Old Hickory
Community Development District

Agenda

August 18, 2025

AGENDA

Old Hickory
Community Development District

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

August 11, 2025

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, August 18, 2025 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:

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of May 19, 2025 Meeting
4. Review of Proposals and Tally of Audit Committee Members Rankings
    A. DiBartolomeo, McBee, Hartley & Barnes
    B. Grau & Associates
    C. Richie Tandoc, P.A.
5. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the May 19, 2025 Meeting
4. Public Hearing
    A. Consideration of Resolution 2025-04 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations
    B. Consideration of Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Maintenance Agreements
    A. Pond Maintenance Agreement with Applied Aquatic Management, Inc.
    B. Landscape Maintenance Agreement with Floralawn, Inc.
6. Review and Acceptance of Fiscal Year 2024 Audit Report
7. Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Service for the Fiscal Year 2025
8. District Goals & Objectives
    A. Adoption of Fiscal Year 2026 Goals & Objectives
    B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorization to Chairman to Execute
9. Staff Reports
    A. Attorney

B. Engineer
    i. Ratification of Work Authorization Number 2025-2 for Annual Engineer's Report
    ii. Presentation of Annual Engineer's Report
    iii. Discussion of Pending Plat Conveyances
    iv. Status of Permit Transfers
    v. Status of Construction Funds & Requisitions
C. District Manager's Report
    i. Approval of Check Registers
    ii. Balance Sheet and Income Statement
    iii. Approval of Fiscal Year 2026 Meeting Schedule
D. Field Manager's Report

10. Other Business
11. Supervisor's Requests
12. 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
Rey Malavè, District Engineer

Enclosures

AUDIT COMMITTEE MEETING

MINUTES

MINUTES OF MEETING
OLD HICKORY
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Old Hickory Community Development District was held Monday, May 19, 2025 at 10:00 a.m. at the Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL.

Present were:

Lane Register
Adam Morgan
Rob Bonin
Kathryn Farr
Michelle Dudley
George Flint
Kristen Trucco
Rey Malave *by phone*
Alan Scheerer

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order and called the roll. All five members of the Audit Committee were present.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Flint stated there were no members of the public to provide comment.

THIRD ORDER OF BUSINESS **Audit Services**

A. Approval of Request for Proposals and Selection Criteria

Mr. Flint stated this is approval of the RFP. The District is asking for five years of pricing. The proposed evaluation criteria is attached. You do have the ability to exclude price if you want to make the selection solely on qualifications. We would recommend you keep price included. It is up to the Board. You can also change the weighting of these criteria as well. Right now, they are all evenly weighted. Mr. Morgan proposed to leave everything as it has been.

Mr. Flint asked for a motion to approve the RFP and selection criteria?

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Request for Proposals and Selection Criteria, was approved.

B. Approval of Notice of Request for Proposals for Audit Services

Mr. Flint stated next is the notice that will run in the Orlando Sentinel. It will also be sent out to several audit firms that provide these services. They are asking that five years of pricing be provided and for a response by August 8th at 2:00 p.m. so this can be added to the regular August meeting. Is there a motion to approve the notice?

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Notice of Request for Proposals for Audit Services, was approved.

C. Public Announcement of Opportunity to Provide Audit Services

Mr. Flint noted the District will publicly announce the opportunity for any qualified auditing firms to respond to this RPF as indicated in the agenda.

FOURTH ORDER OF BUSINESS Adjournment

Mr. Flint asked for a motion to adjourn.

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

Old Hickory CDD Auditor Selection							
	Ability of Personnel (20 pts)	Proposer's Experience (20 pts)	Understading of Scope of Work (20 pts)	Ability to Furnish the Required Services (20 pts)	Price (20 pts)	Total Points Earned	Ranking (1 being highest)
DiBartolomeo, McBee, Hartley & Barnes					FY25 - $4,150 FY26 - $4,350 FY27 - $4,500 FY28 - $4,650 FY29 - $4,800		
Grau & Associates					FY25 - $3,200 FY26 - $3,300 FY27 - $3,400 FY28 - $3,500 FY29 - $3,600		
Richie Tandoc, P.A.					FY25 - $4,400 FY26 - $4,400 FY27 - $4,400 FY28 - $4,600 FY29 - $4,600		

SECTION A

Old Hickory Community Development District

Proposer

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Certified Public Accountants

2222 Colonial Road, Suite 200
Fort Pierce, Florida 34950
(772) 461-8833

591 SE Port St. Lucie Boulevard
Port Saint Lucie, Florida 34984
(772) 878-1952

Contact:

Jim Hartley, CPA
Principal

TABLE OF CONTENTS

DMHB

DIBARTOLOMEO, MCBEE, HARTLEY & BARNES, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

Old Hickory
Community Development District
Audit Selection Committee

Dear Committee Members:

We are pleased to have this opportunity to present the qualifications of DiBartolomeo, McBee, Hartley & Barnes, P.A. (DMHB) to serve as Old Hickory Community Development District's independent auditors. The audit is a significant engagement demanding various professional resources, governmental knowledge and expertise, and, most importantly, experience serving Florida local governments. DMHB understands the services required and is committed to performing these services within the required time frame. We have the staff available to complete this engagement in a timely fashion. We audit several entities across the State making it feasible to schedule and provide services at the required locations.

Proven Track Record— Our clients know our people and the quality of our work. We have always been responsive, met deadlines, and been willing to go the extra mile with the objective of providing significant value to mitigate the cost of the audit. This proven track record of successfully working together to serve governmental clients will enhance the quality of services we provide.

Experience—DMHB has a history of providing quality professional services to an impressive list of public sector clients in Florida. We currently serve a large number of public sector entities in Florida, including cities, villages, special districts, as well as a large number of community development districts. Our firm has performed in excess of 100 community development district audits. In addition, our senior management team members have between 25 and 35 years experience in serving Florida governments. DMHB is a recognized leader in providing services to governmental and non-profit agencies within the State of Florida. Through our experience in performing audits, we have been able to increase our audit efficiency and therefore reduce cost. We have continually passed this cost saving on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with audit standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up to date on all changes that are occurring within the industry.

