

*Old Hickory
Community Development District*

Agenda

May 1, 2023

AGENDA

Old Hickory

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

April 24, 2023

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, May 1, 2023 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 February 6, 2023 Meeting
4. Ratification of Temporary Access Easement Agreement
5. Consideration of 2023-04 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
7. Other Business
 - A. Discussion of Pending Plat Conveyances
 - B. Status of Permit Transfers
8. Supervisor's Requests
9. Adjournment

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

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, February 6, 2023 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
Jarred Cornell	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Amanda Udstad	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 noted that they did not have any members of the public other than staff and Board members.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the November 7, 2022
Board of Supervisors Meeting and Acceptance
of the Minutes of the November 1, 2022
Landowners' Meeting**

Mr. Flint presented the November 7, 2022 meeting minutes and the November 1, 2022 Landowners' meeting minutes. He asked for any comments, corrections, or changes. The Board had no changes.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the November 7, 2022 Board of Supervisors Meeting were approved, and the Minutes of the November 1, 2022 Landowners' Meeting, were accepted.

FOURTH ORDER OF BUSINESS**Ratification of Data Sharing and Usage Agreement with the Osceola County Property Appraiser**

Mr. Flint presented the Data Sharing and Usage Agreement with the property appraiser to the Board.

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

FIFTH ORDER OF BUSINESS**Ratification of Temporary Access Easement Agreement**

Mr. Flint presented the Temporary Access Easement Agreement to the Board. Mr. Scheerer stated that they had a resident approach them about coming across one of their easements. He explained that they were going to install a swimming pool, so they went ahead and facilitated the Easement Agreement. He referred to Exhibit 'A' in the agenda package on page 20 and noted that there was nothing in the way. He stated that they had agreed with everything.

Mr. Morgan asked if their contractor was going to take care of any damages. Mr. Scheerer responded that they would take care of everything. He explained that they had already went out and took several pictures. He noted that they had it documented prior to the work starting.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Temporary Access Easement Agreement, was ratified.

SIXTH ORDER OF BUSINESS**Consideration of Addendum to Landscape Maintenance Agreement for Phase 4**

Mr. Scheerer stated that they had been trying for the past several months to get Phase 4 landscaping turned over. He explained that Floralawn had been keeping it in shape for the past few months and this addendum was to get this into their maintenance. There was brief Board discussion about adding a small pavilion, bike rack, some trees, landscaping, and irrigation on both sides of the road. Mr. Scheerer explained that this number had been in their budget for a couple of years.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Addendum to Landscape Maintenance Agreement for Phase 4, was approved.

Mr. Flint asked Ms. Trucco to prepare an addendum for this.

SEVENTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint asked the Board if there were any pending plats or conveyances that they needed to discuss. Mr. Register stated that presumably everything was officially conveyed. Mr. Bonin asked what proof they had. Mr. Register responded that he needed to go back and look. Mr. Scheerer stated that all the ponds looked good and were being maintained. Mr. Bonin suggested to get Floralawn or Cherrylake to give a quote and have Carly oversee that.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco had nothing further to report.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register for November 28, 2022 to January 30, 2023 for \$332,172. The Board had no questions.

On MOTION by Mr. Morgan, seconded by Mr. Cornell, with all in favor, the Check Register totaling \$332,172, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials. He asked for any questions on the financials. Hearing none, the next item followed.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Chairman/Vice Chairman

SECTION IV

**TEMPORARY ACCESS EASEMENT AGREEMENT
BY AND BETWEEN THE OLD HICKORY COMMUNITY DEVELOPMENT
DISTRICT AND REBECCA AND JASON HAYWARD**

This **Temporary Access Easement Agreement** ("Easement Agreement") is made and entered into this 9th day of March, 2023, by and between:

Old Hickory Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Osceola, County, Florida, and whose mailing address is 219 East Livingston Street, Orlando, Florida 32801 (the "District"); and

Rebecca and Jason Hayward, whose mailing address is 480 Watusi Way Saint Cloud FL, 34772 (the "Homeowners").

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by an ordinance of the Osceola County, Florida, County Commission, (the "Ordinance") and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District is the owner of certain lands in Osceola County, Florida, more particularly described as OLD HICKORY PH 1 & 2 PB 29 PGS 13-24 TRACT Q STORMWATER, as recorded in the Records of Osceola County, Florida Parcel ID 13-26-30-0117-0001-00Q0) (the "District Property"); and

WHEREAS, Homeowners are the owner of the property within the District having the address of 480 Watusi Way Saint Cloud, FL 34772 with a legal description of OLD HICKORY PH 1 & 2 PB 29 PGS 13-24 LOT 216 as recorded in the Records of Osceola County, Florida (Parcel ID 13-26-30-0117-0001-2160 (the "Homeowners' Property"); and

WHEREAS, Homeowners have requested that the District grant to them a temporary, nonexclusive easement over a portion of the District Property for the purpose of gaining access to Homeowners' Property for the construction of a swimming pool in the rear yard at Homeowners' Property, and the District is agreeable to granting such an easement on the terms and conditions set forth herein; and

