

*Old Hickory
Community Development District*

Agenda

October 4, 2021

AGENDA

Old Hickory

Community Development District

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

September 27, 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, October 4, 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 September 13, 2021 Meeting
4. Consideration of Resolution 2022-01 Amending the Fiscal Year 2021 Budget
5. Discussion of Pending Plat Conveyances
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Request #14
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

The third order of business is the approval of minutes of the September 13, 2021 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of Resolution 2022-01 amending the Fiscal Year 2021 budget. A copy of the Resolution and amended budget is enclosed for your review.

The fifth 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 request #14. The funding request and supporting documentation is enclosed for your review.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. S. Flint', with a stylized, flowing script.

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, September 13, 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 by phone
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 August 2, 2021 Meeting

Mr. Flint: Did the Board have any comments or corrections on the August 2, 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 August 2, 2021 Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-08
Accepting the Conveyance of Real
Property – Phases 1, 2 & 3**

Mr. Flint: Kristen, do you want to review this for the Board?

Ms. Trucco: Absolutely. This is for the conveyance for Phases 1, 2 and 3 for Old Hickory. These conveyances were contemplated by the original development plans for the District including the recorded plat. Now that the real property and tracts are completed in accordance with the Engineer's report, they are ready for conveyance. The specialty warranty deed and Bill of Sale are transferring the real property tracts and improvements from the Developer to the District. There is an agreement regarding taxes and an Owner's Affidavit certifying from the Developer that there are no outstanding taxes or incumbrances on the property. There is the certificate of the District engineer, it is required under the bond documents including the Acquisition Agreement. It is just a certification by the District engineer that the real property tracts and improvements were completed in accordance with the engineer's report and that they are up to the standard required for the District to take ownership of them. If you have any questions, I can try to answer them now. If you have no questions, we would be looking for a motion to approve Resolution 2021-08.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, Resolution 2021-08 Accepting the Conveyance of Real Property – Phases 1, 2 & 3, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Aquatic Plant
Management Agreement with Applied
Aquatic Management Inc.**

Mr. Flint: Next you have the Aquatic Management Agreement with Applied Aquatics.

Mr. Scheerer: In your agenda package is a renewal with Applied Aquatics for all the current ponds they are maintaining on behalf of the District. We are just seeking approval of renewal for the next fiscal year.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Aquatic Plant Management Agreement with Applied Aquatic Management Inc., was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Proposal from Floralawn
for Phase 3 Landscape Management**

Mr. Flint: You have the proposal from Floralawn for Phase 3 landscape management.

Mr. Scheerer: Recently Lane and I and Floralawn walked everything but the dog park in Phase 3. That was turned over to us and we are just looking to approve the Phase 3 cost.

Mr. Morgan: Lane, do you have anything to add?

Mr. Register: No, I'm good with this. I just want to make it clear we are only accepting Phase 3 not Phase 4.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Proposal from Floralawn for Phase 3 Landscape Management, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of License Agreement with Lennar Homes for Signage

Mr. Flint: Next you have a License Agreement with Lennar Homes for some signage on CDD tracts. We were contacted by Lennar; I understand Lennar owns some homes that they are going to be renting.

Mr. Morgan: Lennar owns the homes?

Mr. Flint: Yes.

Mr. Morgan: I haven't heard of this before.

Mr. Flint: The company ResiHome is going to manage that program. There are some signs in the common area that they are asking to be able to install on CDD property. As long as the signage is directional in nature, us and counsel are okay with the concept. We did ask them to revise the initial signage, it had some pricing information and some additional information that we thought went beyond the definition of directional. They've revised those and resubmitted those and that is what is attached.

Mr. Morgan: There are three signs?

Mr. Flint: Yes. There is a map with the locations. Sign 1 is 4x8, sign 2 is 3x5, and sign 3 is 4x8.

Mr. Morgan: All of Lennar's signage is the same no matter what the division it is. They are all high-quality signs.

