

*Old Hickory
Community Development District*

Agenda

December 18, 2023

AGENDA

Old Hickory

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

December 11, 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, December 18, 2023 at 10:00 a.m., or as shortly thereafter as reasonably possible, 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 11, 2023 Meeting
4. Consideration of Data Sharing and Usage Agreement with the Osceola County Property Appraiser
5. Ratification of Temporary Access Easement Agreement
6. Ratification of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2023
7. Consideration of Authorizing Resolution for Participation in the Local Government Surplus Funds Trust Fund (Florida PRIME)
8. Staff Reports
 - A. Attorney
 - i. Discussion of Pending Plat Conveyances
 - ii. Status of Permit Transfers
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Arbitrage Rebate Calculation Report for the Series 2020 Bonds
9. Other Business
10. Supervisor's Requests
11. 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,

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

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, September 11, 2023 at 1:00 p.m. at the Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum were:

Adam Morgan	Vice Chairman
Rob Bonin	Assistant Secretary
Jarred Cornell	Assistant Secretary
Kathryn Farr	Assistant Secretary

Also present were:

George Flint	District Manager
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. He administered the Oath of Office for Ms. Farr.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint noted that they did not have any members of the public in attendance, so the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 7, 2023 Meeting

Mr. Flint presented the August 7, 2023 meeting minutes and asked for any comments or corrections from the Board. Mr. Morgan stated they all looked correct.

On MOTION by Mr. Morgan, seconded by Mr. Cornell, with all in favor, the Minutes of the August 7, 2023 Meeting, were approved.
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FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco stated she is working on getting a notice of termination for one of the notices of commencement that is on Phase 4. She stated the Board has already approved the conveyance documents for Phase 4 so once she has that NOT, she will be able to record the conveyance documents to the CDD. Mr. Morgan stated he believed Carly was working on that. Ms. Trucco stated it is from Floralawn.

B. Engineer

There being no comments, the next item followed.

C. District Manager's Report**i. Approval of Check Register**

Mr. Flint presented the check register from August 1st through August 31st. Mr. Morgan stated everything looked good.

On MOTION by Mr. Morgan, seconded by Mr. Cornell, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials. He asked for any questions on the financials.

iii. Fields Manager's Report

Mr. Scheerer stated they are waiting to do the final walk through with Floralawn on Phase 4 landscaping and still waiting on the sign lights to be installed by Kirkland. Mr. Bonin stated he said something about the columns for the Pergola came in damaged so had to be reordered. Mr. Scheerer stated he did mention that to him. Mr. Bonin stated it should be close to them getting the reordered parts back. Mr. Scheerer stated it would not create any delays in the landscape in which the Board approved the amended agreement for Phase 4 and upgraded changes to the landscaping at last month's meeting. Mr. Morgan stated there was a question months ago about the electrical for this lighting for this sign. Mr. Bonin noted they told him to take care of that. Mr. Scheerer stated the lighting was already there. It is not solar, it's hard wired. Mr. Bonin asked if it is powered up. Mr. Morgan stated yes. Mr. Scheerer stated there is a power box and braker box as well as irrigation controller. He noted all they have to do is trench it over to the sign and then just run the conduit and the wiring. Mr. Bonin asked if it is connected or not. Mr. Scheerer stated it is hot, it's connected. The irrigation controller is being run off of it.

FIFTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. Morgan stated the Board had already talked about the conveyance for Phase 4.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



KATRINA S. SCARBOROUGH, CFA, CCF, MCF

OSCEOLA COUNTY PROPERTY APPRAISER

Old Hickory CDD

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

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2024** and shall run until **December 31, 2024**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

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

OSCEOLA COUNTY PROPERTY APPRAISER

Old Hickory CDD

Signature: _____

Signature: _____

Print: Katrina S. Scarborough

Print: _____

Date: _____

Title: _____

Date: _____

Please return signed **original copy**, no later than January 31, 2024

SECTION V

**TEMPORARY ACCESS EASEMENT AGREEMENT
BY AND BETWEEN THE OLD HICKORY COMMUNITY DEVELOPMENT
DISTRICT AND TODD AND RENEE MEEKS**

This **Temporary Access Easement Agreement** ("Easement Agreement") is made and entered into this 4 day of NOVEMBER, 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

Todd and Renee Meek, whose mailing address is 189 Pineywoods St. 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 3 PB 30 PGS 131-135 TRACT BB OPEN SPACE, as recorded in the Records of Osceola County, Florida Parcel ID 13-26-30-0118-0001-0BB0) (the "District Property"); and

WHEREAS, Homeowners are the owner of the property within the District having the address of 189 Pineywoods St Saint Cloud, FL 34772 with a legal description of OLD HICKORY PH3 PB30 PGS 131-135 LOT 384 as recorded in the Records of Osceola County, Florida (Parcel ID 13-26-30-0118-0001-3840) (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. **Additional Requirements:** (1) A silt fence is to be placed along wetland area border to serve as a buffer between the worksite and protected wetland areas. (2) Metal storm drain located on drainage easement between 141 Pineywoods St. and 157 Pineywoods St. must be clearly marked and "safed-off" to prevent damage to storm drain. (3) Homeowner must provide evidence of consent from the lot owners of 141 Pineywoods St. & 157 Pineywoods St. which are adjacent to the drainage easement being utilized.