WHEREAS, the portion of District Property over which the temporary easement (the "Easement Property") is requested is shown on **Exhibit A**, attached hereto and made a part hereof.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.
2. **GRANT OF EASEMENT.** The District hereby grants to Homeowners a temporary, non-exclusive easement over, upon, under, through, and across the Easement Property for the sole purpose of Homeowners (and its contractors) gaining access to their lot for the purpose of construction of a swimming pool in the rear yard at Homeowners' Property (the "Easement"). Homeowner agrees that the Easement will only be used for access to the rear portion of their property for construction of a swimming pool and related repair of the Easement Property. No dump trucks, pickups or other vehicles will be parked or left overnight on the Easement Property. No materials shall be placed or stored on the Easement Property. The Homeowners agree and acknowledge that, while the District grants access across the Easement Property, as depicted on Exhibit A, the District makes no representations or warranties of any kind that Homeowner has authority to access road right of way or that the Easement Property is suitable for vehicular, or any other, use; the Homeowners' use of the Easement Property is solely at its own risk. Homeowners shall be responsible for securing all required HOA approvals and permits from the Osceola County or any other governmental entity or agency having jurisdiction thereof in connection with the excavation and construction of the swimming pool and any related improvements in the rear yard of Homeowners' Property. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the Easement Property.
3. **TERM.** Homeowners shall be permitted to use the Easement until the earlier of the completion of the excavation and construction of the swimming pool in the rear yard at Homeowner's Property for one hundred twenty (120) days from the date of this Easement, at which time the Easement shall automatically terminate.
4. **INDEMNIFICATION.**
 - a. Homeowners agree to indemnify and hold the District harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence in the use of the Easement Property by Homeowners, their employees, agents, assignees, and/or contractors (or their subcontractors, employees, materialmen or independent contractors).
 - b. Homeowners agree that nothing contained in this Easement Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, Florida Statutes, and other law.
5. **DAMAGE.** In the event that Homeowners, their respective employees, agents, assignees and/ or contractors (or their subcontractors, employees, materialmen or independent

contractors) cause damage to the Easement Property or any of the improvements located within the Easement Property or causes damage to the District's other property or any improvements located thereon, in the exercise of the easement rights granted herein, Homeowners, at Homeowners' sole cost and expense, agree to commence and diligently pursue the restoration of the same and the improvements so damaged to as nearly as practical to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, irrigation systems, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, within thirty (30) days after receiving written notice of the occurrence of any such damage. The Homeowners shall allow no lien to attach to the Easement Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of Homeowners.

6. DEFAULT. A default by any party under this Easement Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. ENFORCEMENT OF AGREEMENT. In the event that either the District or Homeowners seek to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. NOTICES. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowners:	Rebecca and Jason Hayward 480 Watusi Way Saint Cloud, FL 34772
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To the District:	Old Hickory Community Development District 219 E. Livingston St. Orlando, Florida 32801 Attn: District Manager
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With a copy to:	Jan Albanese Carpenter, Esq. Latham, Luna, Eden & Beaudine, LLP. 201 South Orange Ave., Suite #1400 Orlando, Florida 32801
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Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Homeowner may deliver Notice on behalf of the District and Homeowner.

9. THIRD PARTIES. This Easement Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Easement Agreement against any interfering third party. Nothing contained in this Easement Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

10. ASSIGNMENT. No party may assign, transfer or license all or any portion of its rights under this Easement Agreement without the prior written consent of the other parties.

11. CONTROLLING LAW. This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

12. PUBLIC RECORDS. Homeowners understand and agree that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

13. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

14. BINDING EFFECT. This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

15. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this

Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

16. AMENDMENTS. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

17. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

**OLD HICKORY COMMUNITY
DEVELOPMENT DISTRICT:**



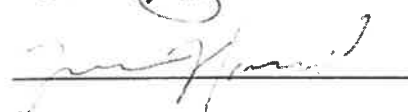
Print name: Aaron Morgan
Chairperson/Vice Chairman

Date: 3/9/2023

HOMEOWNERS:



Rebecca Hayward



Jason Hayward

Date: 3/8/2023

SECTION V

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Old Hickory Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2023 (“**Fiscal Year 2023/2023**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 7, 2023
HOUR:	1:00 p.m.
LOCATION:	Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL 33896

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of St. Cloud and Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

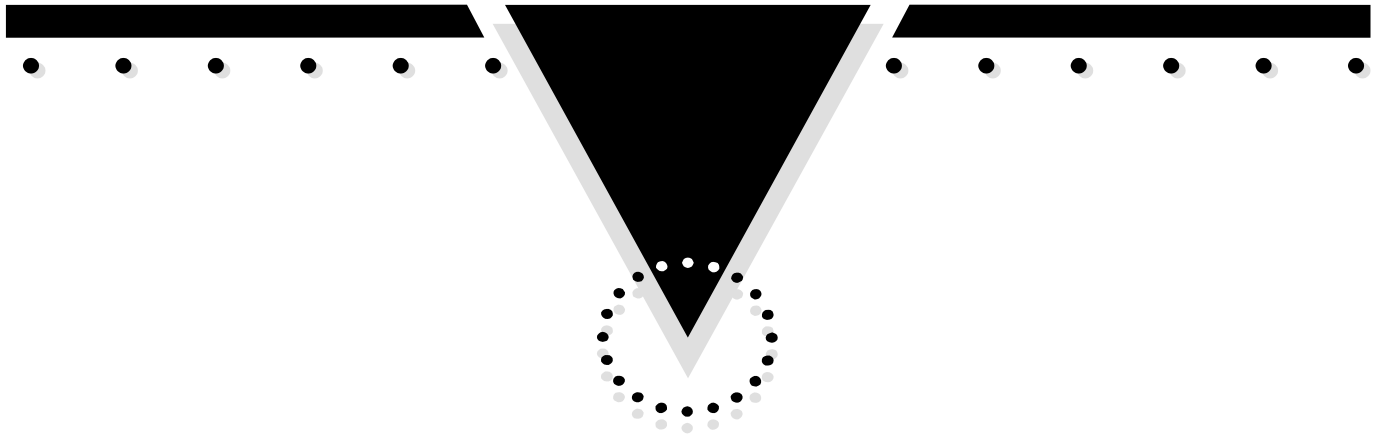
PASSED AND ADOPTED THIS 1ST DAY OF MAY, 2023.

