

*Old Hickory  
Community Development District*

*Agenda*

*May 20, 2024*

# AGENDA

# *Old Hickory*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

May 13 2024

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 20, 2024 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 April 15, 2024 Meeting
4. Consideration of Resolution 2024-01 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing
5. Staff Reports
  - A. Attorney
  - B. Engineer
    - i. Discussion of Pending Plat Conveyances
    - ii. Status of Permit Transfers
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Presentation of Number of Registered Voters – 686
    - iv. Designation of **November 18, 2024** as the Landowners' Meeting
  - D. Field Manager's Report
6. Other Business
7. Supervisor's Requests
8. 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*

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, April 15, 2024 at 10:00 a.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 <i>joined late</i>	Assistant Secretary
Jarred Cornell	Assistant Secretary
Kathryn Farr	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Dave Reid <i>by phone</i>	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 Board members present in person and constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint noted that they did not have any members of the public in attendance.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the March 18, 2024 Meeting**

Mr. Flint presented the March 18, 2024 meeting minutes and asked for any comments or corrections from the Board. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Mr. Cornell, with all in favor, the Minutes of the March 18, 2024 Meeting, were approved, as presented.
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**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco updated the Board on the conveyances to the CDD. The Phase 4 plat is the only one left to be transferred over. An update on title work has been ordered and needs to be reviewed by Counsel and they are moving forward.

**i. Memorandum Regarding Annual Reminder on Florida Laws for Public Officials**

Ms. Trucco noted that there is a reminder memorandum in the agenda going through a couple areas of Florida law that apply to public and government officials. She summarized the memorandum for the Board and offered to answer any questions the Board had.

Mr. Flint stated for the record that Mr. Bonin joined the meeting during Ms. Trucco's report.

**B. Engineer****i. Discussion of Pending Platt Conveyances****ii. Status of Permit Transfers**

Mr. Reid reported that he is not aware of any outstanding conveyances or permit transfers at this time. He will look into anything outstanding for the Board. He also added that in the next few months after the completion of the annual report they will be resigning as District Engineer. Mr. Morgan stated that they will need to make a motion to have staff issues an RFQ for engineering services.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Directing Staff to Issue an RFQ for Engineering Services, was approved.

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

Mr. Flint presented the check register to the Board which totals \$22,771.89. There being no questions from the Board there was a motion of approval.

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 through February. He asked for any questions on the financials. Hearing no questions, the next item followed.

**D. Field Manager's Report**

Mr. Scheerer noted that they are doing work on the dog park as indicated in the last meeting. There was minor fence damage that will be repaired. Overall, everything else is going well and he offered to answer any Board questions. There being none, the next item followed.

**FIFTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**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. Register, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV



## RESOLUTION 2024-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 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, 2024, a proposed budget (**“Proposed Budget”**) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (**“Fiscal Year 2024/2025”**); 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 2024/2025 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 19, 2024

HOURL: 10:00 a.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 20<sup>TH</sup> DAY OF MAY, 2024.**

ATTEST:

**OLD HICKORY COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

***Proposed Budget***  
***FY2025***



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**Old Hickory**  
**Community Development District**  
**Proposed Budget**  
**FY2025**  
**General Fund**