Mr. Flint: And there is an obligation upon the licensee to maintain the signs. We also have the ability to remove it at any time if they are not maintaining it.

Ms. Trucco: There is also an indemnification clause too in the license if we incur any liability as a result of the signs.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the License Agreement with Lennar Homes for Signage, was approved.

EIGHTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint: This item is a standing item that we are including on all agendas to remind us that we need to be focusing on conveyance of property and approval of plats.

NINTH 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 new to report this month.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through July 31st. Are there any questions or comments on those? Hearing none,

ii. Ratification of Funding Requests #12 - #13

Mr. Flint: Next is the funding request #12 and #13. These have been transmitted to the developer under the Developer Funding Agreement. We are asking the Board to ratify the funding request.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, Funding Request #12 - #13, were ratified.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

TWELTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2022-01

**A RESOLUTION AMENDING THE OLD HICKORY
COMMUNITY DEVELOPMENT DISTRICT GENERAL
FUND BUDGET FOR FISCAL YEAR 2021**

WHEREAS, the Board of Supervisors of the Old Hickory Community Development District adopted a General Fund Budget for Fiscal Year 2021; and

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

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

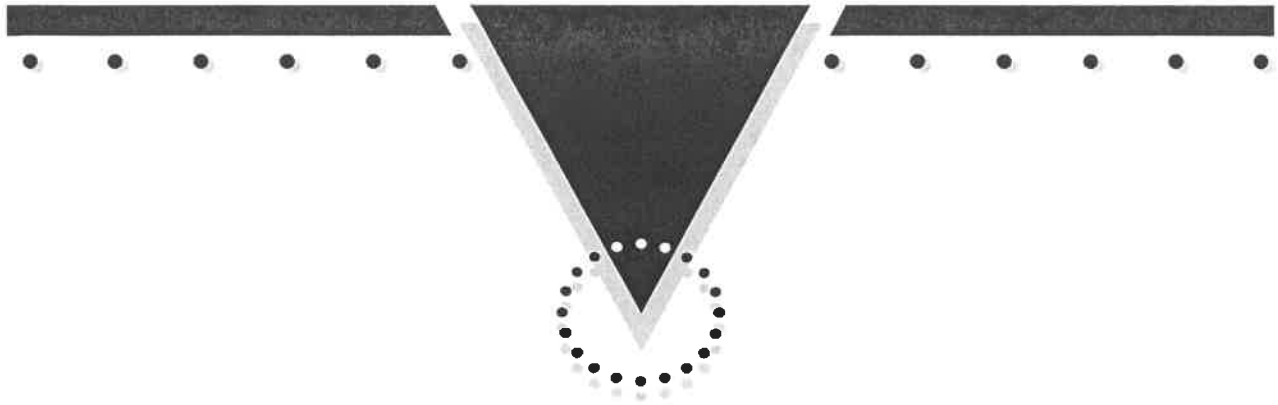
**NOW, THEREFORE BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE OLD HICKORY
COMMUNITY DEVELOPMENT DISTRICT THE
FOLLOWING;**

1. The General Fund Budget for Fiscal Year 2021 is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 4th day of October, 2021 and be reflected in the monthly and Fiscal Year End 9/30/2021 Financial Statements and Audit Report of the District.

Adopted this 4th day of October, 2021.

Chairman/Vice Chairman

Secretary/ Assistant Secretary



Old Hickory Community Development District

**Amended Budget
FY 2021**



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1 General Fund

2-5 General Fund Narrative

Old Hickory

Community Development District

Adopted Budget FY2021	Increase/ (Decrease)	Amended Budget FY2021	Actuals Thru 8/31/21
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Revenues

Developer Contributions	\$104,218	\$97,360	\$201,578	\$171,954
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Total Revenues

\$104,218	\$97,360	\$201,578	\$171,954
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Expenditures