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 ninety (90) 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

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:**

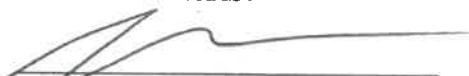


Print name: George S. Flish

Title: District Manager

Date: 11/7/23

HOMEOWNERS:



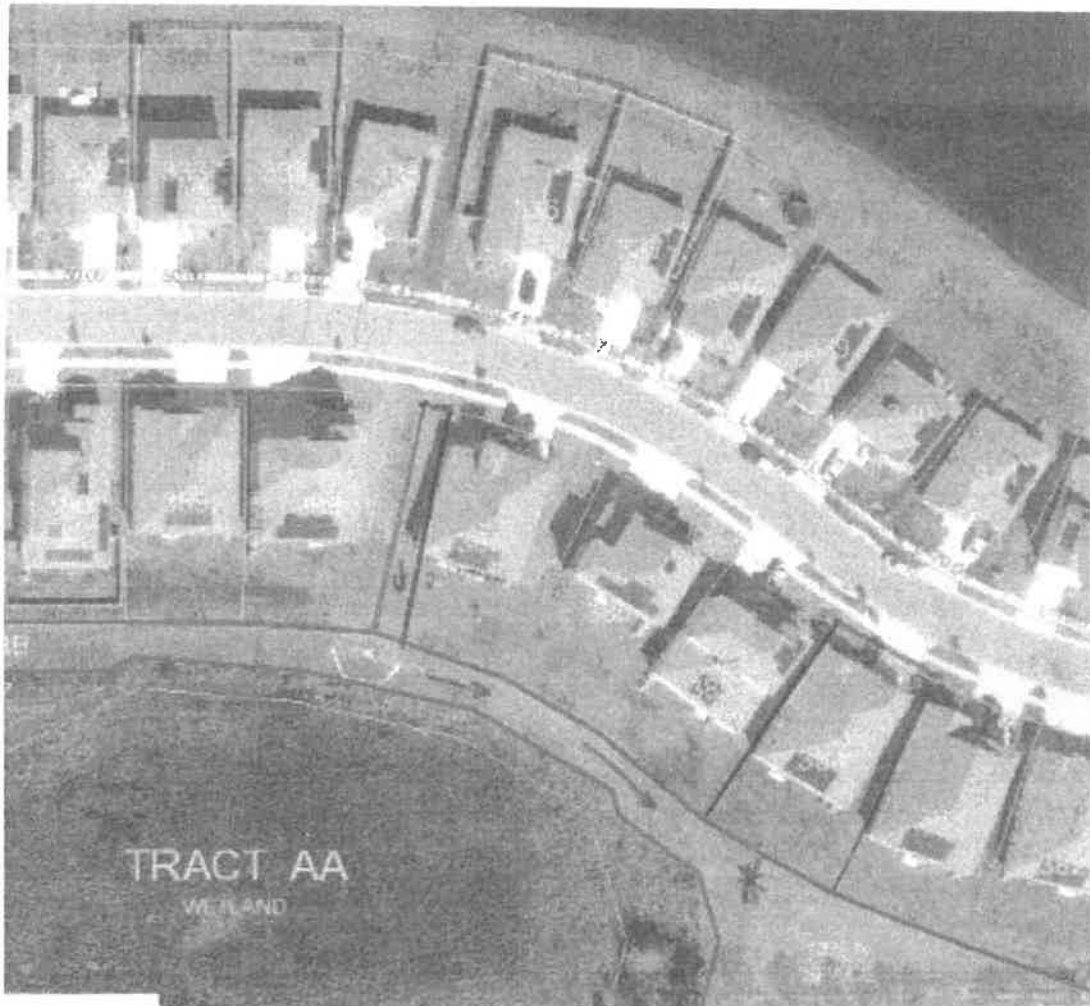
Todd Meek



Renee Meek

Date: 11/4/23

EXHIBIT A
Easement Property



Storm Drain to be "Safed-off" between 141 and 157 Pinewoods St.



SECTION VI



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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

October 12, 2023

Board of Supervisors
Old Hickory Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Old Hickory Community Development District, City of St. Cloud, Florida ("the District") for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Old Hickory Community Development District as of and for the fiscal year ended September 30, 2023. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit.

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

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

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

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

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

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

Examination Objective

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

Other Services

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

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

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

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

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

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

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

Our fee for these services will not exceed \$4,600 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

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

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

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

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Old Hickory Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

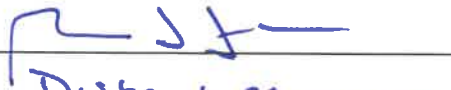
RESPONSE:

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

By: _____

Title: _____

Date: _____


District Manager
10/16/23



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



**Peer Review
Program**

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

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

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SECTION VII



**Authorizing Resolution
For Participation in the Local Government Surplus Funds Trust Fund
(Florida PRIME)**

WHEREAS, Old Hickory Community Development District _____ (“Participant”) is (check one or more, as applicable)

☐ a governmental entity within the State of Florida not part of state government, including, without limitation, the following and the officers thereof: any county, municipality, school district, special district, clerk of circuit court, sheriff, property appraiser, tax collector, supervisor of elections, authority, board, public corporation, or any other political subdivision of the State of Florida, as described in Section 218.403(11), Florida Statutes and as authorized by Sections 218.407 and 215.44 (1) Florida Statutes;

☐ a state agency as described in Section 216.011, Florida Statutes, as authorized by Section 215.44(1), Florida Statutes;

☐ a Board of Trustees of a state university or college, as authorized by Section 215.44(1), Florida Statutes; or

☐ a direct support organization of any of the foregoing, as authorized by Section 215.44(1), Florida Statutes.

and is empowered to delegate to the State Board of Administration of Florida the authority to invest legally available funds in the Local Government Surplus Funds Trust Fund (Florida PRIME) and to act as custodian of investments purchased with such investment funds; and

WHEREAS, it is in the best interest of the Participant to invest its legally available funds in investments that provide for safety, liquidity, and competitive returns with minimization of risks consistent with Chapter 218.405, Florida Statutes; and

WHEREAS, the Florida Local Government Surplus Funds Trust Fund (Florida PRIME), a public funds investment pool, was created on behalf of entities whose investment objectives, in order of priority are safety, liquidity, and competitive returns, consistent with the Chapter 218.405, Florida Statutes.