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
<b>Revenues:</b>					
Special Assessments	\$ 451,730	\$ 448,912	\$ 2,817	\$ 451,729	\$ 451,730
Interest	\$ -	\$ 6,792	\$ 5,000	\$ 11,792	\$ 13,488
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 72,150
<b>Total Revenues</b>	<b>\$ 451,730</b>	<b>\$ 455,703</b>	<b>\$ 7,817</b>	<b>\$ 463,521</b>	<b>\$ 537,368</b>
<b>Expenditures:</b>					
<b>Administrative:</b>					
Supervisor Fees	\$ 12,000	\$ 2,800	\$ 4,000	\$ 6,800	\$ 12,000
FICA Expense	\$ 918	\$ 214	\$ 306	\$ 520	\$ 918
Engineering Fees	\$ 12,000	\$ 105	\$ 4,895	\$ 5,000	\$ 12,000
Attorney	\$ 25,000	\$ 1,084	\$ 5,166	\$ 6,250	\$ 25,000
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
Dissemination	\$ 3,500	\$ 2,042	\$ 1,458	\$ 3,500	\$ 3,675
Annual Audit	\$ 5,100	\$ -	\$ 4,600	\$ 4,600	\$ 4,700
Trustee Fees	\$ 4,050	\$ 4,041	\$ -	\$ 4,041	\$ 4,050
Assessment Administration	\$ 5,300	\$ 5,300	\$ -	\$ 5,300	\$ 5,565
Management Fees	\$ 38,955	\$ 22,724	\$ 16,231	\$ 38,955	\$ 42,500
Information Technology	\$ 1,800	\$ 1,050	\$ 750	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 700	\$ 500	\$ 1,200	\$ 1,260
Telephone	\$ 50	\$ -	\$ 25	\$ 25	\$ 50
Postage	\$ 1,000	\$ 82	\$ 168	\$ 250	\$ 1,000
Printing & Binding	\$ 500	\$ 11	\$ 114	\$ 125	\$ 500
Insurance	\$ 6,210	\$ 5,843	\$ -	\$ 5,843	\$ 6,427
Legal Advertising	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Other Current Charges	\$ 600	\$ 308	\$ 275	\$ 583	\$ 600
Office Supplies	\$ 150	\$ 16	\$ 34	\$ 50	\$ 150
Property Appraiser Fee	\$ 500	\$ 221	\$ -	\$ 221	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative:</b>	<b>\$ 121,958</b>	<b>\$ 47,165</b>	<b>\$ 41,022</b>	<b>\$ 88,187</b>	<b>\$ 125,910</b>
<b>Operations &amp; Maintenance</b>					
Field Services	\$ 16,695	\$ 9,739	\$ 6,956	\$ 16,695	\$ 16,695
Property Insurance	\$ 2,500	\$ 2,244	\$ -	\$ 2,244	\$ 2,536
Electric	\$ 1,500	\$ 208	\$ 250	\$ 458	\$ 1,500
Streetlights	\$ 101,430	\$ 52,622	\$ 37,955	\$ 90,577	\$ 101,430
Water & Sewer	\$ 24,940	\$ 12,544	\$ 12,544	\$ 25,088	\$ 28,512
Landscape Maintenance	\$ 142,393	\$ 73,433	\$ 56,505	\$ 129,938	\$ 143,327
Landscape Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
Lake Maintenance	\$ 16,464	\$ 9,338	\$ 6,670	\$ 16,008	\$ 16,958
Irrigation Repairs	\$ 7,500	\$ 7,222	\$ 4,778	\$ 12,000	\$ 10,000
Repairs & Maintenance	\$ 2,500	\$ 190	\$ 1,060	\$ 1,250	\$ 2,500
Walls, Entry & Monuments	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Contingency	\$ 3,850	\$ -	\$ 1,925	\$ 1,925	\$ 3,850
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 329,772</b>	<b>\$ 167,540</b>	<b>\$ 133,643</b>	<b>\$ 301,183</b>	<b>\$ 337,308</b>
<b>Reserves</b>					
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ 74,150
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 74,150</b>
<b>Total Expenditures</b>	<b>\$ 451,730</b>	<b>\$ 214,705</b>	<b>\$ 174,665</b>	<b>\$ 389,370</b>	<b>\$ 537,368</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ 240,998</b>	<b>\$ (166,848)</b>	<b>\$ 74,150</b>	<b>\$ -</b>

Net Assessment	\$451,730
Collection Cost (6%)	\$28,834
Gross Assessment	<u>\$480,564</u>

# Old Hickory

## Community Development District

### Gross Per Unit Assessment Comparison Chart

Property Type	Units	Gross Per Unit	Total Gross
50' Lots	273	\$1,066	\$290,895
60' Lots	178	\$1,066	\$189,668
<b>Total</b>	<b>451</b>		<b>\$480,563.39</b>

Property Type	Units	Fiscal Year 2024		Increase	Fiscal Year 2025	Fiscal Year 2025
		Gross Per Unit	% Increase	Gross Per Unit	Gross Per Unit	Total Gross
50' Lots	273	\$1,066	0%	\$0	\$1,066	\$290,895
60' Lots	178	\$1,066	0%	\$0	\$1,066	\$189,668
<b>Total</b>	<b>451</b>				<b>Gross Assessment</b>	<b>\$480,563.39</b>

# 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.

##### *Interest*

The District generates funds from invested funds.