2222 Colonial Road, Suite 200 • Fort Pierce, Florida 34950 • 772-461-8833 • Fax: 772-461-8872
591 S.E. Port St. Lucie Blvd., • Port St. Lucie, Florida 34984 • 772-878-1952 • Fax: 772-878-1709

Member AICPA **Member AICPA Division for CPA Firms Private Company Practice Section** **Member AICPA**

Timeliness – In order to meet the Districts needs, we will perform interim internal control testing by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 31st. Follow up review will be completed as necessary.

Communication and Knowledge Sharing— Another driving force behind our service approach is frequent, candid and open communication with management with no surprises. During the course of the audit, we will communicate with management on a regular basis to provide you with a status report on the audit and to discuss any issues that arise, potential management letter comments, or potential audit differences.

In the accompanying proposal, you will find additional information upon which you can evaluate DMHB's qualifications. Our full team is in place and waiting to serve you. Please contact us at 2222 Colonial Road, Suite 200 Fort Pierce, FL 34950. Our phone number is (772) 461-8833. We look forward to further discussion on how our team can work together with you.

Very truly yours,

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

PROFESSIONAL QUALIFICATIONS

DiBartolomeo, McBee, Hartley & Barnes, P.A. is a local public accounting firm with offices in the cities of Fort Pierce and Port St. Lucie. The firm was formed in 1982.

- ***Professional Staff Resources***

Our services will be delivered through personnel in both our Port St. Lucie and Ft. Pierce offices, located at 591 S.E. Port St. Lucie Blvd., Port St. Lucie, FL 34984 and 2222 Colonial Road, Suite 200, Fort Pierce, Florida 34950, respectively. DMHB has a total of 19 professional staff including 9 with extensive experience serving governmental entities.

Professional Staff Classification	Number of Professionals
Partner	4
Managers	2
Senior	2
Staff	11
	19

DiBartolomeo, McBee, Hartley & Barnes provides a variety of accounting, auditing, tax litigation support, estate planning, and consulting services. Some of the governmental, non-profit accounting, auditing and advisory services currently provided to clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under the OMB A-133 audit criteria

- Issuance of Comfort Letters, consent letters, and parity certificates in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews

- Assisting in compiling historical financial data for first-time and subsequent submissions for the GFOA Certificate of Achievement for Excellence in Financial Reporting

PROFESSIONAL QUALIFICATIONS (CONTINUED)

- ***Professional Staff Resources (Continued)***

  - Audits of franchise fees received from outside franchisees
  - Preparation of annual reports to the State Department of Banking and Finance
  - Audits of Internal Controls – Governmental Special Project
  - Assistance with Implementation of current GASB pronouncements

- ***Current and Near Future Workload***

  In order to better serve and provide timely and informative financial data, we have comprised an experienced audit team. Our present and future workloads will permit the proposed audit team to perform these audits within the time schedule required and meet all deadlines.

- ***Identification of Audit Team***

  The team is composed of people who are experienced, professional, and creative. They fully understand your business and will provide you with reliable opinions. In addition, they will make a point to maintain ongoing dialogue with each other and management about the status of our services.

  The auditing firm you select is only as good as the people who serve you. We are extremely proud of the outstanding team we have assembled for your engagement. Our team brings many years of relevant experience coupled with the technical skill, knowledge, authority, dedication, and most of all, the commitment you need to meet your government reporting obligations and the challenges that will result from the changing accounting standards.

  A flow chart of the audit team and brief resumes detailing individual team members' experience in each of the relevant areas follow.

  Jim Hartley, CPA – Engagement Partner (resume attached)
  Will assist in the field as main contact

  Jay McBee, CPA – Technical Reviewer (resume attached)

  Christine Kenny, CPA – Senior (resume attached)

Jim Hartley

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jim has over 35 years of public accounting experience and would serve as the engagement partner. His experience and training include:

- 35 years of non-profit and governmental experience.
- Specializing in serving entities ranging from Government to Associations and Special District audits.
- Has performed audits and advisory services for a variety of public sector entities.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines.
- Experienced in maintaining the GFOA Certificate of Achievement.
- 120 hours of CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Jim has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Jim currently provides internal audit and consulting services to governmental entities and non-profit agencies to assist in implementing and maintaining "best practice" accounting policies and procedures. Jim provides auditing services to the Fort Pierce Utilities Authority, St. Lucie County Fire District, City of Port St. Lucie, Tradition CDD #1 – 10, Southern Groves CDD #1-6, Multiple CDD audits, Town of St. Lucie Village, Town of Sewall's Point, Town of Jupiter Island along with several other entities, including Condo and Homeowner Associations.

Education and Registrations

- Bachelor of Science in Accounting – Sterling College.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Treasurer & Executive Board - St. Lucie County Chamber of Commerce
- Budget Advisory Board - St. Lucie County School District
- Past Treasurer - Exchange Club for Prevention of Child Abuse & Exchange Foundation Board
- Board of Directors – State Division of Juvenile Justice

Jay L. McBee

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jay has over 45 years of public accounting experience and would serve as the technical reviewer on the audit. His experience and training include:

- 45 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, special districts, and school districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Has extensive experience in performing pension audits.
- Experienced in developing and maintaining the GFOA Certificate of Achievement.
- 120 Hours of relevant government CPE credits over the past 3 years.
- Experience in municipal bond and other governmental-financing options and offerings.

Recent Engagements

Has provided auditing services on local governmental entities including towns, villages, cities, counties, special district and community development districts. Jay has assisted with financial preparation, system implementation, and a variety of government services to a wide range of governmental entities. Jay currently provides auditing services to the City of Port St. Lucie, City of Okeechobee Pension Trust Funds, St. Lucie County Fire District Pension funds, along with several other non-profit and governmental entities.

Education and Registrations

- Bachelor of Science in Accounting and Quantitative Business Management – West Virginia University.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Member of the St. Lucie County Citizens Budget Committee
- Finance committee for the First United Methodist Church
- Treasurer of Boys & Girls Club of St. Lucie County

Christine M. Kenny, CPA

Senior Staff – DiBartolomeo, McBee, Hartley & Barnes

Experience and training

Christine has over 18 years of public accounting experience and would serve as a senior staff for the Constitutional Officers. Her experience and training include:

- 18 years of manager and audit experience.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, towns and special districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- 100 hours of relevant government CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities and special districts. Christine has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Christine currently provides services to multiple agencies to assist in implementing and maintaining "best practice" accounting policies and procedures.
Engagements include St. Lucie County Fire District, City of Fort Pierce, Town of Sewall's Point, and Town of St. Lucie Village.