NOW THEREFORE, be it resolved as follows:

A. That Participant approves this Authorizing Resolution and hereby requests the establishment of an account in its name in Florida PRIME, for the purpose of transmitting funds that the Participant has determined to be legally available for investment in Florida PRIME.

B. That the individual, whose title is _____, is an authorized representative of the Participant and is hereby authorized to transmit funds for investment in Florida

PRIME and is further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of the Participant's funds.

The authorized representative identified above shall execute a Participant Account Maintenance Form (PAMF) containing a list of the authorized representatives to initiate transactions, bank account wiring instructions, and individuals authorized to make changes to account information. A revised PAMF may be submitted with changes to authorized individuals without the necessity to complete a new Authorizing Resolution.

C. That this Authorizing Resolution shall continue in full force and effect until amended or revoked by the Participant and until Florida PRIME receives an original document of any such amendment or revocation.

This resolution is hereby introduced and adopted by the Participant at its regular/special meeting (if applicable) held on

the ____ Day of _____, 20 ____.

PARTICIPANT NAME: Old Hickory Community Development District

BY: Signature _____

 Printed Name George S. Flint

 Title Secretary/District Manager

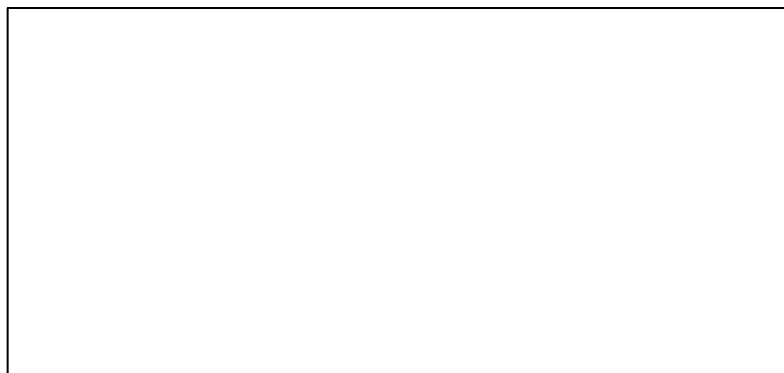
(By signing the above, I attest I am authorize to execute this Authorizing Resolution on behalf of the Participant)

ATTEST: Signature _____

 Printed Name Stacie Vanderbilt

 Title Recording Secretary

SEAL:



SECTION VIII

SECTION A

*This item will be provided under
separate cover*

SECTION C

SECTION 1

Old Hickory

Community Development District

Summary of Checks

September 1, 2023 to September 30, 2023

Bank	Date	Check #	Amount
General Fund	9/6/23	285-286	\$ 9,798.00
	9/13/23	287-288	\$ 6,122.57
	9/26/23	289-291	\$ 13,614.19
			<hr/> \$ 29,534.76
Payroll Fund	<u>September 2023</u>		
	Adam Morgan	50046	\$ 184.70
	Jarred Cornell	50047	\$ 184.70
	Patrick Bonin Jr.	50048	\$ 184.70
			<hr/> \$ 554.10
			<hr/> \$ 30,088.86

CHECK	VEND#	.....INVOICE.....		...EXPENSED TO...				VENDOR NAME	STATUS	AMOUNT	....CHECK.....
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT #
TOTAL FOR REGISTER										29,534.76	

The first part of the paper discusses the importance of understanding the local context in which a project is implemented. This involves a thorough analysis of the social, economic, and cultural factors that may influence the success or failure of the intervention. The second part of the paper describes the methodology used in the study, including the selection of participants, the data collection methods, and the analysis techniques. The third part of the paper presents the results of the study, which show that the intervention had a positive impact on the target population. The final part of the paper discusses the implications of the findings for future research and practice.

The study was conducted in a rural area of a developing country, where access to basic services is limited. The intervention aimed to improve the health and well-being of the community by providing access to clean water, sanitation, and health services. The results of the study show that the intervention was successful in achieving its goals, and that the community has been able to sustain the improvements over time.

The findings of the study have important implications for the design and implementation of similar interventions in other rural areas. It is essential to understand the local context and to involve the community in the planning and implementation of the intervention. This will ensure that the intervention is relevant and sustainable, and that it has a positive impact on the community.

In conclusion, the study demonstrates that a community-based approach to development can be effective in improving the health and well-being of rural populations. The intervention was successful in providing access to basic services, and the community has been able to sustain the improvements over time. The findings of the study have important implications for future research and practice, and they provide a model for the design and implementation of similar interventions in other rural areas.