ATTEST:

**OLD HICKORY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____



Old Hickory Community Development District

**Proposed Budget
FY 2024**



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Old Hickory

Community Development District

Fiscal Year 2024 General Fund

Adopted Budget FY2023	Actual Thru 3/31/23	Projected Next 6 Months	Total Thru 9/30/23	Proposed Budget FY2024
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Revenues

Special Assessments	\$427,829	\$421,336	\$6,493	\$427,829	\$451,730
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Total Revenues

\$427,829	\$421,336	\$6,493	\$427,829	\$451,730
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Expenditures

Administrative

Supervisor Fees	\$12,000	\$2,800	\$4,000	\$6,800	\$12,000
FICA Expense	\$918	\$214	\$306	\$520	\$918
Engineering	\$12,000	\$4,570	\$5,430	\$10,000	\$12,000
Attorney	\$25,000	\$1,805	\$6,195	\$8,000	\$25,000
Arbitrage	\$450	\$450	\$0	\$450	\$450
Dissemination	\$3,500	\$1,750	\$1,750	\$3,500	\$3,500
Annual Audit	\$4,500	\$2,500	\$2,000	\$4,500	\$4,600
Trustee Fees	\$4,100	\$4,041	\$0	\$4,041	\$4,050
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,300
Management Fees	\$36,750	\$18,375	\$18,375	\$36,750	\$38,955
Information Technology	\$1,300	\$650	\$650	\$1,300	\$1,800
Website Maintenance	\$800	\$400	\$400	\$800	\$1,200
Telephone	\$300	\$0	\$50	\$50	\$50
Postage	\$1,000	\$456	\$294	\$750	\$1,000
Insurance	\$6,325	\$5,645	\$0	\$5,645	\$6,500
Printing & Binding	\$1,000	\$48	\$202	\$250	\$500
Legal Advertising	\$2,500	\$797	\$1,703	\$2,500	\$2,500
Other Current Charges	\$1,000	\$276	\$233	\$510	\$600
Office Supplies	\$625	\$2	\$3	\$5	\$150
Property Appraiser	\$0	\$451	\$0	\$451	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Total Administrative

\$119,243	\$50,405	\$41,591	\$91,996	\$121,748
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Old Hickory

Community Development District

Fiscal Year 2024 General Fund

Adopted Budget FY2023	Actual Thru 3/31/23	Projected Next 6 Months	Total Thru 9/30/23	Proposed Budget FY2024
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Operations & Maintenance

Field Services	\$15,750	\$7,875	\$7,875	\$15,750	\$16,695
Property Insurance	\$1,525	\$1,398	\$0	\$1,398	\$2,500
Electric	\$1,500	\$221	\$314	\$535	\$1,500
Streetlights	\$93,025	\$24,318	\$29,400	\$53,718	\$101,430
Water & Sewer	\$20,000	\$7,758	\$13,500	\$21,258	\$22,000
Landscape Maintenance	\$143,280	\$50,784	\$50,784	\$101,568	\$142,393
Landscape Contingency	\$2,500	\$1,050	\$1,450	\$2,500	\$7,500
Irrigation Repairs	\$5,000	\$1,570	\$2,030	\$3,600	\$7,500
Lake Maintenance	\$16,006	\$8,004	\$8,004	\$16,008	\$16,464
Repairs & Maintenance	\$2,500	\$565	\$685	\$1,250	\$2,500
Walls, Entry & Monuments	\$2,500	\$0	\$1,250	\$1,250	\$2,500
Contingency	\$5,000	\$0	\$2,500	\$2,500	\$7,000

Total Operations & Maintenance

\$308,586	\$103,543	\$117,792	\$221,335	\$329,982
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Total Expenditures

\$427,829	\$153,948	\$159,383	\$313,331	\$451,730
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Excess Revenues/(Expenditures)

\$0	\$267,388	(\$152,890)	\$114,498	\$0
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Net Assessments	\$451,730
Collection Cost (6%)	\$28,834
Gross Assessments	\$480,564

Property Type	Units	Gross Per Unit	Total Gross
50' Lots	273	\$1,065.55	\$290,895.62
60' Lots	178	\$1,065.55	\$189,668.21
Total	451		\$480,563.83

Property Type	Units	Fiscal Year 2023 Gross Per Unit	% Increase	Increase Gross Per Unit	Fiscal Year 2024 Gross Per Unit	Fiscal Year 2024 Total Gross
50' Lots	273	\$1,009.17	6%	\$56	\$1,065.55	\$290,895.62
60' Lots	178	\$1,009.17	6%	\$56	\$1,065.55	\$189,668.21
Total	451				Gross Assessment	\$480,563.83

Old Hickory

Community Development District

GENERAL FUND BUDGET

REVENUES:

Special Assessments

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

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. The amount is based on 5 supervisors attending 12 meetings during the fiscal year.

FICA Expense

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

Engineering

The District's engineer, Hamilton Engineering & Surveying, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, preparation and review of contract specifications and bid documents and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Latham, Lune, Eden & Beaudine, LLP, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions and other research as directed by the Board of Supervisors and the District Manager.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2020 Special Assessment Bonds (2020 Project). The District has contracted with AMTEC Corporation for this service.

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. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on the Series 2020 Special Assessment Bonds (2020 Project).

Old Hickory

Community Development District

GENERAL FUND BUDGET

Annual Audit

The district is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with Grau & Associates for this service.

Trustee Fees

The District will pay annual trustee fees for the Series 2020 Special Assessment Bonds (2020 Project) that are located with a Trustee at USBank.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

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

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, Adobe, Microsoft Office, etc.

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

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

Insurance

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

Old Hickory Community Development District

GENERAL FUND BUDGET

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.

Property Appraiser

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

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.

Operations & Maintenance:

Field Services

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

Property Insurance

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

Electric

Represents estimated cost of electric services for irrigation meters. District has one account with Orlando Utilities Commissions currently.

Account #	Description	Monthly	Annual
5770309167	37311 Hickory Grove Road	\$35	\$420
	Contingency (Future Accounts)		\$1,080
Total			\$1,500

Old Hickory Community Development District

GENERAL FUND BUDGET

Streetlights

Represents estimated cost for streetlight services that will be maintained by the District. The District will have three accounts with Orlando Utilities Commissions.

Account #	Description	Monthly	Annual
5770309167	Ph 1 & 2 - Qty.140 - 13' Victorian II Lights	\$4,900	\$58,800
TBD	Ph 3 - Qty.51 - 13' Victorian II Lights	\$2,000	\$24,000
TBD	Ph 4 - Qty. 23 - 13' Victorian II Lights	\$1,150	\$13,800
	Contingency		\$4,830
Total			\$101,430

Water & Sewer

Represents costs for water services for areas within the District. The District currently has four accounts with Toho Water Authority (St. Cloud Utilities).