Education and Registrations

- Bachelor of Science in Accounting – Florida State University
- Professional Affiliations
- Active Member of the Florida Institute of Certified Public Accountants
- Active Member of the American Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

PROFESSIONAL QUALIFICATIONS (CONTINUED)

- ***Governmental Audit Experience***

DiBartolomeo, McBee, Hartley & Barnes, P.A., through its principals and members, has provided continuous in-depth professional accounting, auditing, and consulting services to local government units, nonprofit organizations, and commercial clients. Our professionals have developed considerable expertise in performing governmental audits and single audits and in preparing governmental financial statements in conformance with continually evolving GASB pronouncements, statements, and interpretations. All of the public sector entities we serve annually are required to be in accordance with GASB pronouncements and government auditing standards. We currently perform several Federal and State single audits in compliance with OMB Circular A-133 and under the Florida Single Audit Act. Our professionals are also experienced in assisting their clients with preparing Comprehensive Annual Financial Reports (GFOA).

All work performed by our firm is closely supervised by experienced certified public accountants. Only our most seasoned CPA's perform consulting services. Some of the professional accounting, auditing, and management consulting services currently provided to our local governmental clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under OMB A-133 audit criteria and the Florida Single Audit Act
- Assisting in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement of Excellence in Financial Reporting
- Audits of franchise fees received from outside franchisees
- Assistance with Implementation of GASB-34
- Internal audit functions
- Fixed assets review and updating cost/depreciation allocations and methods

ADDITIONAL DATA

- ***Procedures for Ensuring Quality Control & Confidentiality***

Quality control in any CPA firm can never be taken for granted. It requires a continuing commitment to professional excellence. DiBartolomeo, McBee, Hartley & Barnes is formally dedicated to that commitment.

In an effort to continue to maintain the standards of working excellence required by our firm, DiBartolomeo, McBee, Hartley & Barnes, P.A. joined the Quality Review Program of the American Institute of Certified Public Accountants. To be a participating member firm, a firm must obtain an independent compliance review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements. The scope of peer review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence
- Assignment of professional personnel to engagements
- Consultation on technical matters
- Supervision of engagement personnel
- Hiring and employment of personnel
- Professional development
- Advancement
- Acceptance and continuance of clients
- Inspection and review system

- ***Independence***

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, independent auditors must exercise utmost care in the performance of their duties.

Our firm has provided continuous certified public accounting services in the government sector for 31 years, and we are independent of the Community Development Districts as defined by the following rules, regulations, and standards:

ADDITIONAL DATA (CONTINUED)

- ***Independence (Continued)***

  - Au Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants
  - ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants
  - Chapter 21A-21, Florida Administrative Code
  - Section 473.315, Florida Statutes
  - Government Auditing Standards, issued by the Comptroller General of the United States

- ***Computer Auditing Capabilities***

  DiBartolomeo, McBee, Hartley & Barnes' strong computer capabilities as demonstrated by our progressive approach to computer auditing and extensive use of microcomputers. Jay McBee is the MIS partner for DMHB. Jay has extensive experience in auditing and evaluating various computer systems and would provide these services in this engagement.

  We view the computer operation as an integral part of its accounting systems. We would evaluate the computer control environment to:

  - Understand the computer control environment's effect on internal controls
  - Conclude on whether aspects of the environment require special audit attention
  - Make preliminary determination of comments for inclusion in our management letter

  This evaluation includes:

  - System hardware and software
  - Organization and administration
  - Access

Contracts of Similar Nature within References

Client	Years	Annual Audit In Accordance With GAAS	Engagement Partner	Incl. Utility Audit/ Consulting	GFOA Cert.	GASB 34 Implementation & Assistance	Total Hours
St. Lucie County Fire District Karen Russell, Clerk-Treasurer (772)462-2300	1984 - Current	√	**Jim Hartley**			√	**250-300**
City of Fort Pierce Johnna Morris, Finance Director (772)-460-2200	2005-current	√	**Mark Barnes**		√	√	**800**
Fort Pierce Utilities Authority Nina Hurtubise, Finance Director (772)-466-1600	2005-current	√	**Jim Hartley**	√	√	√	**600**
Town of St. Lucie Village Diane Robertson, Town Clerk (772) 595-0663	1999 – current	√	**Jim Hartley**			√	**100**
City of Okeechobee Pension Trust Funds Marita Rice, Supervisor of Finance (863)763-9460	1998 – current	√	**Jay McBee**				**60**
St. Lucie County Fire District 175 Pension Trust Fund Chris Bushman , Captain (772) 462-2300	1990 – current	√	**Jay McBee**				**60**
Tradition Community Development District 1-10 Alan Mishlove,District Finance Manager (407)382-3256	2002 - current	√	**Jim Hartley**			√	**350**
Legends Bay Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	**Jim Hartley**				**50**
Union Park Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	**Jim Hartley**				**50**
Deer Island Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	**Jim Hartley**				**50**
Park Creek Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	**Jim Hartley**				**50**
Waterleaf Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	**Jim Hartley**				**50**

TECHNICAL APPROACH

a. ***An Express Agreement to Meet or Exceed the Performance Specifications.***

1. The audit will be conducted in compliance with the following requirements:

   a. Rules of the Auditor General for form and content of governmental audits

   b. Regulations of the State Department of Banking and Finance

   c. Audits of State and Local Governmental Units-American Institute of Certified Public Accountants.

2. The audit report shall contain the opinion of the auditor in reference to all financial statements, and an opinion reflecting compliance with applicable legal provisions.
3. We will also provide the required copies of the audit report, the management letter, any related reports on internal control weaknesses and one copy of the adjusting journal entries and financial work papers.
4. The auditor shall, at no additional charge, make all related work papers available to any Federal or State agency upon request in accordance with Federal and State Laws and Regulations.
5. We will work in cooperation with the District, its underwriters and bond council in regard to any bond issues that may occur during the term of the contract.
6. The financial statements shall be prepared in conformity with Governmental Accounting Standards Board Statement Number 34, 63 and 65.