Administrative

Supervisor Fees	\$12,000	(\$10,000)	\$2,000	\$800
FICA Expense	\$918	(\$765)	\$153	\$61
Engineering	\$12,000	(\$7,000)	\$5,000	\$2,536
Attorney	\$25,000	(\$15,000)	\$10,000	\$6,963
Dissemination	\$0	\$3,208	\$3,208	\$2,917
Annual Audit	\$3,500	(\$700)	\$2,800	\$2,800
Management Fees	\$35,000	\$0	\$35,000	\$32,083
Information Technology	\$1,200	\$0	\$1,200	\$1,100
Telephone	\$300	(\$250)	\$50	\$0
Postage	\$1,000	(\$500)	\$500	\$247
Insurance	\$5,500	(\$500)	\$5,000	\$5,000
Printing & Binding	\$1,000	(\$500)	\$500	\$273
Legal Advertising	\$5,000	\$0	\$5,000	\$2,260
Other Current Charges	\$1,000	(\$900)	\$100	\$24
Office Supplies	\$625	(\$425)	\$200	\$68
Dues, Licenses & Subscriptions	\$175	\$0	\$175	\$175

Field

Field Services	\$0	\$15,000	\$15,000	\$13,750
Property Insurance	\$0	\$600	\$600	\$557
Electric	\$0	\$500	\$500	\$387
Water & Sewer	\$0	\$15,000	\$15,000	\$12,524
Landscape Maintenance	\$0	\$83,052	\$83,052	\$76,131
Lake Maintenance	\$0	\$15,540	\$15,540	\$14,245
Irrigation Repairs	\$0	\$1,000	\$1,000	\$218

Total Expenditures

\$104,218	\$97,360	\$201,578	\$175,118
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Excess Revenues/(Expenditures)

\$0	\$0	\$0	(\$3,165)
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*Prorated amount represents 4 months of FY2020.

Old Hickory

Community Development District

GENERAL FUND BUDGET

REVENUES:

Developer Contributions

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

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

Attorney

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

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

Annual Audit

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

Old Hickory
Community Development District
GENERAL FUND BUDGET

Management Fees

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

Information Technology

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

Telephone

Telephone and fax machine.

Postage

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

Insurance

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

Printing & Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Old Hickory
Community Development District
GENERAL FUND BUDGET

Field:

Field Services

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

Property Insurance

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

Electric

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

Water & Sewer

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

Landscape Maintenance

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

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

Old Hickory Community Development District

GENERAL FUND BUDGET

Lake Maintenance

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

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

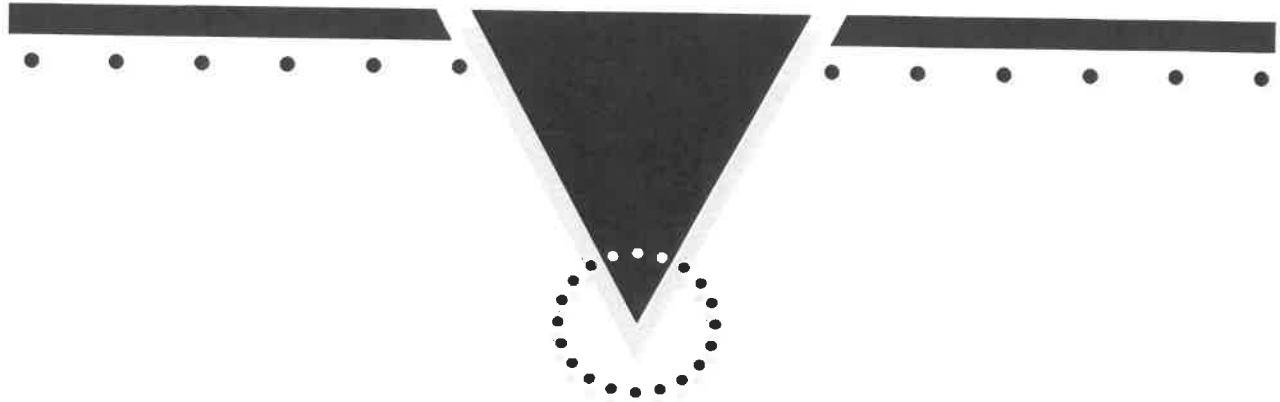
Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