Account #	Description	Monthly	Annual
59098	4000 Block Even Hickory Grove Road	\$800	\$9,600
59099	4500 Block Odd Holstein Street	\$100	\$1,200
63023	5200 Block Odd Preserv Boulevard Irr	\$25	\$300
64268	400 Block Even Hitch Loop Irr	\$500	\$6,000
	Contingency (Future Account)		\$4,900
Total			\$22,000

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	\$1,543	\$18,516
Landscape Maintenance Phases 4 (Future Phase)	\$2,837	\$34,044
		\$6,781
Total		\$142,393

Landscape Contingency

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

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

Old Hickory Community Development District

GENERAL FUND BUDGET

Lake Maintenance

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

Description	Monthly	Annual
Lake Maintenance - 8 Ponds		
Tract A	\$191	\$2,292
Tract I	\$286	\$3,432
Tract H	\$95	\$1,140
Tract K	\$127	\$1,524
Tract P	\$143	\$1,716
Tract DD	\$143	\$1,716
Tract EE	\$286	\$3,432
Tract Q	\$101	\$1,212
Total		\$16,464

Repairs & Maintenance

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

Walls, Entry & Monuments

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

Contingency

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

Old Hickory

Community Development District

Fiscal Year 2024 Debt Service Fund Series 2020

Adopted Budget FY2023	Actual Thru 3/31/23	Projected Next 6 Months	Total Thru 9/30/23	Proposed Budget FY2024
-----------------------------	---------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Assessments	\$356,100	\$349,920	\$5,392	\$355,312	\$356,100
Interest	\$75	\$6,343	\$3,657	\$10,000	\$7,500
Carry Forward Surplus	\$122,564	\$129,170	\$0	\$129,170	\$137,957

Total Revenues

\$478,739	\$485,433	\$9,049	\$494,482	\$501,557
------------------	------------------	----------------	------------------	------------------

Expenditures

Interest - 12/15	\$113,363	\$113,163	\$0	\$113,163	\$111,738
Principal - 6/15	\$130,000	\$0	\$130,000	\$130,000	\$130,000
Interest - 6/15	\$113,363	\$0	\$113,363	\$113,363	\$111,738

Total Expenditures

\$356,725	\$113,163	\$243,363	\$356,525	\$353,475
------------------	------------------	------------------	------------------	------------------

Excess Revenues/(Expenditures)

\$122,014	\$372,271	(\$234,314)	\$137,957	\$148,082
------------------	------------------	--------------------	------------------	------------------

Interest - 12/15/24	\$	110,113
	\$	110,113

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

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/23	\$ 6,000,000	\$ 130,000	\$ 113,362.50	\$ -
12/15/23	\$ 5,870,000	\$ -	\$ 111,737.50	\$ 355,100.00
6/15/24	\$ 5,870,000	\$ 130,000	\$ 111,737.50	\$ -
12/15/24	\$ 5,740,000	\$ -	\$ 110,112.50	\$ 351,850.00
6/15/25	\$ 5,740,000	\$ 135,000	\$ 110,112.50	\$ -
12/15/25	\$ 5,605,000	\$ -	\$ 108,425.00	\$ 353,537.50
6/15/26	\$ 5,605,000	\$ 140,000	\$ 108,425.00	\$ -
12/15/26	\$ 5,465,000	\$ -	\$ 106,325.00	\$ 354,750.00
6/15/27	\$ 5,465,000	\$ 145,000	\$ 106,325.00	\$ -
12/15/27	\$ 5,320,000	\$ -	\$ 104,150.00	\$ 355,475.00
6/15/28	\$ 5,320,000	\$ 145,000	\$ 104,150.00	\$ -
12/15/28	\$ 5,175,000	\$ -	\$ 101,975.00	\$ 351,125.00
6/15/29	\$ 5,175,000	\$ 150,000	\$ 101,975.00	\$ -
12/15/29	\$ 5,025,000	\$ -	\$ 99,725.00	\$ 351,700.00
6/15/30	\$ 5,025,000	\$ 155,000	\$ 99,725.00	\$ -
12/15/30	\$ 4,870,000	\$ -	\$ 97,400.00	\$ 352,125.00
6/15/31	\$ 4,870,000	\$ 160,000	\$ 97,400.00	\$ -
12/15/31	\$ 4,710,000	\$ -	\$ 94,200.00	\$ 351,600.00
6/15/32	\$ 4,710,000	\$ 170,000	\$ 94,200.00	\$ -
12/15/32	\$ 4,540,000	\$ -	\$ 90,800.00	\$ 355,000.00
6/15/33	\$ 4,540,000	\$ 175,000	\$ 90,800.00	\$ -
12/15/33	\$ 4,365,000	\$ -	\$ 87,300.00	\$ 353,100.00
6/15/34	\$ 4,365,000	\$ 185,000	\$ 87,300.00	\$ -
12/15/34	\$ 4,180,000	\$ -	\$ 83,600.00	\$ 355,900.00
6/15/35	\$ 4,180,000	\$ 190,000	\$ 83,600.00	\$ -
12/15/35	\$ 3,990,000	\$ -	\$ 79,800.00	\$ 353,400.00
6/15/36	\$ 3,990,000	\$ 200,000	\$ 79,800.00	\$ -
12/15/36	\$ 3,790,000	\$ -	\$ 75,800.00	\$ 355,600.00
6/15/37	\$ 3,790,000	\$ 205,000	\$ 75,800.00	\$ -
12/15/37	\$ 3,585,000	\$ -	\$ 71,700.00	\$ 352,500.00
6/15/38	\$ 3,585,000	\$ 215,000	\$ 71,700.00	\$ -
12/15/38	\$ 3,370,000	\$ -	\$ 67,400.00	\$ 354,100.00
6/15/39	\$ 3,370,000	\$ 225,000	\$ 67,400.00	\$ -
12/15/39	\$ 3,145,000	\$ -	\$ 62,900.00	\$ 355,300.00
6/15/40	\$ 3,145,000	\$ 235,000	\$ 62,900.00	\$ -
12/15/40	\$ 2,910,000	\$ -	\$ 58,200.00	\$ 356,100.00
6/15/41	\$ 2,910,000	\$ 240,000	\$ 58,200.00	\$ -
12/15/41	\$ 2,670,000	\$ -	\$ 53,400.00	\$ 351,600.00
6/15/42	\$ 2,670,000	\$ 250,000	\$ 53,400.00	\$ -
12/15/42	\$ 2,420,000	\$ -	\$ 48,400.00	\$ 351,800.00
6/15/43	\$ 2,420,000	\$ 260,000	\$ 48,400.00	\$ -
12/15/43	\$ 2,160,000	\$ -	\$ 43,200.00	\$ 351,600.00
6/15/44	\$ 2,160,000	\$ 275,000	\$ 43,200.00	\$ -
12/15/44	\$ 1,885,000	\$ -	\$ 37,700.00	\$ 355,900.00
6/15/45	\$ 1,885,000	\$ 285,000	\$ 37,700.00	\$ -
12/15/45	\$ 1,600,000	\$ -	\$ 32,000.00	\$ 354,700.00
6/15/46	\$ 1,600,000	\$ 295,000	\$ 32,000.00	\$ -
12/15/46	\$ 1,305,000	\$ -	\$ 26,100.00	\$ 353,100.00
6/15/47	\$ 1,305,000	\$ 305,000	\$ 26,100.00	\$ -
12/15/47	\$ 1,000,000	\$ -	\$ 20,000.00	\$ 351,100.00
6/15/48	\$ 1,000,000	\$ 320,000	\$ 20,000.00	\$ -
12/15/48	\$ 680,000	\$ -	\$ 13,600.00	\$ 353,600.00
6/15/49	\$ 680,000	\$ 335,000	\$ 13,600.00	\$ -
12/15/49	\$ 345,000	\$ -	\$ 6,900.00	\$ 355,500.00
6/15/50	\$ 345,000	\$ 345,000	\$ 6,900.00	\$ 351,900.00
Totals		\$ 6,000,000	\$ 3,899,062.50	\$ 9,899,062.50

