:				\$575.00

INVOICE SUMMARY

For Professional Services:	2.30 Hours	\$575.00
New Charges this Invoice:		\$575.00
Previous Balance as of 06/21/21:		1,056.05
Less Payments/Credits Applied since 06/21/21:		541.97
Outstanding Previous Balance Due:		\$514.08
Plus New Charges this Invoice:		575.00
Total Due:		\$1,089.08

Billed Through: June 30, 2021



**adbilling@tribpub.com**  
**844-348-2445**

Billed Account Name:	Old Hickory Cdd
Billed Account Number:	CU80083653
Invoice Number:	039825338000
Invoice Amount:	\$2,259.58
Billing Period:	07/19/21 - 07/25/21
Due Date:	08/24/21



## Page 1 of 2

Date	Invoice Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
07/12/21	OSC39825338	Classified Listings, Online				
07/19/21		7/12/21				2,259.58
		6992177				

#5  
310-517-48

AUG 06 2021

Invoice Total: \$2,259.58

Current	1-30	31-60	61-90	91+	Unapplied Amount
2,259.58	0.00	0.00	0.00	0.00	0.00



**Please detach and return this portion with your payment.**




Billed Period:	07/19/21 - 07/25/21
Billed Account Name:	Old Hickory Cdd
Billed Account Number:	CU80083653
Invoice Number:	039825338000

Return Service Requested

8472000232 PRESORT 232 1 SP 0.510 P3C1 <B>



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

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

Orlando Sentinel  
PO Box 100608  
Atlanta, GA 30384-0608



08008365308008365303039825338 00225958 00225958 5

# Orlando Sentinel

Published Daily  
ORANGE County, Florida

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

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

State Of Illinois  
County Of Cook

Before the undersigned authority personally appeared  
Charlie Welenc, who on oath says that he or she is an Advertising  
Representative of the ORLANDO SENTINEL, a DAILY newspaper  
published at the ORLANDO SENTINEL in ORANGE County, Florida;  
that the attached copy of advertisement, being a Legal Notice in the matter  
of 11220-2 Column Legals, in the matter of Public Meeting was published  
in said newspaper in the issues of Jul 12, 2021; Jul 19, 2021.

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



Signature of Affiant

Charlie Welenc

Name of Affiant

Sworn to and subscribed before me on this 22 day of July, 2021,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

6992177

# Orlando Sentinel

## OLD HISTORY

### COMMUNITY DEVELOPMENT DISTRICT

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

### Upcoming Public Hearings, Regular Meeting

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

**DATE:** August 2, 2021

**TIME:** 1:00 P.M.

**LOCATION:** Oasis Club at ChampionsGate  
1520 Oasis Club Blvd.  
ChampionsGate, FL 32896

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2021/2022; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

### Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget and providing the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. Pursuant to Section 170.02, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Proposed O&M Assessment (including collection costs / early payment discounts)
50' Lots	275	\$915
60' Lots	178	\$915

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Duval County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2021. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect these or other assessments in a different manner at a future time.

### Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 219

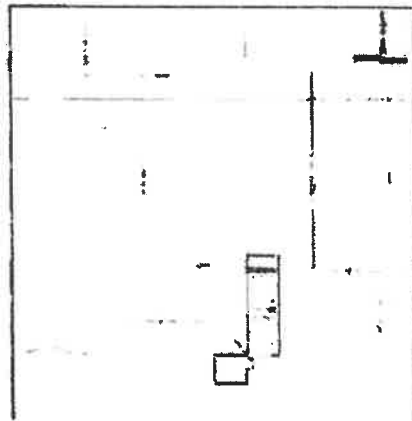
# Orlando Sentinel

E. Livingston Street, Orlando, Florida, 32801 Ph: (407) 841-5524 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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



Old Village Community Development District  
Boundary Map

6992177 03/11, 07/19

6992177



The Reliable One®

BILL DATE  
07/14/21

ACCOUNT NUMBER  
5770309167

SERVICE ADDRESS: 37311 HICKORY GROVE RD

PAGE 1 OF 2

PIN#: 5731136140

# OLD HICKORY COMMUNITY DEVELOPMENT

## BILL SUMMARY

DUE DATE

08/03/21

OPENING BALANCE  
\$34.46

PAYMENTS  
\$34.46

BALANCE FORWARD  
\$0.00

CURRENT CHARGES  
\$28.72

TOTAL AMOUNT DUE  
\$28.72

## CURRENT CHARGES

### OUC Electric Service

\$30.18

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

Commercial Non-Demand Electric Rate (06/11 - 07/14)

114 kWh @ \$0.07435 (Non-Fuel) ..... 8.48

114 kWh @ \$0.0307 (Fuel) ..... 3.50

(\$2.77 of your Fuel Cost is exempt from Municipal Tax)

Billing Correction (05/12-06/11)

Service Charge ..... 18.20

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)

Billing Cancellation Adjustment (05/12-06/11) ..... 29.02 CR

Billing Correction (04/19-05/12)

Service Charge ..... 14.56

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)

Billing Cancellation Adjustment (04/19-05/12) ..... 22.64 CR

#13

326-578-43

Corrected Bill  
Charges on your previous  
bill(s) have been revised. This  
bill includes corrected and  
current charges.