SECTION VI

SECTION C

SECTION 1



**Old Hickory
Community Development District**

**Unaudited Financial Reporting
August 31, 2021**



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Old Hickory
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
August 31, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Total 2021
<u>ASSETS:</u>				
CASH	\$2,299	---	---	\$2,299
DUE FROM DEVELOPER	\$18,668	---	---	\$18,668
<u>INVESTMENTS</u>				
SERIES 2020				
RESERVE	---	\$178,050	---	\$178,050
REVENUE	---	\$119,683	---	\$119,683
CONSTRUCTION	---	---	\$2	\$2
COST OF ISSUANCE	---	---	---	\$0
TOTAL ASSETS	\$20,967	\$297,733	\$2	\$318,702
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$18,907	---	---	\$18,907
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE	---	\$297,733	---	\$297,733
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$2	\$2
UNASSIGNED	\$2,060	---	---	\$2,060
TOTAL LIABILITIES & FUND EQUITY	\$20,967	\$297,733	\$2	\$318,702

Old Hickory

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$104,218	\$95,533	\$171,954	\$76,420
TOTAL REVENUES	\$104,218	\$95,533	\$171,954	\$76,420
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISOR FEES	\$12,000	\$11,000	\$800	\$10,200
FICA EXPENSE	\$918	\$842	\$61	\$780
ENGINEERING	\$12,000	\$11,000	\$2,536	\$8,464
ATTORNEY	\$25,000	\$22,917	\$6,963	\$15,954
DISSEMINATION	\$0	\$0	\$2,917	(\$2,917)
ANNUAL AUDIT	\$3,500	\$3,500	\$2,800	\$700
MANAGEMENT FEES	\$35,000	\$32,083	\$32,083	(\$0)
INFORMATION TECHNOLOGY	\$1,200	\$1,100	\$1,100	\$0
TELEPHONE	\$300	\$275	\$0	\$275
POSTAGE	\$1,000	\$917	\$247	\$670
INSURANCE	\$5,500	\$5,500	\$5,000	\$500
PRINTING & BINDING	\$1,000	\$917	\$273	\$644
LEGAL ADVERTISING	\$5,000	\$4,583	\$2,260	\$2,324
OTHER CURRENT CHARGES	\$1,000	\$917	\$24	\$893
OFFICE SUPPLIES	\$625	\$573	\$68	\$505
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$104,218	\$96,298	\$57,306	\$38,992
<u>FIELD:</u>				
FIELD SERVICES	\$0	\$0	\$13,750	(\$13,750)
PROPERTY INSURANCE	\$0	\$0	\$557	(\$557)
ELECTRIC	\$0	\$0	\$387	(\$387)
WATER & SEWER	\$0	\$0	\$12,524	(\$12,524)
LANDSCAPE MAINTENANCE	\$0	\$0	\$76,131	(\$76,131)
LAKE MAINTENANCE	\$0	\$0	\$14,245	(\$14,245)
IRRIGATION REPAIRS	\$0	\$0	\$218	(\$218)
TOTAL FIELD	\$0	\$0	\$117,812	(\$117,812)
TOTAL EXPENDITURES	\$104,218	\$96,298	\$175,118	(\$78,820)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$3,165)	
FUND BALANCE - Beginning	\$0		\$5,225	
FUND BALANCE - Ending	\$0		\$2,060	

Old Hickory

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2020

Statement of Revenues & Expenditures

For The Period Ending August 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
<u>REVENUES:</u>				
ASSESMENTS	\$356,100	\$356,100	\$356,100	\$0
BOND PROCEEDS	\$212,978	\$212,978	\$212,978	\$0
INTEREST	\$0	\$0	\$17	\$17
TOTAL REVENUES	\$569,078	\$569,078	\$569,094	\$17
<u>EXPENDITURES:</u>				
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
TOTAL EXPENDITURES	\$271,353	\$271,353	\$271,353	\$0
<u>OTHER SOURCES/(USES)</u>				
TRANSFER OUT	\$0	\$0	(\$8)	(\$8)
TOTAL OTHER SOURCES/(USES)	\$0	\$0	(\$8)	(\$8)
EXCESS REVENUES (EXPENDITURES)	\$297,725		\$297,733	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$297,725		\$297,733	