We will commit to issuing the audit for each Fiscal year by June 1st of the following year. In order to ensure this we will perform interim internal control testing as required by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 30th. Follow up review will be completed as necessary.

b. A Tentative Schedule for Performing the Key phases of the Audit

Audit Phase and Tasks	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.
I. Planning Phase:							
Meetings and discussions with Old Hickory Community Development District personnel regarding operating, accounting and reporting matters							
Discuss management expectations, strategies and objectives							
Review operations							
Develop engagement plan							
Study and evaluate internal controls							
Conduct preliminary analytical review							
II. Detailed Audit Phase:							
Conduct final risk assessment							
Finalize audit approach plan							
Perform substantive tests of account balances							
Perform single audit procedures (if applicable)							
Perform statutory compliance testing							
III. Closing Phase:							
Review subsequent events, contingencies and commitments							
Complete audit work and obtain management representations							
Review proposed audit adjustments with client							
IV. Reporting Phase:							
Review or assist in preparation of financial statement for Old Hickory Community Development District							
Prepare management letter and other special reports							
Exit conference with Old Hickory Community Development District officials and management							
Delivery of final reports							

b. SPECIFIC AUDIT APPROACH

Our partners are not strangers who show up for an entrance conference and an exit conference. We have developed an audit plan that allows the partners to directly supervise our staff in the field. By assigning two partners to the audit, we will have a partner on-site for a significant portion of the fieldwork. This also gives the District an additional contact individual for questions or problems that may arise during the audit.

The scope of our services will include a financial, as well as, a compliance audit of the District's financial statements. Our audit will be conducted in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States. Additionally, our audit will be conducted in accordance with the provisions of Chapter 10.550, Rules of the Auditor General, which govern the conduct of local government entity audits performed in the State of Florida.

Our audit approach places emphasis on the accounting information system and how the data is recorded, rather than solely on the verification of numbers on a financial statement. This approach enables us to:

- Maximize our understanding of the District's operating environment
- Minimize time required conducting the audit since we start with broad considerations and narrow to specific audit objectives in critical areas

Our audit approach consists of four phases encompassing our audit process:

- Planning Phase
- Detailed Audit Phase
- Closing Phase
- Reporting

Planning Phase

Meetings and Expectations:

Our first step in this phase will be to set up a planning meeting with the financial and operating management of Old Hickory Community Development District. Our goal here is to eliminate "surprises." By meeting with responsible officials early on we can discuss significant accounting policies, closing procedures and timetables, planned timing of our audit procedures and expectations of our work. This will also be the starting point for our discussions with management related to *SAS No. 99-Consideration of Fraud in a Financial Statement Audit*. Inquiries will be made regarding managements knowledge of fraud and on management's views regarding the risk of fraud.

Review Operations and Develop Engagement Plan

It is critical that we understand the District's operating environment. To do this we will obtain and review such items as, organizational charts, recent financial statements, budget information, major contracts and lease agreements. We will also gather other information necessary to increase our understanding of the District's operations, organization, and internal control.

Study and Evaluate Internal Control

As part of general planning, we will obtain an understanding and assessment of the District's control environment. This assessment involves a review of management's operating style, written internal control procedures, and the District's accounting system. The assessment is necessary to determine if we can rely on control procedures and thus reduce the extent of substantive testing.

We then test compliance with established control procedures by ascertaining that the significant strengths within the system are functioning as described to us. Generally, transactions are selected and reviewed in sufficient detail to permit us to formulate conclusions regarding compliance with control procedures and the extent of operation compliance with pertinent laws and regulations. This involves gaining an understanding of the District's procedures, laws and regulations, and testing systems for compliance by examining contracts, invoices, bid procedures, and other documents. After testing controls, we then evaluate the results of those tests and decide whether we can rely on controls and thus reduce other audit procedures.

Conduct Preliminary Analytical Review

Also during the planning stage, we undertake analytical procedures that aid us in focusing our energies in the right direction. We call these analytical reviews.

A properly designed analytical review can be a very effective audit procedure in audits of governmental units. Analytical reviews consist of more than just a comparison of current-year actual results to prior-year actual results. Very effective analytical review techniques include trend analysis covering a number of years and comparisons of information not maintained totally within the financial accounting system, such as per capita information, prevailing market interest rates, housing statistics, etc.

Some examples of effective analytical reviews performed together and/or individually include:

- Comparison of current-year actual results with current-year budget for the current and past years with investigation of significant differences and/or trends
- Trend analysis of the percentage of current-year revenues to current-year rates for the current and previous years with investigation of significant changes in the collection percentage
- Trend analysis of the percentage of expenditures by function for the current and previous years with investigation of significant changes in percentages by department
- Monthly analysis of receipts compared to prior years to detect trends that may have audit implications

Conclusions reached enable us to determine the nature, timing and extent of other substantive procedures.

Detailed Audit Phase

Conduct Final Risk Assessment and Prepare Audit Programs

Risk assessment requires evaluating the likelihood of errors occurring that could have a material affect on the financial statements being audited. The conclusions we reach are based on many evaluations of internal control, systems, accounts, and transactions that occur throughout the audit. After evaluating the results of our tests of control and our final risk assessment we can develop detailed audit programs.

Perform Substantive Tests of Account Balances

These tests are designed to provide reasonable assurance as to the validity of the information produced by the accounting system. Substantive tests involve such things as examining invoices supporting payments, confirmation of balances with independent parties, analytical review procedures, and physical inspection of assets. All significant accounts will be subjected to substantive procedures. Substantive tests provide direct evidence of the completeness, accuracy, and validity of data.

Perform Single Audit Procedures (if applicable)

During the planning phase of the audit we will request and review schedules of expenditures of federal awards and state financial assistance. These schedules will be the basis for our determination of the specific programs we will test.

In documenting our understanding of the internal control system for the financial statement audit, we will identify control activities that impact major federal and state programs as well. This will allow us to test certain controls for the financial audit and the single audit concurrently. We will then perform additional tests of controls for each federal and state program selected for testing. We will then evaluate the results of the test of controls to determine the nature, timing and extent of substantive testing necessary to determine compliance with major program requirements.