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#### **EXPENDITURES:**

##### **Administrative:**

##### *Supervisor Fees*

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

The District's engineer, Madden, Moorhead & Stokes, LLC., 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, Luna, 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.

# **Old Hickory**

## **Community Development District**

### **GENERAL FUND BUDGET**

#### 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).

#### 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.



# 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.

#### 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.

#### 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 Fee

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 Commerce 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.

# Old Hickory

## Community Development District

### GENERAL FUND BUDGET

#### Electric

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

Account #	Description	Monthly	Annual
57703-09167	37311 Hickory Grove Road	\$35	\$420
	Contingency (Future Accounts)		\$1,080
<b>Total</b>			<b>\$1,500</b>

#### Streetlights

Represents cost for streetlight services that will be maintained by the District. The District current has one account with Orlando Utilities Commissions for Phases 1-4.

Account #	Description	Monthly	Annual
57703-09167	Ph 1 & 2 - Qty.140 - 13' Victorian II Lights	\$4,900	\$58,800
57703-09167	Ph 3 - Qty.51 - 13' Victorian II Lights	\$1,800	\$21,600
57703-09167	Ph 4 - Qty. 23 - 13' Victorian II Lights	\$1,000	\$12,000
	Contingency		\$9,030
<b>Total</b>			<b>\$101,430</b>

#### 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	\$300	\$3,600
63023	5200 Block Odd Presrev Boulevard Irr	\$60	\$720
64268	400 Block Even Hitch Loop Irr	\$1,000	\$12,000
	Contingency (Future Account)		\$2,592
<b>Total</b>			<b>\$28,512</b>

#### 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	\$3,132	\$37,584
Contingency		\$4,175
<b>Total</b>		<b>\$143,327</b>

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

Landscape Contingency

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

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
Contingency		\$494
<b>Total</b>		<b>\$16,958</b>

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

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.

Transfer Out – Capital Reserve

Represents excess funds at fiscal year-end transferred to the Capital Reserve fund.

**Old Hickory**  
**Community Development District**  
**Proposed Budget**  
**FY2025**  
**Capital Reserve Fund**

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
<b>Revenues:</b>					
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ 74,150
Interest	\$ -	\$ -	\$ -	\$ -	\$ 3,000
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 77,150</b>
<b>Expenditures:</b>					
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 500
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 76,650</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 76,650</b>

**Old Hickory**  
**Community Development District**  
**Proposed Budget**  
**FY2025**  
**Debt Service Fund**  
**Series 2020**

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2024	4/30/24	5 Months	9/30/24	FY2025

**Revenues:**

Special Assessments	\$	356,100	\$	353,095	\$	2,216	\$	355,312	\$	356,100
Interest	\$	7,500	\$	12,328	\$	8,500	\$	20,828	\$	18,000
Carry Forward Surplus	\$	144,553	\$	148,936	\$	-	\$	148,936	\$	172,001
<b>Total Revenues</b>	<b>\$</b>	<b>508,153</b>	<b>\$</b>	<b>514,360</b>	<b>\$</b>	<b>10,716</b>	<b>\$</b>	<b>525,076</b>	<b>\$</b>	<b>546,101</b>

**Expenditures:**

**Series 2020**

Interest - 12/15	\$	111,538	\$	111,538	\$	-	\$	111,538	\$	109,922
Principal - 06/15	\$	130,000	\$	-	\$	130,000	\$	130,000	\$	135,000
Interest - 06/15	\$	111,538	\$	-	\$	111,538	\$	111,538	\$	109,913
<b>Total Expenditures</b>	<b>\$</b>	<b>353,075</b>	<b>\$</b>	<b>111,538</b>	<b>\$</b>	<b>241,538</b>	<b>\$</b>	<b>353,075</b>	<b>\$</b>	<b>354,834</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$</b>	<b>155,078</b>	<b>\$</b>	<b>402,822</b>	<b>\$</b>	<b>(230,821)</b>	<b>\$</b>	<b>172,001</b>	<b>\$</b>	<b>191,267</b>