SECTION VI

SECTION C

SECTION 1

Old Hickory

Community Development District

Summary of Checks

February 1, 2023 to April 24, 2023

Bank	Date	Check #	Amount
General Fund	2/1/23	228-229	\$ 8,623.86
	2/8/23	230	\$ 142.53
	2/9/23	231-232	\$ 60,582.00
	2/15/23	233	\$ 3,145.00
	2/22/23	234-235	\$ 1,493.00
	3/1/23	236	\$ 8,464.00
	3/9/23	237-239	\$ 6,495.22
	3/15/23	240-241	\$ 2,118.96
	3/23/23	242-243	\$ 1,281.05
	3/29/23	244	\$ 963.66
	4/5/23	245-246	\$ 8,964.00
	4/12/23	247-249	\$ 6,618.15
			<hr/> \$ 108,891.43
Payroll Fund	<u>February 2023</u>		
	Adam Morgan	50033	\$ 184.70
	D. Lane Register	50034	\$ 184.70
	Jarred Cornell	50035	\$ 184.70
	Patrick Bonin Jr.	50035	\$ 184.70
			<hr/> \$ 738.80
			<hr/> \$ 109,630.23

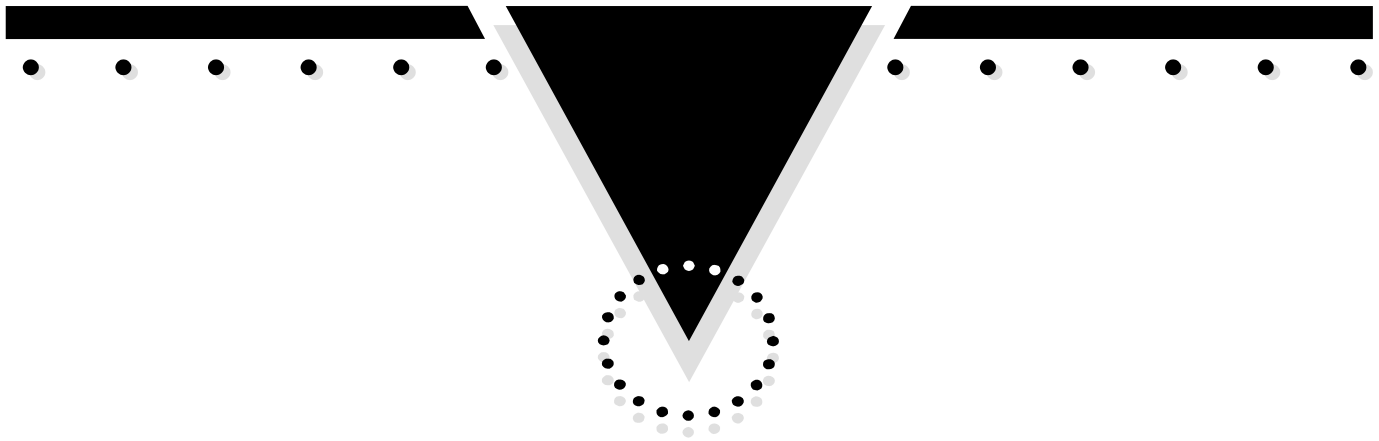
AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 4/24/23		PAGE 1		
*** CHECK DATES 02/01/2023 - 04/24/2023 ***		OLD HICKORY - GENERAL FUND									
		BANK A GENERAL FUND									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS		VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #	
2/01/23	00009	2/01/23	16956	202302	320-53800-46200		*	8,464.00			
				LAWN MAINTENANCE FEB23							
						FLORALAWN 2, LLC			8,464.00	000228	
2/01/23	00012	2/01/23	02012023	202302	300-20700-10000		*	159.86			
				FY23 SPCL ASMT SER2020							
						OLD HICKORY CDD C/O USBANK			159.86	000229	
2/08/23	00009	1/30/23	17067	202301	320-53800-46400		*	142.53			
				IRG RPR-2 6IN SPRAY HEADS							
						FLORALAWN 2, LLC			142.53	000230	
2/09/23	00001	2/01/23	61	202302	310-51300-34000		*	3,062.50			
				MANAGEMENT FEES FEB23							
		2/01/23	61	202302	310-51300-35300		*	66.67			
				WEBSITE ADMIN FEB23							
		2/01/23	61	202302	310-51300-35100		*	108.33			
				INFORMATION TECH FEB23							
		2/01/23	61	202302	310-51300-31300		*	291.67			
				DISSEMINATION FEE FEB23							
		2/01/23	61	202302	310-51300-51000		*	.48			
				OFFICE SUPPLIES							
		2/01/23	61	202302	310-51300-42000		*	16.92			
				POSTAGE							
		2/01/23	62	202302	320-53800-12000		*	1,312.50			
				FIELD MANAGEMENT FEB23							
		2/01/23	62A	202210	310-51300-42000		*	.38			
				USPS-941FORM MAILING 2022							
						GOVERNMENTAL MANAGEMENT SERVICES			4,859.45	000231	
2/09/23	00012	2/09/23	02092023	202302	300-20700-10000		*	55,722.55			
				FY23 SPCL ASMNTS SER2020							
						OLD HICKORY CDD C/O USBANK			55,722.55	000232	
2/15/23	00004	12/02/22	68726	202211	310-51300-31100		*	850.00			
				MAINT MAP/PLATS/CDD MTG							
		2/06/23	69215	202301	310-51300-31100		*	2,295.00			
				CONVEYANCE FOR AUDIT RPT							
						HAMILTON ENGINEERING & SURVEYING			3,145.00	000233	
2/22/23	00010	2/15/23	209111	202302	320-53800-47000		*	1,334.00			
				AQUATIC PLANT MGMT FEB23							
						APPLIED AQUATICS MANAGEMENT INC			1,334.00	000234	
2/22/23	00002	2/03/23	109507	202301	310-51300-31500		*	159.00			
				AUDIT RESPONSE/TAKS LIST							
						LATHUM, LUNA, EDEN & BEAUDINE			159.00	000235	
						OLDH OLD HICKORY CD TVISCARRA					