Perform Statutory Compliance Testing

We have developed audit programs for Old Hickory Community Development District designed to test Florida Statutes as required by the Auditor General. These programs include test procedures such as general inquiries, confirmation from third parties, and examination of specific documents.

Closing Phase

During the closing phase we perform detail work paper reviews, request legal letters, review subsequent events and proposed audit adjustments. Communication with the client is critical in this phase to ensure that the information necessary to prepare financial statements in conformity with accounting principles generally accepted in the United States has been obtained.

Reporting Phase

Financial Statement Preparation

As a local firm, we spend a considerable amount of time on financial statement preparation and support. With this in mind, we can assist in certain portions of the preparation of financial statements or simply review a draft of financials prepared by your staff. We let you determine our level of involvement.

Management Letters

We want to help you solve problems before they become major.

Our management letters go beyond citing possible deficiencies in the District's internal control structures. They identify opportunities for increasing revenues, decreasing costs, improving management information, protecting assets and improving operational efficiency.

The diversity of experience of our personnel and their independent and objective viewpoints make the comments, observations, and conclusions presented in our management letters a valuable source of information. We have provided positive solution-oriented objective recommendations to our governmental clients regarding investments, accounting accuracy, data processing, revenue bonds, payroll, utility billing, purchasing, budgeting, risk management, and internal auditing.

This review ensures the integrity of the factual data in the management letter but does not influence or impair our independence.

Exit Conferences and Delivery of Reports

We anticipate meeting with appropriate District personnel in February and issuing the final required reports by the May meeting of each year.

PROPOSED AUDIT FEE

DiBartolomeo, McBee, Hartley & Barnes P.A. will perform the annual audit of Old Hickory Community Development District as follows:

September 30, 2025	$ 4,150
September 30, 2026	$ 4,300
September 30, 2027	$ 4,500
September 30, 2028	$ 4,650
September 30, 2029	$ 4,800

In years of new debt issuance fees may be adjusted as mutually agreed upon.

SECTION B

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

OLD HICKORY
COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: August 8, 2025
2:00PM

Submitted to:
Old Hickory
Community Development District
c/o District Manager
219 East Livingston Street
Orlando, Florida 32801

Submitted by:
Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431
Tel (561) 994-9299
(800) 229-4728
Fax (561) 994-5823
tgrau@graucpa.com
www.graucpa.com

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Table of Contents

Page

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

August 8, 2025

Old Hickory Community Development District
c/o District Manager
219 East Livingston Street
Orlando, Florida 32801

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2025, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Old Hickory Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team
Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs
Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships
We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating, and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation
We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates

Antonio J. Grau

Firm Qualifications

Grau's Focus and Experience

Our Team

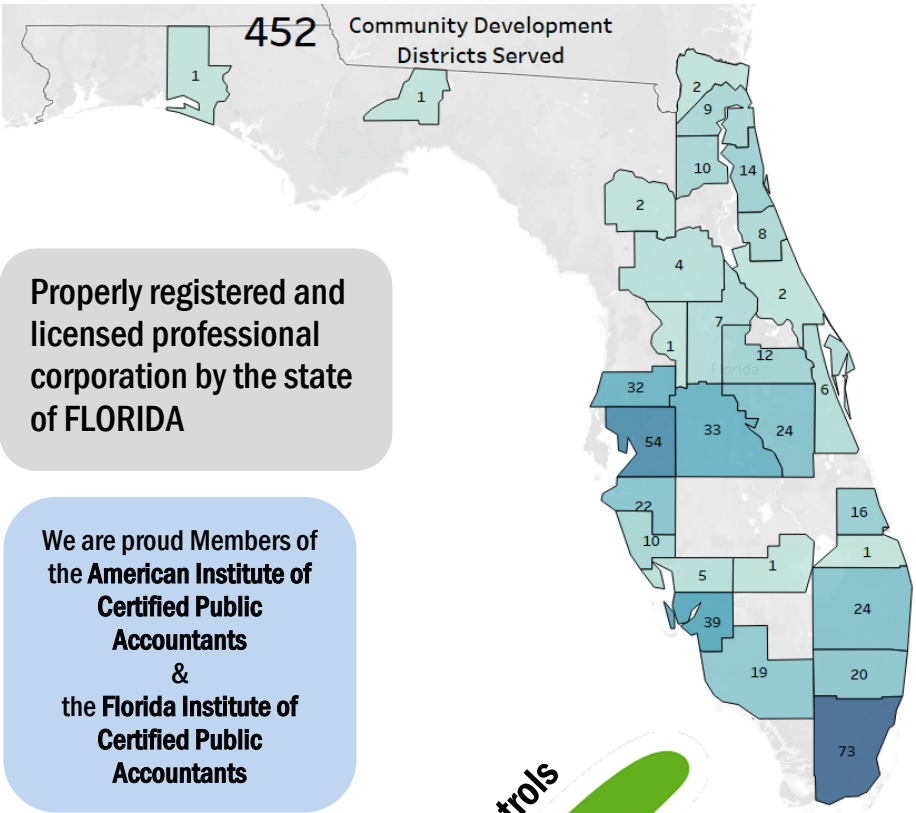
3 Partners

11 Professional Staff

2 Administrative Professionals

2005

Year founded

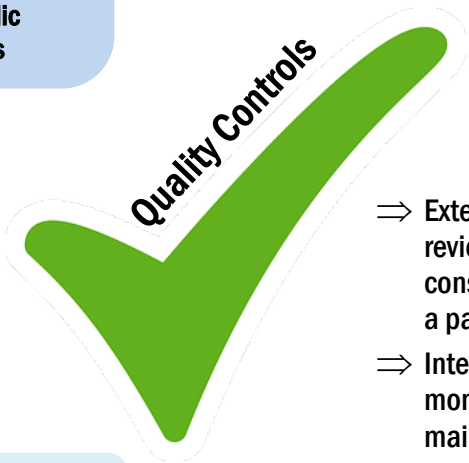


Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

Services Provided

- Financial Auditing
- Compliance Auditing
- Accounting
- Attestation
- Arbitrage Services
- Management Consulting