Old Hickory

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

SERIES 2020

Statement of Revenues & Expenditures

For The Period Ending August 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
<u>REVENUES:</u>				
BOND PROCEEDS	\$0	\$0	\$6,032,023	\$6,032,023
INTEREST	\$0	\$0	\$16	\$16
TOTAL REVENUES	\$0	\$0	\$6,032,038	\$6,032,038
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$5,814,174	(\$5,814,174)
CAPITAL OUTLAY - COST OF ISSUANCE	\$0	\$0	\$344,576	(\$344,576)
TOTAL EXPENDITURES	\$0	\$0	\$6,158,750	(\$6,158,750)
<u>OTHER SOURCES/(USES)</u>				
NET PREMIUM	\$0	\$0	\$126,706	\$126,706
TRANSFER IN	\$0	\$0	\$7	\$7
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$126,713	\$126,713
EXCESS REVENUES (EXPENDITURES)	\$0		\$2	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$2	

Old Hickory Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
REVENUES:													
DEVELOPER CONTRIBUTIONS	\$15,165	\$12,626	\$21,051	\$14,143	\$20,515	\$13,760	\$12,899	\$15,415	\$13,977	\$13,735	\$18,668	\$0	\$171,954
TOTAL REVENUES	\$15,165	\$12,626	\$21,051	\$14,143	\$20,515	\$13,760	\$12,899	\$15,415	\$13,977	\$13,735	\$18,668	\$0	\$171,954
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$0	\$200	\$0	\$0	\$0	\$200	\$0	\$200	\$0	\$0	\$200	\$0	\$800
FICA EXPENSE	\$0	\$15	\$0	\$0	\$0	\$15	\$0	\$15	\$0	\$0	\$15	\$0	\$61
ENGINEERING	\$1,016	\$95	\$0	\$0	\$0	\$190	\$0	\$190	\$380	\$475	\$190	\$0	\$2,536
ATTORNEY	\$2,263	\$1,659	\$132	\$175	\$0	\$542	\$58	\$456	\$575	\$136	\$967	\$0	\$6,963
DISSEMINATION	\$0	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$2,917
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	\$2,917	\$0	\$32,083
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$1,100
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	\$125	\$0	\$247
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	\$124	\$0	\$273
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	\$8	\$0	\$24
OFFICE SUPPLIES	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65	\$0	\$68
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	\$1,250	\$0	\$13,750
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	\$32	\$0	\$387
WATER & SEWER	\$797	\$2,591	\$2,611	\$2,547	\$564	\$87	\$218	\$651	\$466	\$366	\$1,627	\$0	\$12,524
LANDSCAPE MAINTENANCE	\$6,921	\$6,921	\$6,921	\$6,921	\$6,921	\$6,921	\$6,921	\$6,921	\$6,921	\$6,921	\$6,921	\$0	\$76,131
LAKE MAINTENANCE	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$0	\$14,245
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	\$16,052	\$16,128	\$0	\$175,118
EXCESS REVENUES (EXPENDITURES)	(\$6,620)	(\$7,598)	\$5,509	(\$1,407)	\$7,161	(\$80)	(\$960)	\$880	(\$273)	(\$2,317)	\$2,539	\$0	(\$3,165)

Old Hickory
Community Development District
Developer Contributions/Due from Developer