Old Hickory

Community Development District

Summary of Invoices

October 1, 2023 - November 30, 2023

Fund	Date	Check No.'s	Amount
General Fund	10/4/23	292-294	\$ 10,096.25
	10/11/23	295	100.00
	10/12/23	296	5,202.44
	10/17/23	297-298	5,475.00
	10/24/23	299	270.46
	11/1/23	300-302	11,811.43
	11/14/23	303-304	2,440.34
	11/15/23	305	5,187.60
	11/29/23	306	1,334.00
			<hr/> \$ 41,917.52
TOTAL			<hr/> \$ 41,917.52

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 12/08/23		PAGE 1		
*** CHECK DATES 10/01/2023 - 11/30/2023 ***		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 #	
10/04/23	00010	9/30/23	214434	202309	320-53800-47000		*	1,334.00			
		AQUATIC		PLANT MGMT SEP23		APPLIED AQUATICS MANAGEMENT INC			1,334.00	000292	
10/04/23	00009	10/01/23	21097	202310	320-53800-46200		*	8,464.00			
		LAWN MAINTENANCE OCT23				FLORALAWN 2, LLC			8,464.00	000293	
10/04/23	00005	9/22/23	80107931	202309	310-51300-48000		*	298.25			
		NOT.OF FY24 MEETING DATES				ORLANDO SENTINEL			298.25	000294	
10/11/23	00022	10/03/23	023068.0	202309	310-51300-31100		*	100.00			
		CDD BOS MEETING 09/16/23				MADDEN, MOORHEAD & STOKES LLC			100.00	000295	
10/12/23	00001	10/01/23	80	202310	310-51300-34000		*	3,246.25			
		MANAGEMENT FEES OCT23									
		10/01/23	80	202310	310-51300-35300		*	100.00			
		WEBSITE ADMIN OCT23									
		10/01/23	80	202310	310-51300-35100		*	150.00			
		INFORMATION TECH OCT23									
		10/01/23	80	202310	310-51300-31300		*	291.67			
		DISSEMIANTION FEE OCT23									
		10/01/23	80	202310	310-51300-51000		*	.30			
		OFFICE SUPPLIES									
		10/01/23	80	202310	310-51300-42000		*	22.97			
		POSTAGE									
		10/01/23	81	202310	320-53800-12000		*	1,391.25			
		FIELD MANAGEMENT OCT23				GOVERNMENTAL MANAGEMENT SERVICES			5,202.44	000296	
10/17/23	00003	10/02/23	89376	202310	310-51300-54000		*	175.00			
		FY24 ANNUAL DISTRICT FEE				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00	000297	
10/17/23	00001	9/30/23	82	202310	310-51300-31700		*	5,300.00			
		FY24 ASSESSMENT ROLL CERT				GOVERNMENTAL MANAGEMENT SERVICES			5,300.00	000298	
10/24/23	00002	10/05/23	121672	202309	310-51300-31500		*	270.46			
		BOS MTG/ONBOARDING/LAWS				LATHUM, LUNA, EDEN & BEAUDINE			270.46	000299	
11/01/23	00014	10/25/23	6471-10-	202310	310-51300-31200		*	450.00			
		ARBITRAGE REPORT SER.2020				AMERICAN MUNICIPAL TAX-EXEMPT			450.00	000300	

OLDH OLD HICKORY CD TVISCARRA											

OLDH OLD HICKORY CD TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/01/23	00009	11/01/23 21519	202311 320-53800-46200	LAWN MAINTENANCE NOV23	*	8,464.00	
				FLORALAWN 2, LLC			8,464.00 000301
11/01/23	00012	11/01/23 11012023	202311 300-20700-10000	FY23 SPCL ASMT SER2020	*	2,897.43	
				OLD HICKORY CDD C/O USBANK			2,897.43 000302
11/14/23	00010	10/31/23 215084	202310 320-53800-47000	AQUATIC PLANT MGMT OCT23	*	1,334.00	
				APPLIED AQUATICS MANAGEMENT INC			1,334.00 000303
11/14/23	00009	11/02/23 21184	202309 320-53800-46400	RPR 15NOZZLE/13HD/3ROTATR	*	1,106.34	
				FLORALAWN 2, LLC			1,106.34 000304
11/15/23	00001	11/01/23 83	202311 310-51300-34000	MANAGEMENT FEES NOV23	*	3,246.25	
		11/01/23 83	202311 310-51300-35300	WEBSITE ADMIN NOV23	*	100.00	
		11/01/23 83	202311 310-51300-35100	INFORMATION TECH NOV23	*	150.00	
		11/01/23 83	202311 310-51300-31300	DISSEMINATION FEE NOV23	*	291.67	
		11/01/23 83	202311 310-51300-51000	OFFICE SUPPLIES	*	.18	
		11/01/23 83	202311 310-51300-42000	POSTAGE	*	8.25	
		11/01/23 84	202311 320-53800-12000	FIELD MANAGEMENT NOV23	*	1,391.25	
				GOVERNMENTAL MANAGEMENT SERVICES			5,187.60 000305
11/29/23	00010	11/15/23 215730	202311 320-53800-47000	AQUATIC PLANT MGMT NOV23	*	1,334.00	
				APPLIED AQUATICS MANAGEMENT INC			1,334.00 000306
TOTAL FOR BANK A						41,917.52	
TOTAL FOR REGISTER						41,917.52	

OLDH OLD HICKORY CD TVISCARRA

SECTION 2

Old Hickory
Community Development District

Unaudited Financial Reporting
November 30, 2023



Table of Contents

1	<hr/> Balance Sheet
2	<hr/> General Fund Income Statement
3	<hr/> Debt Service Fund Series 2020 Income Statement
4	<hr/> Month to Month
5	<hr/> Long Term Debt Summary
6	<hr/> Assessment Receipt Schedule

Old Hickory
Community Development District
Balance Sheet
November 30, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash - Truist Bank	\$ 179,998	\$ -	\$ 179,998
Investments:			
Series 2020			
Reserve	\$ -	\$ 177,750	\$ 177,750
Revenue	\$ -	\$ 147,454	\$ 147,454
Prepayment	\$ -	\$ 4,084	\$ 4,084
Due From General Fund	\$ -	\$ 16,041	\$ 16,041
Total Assets	\$ 179,998	\$ 345,328	\$ 525,326
Liabilities:			
Accounts Payable	\$ 3,530	\$ -	\$ 3,530
Due to Debt Service	\$ 16,041	\$ -	\$ 16,041
Total Liabilities	\$ 19,571	\$ -	\$ 19,571
Fund Balances:			
Restricted For Debt Service 2020	\$ -	\$ 345,328	\$ 345,328
Unassigned	\$ 160,427	\$ -	\$ 160,427
Total Fund Balances	\$ 160,427	\$ 345,328	\$ 505,755
Total Liabilities & Fund Equity	\$ 179,998	\$ 345,328	\$ 525,326