Interest - 12/15/2025	<u><b>\$108,225</b></u>
<b>Total</b>	<u><u><b>\$108,225</b></u></u>
 Net Assessment	 <b>\$356,101</b>
Collection Cost (6%)	<u><b>\$22,730</b></u>
Gross Assessment	<u><u><b>\$378,831</b></u></u>

Property Type	Units	Gross Per Unit	Gross Total
50' Lots	273	\$840	\$229,315
60' Lots	178	\$840	\$149,516
<b>Total</b>	<b>451</b>		<b>\$378,831</b>

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

**Amortization Schedule**

Date	Balance	Principal	Interest	Annual
6/15/24	\$ 5,860,000	\$ 130,000	\$ 111,537.50	\$ -
12/15/24	\$ 5,730,000	\$ -	\$ 109,912.50	\$ 351,450.00
6/15/25	\$ 5,730,000	\$ 135,000	\$ 109,912.50	\$ -
12/15/25	\$ 5,595,000	\$ -	\$ 108,225.00	\$ 353,137.50
6/15/26	\$ 5,595,000	\$ 140,000	\$ 108,225.00	\$ -
12/15/26	\$ 5,455,000	\$ -	\$ 106,125.00	\$ 354,350.00
6/15/27	\$ 5,455,000	\$ 145,000	\$ 106,125.00	\$ -
12/15/27	\$ 5,310,000	\$ -	\$ 103,950.00	\$ 355,075.00
6/15/28	\$ 5,310,000	\$ 145,000	\$ 103,950.00	\$ -
12/15/28	\$ 5,165,000	\$ -	\$ 101,775.00	\$ 350,725.00
6/15/29	\$ 5,165,000	\$ 150,000	\$ 101,775.00	\$ -
12/15/29	\$ 5,015,000	\$ -	\$ 99,525.00	\$ 351,300.00
6/15/30	\$ 5,015,000	\$ 155,000	\$ 99,525.00	\$ -
12/15/30	\$ 4,860,000	\$ -	\$ 97,200.00	\$ 351,725.00
6/15/31	\$ 4,860,000	\$ 160,000	\$ 97,200.00	\$ -
12/15/31	\$ 4,700,000	\$ -	\$ 94,000.00	\$ 351,200.00
6/15/32	\$ 4,700,000	\$ 170,000	\$ 94,000.00	\$ -
12/15/32	\$ 4,530,000	\$ -	\$ 90,600.00	\$ 354,600.00
6/15/33	\$ 4,530,000	\$ 175,000	\$ 90,600.00	\$ -
12/15/33	\$ 4,355,000	\$ -	\$ 87,100.00	\$ 352,700.00
6/15/34	\$ 4,355,000	\$ 185,000	\$ 87,100.00	\$ -
12/15/34	\$ 4,170,000	\$ -	\$ 83,400.00	\$ 355,500.00
6/15/35	\$ 4,170,000	\$ 190,000	\$ 83,400.00	\$ -
12/15/35	\$ 3,980,000	\$ -	\$ 79,600.00	\$ 353,000.00
6/15/36	\$ 3,980,000	\$ 200,000	\$ 79,600.00	\$ -
12/15/36	\$ 3,780,000	\$ -	\$ 75,600.00	\$ 355,200.00
6/15/37	\$ 3,780,000	\$ 205,000	\$ 75,600.00	\$ -
12/15/37	\$ 3,575,000	\$ -	\$ 71,500.00	\$ 352,100.00
6/15/38	\$ 3,575,000	\$ 215,000	\$ 71,500.00	\$ -
12/15/38	\$ 3,360,000	\$ -	\$ 67,200.00	\$ 353,700.00
6/15/39	\$ 3,360,000	\$ 225,000	\$ 67,200.00	\$ -
12/15/39	\$ 3,135,000	\$ -	\$ 62,700.00	\$ 354,900.00
6/15/40	\$ 3,135,000	\$ 230,000	\$ 62,700.00	\$ -
12/15/40	\$ 2,905,000	\$ -	\$ 58,100.00	\$ 350,800.00
6/15/41	\$ 2,905,000	\$ 240,000	\$ 58,100.00	\$ -
12/15/41	\$ 2,665,000	\$ -	\$ 53,300.00	\$ 351,400.00
6/15/42	\$ 2,665,000	\$ 250,000	\$ 53,300.00	\$ -
12/15/42	\$ 2,415,000	\$ -	\$ 48,300.00	\$ 351,600.00
6/15/43	\$ 2,415,000	\$ 260,000	\$ 48,300.00	\$ -
12/15/43	\$ 2,155,000	\$ -	\$ 43,100.00	\$ 351,400.00
6/15/44	\$ 2,155,000	\$ 270,000	\$ 43,100.00	\$ -
12/15/44	\$ 1,885,000	\$ -	\$ 37,700.00	\$ 350,800.00
6/15/45	\$ 1,885,000	\$ 285,000	\$ 37,700.00	\$ -
12/15/45	\$ 1,600,000	\$ -	\$ 32,000.00	\$ 354,700.00
6/15/46	\$ 1,600,000	\$ 295,000	\$ 32,000.00	\$ -
12/15/46	\$ 1,305,000	\$ -	\$ 26,100.00	\$ 353,100.00
6/15/47	\$ 1,305,000	\$ 305,000	\$ 26,100.00	\$ -
12/15/47	\$ 1,000,000	\$ -	\$ 20,000.00	\$ 351,100.00
6/15/48	\$ 1,000,000	\$ 320,000	\$ 20,000.00	\$ -
12/15/48	\$ 680,000	\$ -	\$ 13,600.00	\$ 353,600.00
6/15/49	\$ 680,000	\$ 335,000	\$ 13,600.00	\$ -
12/15/49	\$ 345,000	\$ -	\$ 6,900.00	\$ 355,500.00
6/15/50	\$ 345,000	\$ 345,000	\$ 6,900.00	\$ 351,900.00
<b>Totals</b>		<b>\$ 5,860,000</b>	<b>\$ 3,666,563</b>	<b>\$ 9,526,562.50</b>