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (20)	General Fund Portion (21)	General Fund 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	9/7/21	\$ 16,872.48	\$ 16,872.48	\$ -	\$ 16,872.48	\$ -	\$ -
13	8/30/21	9/17/21	\$ 8,317.18	\$ 8,317.18	\$ -	\$ 1,795.18	\$ 6,522.00	\$ -
14	9/19/21		\$ 15,090.17	\$ 15,090.17	\$ -	\$ 15,090.17	\$ -	\$ 15,090.17
Due from Developer			\$ 228,936.60	\$ 244,026.77	\$ 50,461.04	\$ 187,043.73	\$ 6,522.00	\$ 15,090.17

Total Developer Contributions FY21

\$ 187,043.73

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)
CURRENT BONDS OUTSTANDING		\$6,125,000

**OLD HICKORY
COMMUNITY DEVELOPMENT DISTRICT**

DIRECT BILLED ASSESSMENTS - FY2021

LENNAR HOMES, LLC

\$356,100.00

\$356,100.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	SERIES 2020
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
			\$ 356,100.00	\$ 356,100.00	\$ 356,100.00

SECTION 2

Old Hickory

Community Development District

FY21 Funding Request #14
September 19, 2021

Payee		General Fund FY2021	
1	Applied Aquatic Management, Inc. Inv# 196639 - Aquatic Plant Management - August 2021	\$	1,295.00
2	Floralawn Inv# 95779 - Monthly Landscape Maintenance - September 2021	\$	6,921.00
3	Governmental Management Services-CF, LLC Inv# 26 - Management Fees - September 2021 Inv# 27 - Field Management Services - September 2021	\$ \$	3,528.77 1,250.00
4	Hamilton Engineering & Surveying, LLC Inv# 64799 - Professional Services - August 2021	\$	665.00
5	Latham, Luna, Eden & Beaudine, LLP Inv# 99213 - Legal Counsel - August 2021	\$	966.93
6	Orlando Utilities Commission Inv# 5770309167SEP21 - 37311 Hickory Grove Road - September 2021	\$	32.87
7	Supervisor Fees September 13, 2021 Patrick Bonin Jr. Adam Morgan	\$ \$	215.30 215.30
		\$	15,090.17
		Total:	\$ 15,090.17

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 #
8/31/2021	196639

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

#104d
Aug 21
320-536-47

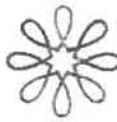
P.O. No.	Terms	Project
	Net 30	Old Hickory CDD

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

A pond maint

SEP 03 2021

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



floralawn
Premier Lawn & Pest

P.O. Box 91597
Lakeland, FL 33804

Invoice

Date	Invoice #
9/1/2021	95779

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

SEP 01 2021
BY:

#9hd
220-578-462

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 September 2021		
Thank you for your business.		Total	\$6,921.00

Landscaping

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

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

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

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

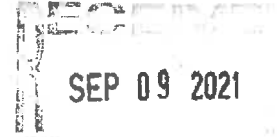
GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 26
Invoice Date: 9/1/21
Due Date: 9/1/21
Case:
P.O. Number:

Bill To:

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



Description	#	Hours/Qty	Rate	Amount
Management Fees - September 2021	1hd		2,916.67	2,916.67
Information Technology - September 2021			100.00	100.00
Dissemination Agent Services - September 2021			291.67	291.67
Office Supplies			0.21	0.21
Postage			3.77	3.77
Copies			2.70	2.70
August Charges : Paypal			213.75	213.75
			Total	\$3,528.77
			Payments/Credits	\$0.00
			Balance Due	\$3,528.77

Advanced Direct Marketing Services

3733 Adirold Rd.

Jacksonville, FL 32207-4719

(V) 904.396.3028 (F) 396.6328

E-mail

jim@adm-service.com

Invoice

DATE	INVOICE #
------	-----------

7/12/2021

143963

BILL TO

OLD HICKORY CDD

219 EAST LIVINGSTON ST

ORLANDO FL 32801

SERVICE DESCRIPTION	P.O. NO.	TERMS	PROJECT
		With Order	
SERVICE DESCRIPTION	QTY	RATE	AMOUNT
OLD HICKORY CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for laser imaging ⁴²⁵	75	0.33333	25.00
Form layout and preparation for merge imaging ⁴²⁵	1	37.50	37.50
Laser one sheet front & back ⁴²⁵	75	0.46667	35.00
Fold customer materials ⁴²⁵	75	0.13333	10.00
Customer single color #10 window envelopes ⁵	75	0.40	30.00
Insert one piece into #10 envelope, seal, prep & deliver to BMEU JAX ⁵¹	75	0.46667	35.00
Postage ⁴²	75	0.55	41.25
Thank you for your business.		Subtotal	\$213.75
		Sales Tax (7.5%)	\$0.00
		Total	\$213.75