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
3/01/23	00009	3/01/23	17400	202303	320-53800-46200					*	8,464.00		
			LAWN MAINTENANCE MAR23						FLORALAWN 2, LLC			8,464.00	000236
3/09/23	00016	2/27/23	5241	202302	320-53800-47100					*	565.00		
			RPLC PIPE FIT/DOG FNT PIP						BERRY CONSTRUCTION INC.			565.00	000237
3/09/23	00009	2/28/23	17558	202211	320-53800-46300					*	1,050.00		
			HURRICANE-RESTKE TREE/CLN						FLORALAWN 2, LLC			1,050.00	000238
3/09/23	00001	3/01/23	63	202303	310-51300-34000					*	3,062.50		
			MANAGEMENT FEES MAR23										
		3/01/23	63	202303	310-51300-35300					*	66.67		
			WEBSITE ADMIN MAR23										
		3/01/23	63	202303	310-51300-35100					*	108.33		
			INFORMATION TECH MAR23										
		3/01/23	63	202303	310-51300-31300					*	291.67		
			DISSEMINATION FEE MAR23										
		3/01/23	63	202303	310-51300-51000					*	.21		
			OFFICE SUPPLIES										
		3/01/23	63	202303	310-51300-42000					*	12.84		
			POSTAGE										
		3/01/23	63	202303	310-51300-42500					*	25.50		
			COPIES										
		3/01/23	64	202303	320-53800-12000					*	1,312.50		
			FIELD MANAGEMENT MAR23										
									GOVERNMENTAL MANAGEMENT SERVICES			4,880.22	000239
3/15/23	00004	3/05/23	69465	202302	310-51300-31100					*	1,305.00		
			CDD MTG/AUDIT/REVISIONS										
									HAMILTON ENGINEERING & SURVEYING			1,305.00	000240
3/15/23	00012	3/10/23	03102023	202303	300-20700-10000					*	813.96		
			FY23 SPCL ASMNT SER2020										
									OLD HICKORY CDD C/O USBANK			813.96	000241
3/23/23	00002	3/07/23	110108	202302	310-51300-31500					*	830.40		
			FLORALAWN AGR/MTG/AGENDA										
									LATHUM, LUNA, EDEN & BEAUDINE			830.40	000242
3/23/23	00020	3/13/23	2018691	202303	310-51300-49200					*	450.65		
			2022 TAX ROLL ADMIN FEE										
									OSCEOLA COUNTY PROPERTY APPRAISER			450.65	000243
									OLDH OLD HICKORY CD TVISCARRA				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/29/23	00009	3/09/23 17615	202302 320-53800-46400		*	107.44	
		IRG RPR-3NOZZLES/1ROTATOR					
		3/13/23 17616	202302 320-53800-46400		*	856.22	
		REPLACE BAD SOLAR TIMER					
				FLORALAWN 2, LLC			963.66 000244
4/05/23	00009	4/01/23 17924	202304 320-53800-46200		*	8,464.00	
		LAWN MAINTENANCE APR23					
				FLORALAWN 2, LLC			8,464.00 000245
4/05/23	00011	4/04/23 23902	202303 310-51300-32200		*	500.00	
		FY22 AUDIT FEE - MAR23					
				GRAU AND ASSOCIATES			500.00 000246
4/12/23	00010	3/31/23 210070	202303 320-53800-47000		*	1,334.00	
		AQUATIC PLANT MGMT MAR23					
				APPLIED AQUATICS MANAGEMENT INC			1,334.00 000247
4/12/23	00001	4/01/23 65	202304 310-51300-34000		*	3,062.50	
		MANAGEMENT FEES APR23					
		4/01/23 65	202304 310-51300-35300		*	66.67	
		WEBSITE ADMIN APR23					
		4/01/23 65	202304 310-51300-35100		*	108.33	
		INFORMATION TECH APR23					
		4/01/23 65	202304 310-51300-31300		*	291.67	
		DISSEMINATION FEE APR23					
		4/01/23 65	202304 310-51300-51000		*	.21	
		OFFICE SUPPLIES					
		4/01/23 65	202304 310-51300-42000		*	20.76	
		POSTAGE					
		4/01/23 66	202304 320-53800-12000		*	1,312.50	
		FIELD MANAGEMENT APR23					
				GOVERNMENTAL MANAGEMENT SERVICES			4,862.64 000248
4/12/23	00012	4/11/23 04112023	202304 300-20700-10000		*	421.51	
		FY23 SPCL ASMNT SER2020					
				OLD HICKORY CDD C/O USBANK			421.51 000249
TOTAL FOR BANK A						108,891.43	
TOTAL FOR REGISTER						108,891.43	