RECEIVED  
JUL 19 2021  
BY:

## CUSTOMER SERVICE

Online  
www.ouc.com

Telephone  
407-957-7373

Payments  
PO Box 31329  
Tampa FL 33631-3329

## MESSAGE CENTER

**HOT WEATHER  
= HIGHER BILLS**

Set your  
thermostat to  
78° and save.

78°

ouc.com/hotweather

(Continued on next page)

▲ DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT ▲

1 of 1



The Reliable One®

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

ACCOUNT NUMBER  
5770309167

DUE DATE

08/03/21

PLEASE PAY  
THIS AMOUNT

TOTAL AMOUNT DUE  
\$28.72

\*\*AUTO\*\*SCH 5-DIGIT 34769 C 2 P 2 278 1 AV 0.395

Seq=278



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.

57703091678000000287210803213012



The Reliable One®

SERVICE ADDRESS: 37311 HICKORY GROVE RD

BILL DATE

07/14/21

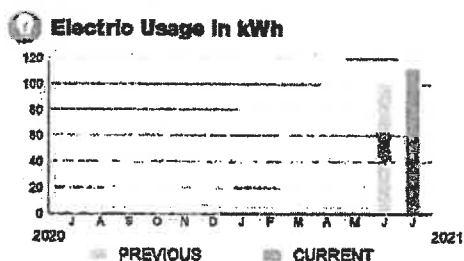
ACCOUNT NUMBER

5770309167

PAGE 2 OF 2

## OLD HICKORY COMMUNITY DEVELOPMENT

<b>Osceola County Charges</b>	<b>\$2.26</b>
Municipal Taxes.....	\$ 6.15
Tax Cancellation Adjustment.....	3.89 CR
<b>State of Florida Charges</b>	<b>\$3.72 CR</b>
Gross Receipts Tax.....	\$ 2.09
Gross Receipts Tax Cancellation Adjustment.....	1.32 CR
Florida Sales Tax Cancellation Adjustment.....	3.69 CR
Discretionary Surtax Cancellation Adjustment.....	0.80 CR



### Meter Data

METER #: 7CD14794  
 CURRENT: 638 on 07/14/21  
 PREVIOUS: 524 on 06/11/21  
 TOTAL USAGE: 114 kWh  
 DAYS OF SERVICE: 33

AVERAGE DAILY USAGE	THIS PERIOD
	3.45 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  
 407-238-8651  
 developmentsservices@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 <a href="http://www.ouc.com">www.ouc.com</a>	Register using <a href="http://www.ouc.com">www.ouc.com</a>	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 <a href="http://www.ouc.com">www.ouc.com</a>

\*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	<a href="mailto:commercialsvcs@ouc.com">commercialsvcs@ouc.com</a>	Register at <a href="http://www.ouc.com">www.ouc.com</a> to report a problem	<a href="mailto:streetlightservice@ouc.com">streetlightservice@ouc.com</a>

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: 00059098  
Customer Name: OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT  
Service Address: 4000 BLOCK EVEN HICKORY GROVE ROAD  
Bill Date: 7/28/2021 Due Date: 8/18/2021

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.

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	6/18/21	7/21/21	7131	7336	205

\*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

3405969

Customer #: 000210977 Account #: 00059098

Amount Due \$316.06 Due Date 8/18/2021  
After Due Date \$320.80

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



8 SDGS  
8 - 2231

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



00021097700059098000031606202108180



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



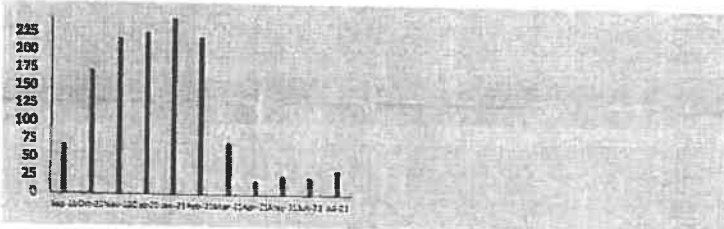
Customer Number: 000210977 Account Number: 00059099  
Customer Name: OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT  
Service Address: 4500 BLOCK ODD HOLSTEIN ST  
Bill Date: 7/28/2021 Due Date: 8/18/2021

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	61125078	6/18/21	7/21/21	1532	1567	35

\*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

3405970

Customer #: 000210977 Account #: 00059099

Amount Due \$49.97 Due Date 8/18/2021  
After Due Date \$52.97

Amount Enclosed \$  
Please use this number 00021097700059099 for online, bank or epay payments.