Old Hickory
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Revenues:				
Special Assessments	\$ 451,730	\$ 20,394	\$ 20,394	\$ -
Total Revenues	\$ 451,730	\$ 20,394	\$ 20,394	\$ -
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ -	\$ 2,000
FICA Expense	\$ 918	\$ 153	\$ -	\$ 153
Engineering Fees	\$ 12,000	\$ 2,000	\$ -	\$ 2,000
Attorney	\$ 25,000	\$ 4,167	\$ -	\$ 4,167
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 3,500	\$ 583	\$ 583	\$ (0)
Annual Audit	\$ 5,100	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Management Fees	\$ 38,955	\$ 6,493	\$ 6,493	\$ -
Information Technology	\$ 1,800	\$ 300	\$ 300	\$ -
Website Maintenance	\$ 1,200	\$ 200	\$ 200	\$ -
Telephone	\$ 50	\$ 8	\$ -	\$ 8
Postage	\$ 1,000	\$ 167	\$ 31	\$ 135
Insurance	\$ 6,210	\$ 6,210	\$ 5,843	\$ 367
Printing & Binding	\$ 500	\$ 500	\$ -	\$ 500
Legal Advertising	\$ 2,500	\$ 417	\$ -	\$ 417
Other Current Charges	\$ 600	\$ 100	\$ 85	\$ 15
Office Supplies	\$ 150	\$ 25	\$ 0	\$ 25
Property Appraiser	\$ 500	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 121,958	\$ 29,247	\$ 19,461	\$ 9,786
Operations & Maintenance				
Field Operations	\$ 16,695	\$ 2,783	\$ 2,783	\$ -
Property Insurance	\$ 2,500	\$ 2,500	\$ 2,244	\$ 256
Electric	\$ 1,500	\$ 250	\$ 72	\$ 178
Streetlights	\$ 101,430	\$ 16,905	\$ 14,828	\$ 2,077
Water & Sewer	\$ 24,940	\$ 4,157	\$ 5,245	\$ (1,089)
Landscape Maintenance	\$ 142,393	\$ 23,732	\$ 16,928	\$ 6,804
Landscape Contingency	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 7,500	\$ 1,250	\$ 3,530	\$ (2,280)
Lake Maintenance	\$ 16,464	\$ 2,744	\$ 2,668	\$ 76
Repairs & Maintenance	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Walls, Entry & Monuments	\$ 2,500	\$ 417	\$ -	\$ 417
Contingency	\$ 3,850	\$ 642	\$ -	\$ 642
Total Operations & Maintenance:	\$ 329,772	\$ 59,129	\$ 48,298	\$ 10,830
Total Expenditures	\$ 451,730	\$ 88,376	\$ 67,759	\$ 20,616
Excess Revenues (Expenditures)	\$ -		\$ (47,366)	
Fund Balance - Beginning	\$ -		\$ 207,793	
Fund Balance - Ending	\$ -		\$ 160,427	

Old Hickory

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<u>Revenues:</u>				
Special Assessments	\$ 356,100	\$ 16,041	\$ 16,041	\$ -
Interest	\$ 7,500	\$ 1,250	\$ 2,602	\$ 1,352
Total Revenues	\$ 363,600	\$ 17,291	\$ 18,642	\$ 1,352
<u>Expenditures:</u>				
Series 2020				
Interest - 12/15	\$ 111,538	\$ -	\$ -	\$ -
Principal - 06/15	\$ 130,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 111,538	\$ -	\$ -	\$ -
Total Expenditures	\$ 353,075	\$ -	\$ -	\$ -
<u>Other Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 10,525		\$ 18,642	
Fund Balance - Beginning	\$ 144,553		\$ 326,686	
Fund Balance - Ending	\$ 155,078		\$ 345,328	

Old Hickory
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ 20,394	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,394
													\$ -
Total Revenues	\$ -	\$ 20,394	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,394
Expenditures:													
Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 583
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Management Fees	\$ 3,246	\$ 3,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,493
Information Technology	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Website Maintenance	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 23	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31
Insurance	\$ 5,843	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,843
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 39	\$ 47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85
Office Supplies	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 15,618	\$ 3,843	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,461
Operations & Maintenance													
Field Operations	\$ 1,391	\$ 1,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,783
Property Insurance	\$ 2,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,244
Electric	\$ 23	\$ 49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72
Streetlights	\$ 7,334	\$ 7,495	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,828
Water & Sewer	\$ 2,938	\$ 2,307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,245
Landscape Maintenance	\$ 8,464	\$ 8,464	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,928
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 3,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,530
Lake Maintenance	\$ 1,334	\$ 1,334	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,668
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Walls, Entry & Monuments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance:	\$ 27,258	\$ 21,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,298
Total Expenditures	\$ 42,876	\$ 24,883	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,759
Excess Revenues (Expenditures)	\$ (42,876)	\$ (4,490)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (47,366)

Old Hickory

Community Development District

Long Term Debt Report

SERIES 2020, SPECIAL ASSESSMENT BONDS		
OPTIONAL REDEMPTION DATE:	6/15/2030	
INTEREST RATE:	2.500%, 3.000%, 4.000%, 4.000%	
MATURITY DATE:	6/15/2050	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$177,750	
RESERVE FUND BALANCE	\$177,750	
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)
LESS: PRINCIPAL PAYMENT 06/15/23		(\$130,000)
CURRENT BONDS OUTSTANDING		\$5,860,000

SECTION 3

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

Dated: October 21, 2020
Delivered: October 21, 2020

Rebate Report to the Computation Date
October 21, 2023
Reflecting Activity To
October 21, 2023



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AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

October 25, 2023

Old Hickory Community Development District
c/o Ms. Teresa Viscarra
Governmental Management Services-CF, LLC
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

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

Dear Ms. Viscarra:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Old Hickory Community Development District (the "District").