OLDH OLD HICKORY CD TVISCARRA

SECTION 2



Old Hickory

Community Development District

Unaudited Financial Reporting

March 31, 2023



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4	<hr/> MONTH TO MONTH
5	<hr/> LONG TERM DEBT SUMMARY
6	<hr/> FY23 ASSESSMENT RECEIPT SCHEDULE

Old Hickory
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
March 31, 2023

	General Fund	Debt Service Fund	Total 2023
<u>ASSETS:</u>			
CASH	\$409,487	---	\$409,487
<u>INVESTMENTS</u>			
SERIES 2020			
RESERVE	---	\$178,050	\$178,050
REVENUE	---	\$368,607	\$368,607
PREPAYMENT	---	\$3,664	\$3,664
TOTAL ASSETS	\$409,487	\$550,321	\$959,808
<u>LIABILITIES:</u>			
ACCOUNTS PAYABLE	\$1,834	---	\$1,834
<u>FUND EQUITY:</u>			
FUND BALANCES:			
RESTRICTED FOR DEBT SERVICE	---	\$550,321	\$550,321
UNASSIGNED	\$407,653	---	\$407,653
TOTAL LIABILITIES & FUND EQUITY	\$409,487	\$550,321	\$959,808

Old Hickory

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
<u>REVENUES:</u>				
SPECIAL ASSESSMENTS	\$427,829	\$421,336	\$421,336	\$0
TOTAL REVENUES	\$427,829	\$421,336	\$421,336	\$0
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISOR FEES	\$12,000	\$6,000	\$2,800	\$3,200
FICA EXPENSE	\$918	\$459	\$214	\$245
ENGINEERING	\$12,000	\$6,000	\$4,570	\$1,430
ATTORNEY	\$25,000	\$12,500	\$1,805	\$10,695
ARBITRAGE	\$450	\$450	\$450	\$0
DISSEMINATION	\$3,500	\$1,750	\$1,750	(\$0)
ANNUAL AUDIT	\$4,500	\$2,500	\$2,500	\$0
TRUSTEE FEES	\$4,100	\$4,100	\$4,041	\$59
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$36,750	\$18,375	\$18,375	\$0
INFORMATION TECHNOLOGY	\$1,300	\$650	\$650	\$0
WEBSITE MAINTENANCE	\$800	\$400	\$400	(\$0)
TELEPHONE	\$300	\$150	\$0	\$150
POSTAGE	\$1,000	\$500	\$456	\$44
INSURANCE	\$6,325	\$6,325	\$5,645	\$680
PRINTING & BINDING	\$1,000	\$500	\$48	\$452
LEGAL ADVERTISING	\$2,500	\$1,250	\$797	\$453
OTHER CURRENT CHARGES	\$1,000	\$500	\$276	\$224
OFFICE SUPPLIES	\$625	\$313	\$2	\$311
PROPERTY APPRAISER	\$0	\$0	\$451	(\$451)
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$119,243	\$67,897	\$50,405	\$17,492
<u>FIELD:</u>				
FIELD SERVICES	\$15,750	\$7,875	\$7,875	\$0
PROPERTY INSURANCE	\$1,525	\$1,525	\$1,398	\$127
ELECTRIC	\$1,500	\$750	\$221	\$529
STREETLIGHTS	\$93,025	\$46,513	\$24,318	\$22,195
WATER & SEWER	\$20,000	\$10,000	\$7,758	\$2,242
LANDSCAPE MAINTENANCE	\$143,280	\$71,640	\$50,784	\$20,856
LANDSCAPE CONTINGENCY	\$2,500	\$1,250	\$1,050	\$200
LAKE MAINTENANCE	\$16,006	\$8,003	\$8,004	(\$1)
IRRIGATION REPAIRS	\$5,000	\$2,500	\$1,570	\$930
REPAIRS & MAINTENANCE	\$2,500	\$1,250	\$565	\$685
WALLS, ENTRY & MONUMENTS	\$2,500	\$1,250	\$0	\$1,250
CONTINGENCY	\$5,000	\$2,500	\$0	\$2,500
TOTAL FIELD	\$308,586	\$155,056	\$103,543	\$51,513
TOTAL EXPENDITURES	\$427,829	\$222,952	\$153,948	\$69,004
EXCESS REVENUES (EXPENDITURES)	\$0		\$267,388	
FUND BALANCE - Beginning	\$0		\$140,265	
FUND BALANCE - Ending	\$0		\$407,653	

Old Hickory

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2020

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
<u>REVENUES:</u>				
SPECIAL ASSESMENTS	\$356,100	\$349,920	\$349,920	\$0
INTEREST	\$75	\$38	\$6,343	\$6,305
TOTAL REVENUES	\$356,175	\$349,958	\$356,263	\$6,305
<u>EXPENDITURES:</u>				
INTEREST - 12/15	\$113,363	\$113,163	\$113,163	\$0
PRINCIPAL - 06/15	\$130,000	\$0	\$0	\$0
INTEREST - 06/15	\$113,363	\$0	\$0	\$0
TOTAL EXPENDITURES	\$356,725	\$113,163	\$113,163	\$0
EXCESS REVENUES (EXPENDITURES)	(\$550)		\$243,100	
FUND BALANCE - Beginning	\$122,564		\$307,220	
FUND BALANCE - Ending	\$122,014		\$550,321	