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

Invoice

Invoice #: 27
Invoice Date: 9/1/21
Due Date: 9/1/21
Case:
P.O. Number:

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

SEP 09 2021
BY:

Description	Hours/Qty	Rate	Amount
Field Management - September 2021	10.5612	1,250.00	1,250.00
Total			\$1,250.00
Payments/Credits			\$0.00
Balance Due			\$1,250.00

Invoice

HAMILTON

ENGINEERING & SURVEYING, LLC

TAMPA OFFICE
3409 W. LEMON STREET
TAMPA, FL 33609
813.250.3535

SEP 03 2021

BY: _____

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

#4nd
310-931311

September 3, 2021
Project No: 03849.0001
Invoice No: 64799
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: July 25, 2021 to August 28, 2021

Phase 030B Meetings

Professional Personnel

	Hours	Rate	Amount
Eng Sr Project Manager, PE, Sr VP			
Reid, David 8/2/2021	1.00	190.00	190.00
CDD BOS mtg			
Totals	1.00		190.00
Total Labor			190.00
Total for this Section:			\$190.00

Phase 090 Reports

Professional Personnel

	Hours	Rate	Amount
Eng Sr Project Manager, PE, Sr VP			
Reid, David 7/27/2021	1.50	190.00	285.00
close out docs			
Reid, David 7/30/2021	1.00	190.00	190.00
Phases 1-3 Conveyance docs, Eng Cert			
Totals	2.50		475.00
Total Labor			475.00
Total for this Section:			\$475.00

TOTAL DUE THIS INVOICE: \$665.00

Billed-to-Date

	Current	Prior	Total
Labor	665.00	2,090.00	2,755.00
Expense	0.00	30.26	30.26
Totals	665.00	2,120.26	2,785.26

Outstanding Invoices

Number	Date	Balance
64579	7/30/2021	380.00
Total		380.00

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

September 16, 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

Invoice #: 99213
Federal ID #: 59-3366512

For Professional Services Rendered:

08/02/2021	KET	Review of Agenda items for Board of Supervisors meeting. Attended Board of Supervisors meeting.	1.10 hr	\$275.00
08/03/2021	KET	Prepared summary of meeting for record-keeping purposes.	0.20 hr	50.00
08/05/2021	KET	Telephone discussion with the developer regarding the conveyance of real property and improvements for Phases 1 through 3. Email correspondence with the developer's counsel, the District's Engineer and the title company regarding same.	0.60 hr	150.00
08/16/2021	KET	Worked on documents for the conveyance of real property and improvements in Phases 1, 2 and 3.	0.60 hr	150.00
08/23/2021	KET	Review of title work for conveyances of real property in Phases 1 and 2. Email correspondence with title company regarding request for title work for phase 3.	0.30 hr	75.00
08/30/2021	JAC	Short telephone call with GMS re: signage request.	0.10 hr	35.50
08/30/2021	KET	Review of email correspondence from the District Manager regarding management company's request for signage and telephone call regarding same. Review of task list in preparation of upcoming Board of Supervisors' meeting. Review of file regarding status of Public Facilities Report.	0.90 hr	225.00
Total Professional Services:				<u>\$960.50</u>

For Disbursements Incurred:

08/25/2021	Check # 1520 KRISTEN E TRUCCO; Disbursement for Travel to Board Meeting on August 2, 2021	\$6.43
Total Disbursements Incurred:		<u>\$6.43</u>