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of October 31, 2024. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the October 21, 2023 Computation Date
Reflecting Activity from October 21, 2020 through October 21, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	0.006467%	15.67	(9,933.17)
Capitalized Interest Fund	0.005917%	0.31	(214.38)
Cost of Issuance Fund	0.000000%	0.00	0.00
Debt Service Reserve Fund	1.574481%	8,507.81	(12,111.99)
Totals	1.076471%	\$8,523.79	\$(22,259.54)
Bond Yield	3.714317%		
Rebate Computation Credits			(5,774.56)
Net Rebatable Arbitrage			\$(28,034.10)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from October 21, 2020, the date of the closing, to October 21, 2023, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of October 21, 2023.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between October 21, 2020 and October 21, 2023, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

October 21, 2023.

7. Computation Period

The period beginning on October 21, 2020, the date of the closing, and ending on October 21, 2023, the Computation Date.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the issuer. If no day is selected by the issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund	Account Number
Revenue	246923000
Interest	246923001
Sinking	246923002
Debt Service Reserve	246923003
Prepayment	246923004
Acquisition & Construction	246923005

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of October 21, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to October 21, 2023. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on October 21, 2023, is the Rebatable Arbitrage.

\$6,245,000
Old Hickory Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2020
(2020 Project)
Delivered: October 21, 2020

Sources of Funds

Par Amount	\$6,245,000.00
Net Original Issue Premium	<u>126,705.70</u>
Total	\$6,371,705.70

Uses of Funds

Acquisition & Construction Fund	\$5,814,153.20
Debt Service Reserve Fund	178,050.00
Capitalized Interest Account	34,927.50
Cost of Issuance Fund	219,675.00
Underwriter's Discount	<u>124,900.00</u>
Total	\$6,371,705.70

PROOF OF ARBITRAGE YIELD

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

Date	Debt Service	Present Value
		to 10/21/2020 @ 3.7143168261%
12/15/2020	34,927.50	34,735.22
06/15/2021	236,425.00	230,836.44
12/15/2021	114,925.00	110,162.54
06/15/2022	239,925.00	225,789.31
12/15/2022	113,362.50	104,738.35
06/15/2023	243,362.50	220,748.83
12/15/2023	111,737.50	99,506.66
06/15/2024	241,737.50	211,351.66
12/15/2024	110,112.50	94,516.30
06/15/2025	245,112.50	206,558.94
12/15/2025	108,425.00	89,704.95
06/15/2026	248,425.00	201,785.85
12/15/2026	106,325.00	84,788.95
06/15/2027	251,325.00	196,765.07
12/15/2027	104,150.00	80,053.44
06/15/2028	249,150.00	188,013.95
12/15/2028	101,975.00	75,549.46
06/15/2029	251,975.00	183,275.13
12/15/2029	99,725.00	71,212.88
06/15/2030	2,214,725.00	1,552,682.91
12/15/2030	58,200.00	40,058.47
06/15/2031	58,200.00	39,328.09
12/15/2031	58,200.00	38,611.02
06/15/2032	58,200.00	37,907.03
12/15/2032	58,200.00	37,215.87
06/15/2033	58,200.00	36,537.31
12/15/2033	58,200.00	35,871.13
06/15/2034	58,200.00	35,217.09
12/15/2034	58,200.00	34,574.98
06/15/2035	58,200.00	33,944.58
12/15/2035	58,200.00	33,325.67
06/15/2036	58,200.00	32,718.04
12/15/2036	58,200.00	32,121.49
06/15/2037	58,200.00	31,535.82
12/15/2037	58,200.00	30,960.83
06/15/2038	58,200.00	30,396.32
12/15/2038	58,200.00	29,842.11
06/15/2039	58,200.00	29,298.00
12/15/2039	58,200.00	28,763.81
06/15/2040	58,200.00	28,239.36
12/15/2040	58,200.00	27,724.47
06/15/2041	298,200.00	139,462.15
12/15/2041	53,400.00	24,518.76
06/15/2042	303,400.00	136,766.96
12/15/2042	48,400.00	21,420.00
06/15/2043	308,400.00	133,997.56
12/15/2043	43,200.00	18,427.85
06/15/2044	318,200.00	133,259.93
12/15/2044	37,700.00	15,500.62
06/15/2045	322,700.00	130,261.25
12/15/2045	32,000.00	12,681.62
06/15/2046	327,000.00	127,227.48
12/15/2046	26,100.00	9,969.70
06/15/2047	331,100.00	124,167.87
12/15/2047	20,000.00	7,363.57
06/15/2048	340,000.00	122,898.30

PROOF OF ARBITRAGE YIELD

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

Date	Debt Service	Present Value
		to 10/21/2020 @ 3.7143168261%
12/15/2048	13,600.00	4,826.30
06/15/2049	348,600.00	121,453.83
12/15/2049	6,900.00	2,360.16
06/15/2050	351,900.00	118,173.47
	10,180,827.50	6,371,705.70

Proceeds Summary

Delivery date	10/21/2020
Par Value	6,245,000.00
Premium (Discount)	126,705.70
Target for yield calculation	6,371,705.70