## SECTION V

# SECTION C



# SECTION 1

# Old Hickory

## Community Development District

### Summary of Invoices

April 01, 2024 - April 30, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	4/4/24	332	\$ 11,301.00
	4/11/24	333-336	9,028.60
	4/18/24	337-338	635.90
	4/25/24	339	965.35
			<hr/>
			\$ 21,930.85
Payroll			
	<u>April 2024</u>		
	Adam Morgan	50059	\$ 184.70
	D. Lane Register	50060	\$ 184.70
	Jarred Cornell	50061	\$ 184.70
	Patrick Bonin Jr.	50062	\$ 184.70
			<hr/>
			\$ 738.80
TOTAL			<hr/>
			\$ 22,669.65



CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...					VENDOR NAME	STATUS	AMOUNT	....CHECK.....	
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT	#
TOTAL FOR REGISTER											21,930.85	

## SECTION 2

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

***Unaudited Financial Reporting***  
***April 30, 2024***



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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**  
**April 30, 2024**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>			
Cash - Truist Bank	\$ 83,355	\$ -	\$ 83,355
Investments:			
Series 2020			
Reserve	\$ -	\$ 177,750	\$ 177,750
Revenue	\$ -	\$ 398,636	\$ 398,636
Prepayment	\$ -	\$ 4,166	\$ 4,166
Due From General Fund	\$ -	\$ 21	\$ 21
State Board of Administration	\$ 366,792	\$ -	\$ 366,792
<b>Total Assets</b>	<b>\$ 450,146</b>	<b>\$ 580,572</b>	<b>\$ 1,030,718</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 1,334	\$ -	\$ 1,334
Due to Debt Service	\$ 21	\$ -	\$ 21
<b>Total Liabilities</b>	<b>\$ 1,355</b>	<b>\$ -</b>	<b>\$ 1,355</b>
<b>Fund Balances:</b>			
Restricted For Debt Service 2020	\$ -	\$ 580,572	\$ 580,572
Unassigned	\$ 448,791	\$ -	\$ 448,791
<b>Total Fund Balances</b>	<b>\$ 448,791</b>	<b>\$ 580,572</b>	<b>\$ 1,029,363</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 450,146</b>	<b>\$ 580,572</b>	<b>\$ 1,030,718</b>