Old Hickory Community Development District

REVENUES:

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
SPECIAL ASSESSMENTS	\$0	\$20,872	\$329,783	\$2,605	\$67,095	\$980	\$0	\$0	\$0	\$0	\$0	\$0	\$421,336
TOTAL REVENUES	\$0	\$20,872	\$329,783	\$2,605	\$67,095	\$980	\$0	\$0	\$0	\$0	\$0	\$0	\$421,336

EXPENDITURES:

ADMINISTRATIVE:

SUPERVISOR FEES	\$1,000	\$1,000	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,800
FICA EXPENSE	\$77	\$77	\$0	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$214
ENGINEERING	\$120	\$850	\$0	\$2,295	\$1,305	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,570
ATTORNEY	\$370	\$446	\$0	\$159	\$830	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,805
ARBITRAGE	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450
DISSEMINATION	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750
ANNUAL AUDIT	\$0	\$0	\$2,000	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
TRUSTEE FEES	\$0	\$4,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,041
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$0	\$0	\$0	\$0	\$0	\$0	\$18,375
INFORMATION TECHNOLOGY	\$108	\$108	\$108	\$108	\$108	\$108	\$0	\$0	\$0	\$0	\$0	\$0	\$650
WEBSITE ADMINISTRATION	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$400
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$412	\$4	\$8	\$3	\$17	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$456
INSURANCE	\$5,645	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,645
PRINTING & BINDING	\$8	\$13	\$2	\$0	\$0	\$26	\$0	\$0	\$0	\$0	\$0	\$0	\$48
LEGAL ADVERTISING	\$797	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$797
OTHER CURRENT CHARGES	\$47	\$39	\$39	\$74	\$38	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$276
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$451	\$0	\$0	\$0	\$0	\$0	\$0	\$451
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175

FIELD:

FIELD SERVICES	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$0	\$0	\$0	\$0	\$0	\$0	\$7,875
PROPERTY INSURANCE	\$1,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,398
ELECTRIC	\$35	\$34	\$35	\$36	\$29	\$52	\$0	\$0	\$0	\$0	\$0	\$0	\$221
STREETLIGHTS	\$5,025	\$5,043	\$5,077	\$5,064	\$0	\$4,109	\$0	\$0	\$0	\$0	\$0	\$0	\$24,318
WATER & SEWER	\$939	\$909	\$1,374	\$1,426	\$986	\$2,125	\$0	\$0	\$0	\$0	\$0	\$0	\$7,758
LANDSCAPE MAINTENANCE	\$8,464	\$8,464	\$8,464	\$8,464	\$8,464	\$8,464	\$0	\$0	\$0	\$0	\$0	\$0	\$50,784
LANDSCAPE CONTINGENCY	\$0	\$1,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,050
LAKE MAINTENANCE	\$1,334	\$1,334	\$1,334	\$1,334	\$1,334	\$1,334	\$0	\$0	\$0	\$0	\$0	\$0	\$8,004
IRRIGATION REPAIRS	\$181	\$89	\$194	\$143	\$964	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,570
REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	\$565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$565
WALLS, ENTRY & MONUMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

TOTAL EXPENDITURES

	\$35,867	\$28,683	\$23,369	\$23,838	\$20,237	\$21,953	\$0	\$0	\$0	\$0	\$0	\$0	\$153,948
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EXCESS REVENUES (EXPENDITURES)

	(\$35,867)	(\$7,811)	\$306,414	(\$21,233)	\$46,858	(\$20,973)	\$0	\$0	\$0	\$0	\$0	\$0	\$267,388
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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)
LESS: PRINCIPAL PAYMENT 06/15/22		(\$125,000)
LESS: SPECIAL CALL 09/15/22		(\$10,000)
CURRENT BONDS OUTSTANDING		\$5,990,000

**OLD HICKORY
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2023

TAX COLLECTOR

Gross Assessments \$ 833,127 \$ 455,136 \$ 377,991
Net Assessments \$ 783,139 \$ 427,828 \$ 355,312

Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 54.63%	Debt Service Series 2020 45.37%	Total 100%
11/18/22	ACH	\$ 1,802.30	\$ 94.62	\$ 34.15	\$ -	\$ 1,673.53	\$ 914.25	\$ 759.28	\$ 1,673.53
11/22/22	ACH	\$ 38,832.15	\$ 1,553.31	\$ 745.58	\$ -	\$ 36,533.26	\$ 19,958.06	\$ 16,575.20	\$ 36,533.26
12/9/22	ACH	\$ 641,655.05	\$ 25,666.31	\$ 12,319.78	\$ -	\$ 603,668.96	\$ 329,783.32	\$ 273,885.64	\$ 603,668.96
1/10/23	ACH	\$ 3,698.30	\$ 110.94	\$ 71.74	\$ -	\$ 3,515.62	\$ 1,920.58	\$ 1,595.04	\$ 3,515.62
1/10/23	ACH	\$ 948.00	\$ 28.44	\$ 18.39	\$ -	\$ 901.17	\$ 492.31	\$ 408.86	\$ 901.17
1/24/23	ACH	\$ -	\$ -	\$ -	\$ 352.34	\$ 352.34	\$ 192.48	\$ 159.86	\$ 352.34
2/9/23	ACH	\$ 130,449.67	\$ 5,125.60	\$ 2,506.49	\$ -	\$ 122,817.58	\$ 67,095.03	\$ 55,722.55	\$ 122,817.58
3/10/23	ACH	\$ 1,849.15	\$ 18.49	\$ 36.61	\$ -	\$ 1,794.05	\$ 980.09	\$ 813.96	\$ 1,794.05
4/11/23	ACH	\$ 948.00	\$ -	\$ 18.96	\$ -	\$ 929.04	\$ 507.53	\$ 421.51	\$ 929.04
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals		\$ 820,182.62	\$ 32,597.71	\$ 15,751.70	\$ 352.34	\$ 772,185.55	\$ 421,843.64	\$ 350,341.91	\$ 772,185.55