PROOF OF ARBITRAGE YIELD

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

Assumed Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity
TERM03	06/15/2031	4.000%	3.550%	06/15/2030	100.000	3.5508945%
TERM03	06/15/2032	4.000%	3.550%	06/15/2030	100.000	3.5508945%
TERM03	06/15/2033	4.000%	3.550%	06/15/2030	100.000	3.5508945%
TERM03	06/15/2034	4.000%	3.550%	06/15/2030	100.000	3.5508945%
TERM03	06/15/2035	4.000%	3.550%	06/15/2030	100.000	3.5508945%
TERM03	06/15/2036	4.000%	3.550%	06/15/2030	100.000	3.5508945%
TERM03	06/15/2037	4.000%	3.550%	06/15/2030	100.000	3.5508945%
TERM03	06/15/2038	4.000%	3.550%	06/15/2030	100.000	3.5508945%
TERM03	06/15/2039	4.000%	3.550%	06/15/2030	100.000	3.5508945%
TERM03	06/15/2040	4.000%	3.550%	06/15/2030	100.000	3.5508945%

Rejected Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity	Increase to Yield
TERM03	06/15/2031	4.000%	3.550%			3.5855371%	0.0346426%
TERM03	06/15/2032	4.000%	3.550%			3.6141600%	0.0632655%
TERM03	06/15/2033	4.000%	3.550%			3.6381901%	0.0872956%
TERM03	06/15/2034	4.000%	3.550%			3.6586366%	0.1077421%
TERM03	06/15/2035	4.000%	3.550%			3.6762331%	0.1253386%
TERM03	06/15/2036	4.000%	3.550%			3.6915259%	0.1406315%
TERM03	06/15/2037	4.000%	3.550%			3.7049303%	0.1540358%
TERM03	06/15/2038	4.000%	3.550%			3.7167672%	0.1658727%
TERM03	06/15/2039	4.000%	3.550%			3.7272890%	0.1763945%
TERM03	06/15/2040	4.000%	3.550%			3.7366966%	0.1858022%

BOND DEBT SERVICE

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
10/21/2020					
12/15/2020			34,927.50	34,927.50	
06/15/2021	120,000	2.500%	116,425.00	236,425.00	271,352.50
12/15/2021			114,925.00	114,925.00	
06/15/2022	125,000	2.500%	114,925.00	239,925.00	354,850.00
12/15/2022			113,362.50	113,362.50	
06/15/2023	130,000	2.500%	113,362.50	243,362.50	356,725.00
12/15/2023			111,737.50	111,737.50	
06/15/2024	130,000	2.500%	111,737.50	241,737.50	353,475.00
12/15/2024			110,112.50	110,112.50	
06/15/2025	135,000	2.500%	110,112.50	245,112.50	355,225.00
12/15/2025			108,425.00	108,425.00	
06/15/2026	140,000	3.000%	108,425.00	248,425.00	356,850.00
12/15/2026			106,325.00	106,325.00	
06/15/2027	145,000	3.000%	106,325.00	251,325.00	357,650.00
12/15/2027			104,150.00	104,150.00	
06/15/2028	145,000	3.000%	104,150.00	249,150.00	353,300.00
12/15/2028			101,975.00	101,975.00	
06/15/2029	150,000	3.000%	101,975.00	251,975.00	353,950.00
12/15/2029			99,725.00	99,725.00	
06/15/2030	155,000	3.000%	99,725.00	254,725.00	354,450.00
12/15/2030			97,400.00	97,400.00	
06/15/2031	160,000	4.000%	97,400.00	257,400.00	354,800.00
12/15/2031			94,200.00	94,200.00	
06/15/2032	170,000	4.000%	94,200.00	264,200.00	358,400.00
12/15/2032			90,800.00	90,800.00	
06/15/2033	175,000	4.000%	90,800.00	265,800.00	356,600.00
12/15/2033			87,300.00	87,300.00	
06/15/2034	185,000	4.000%	87,300.00	272,300.00	359,600.00
12/15/2034			83,600.00	83,600.00	
06/15/2035	190,000	4.000%	83,600.00	273,600.00	357,200.00
12/15/2035			79,800.00	79,800.00	
06/15/2036	200,000	4.000%	79,800.00	279,800.00	359,600.00
12/15/2036			75,800.00	75,800.00	
06/15/2037	205,000	4.000%	75,800.00	280,800.00	356,600.00
12/15/2037			71,700.00	71,700.00	
06/15/2038	215,000	4.000%	71,700.00	286,700.00	358,400.00
12/15/2038			67,400.00	67,400.00	
06/15/2039	225,000	4.000%	67,400.00	292,400.00	359,800.00
12/15/2039			62,900.00	62,900.00	
06/15/2040	235,000	4.000%	62,900.00	297,900.00	360,800.00
12/15/2040			58,200.00	58,200.00	
06/15/2041	240,000	4.000%	58,200.00	298,200.00	356,400.00
12/15/2041			53,400.00	53,400.00	
06/15/2042	250,000	4.000%	53,400.00	303,400.00	356,800.00
12/15/2042			48,400.00	48,400.00	
06/15/2043	260,000	4.000%	48,400.00	308,400.00	356,800.00
12/15/2043			43,200.00	43,200.00	
06/15/2044	275,000	4.000%	43,200.00	318,200.00	361,400.00
12/15/2044			37,700.00	37,700.00	
06/15/2045	285,000	4.000%	37,700.00	322,700.00	360,400.00
12/15/2045			32,000.00	32,000.00	
06/15/2046	295,000	4.000%	32,000.00	327,000.00	359,000.00
12/15/2046			26,100.00	26,100.00	
06/15/2047	305,000	4.000%	26,100.00	331,100.00	357,200.00
12/15/2047			20,000.00	20,000.00	
06/15/2048	320,000	4.000%	20,000.00	340,000.00	360,000.00