Please make checks payable to:

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



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

00021097700059099000004997202108180



# Old Hickory

Community Development District

FY21 Funding Request #13  
August 30, 2021

Payee		General Fund FY2021	General Fund FY2022
1	Egis Insurance Advisors, LLC Inv# 13925 - FY2022 Insurance Renewal - October 2021		\$ 6,522.00
2	Latham, Luna, Eden & Beaudine, LLP Inv# 99014 - Legal Counsel - July 2021	\$ 136.30	
3	Orlando Utilities Commission Inv# 5770309167AUG21 - 37311 Hickory Grove Road - August 2021	\$ 31.61	
4	St. Cloud Utilities Inv# 00059098AUG21 - 4000 Block Even Hickory Grove Road - August 2021	\$ 1,582.76	
	Inv# 00059099AUG21 - 4500 Block Odd Holstein St - August 2021	\$ 44.51	
		\$ 1,795.18	\$ 6,522.00
		<b>Total:</b>	<b>\$ 8,317.18</b>

Please make check payable to:

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



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

# INVOICE

Customer	Old Hickory Community Development District
Acct #	1038
Date	08/24/2021
Customer Service	Kristina Rudez
Page	1 of 1

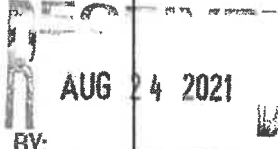
Payment Information	
Invoice Summary	\$ 6,522.00
Payment Amount	
Payment for:	Invoice#13925
100121486	

Thank You

Please detach and return with payment



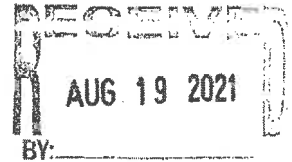
Customer: Old Hickory Community Development District

Invoice	Effective	Transaction	Description	Amount
13925	10/01/2021	Renew policy	Policy #100121486 10/01/2021-10/01/2022 Florida Insurance Alliance Package - Renew policy Due Date: 8/24/2021   BY: _____ Property Insurance \$1,271 Gen. Liab / Public Officials \$5,251	6,522.00
				<b>Total</b>
				\$ 6,522.00
				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	sclimer@egisadvisors.com	08/24/2021
Chicago, IL 60689-4002		

**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



August 18, 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

#2nd  
210.53.313

Invoice #: 99014  
Federal ID #: 59-3366512

**For Professional Services Rendered:**

07/26/2021	KET	Receipt and review of Agenda for upcoming Board of Supervisors' meeting.	0.20 hr	\$50.00
07/30/2021	JAC	Emails with District Engineer re: conveyances and completion thereof.	0.20 hr	71.00
Total Professional Services:				\$121.00

**For Disbursements Incurred:**

07/31/2021	Print Expense			\$15.30
Total Disbursements Incurred:				\$15.30

**INVOICE SUMMARY**

For Professional Services:	0.40 Hours	\$121.00
For Disbursements Incurred:		15.30
New Charges this Invoice:		<u>\$136.30</u>

Outstanding Previous Balance Due:	\$1,089.08
Plus New Charges this Invoice:	136.30
<b>Total Due:</b>	<b>\$1,225.38</b>

Billed Through: July 31, 2021



The Reliable One®

BILL DATE  
08/12/21

ACCOUNT NUMBER  
5770309167

SERVICE ADDRESS: 57311 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
\$28.72	\$28.72	\$0.00	\$31.61	\$31.61

DUE DATE  
09/01/21

**CURRENT CHARGES**

<b>OUC Electric Service</b>	<b>\$28.71</b>
Meter #: 7CD14794 - Service Charge	\$ 18.20
Commercial Non-Demand Electric Rate (07/14/21 - 08/12/21)	
100 kWh @ \$0.07435 (Non-Fuel)	7.44
100 kWh @ \$0.0307 (Fuel)	3.07
(\$2.43 of your Fuel Cost is exempt from Municipal Tax)	
<b>Osceola County Charges</b>	<b>\$2.16</b>
Municipal Taxes	\$ 2.16
<b>State of Florida Charges</b>	<b>\$0.74</b>
Gross Receipts Tax	\$ 0.74

113  
220-57843

RECEIVED  
AUG 20 2021  
BY: \_\_\_\_\_

**CUSTOMER SERVICE**

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

**MESSAGE CENTER**



▲ 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  
09/01/21

PLEASE PAY  
THIS AMOUNT

TOTAL AMOUNT DUE  
\$31.61

\*\*AUTO\*\*SCH 5-DIGIT 34789 C 2 P 2 274 1 AV 0.385

Seq=274

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.