- External quality review program: consistently receives a pass
- Internal: ongoing monitoring to maintain quality

AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

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

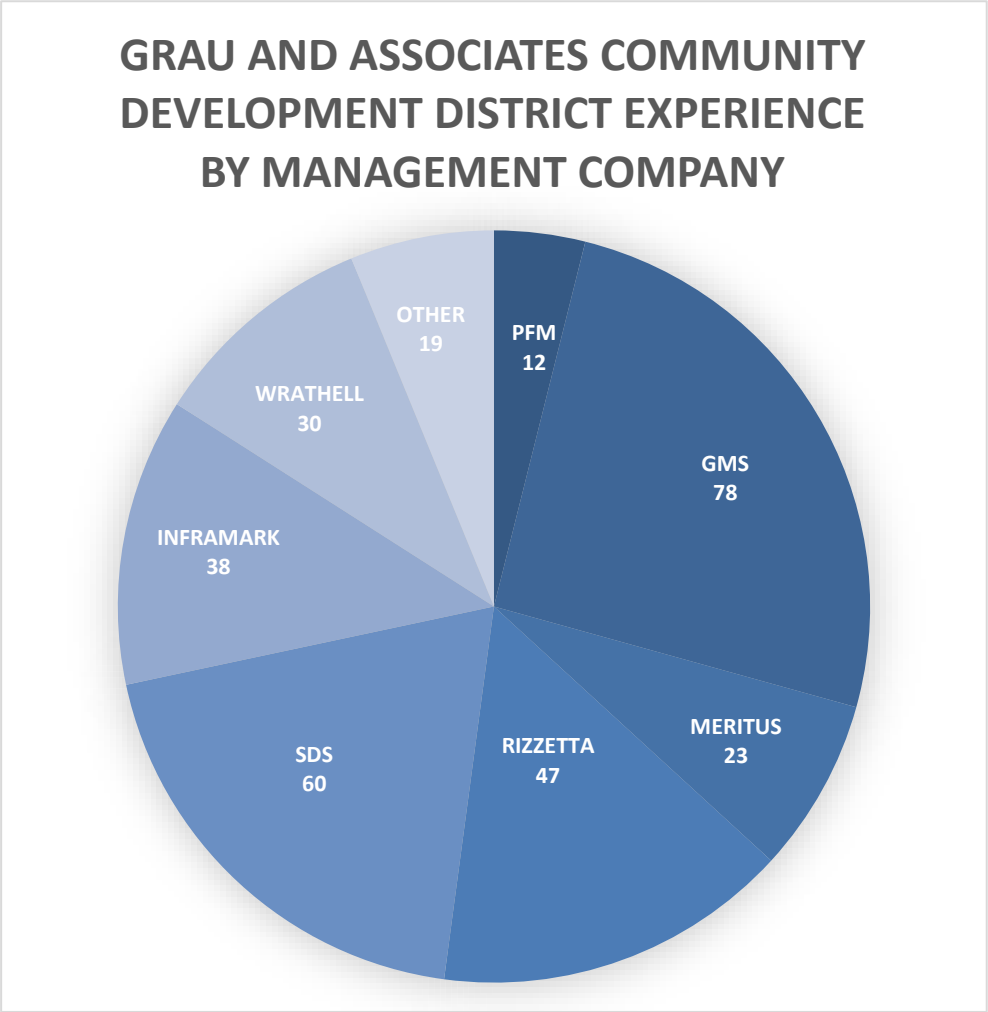
850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 594791

Firm & Staff Experience

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS



Profile Briefs:

Antonio J GRAU, CPA (Partner)
Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA

David Caplivski, CPA (Partner)
Years Performing Audits: 13+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 64 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."
- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."
- David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.

The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.

Antonio 'Tony ' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I,II,IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District
St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
Florida Government Finance Officers Association
Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education *(over the last two years)*

Course	***Hours***
Government Accounting and Auditing	24
Accounting, Auditing and Other	56
Total Hours	80 (*includes of 4 hours of Ethics CPE)*

David Caplivski, CPA/CITP, Partner

Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
Master of Accounting
Nova Southeastern University (2002)
Bachelor of Science
Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
AICPA Certified Information Technology Professional (2018)
AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served *(partial list)*

(>300) Various Special Districts
Aid to Victims of Domestic Abuse
Boca Raton Airport Authority
Broward Education Foundation
CareerSource Brevard
CareerSource Central Florida 403 (b) Plan
City of Lauderhill GERS
City of Parkland Police Pension Fund
City of Sunrise GERS
Coquina Water Control District
Central County Water Control District
City of Miami (program specific audits)
City of West Park
Coquina Water Control District
East Central Regional Wastewater Treatment Facl.
East Naples Fire Control & Rescue District
Hispanic Human Resource Council
Loxahatchee Groves Water Control District
Old Plantation Water Control District
Pinetree Water Control District
San Carlos Park Fire & Rescue Retirement Plan
South Indian River Water Control District
South Trail Fire Protection & Rescue District
Town of Haverhill
Town of Hypoluxo
Town of Hillsboro Beach
Town of Lantana
Town of Lauderdale By-The–Sea Volunteer Fire Pension
Town of Pembroke Park
Village of Wellington
Village of Golf

Professional Education (over the last two years)

Course	Hours
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	88 (*includes 4 hours of Ethics CPE)*

Professional Associations

Member, American Institute of Certified Public Accountants
Member, Florida Institute of Certified Public Accountants
Member, Florida Government Finance Officers Association
Member, Florida Association of Special Districts