# Old Hickory

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 451,730	\$ 448,912	\$ 448,912	\$ -
Interest	\$ -	\$ -	\$ 6,792	\$ 6,792
<b>Total Revenues</b>	<b>\$ 451,730</b>	<b>\$ 448,912</b>	<b>\$ 455,703</b>	<b>\$ 6,792</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 2,800	\$ 4,200
FICA Expense	\$ 918	\$ 536	\$ 214	\$ 321
Engineering Fees	\$ 12,000	\$ 7,000	\$ 105	\$ 6,895
Attorney	\$ 25,000	\$ 14,583	\$ 1,084	\$ 13,499
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 3,500	\$ 2,042	\$ 2,042	\$ (0)
Annual Audit	\$ 5,100	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,050	\$ 4,050	\$ 4,041	\$ 9
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Management Fees	\$ 38,955	\$ 22,724	\$ 22,724	\$ -
Information Technology	\$ 1,800	\$ 1,050	\$ 1,050	\$ -
Website Maintenance	\$ 1,200	\$ 700	\$ 700	\$ -
Telephone	\$ 50	\$ 29	\$ -	\$ 29
Postage	\$ 1,000	\$ 583	\$ 82	\$ 501
Insurance	\$ 6,210	\$ 6,210	\$ 5,843	\$ 367
Printing & Binding	\$ 500	\$ 292	\$ 11	\$ 281
Legal Advertising	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Other Current Charges	\$ 600	\$ 350	\$ 308	\$ 42
Office Supplies	\$ 150	\$ 88	\$ 16	\$ 72
Property Appraiser	\$ 500	\$ 500	\$ 221	\$ 279
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Administrative:</b>	<b>\$ 121,958</b>	<b>\$ 75,119</b>	<b>\$ 47,165</b>	<b>\$ 27,954</b>
<b>Operations &amp; Maintenance</b>				
Field Operations	\$ 16,695	\$ 9,739	\$ 9,739	\$ -
Property Insurance	\$ 2,500	\$ 2,500	\$ 2,244	\$ 256
Electric	\$ 1,500	\$ 875	\$ 208	\$ 667
Streetlights	\$ 101,430	\$ 59,168	\$ 52,622	\$ 6,545
Water & Sewer	\$ 24,940	\$ 14,548	\$ 12,544	\$ 2,004
Landscape Maintenance	\$ 142,393	\$ 83,063	\$ 73,433	\$ 9,630
Landscape Contingency	\$ 7,500	\$ 4,375	\$ -	\$ 4,375
Irrigation Repairs	\$ 7,500	\$ 4,375	\$ 7,222	\$ (2,847)
Lake Maintenance	\$ 16,464	\$ 9,604	\$ 9,338	\$ 266
Repairs & Maintenance	\$ 2,500	\$ 1,458	\$ 190	\$ 1,268
Walls, Entry & Monuments	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Contingency	\$ 3,850	\$ 2,246	\$ -	\$ 2,246
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 329,772</b>	<b>\$ 193,409</b>	<b>\$ 167,540</b>	<b>\$ 25,869</b>
<b>Total Expenditures</b>	<b>\$ 451,730</b>	<b>\$ 268,528</b>	<b>\$ 214,705</b>	<b>\$ 53,823</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 240,998</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 207,793</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 448,791</b>	

# Old Hickory

## Community Development District

### Debt Service Fund - Series 2020

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
<b><u>Revenues:</u></b>				
Special Assessments	\$ 356,100	\$ 353,095	\$ 353,095	\$ -
Interest	\$ 7,500	\$ 4,375	\$ 12,328	\$ 7,953
<b>Total Revenues</b>	<b>\$ 363,600</b>	<b>\$ 357,470</b>	<b>\$ 365,424</b>	<b>\$ 7,953</b>
<b><u>Expenditures:</u></b>				
<b>Series 2020</b>				
Interest - 12/15	\$ 111,538	\$ 111,538	\$ 111,538	\$ -
Principal - 06/15	\$ 130,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 111,538	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 353,075</b>	<b>\$ 111,538</b>	<b>\$ 111,538</b>	<b>\$ -</b>
<b><u>Other Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 10,525</b>		<b>\$ 253,886</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 144,553</b>		<b>\$ 326,686</b>	
<b>Fund Balance - Ending</b>	<b>\$ 155,078</b>		<b>\$ 580,572</b>	