57703091678000000316190901215012



The Reliable One®

SERVICE ADDRESS: 37311 HICKORY GROVE RD

# OLD HICKORY COMMUNITY DEVELOPMENT

BILL DATE

08/12/21

ACCOUNT NUMBER

5770309167

PAGE 2 OF 2

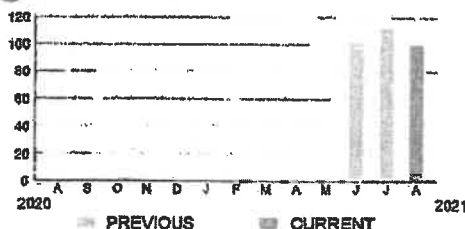
## HELPFUL PHONE NUMBERS

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

Development Services  
Developer Inquiries for New Projects  
407-236-9651  
developmentsservices@ouc.com  
City of St. Cloud  
Solid Waste: 407-957-7289

St. Cloud Utilities  
407-957-7344

## Electric Usage in kWh



## Meter Data

METER #: 7CD14794  
CURRENT: 738 on 08/12/21  
PREVIOUS: 638 on 07/14/21  
TOTAL USAGE: 100 kWh  
DAYS OF SERVICE: 29

AVERAGE DAILY USAGE	THIS PERIOD 3.46 kWh
------------------------	-------------------------

## 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 <a href="http://www.ouc.com">www.ouc.com</a>	Register using <a href="http://www.ouc.com">www.ouc.com</a>	407-957-7373	Payments with bill stubs; OUC, PO Box 31329, Tampa, FL 33631-3329	More than 400 locations, including participating Amcort, CVS, ACE Cash Express, Walmart, Publix and more. For a complete list, visit <a href="http://www.ouc.com">www.ouc.com</a>

\*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	<a href="mailto:commercialsvcs@ouc.com">commercialsvcs@ouc.com</a>	Register at <a href="http://www.ouc.com">www.ouc.com</a> to report a problem	<a href="mailto:streetlightservice@ouc.com">streetlightservice@ouc.com</a>

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.





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



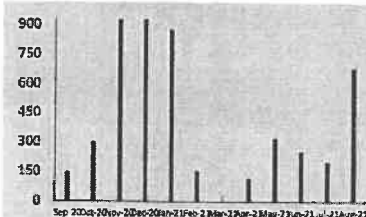
Customer Number: 000210977 Account Number: 00059098  
Customer Name: OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT  
Service Address: 4000 BLOCK EVEN HICKORY GROVE ROAD  
Bill Date: 8/25/2021 Due Date: 9/15/2021

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.

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	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	418 TGAL @ 2.71	\$1,132.78
Total Current Charges		\$1,582.76
Total Amount Due		\$1,582.76

RECEIVED

AUG 30

Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70360104	7/21/21	8/19/21	7336	8021	685

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

Please return this portion with your payment

3436823



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

Customer #: 000210977 Account #: 00059098

Amount Due \$1,582.76 Due Date 9/15/2021  
After Due Date \$1,606.50

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



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



00021097700059098000158276202109150



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: 8/25/2021 Due Date: 9/15/2021

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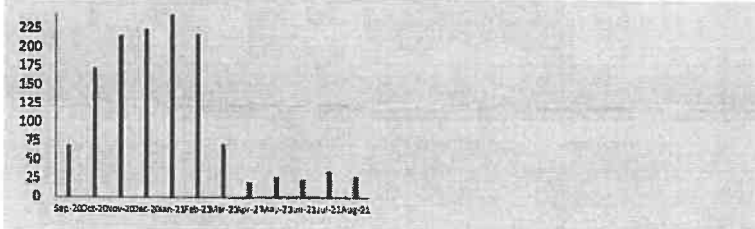
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+ 7

Reclaimed Water

320-538-432



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	61125078	7/21/21	8/19/21	1567	1595	28

\*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	1 TGAL @ 0.78	\$0.78
Total Current Charges		\$44.51
Total Amount Due		\$44.51

RECEIVED

AUG 30 2021

Please return this portion with your payment

3436824



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

Customer #: 000210977 Account #: 00059099

Amount Due \$44.51 Due Date 9/15/2021  
After Due Date \$47.51

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



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