BOND DEBT SERVICE

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/15/2048			13,600.00	13,600.00	
06/15/2049	335,000	4.000%	13,600.00	348,600.00	362,200.00
12/15/2049			6,900.00	6,900.00	
06/15/2050	345,000	4.000%	6,900.00	351,900.00	358,800.00
	6,245,000		4,393,627.50	10,638,627.50	10,638,627.50

\$6,245,000
 Old Hickory Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2020
 (2020 Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.714317%)
10/21/20	Beg Bal	-5,814,153.20	-6,492,856.55
11/03/20		-0.32	-0.36
11/06/20		5,814,153.20	6,482,907.80
12/02/20		-0.88	-0.98
01/05/21		-0.91	-1.01
02/02/21		-0.91	-1.01
03/02/21		-0.82	-0.90
04/02/21		-0.91	-1.00
05/04/21		-0.88	-0.96
05/13/21		20.89	22.85
06/02/21		-0.91	-0.99
07/02/21		-0.88	-0.96
08/03/21		-0.91	-0.99
09/02/21		-0.91	-0.98
10/04/21		-0.88	-0.95
11/02/21		-0.91	-0.98
12/02/21		-0.88	-0.94
12/30/21		-0.02	-0.02
01/04/22		-0.91	-0.97
02/02/22		-0.91	-0.97
03/02/22		-0.82	-0.87
04/04/22		-0.91	-0.96
05/03/22		-0.88	-0.93
06/02/22		-25.13	-26.45
07/05/22		-80.54	-84.47
08/02/22		-156.26	-163.43
08/29/22		273.07	284.82

10/21/23	TOTALS:	15.67	-9,933.17

ISSUE DATE:	10/21/20	REBATABLE ARBITRAGE:	-9,933.17
COMP DATE:	10/21/23	NET INCOME:	15.67
BOND YIELD:	3.714317%	TAX INV YIELD:	0.006467%

\$6,245,000
 Old Hickory Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2020
 (2020 Project)
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.714317%)
10/21/20	Beg Bal	-34,927.50	-39,004.69
11/03/20		0.06	0.07
12/02/20		0.17	0.19
12/15/20		34,927.50	38,789.96
01/05/21		0.08	0.09

10/21/23	TOTALS:	0.31	-214.38

ISSUE DATE:	10/21/20	REBATABLE ARBITRAGE:	-214.38
COMP DATE:	10/21/23	NET INCOME:	0.31
BOND YIELD:	3.714317%	TAX INV YIELD:	0.005917%

\$6,245,000
 Old Hickory Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2020
 (2020 Project)
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.714317%)
10/21/20	Beg Bal	-219,675.00	-245,318.31
10/21/20		219,675.00	245,318.31

10/21/23	TOTALS:	0.00	0.00

ISSUE DATE:	10/21/20	REBATABLE ARBITRAGE:	0.00
COMP DATE:	10/21/23	NET INCOME:	0.00
BOND YIELD:	3.714317%	TAX INV YIELD:	0.000000%

\$6,245,000
Old Hickory Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2020
(2020 Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.714317%)
10/21/20	Beg Bal	-178,050.00	-198,834.30
11/03/20		0.32	0.36
12/02/20		0.88	0.98
01/05/21		0.91	1.01
02/02/21		0.91	1.01
03/02/21		0.82	0.90
04/02/21		0.91	1.00
05/04/21		0.88	0.96
06/02/21		0.91	0.99
07/02/21		0.88	0.96
08/03/21		0.91	0.99
09/02/21		0.91	0.98
10/04/21		0.88	0.95
11/02/21		0.91	0.98
12/02/21		0.88	0.94
12/30/21		0.02	0.02
01/04/22		0.91	0.97
02/02/22		0.91	0.97
03/02/22		0.82	0.87
04/04/22		0.91	0.96
05/03/22		0.88	0.93
06/02/22		25.13	26.45
07/05/22		80.54	84.47
08/02/22		156.26	163.43
09/02/22		246.87	257.41
10/04/22		285.97	297.21
11/02/22		380.62	394.44
12/02/22		469.55	485.11
01/04/23		532.60	548.46
02/02/23		568.56	583.82
03/02/23		546.21	559.15
04/04/23		617.91	630.48
05/02/23		624.93	635.82
05/19/23		300.00	304.70
06/02/23		680.57	690.31
07/05/23		665.72	672.97
08/02/23		695.81	701.45
09/05/23		723.32	726.73
10/03/23		700.52	701.81

\$6,245,000
 Old Hickory Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2020
 (2020 Project)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.714317%)
10/21/23	MMkt Bal	177,750.00	177,750.00
10/21/23	MMkt Acc	490.36	490.36

10/21/23	TOTALS:	8,507.81	-12,111.99

ISSUE DATE:	10/21/20	REBATABLE ARBITRAGE:	-12,111.99
COMP DATE:	10/21/23	NET INCOME:	8,507.81
BOND YIELD:	3.714317%	TAX INV YIELD:	1.574481%

\$6,245,000
 Old Hickory Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2020
 (2020 Project)
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.714317%)
10/21/21		-1,780.00	-1,915.96
10/21/22		-1,830.00	-1,898.60
10/21/23		-1,960.00	-1,960.00

10/21/23	TOTALS:	-5,570.00	-5,774.56

ISSUE DATE: 10/21/20 REBATABLE ARBITRAGE: -5,774.56
 COMP DATE: 10/21/23
 BOND YIELD: 3.714317%