September 16, 2021
Matter ID: 6187-001

Invoice #: 99213
Federal ID #:59-3366512

INVOICE SUMMARY

For Professional Services:	3.80 Hours	\$960.50
For Disbursements Incurred:		6.43
New Charges this Invoice:		<u>\$966.93</u>
Previous Balance as of 08/18/21:		1,225.38
Less Payments/Credits Applied since 08/18/21:		<u>514.08</u>
Outstanding Previous Balance Due:		\$711.30
Plus New Charges this Invoice:		<u>966.93</u>
Total Due:		<u>\$1,678.23</u>

Billed Through: August 31, 2021



The Reliable One®

BILL DATE

09/13/21

ACCOUNT NUMBER

5770309167

SERVICE ADDRESS: 37311 HICKORY GROVE RD

PAGE 1 OF 2

PIN#: 5731136140

OLD HICKORY COMMUNITY DEVELOPMENT

BILL SUMMARY

DUE DATE

10/04/21

OPENING BALANCE

\$31.61

-

PAYMENTS

\$31.61

=

BALANCE FORWARD

\$0.00

+

CURRENT CHARGES

\$32.87

=

TOTAL AMOUNT DUE

\$32.87

CURRENT CHARGES

OUC Electric Service \$29.86

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

Commercial Non-Demand Electric Rate (08/12/21 - 09/13/21)

111 kWh @ \$0.07435 (Non-Fuel)..... 8.25

111 kWh @ \$0.0307 (Fuel)..... 3.41

(\$2.70 of your Fuel Cost is exempt from Municipal Tax)

Osceola County Charges \$2.24

Municipal Taxes..... \$ 2.24

State of Florida Charges \$0.77

Gross Receipts Tax..... \$ 0.77

CUSTOMER SERVICE



Online

www.ouc.com



Telephone

407-957-7373

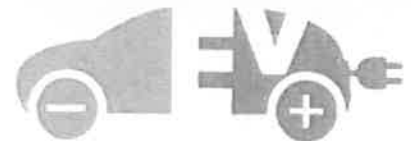


Payments

PO Box 31329

Tampa FL 33631-3329

MESSAGE CENTER



GO ELECTRIC!

Save money and go green by driving an electric vehicle. OUC has resources to help you make a decision that's right for you.

OUC.com/EV

RECEIVED

SEP 18 2021

▲ DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT ▲



The Reliable One®

MAKE CHECKS PAYABLE TO

Orlando Utilities Commission

PO Box 31329

Tampa, FL 33631-3329

ACCOUNT NUMBER

5770309167

DUE DATE

10/04/21

**PLEASE PAY
THIS AMOUNT**

TOTAL AMOUNT DUE

\$32.87

AUTOSCH 5-DIGIT 34769 C 2 P 2 282 1 AV 0.423

Seq=282



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.

57703091678000000328781004217013



The Reliable One®

SERVICE ADDRESS: 37311 HICKORY GROVE RD

BILL DATE

09/13/21

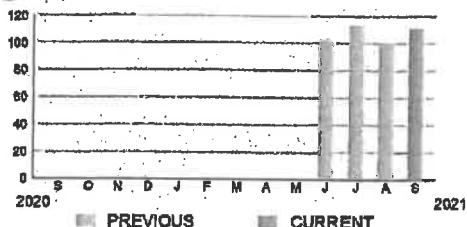
ACCOUNT NUMBER

5770309167

PAGE 2 OF 2

OLD HICKORY COMMUNITY DEVELOPMENT

Electric Usage in kWh



Meter Data

METER #: 7CD14794
 CURRENT: 849 on 09/13/21
 PREVIOUS: 738 on 08/12/21
 TOTAL USAGE: 111 kWh
 DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD
	3.47 kWh

HELPFUL PHONE NUMBERS

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

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

St. Cloud Utilities
 407-957-7344

USEFUL INFORMATION

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

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

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

WAYS TO PAY

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

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

WAYS TO CONTACT US

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

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