References

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

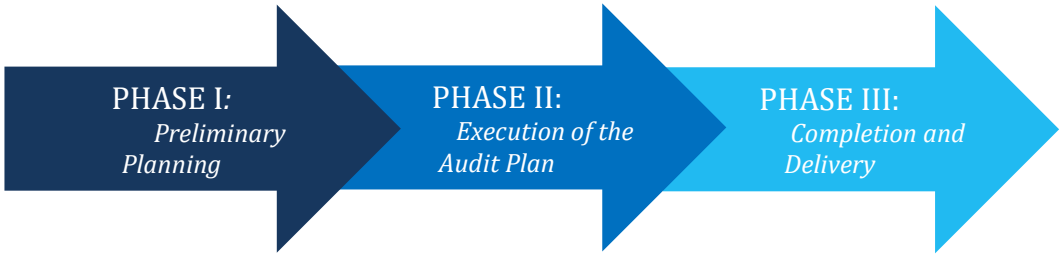
AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm*** *and* ***we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but*** *will* ***exceed those expectations***. Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State of Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- Read minutes of meetings;
- Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- Obtain an understanding of fraud detection and prevention systems;
- Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- Perform final analytical procedures;
- Review information and make inquiries for subsequent events; and
- Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- Significant audit adjustments;
- Significant deficiencies or material weaknesses;
- Disagreements with management; and
- Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no "surprises" in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2025-2029 are as follows:

Year Ended September 30,	Fee
2025	$3,200
2026	$3,300
2027	$3,400
2028	$3,500
2029	$3,600
TOTAL (2025-2029)	**$17,000**

The above fee is based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fee would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	**491**	**5**	**4**	**484**	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73 Current Arbitrage Calculations

We look forward to providing Old Hickory Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

For even more information on Grau & Associates please visit us on www.graucpa.com.

SECTION C

Proposal

To Serve

Old Hickory Community Development District

In Response to Request for Proposals for:

Annual Audit Services

Due by: 2:00 pm, August 8, 2025

Richie Tandoc, P.A.
Certified Public Accountant & Consultant

Contact:

Richie C. Tandoc, Audit & Assurance Partner
Email: richie@rtandoc-cpa.com

13453 SW 105th Avenue
Miami, Florida 33176
Tel. (305) 720-2502, ext. 101

TABLE OF CONTENTS

Letter of Transmittal / Executive Summary

Richie Tandoc, P.A.
Certified Public Accountant & Consultant
13453 SW 105th Ave, Miami, Florida 33176 / T. (305) 720-2502

August 1, 2025

George Flint
District Manager
Old Hickory Community Development District
219 E. Livingston Street
Orlando, FL 32801

RE: Proposal to Provide Annual Audit Services

Dear Mr. Flint:

Richie Tandoc, P.A. is pleased to have the opportunity to submit a proposal to provide annual audit services to Old Hickory Community Development District (the "District") for the fiscal year ending September 30, 2025, with the option to renew annually for the fiscal years ending September 30, 2026, 2027, 2028 and 2029.

Richie Tandoc, P.A. is committed to providing value-added and quality services to the District, combining the responsive personal contact associated with a smaller firm and the sophisticated professional resources of a larger firm. As leaders in servicing governmental and non-profit entities, Richie Tandoc, P.A. is fully qualified to provide audit services to the District. We strive to exceed the expectations of our clients, with a commitment to total quality service. Translating our experience and resources into effective and efficient value-added services to the District is our highest priority, which is why we believe we are best suited to be part of your professional team.

The task that the District faces in selecting a firm to provide audit services is not an easy one. Our goal in this proposal is to present those characteristics that distinguish us as the team best suited to serve the District.

Understanding of the Work and Ability to Perform

Based on the team's knowledge and experience gained in serving governmental and non-profit entities for over three decades, more specifically the experience that we've gained having been auditors for governmental organizations similar in size to the District, the team at Richie Tandoc, P.A. has a clear understanding and ability to provide the scope of services requested, as more thoroughly described throughout this proposal.

Committed to Serving Governmental and Non-Profit Entities

Although Richie Tandoc, P.A. has only recently begun operating as a CPA firm, the team at Richie Tandoc, P.A. has been in the business of serving non-profit entities for over 30 years (previously as part of PAAST, P.L. and SKJ&T, LLP). Richie Tandoc, P.A. strives to maintain its objectives in the rendering of services of the highest quality with local firm attentiveness to all of its governmental and non-profit clients.

Richie Tandoc, P.A.'s professionals, from entry-level accountants, to the managers, and to the partner, are trained to understand the issues and meet the needs of governmental and non-profit entities.

Our professionals bring a comprehensive understanding of the issues that face governmental and non-profit entities as well as "bench strength" at all levels, allowing us to respond swiftly and effectively to your evolving needs.

Your proposed engagement team consists of the following supervisory professionals:

- Richie Tandoc, Client Service and Engagement Partner – has 32 years of experience auditing governmental and non-profit organizations;
- Jenny Orantes, Audit Senior Manager – has 25 years of experience auditing governmental and non-profit organizations; and
- Danae Garcia, Audit Supervisor – has 23 years of experience auditing governmental and non-profit organizations.

With this team, the District can be assured that we are committed to performing the audit services within the timeframe required in the request for proposals.

Responsiveness

Richie Tandoc, P.A. takes pride in responding to the needs of its clients. This responsiveness is not only demonstrated by committing to performing our services within the timeframe required, but in responding to other requests as well. Our ability to be responsive will be enhanced by the open communications and excellent working relationship that we hope to develop with the District.

We look forward to hearing from you and to working with the District. As a Partner of Richie Tandoc, P.A., I am the District's primary contact and I am duly authorized to make representations for, and bind, the Firm. I can be reached directly at (305) 720-2502, ext. 101 or at richie@rtandoc-cpa.com.

Sincerely,

Richie Tandoc, P.A.

Richie C. Tandoc
Audit & Assurance Partner

Proposal Requirements

Firm Background

Richie Tandoc, P.A. (the "Firm") was originally founded and incorporated on March 1, 2017, but was originally a member/owner of SKJ&T, LLP and PAAST, P.L. certified public accounting firms, for over two decades. Effective July 16, 2025, Richie Tandoc, P.A. separated from PAAST, P.L. and began operating full-time as its own certified public accounting firm. In addition, all of the governmental audit professionals from PAAST, P.L. have joined Richie Tandoc, P.A. As such, the Firm will continue to provide professional services to its governmental and non-profit clients, including accounting/bookkeeping, auditing, consulting, and other assurance and advisory services.

The Firm's audit and assurance practice (which consists of accounting, compilations, reviews, audits, consulting and other advisory services) is composed 70% of engagements in the governmental and non-profit industries, and 30% in the commercial industry, including investments, construction, manufacturing, distribution, import/export, retail, and services fields.