**Old Hickory**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Assessments	\$ -	\$ 20,394	\$ 410,983	\$ 5,294	\$ 5,111	\$ 4,139	\$ 2,991	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 448,912
Interest	\$ -	\$ -	\$ -	\$ 1,373	\$ 1,989	\$ 1,772	\$ 1,657	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,792
													\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 20,394</b>	<b>\$ 410,983</b>	<b>\$ 6,667</b>	<b>\$ 7,100</b>	<b>\$ 5,911</b>	<b>\$ 4,648</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 455,703</b>
<b>Expenditures:</b>													
<b><u>Administrative:</u></b>													
Supervisor Fees	\$ -	\$ -	\$ 600	\$ -	\$ 600	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
FICA Expense	\$ -	\$ -	\$ 46	\$ -	\$ 46	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105
Attorney	\$ -	\$ -	\$ 159	\$ 120	\$ 275	\$ 531	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,084
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,042
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Management Fees	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,724
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 23	\$ 8	\$ 3	\$ 13	\$ 31	\$ 2	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82
Insurance	\$ 5,843	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,843
Printing & Binding	\$ -	\$ -	\$ -	\$ 2	\$ -	\$ 3	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 39	\$ 47	\$ 47	\$ 38	\$ 41	\$ 41	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 308
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 15	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ 221	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 221
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total Administrative:</b>	<b>\$ 15,618</b>	<b>\$ 7,884</b>	<b>\$ 4,642</b>	<b>\$ 3,976</b>	<b>\$ 5,002</b>	<b>\$ 5,330</b>	<b>\$ 4,713</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 47,165</b>
<b><u>Operations &amp; Maintenance</u></b>													
Field Operations	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,739
Property Insurance	\$ 2,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,244
Electric	\$ 23	\$ 49	\$ 28	\$ 29	\$ 28	\$ 29	\$ 22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 208
Streetlights	\$ 7,334	\$ 7,495	\$ 7,533	\$ 7,541	\$ 7,566	\$ 7,591	\$ 7,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,622
Water & Sewer	\$ 2,938	\$ 2,307	\$ 2,179	\$ 1,690	\$ 2,027	\$ 1,402	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,544
Landscape Maintenance	\$ 8,464	\$ 8,464	\$ 11,301	\$ 11,301	\$ 11,301	\$ 11,301	\$ 11,301	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,433
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 3,530	\$ 1,420	\$ 436	\$ 218	\$ 477	\$ 176	\$ 965	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,222
Lake Maintenance	\$ 1,334	\$ 1,334	\$ 1,334	\$ 1,334	\$ 1,334	\$ 1,334	\$ 1,334	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,338
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190
Walls, Entry & Monuments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 27,258</b>	<b>\$ 22,460</b>	<b>\$ 24,203</b>	<b>\$ 23,504</b>	<b>\$ 24,314</b>	<b>\$ 23,224</b>	<b>\$ 22,576</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 167,540</b>
<b>Total Expenditures</b>	<b>\$ 42,877</b>	<b>\$ 30,344</b>	<b>\$ 28,845</b>	<b>\$ 27,480</b>	<b>\$ 29,316</b>	<b>\$ 28,554</b>	<b>\$ 27,289</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 214,705</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (42,877)</b>	<b>\$ (9,950)</b>	<b>\$ 382,138</b>	<b>\$ (20,813)</b>	<b>\$ (22,215)</b>	<b>\$ (22,643)</b>	<b>\$ (22,641)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 240,998</b>

# 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)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$5,860,000</b>

**Old Hickory**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2024**

Gross Assessments   \$   480,563.05   \$   377,991.00   \$   858,554.05  
Net Assessments     \$   451,729.27   \$   355,311.54   \$   807,040.81

**ON ROLL ASSESSMENTS**

55.97%                      44.03%                      100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&amp;M Portion</i>	<i>2020 Debt Service Asmt</i>	<i>Total</i>
11/10/23	ACH	\$624.35	\$11.83	\$32.77	\$0.00	\$579.75	\$324.51	\$255.24	\$579.75
11/24/23	ACH	\$38,110.60	\$731.73	\$1,524.40	\$0.00	\$35,854.47	\$20,069.01	\$15,785.46	\$35,854.47
12/11/23	ACH	\$778,521.79	\$14,947.62	\$31,140.38	\$0.00	\$732,433.79	\$409,969.08	\$322,464.71	\$732,433.79
12/22/23	ACH	\$1,905.53	\$36.97	\$57.17	\$0.00	\$1,811.39	\$1,013.90	\$797.49	\$1,811.39
01/10/24	ACH	\$7,622.12	\$147.88	\$228.68	\$0.00	\$7,245.56	\$4,055.60	\$3,189.96	\$7,245.56
01/10/24	ACH	\$1,593.36	\$30.90	\$47.80	\$0.00	\$1,514.66	\$847.81	\$666.85	\$1,514.66
01/31/24	ACH	\$0.00	\$0.00	\$0.00	\$697.68	\$697.68	\$390.52	\$307.16	\$697.68
02/08/24	ACH	\$9,527.65	\$186.36	\$209.61	\$0.00	\$9,131.68	\$5,111.32	\$4,020.36	\$9,131.68
03/08/24	ACH	\$7,622.12	\$150.92	\$76.22	\$0.00	\$7,394.98	\$4,139.23	\$3,255.75	\$7,394.98
04/08/24	ACH	\$3,811.06	\$76.22	\$0.00	\$0.00	\$3,734.84	\$2,090.52	\$1,644.32	\$3,734.84
04/08/24	ACH	\$1,593.35	\$31.87	\$0.00	\$0.00	\$1,561.48	\$874.02	\$687.46	\$1,561.48
04/19/24	ACH	\$0.00	\$0.00	\$0.00	\$46.97	\$46.97	\$26.29	\$20.68	\$46.97
05/08/24	ACH	\$1,962.69	\$39.25	\$0.00	\$0.00	\$1,923.44	\$1,076.62	\$846.82	\$1,923.44
<b>TOTAL</b>		<b>\$   852,894.62</b>	<b>\$   16,391.55</b>	<b>\$   33,317.03</b>	<b>\$   744.65</b>	<b>\$   803,930.69</b>	<b>\$   449,988.43</b>	<b>\$   353,942.26</b>	<b>\$   803,930.69</b>

<b>99.61%</b>	<b>Net Percent Collected</b>
<b>\$   3,110.12</b>	<b>Balance Remaining to Collect</b>

## SECTION 3



MARY JANE ARRINGTON  
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

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April 19, 2024

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

RE: Old Hickory Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter requesting confirmation of the number of registered voters within the Old Hickory Community Development District as of April 15, 2024.

The number of registered voters within the Old Hickory CDD is 686 as of April 15, 2024.

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

Respectfully yours,

A handwritten signature in black ink that reads "Mj. Arrington".

Mary Jane Arrington  
Supervisor of Elections

RECEIVED

APR 24 2024

GMS-CF, LLC

Vote  
Osceola

## SECTION 4



LANDOWNER PROXY  
LANDOWNERS MEETING – NOVEMBER 18, 2024

OLD HICKORY  
COMMUNITY DEVELOPMENT DISTRICT  
OSCOLA COUNTY, FLORIDA

NOW ALL PERSONS BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

\_\_\_\_\_  
Proxy Holder

For and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Old Hickory Community Development District** to be held at **The Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896** on **November 18, 2024 at 10:00 AM**, and at any continuances or adjournments thereof, according to the number of acres of un-platted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Governing Board. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

\_\_\_\_\_  
Print or type name of Landowner

Date \_\_\_\_\_

\_\_\_\_\_  
Signature of Landowner

**Parcel Description**

**Acreage**

**Authorized Votes\***

\_\_\_\_\_  
(must be street address, tax parcel ID number,  
or legal description attached)

\_\_\_\_\_

\_\_\_\_\_

**Total Number of Authorized Votes:**

\_\_\_\_\_

\*Pursuant to section 190.006 (2)(b), Florida Statutes (2007), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

**Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two (2) or more person who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). If more than one parcel, each must be listed or described.**

## **INSTRUCTIONS**

At the Board meeting, when the landowner's election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners meeting, landowners shall organize by electing a chair who shall conduct the meeting. The chair may be any person present at the meeting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

## **SAMPLE AGENDA**

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of a Chairman for the Purpose of Conducting the Landowners Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions and Comments
8. Adjournment