Richie Tandoc, P.A. is a member of the American Institute of Certified Public Accountants Private Companies Division for CPA firms. Richie Tandoc and all eligible employees are members of the American Institute of Certified Public Accountants and the Florida Institute of Certified Public Accountants, and are in good standing with such Institutes. In addition, two of the members on the assigned engagement team are Certified Fraud Examiners, and are members of the Association of Certified Fraud Examiners.

Size and Organizational Structure of the Firm

Richie Tandoc, P.A. is considered a local CPA firm, and consists of the following owner/partner:

	Years of Experience
Richie Tandoc, Audit & Assurance Partner	32

In addition to the Partner above, the Firm consists of 7 other audit professionals composed of the following:

	Number of Personnel
Audit Professionals:	
Managers/Supervisors	3
Staff	4
Total	7

Experience in Auditing Governmental and Non-Profit Entities

Our audit professionals have substantial experience in auditing governmental and non-profit entities in accordance with auditing standards generally accepted in the United States of America, *Audits of Not-for-profit Organizations*, *Government Auditing Standards*, OMB Uniform Guidance (i.e. Federal Single Audits), Chapter, 10.650 and 10.550, *Rules of the Auditor General* (i.e. State Single Audits) and the preparation of financial statements in accordance with such standards, and FASB and GASB pronouncements, statements and interpretations, where applicable. In addition, Richie Tandoc, P.A. is a member of the AICPA's Not-for-Profit Section the Government Finance Officers Association and the Florida Government Finance Officers Association.

The following is a select list of governmental and non-profit audits that the proposed audit team at Richie Tandoc, P.A. have worked on in the last five years (special districts and special purpose governments are highlighted in red):

Governmental and Non-Profit Financial Statement and Single Audits

- Alzheimer's Association SE Fl. Chapter, Inc.
- Bayfront Park Management Trust
- Bacardi Family Foundation, Inc.
- Boynton Beach Community Red. Agency
- Broward Housing Solutions, Inc.
- Catholic Charities Legal Services, Inc.
- City of Hialeah, Florida
- City of Miami, Florida
- City of Miami Midtown CRA
- City of Miami Omni CRA
- City of Miami SE Overtown Park West CRA
- Coconut Grove Business Improvement District
- CubaNet News, Inc.
- First Call For Help of Broward, Inc.
- Florida Rising, Inc. / Florida New Majority, Inc.
- Florida Rising Together, Inc. / Florida New Majority Education Fund, Inc.
- Kristi House, Inc.
- Foundation For Human Rights in Cuba, Inc.
- Lincoln Road Business Improvement District
- Miami Homes for All, Inc.
- Miami-Dade County Aviation Department
- Miami-Dade County General Segment
- Miami-Dade County Industrial Dev. Authority
- Miami-Dade Expressway Authority
- Miami-Dade Transit
- Miami Sports & Exhibition Authority
- Miami Workers Center, Inc.
- Ophthalmology Research Foundation, Inc.
- Outreach Aid to the Americas, Inc.
- School Board of Miami-Dade County
- School District of Palm Beach County
- Virginia Key Beach Park Trust
- Washington Avenue Business Imp. District
- West Villages Improvement District
- Wynwood Business Improvement District

Proposed Engagement Team

In order to fulfill our commitment to the District, we have structured the proposed engagement team to be responsive to your needs, consisting of professionals with the skills and experience in dealing with the issues you face. Below are the resumes of the proposed engagement team members.

Richie Tandoc, CPA, CFE

Client Service & Engagement Partner

Responsibilities

Richie will serve as the primary contact for management to ensure open and effective channels of communication. His responsibilities include keeping abreast of important developments concerning issues that would directly affect the District; coordinating the total services to be provided through continuous communication with members of the engagement team; determining the content of the reports to be issued; ascertaining that professional standards have been complied with throughout the engagement; and directing and controlling the efforts of all personnel on the engagement.

Resume

Richie is a Certified Public Accountant and Certified Fraud Examiner with over 31 years of experience providing audit services to governmental and non-profit clients.

Richie specializes in providing services specifically to: non-profit organizations, including charitable, religious and educational organizations and foundations, community

Education:

- *Bachelor of Accounting*, Florida International University
- *Master of Accounting*, Florida International University

social welfare organizations, and business leagues; and governmental organizations, including state and local governments, special districts, and special-purpose governmental organizations. He also specializes in performing Federal and State Single Audits for governmental and non-profit organizations in accordance with *Government Auditing Standards*, OMB Uniform Guidance and Chapter, 10.650 and 10.550, *Rules of the Auditor General*, respectively.

Richie stays current with topics relating to accounting and auditing, and more specifically, in the government and non-profit industries, by frequently attending local, state and national training seminars and conferences provided by the American Institute of Certified Public Accountants; Florida Institute of Certified Public Accountants; Government Finance Officers Association; and Florida Government Finance Officers Association. Richie is compliant with the Yellow Book requirements for CPE.

Prior to starting Richie Tandoc, P.A., Richie was a Partner with SKJ&T, LLP/PAAST P.L. for 22 years, and prior to that, he was a Senior Manager with KPMG for 8 years. During his time at KPMG, Richie completed a 2-year audit rotation in KPMG's London, England office.

Professional and Business Affiliations:

- Certified Public Accountant, Florida
- Certified Fraud Examiner, ACFE
- *Member*, Association of Certified Fraud Examiners
- *Member*, American Institute of CPAs
- *Member*, Government Finance Officers Association
- *Member*, Florida Government Finance Officers Association
- *Alumni*, Florida International University
- *Member and Co-Chair*, United Way of Miami-Dade County Agency Audit Committee
- *Member*, United Way of Miami-Dade County Community Impact Committee
- *Board Member*, Early Learning Coalition of Miami-Dade/Monroe
- *Member*, Early Learning Coalition of Miami-Dade/Monroe Finance Committee
- *Member*, FICPA Audit Committee

Richie has provided services to a wide range of governmental clients including, amongst others: Boynton Beach Community Redevelopment Agency; City of Coral Springs; City of Hialeah; City of Miami; City of Miami Community Redevelopment Agencies; City of Pompano Beach; Coconut Grove Business Improvement District; Florida Department of Environmental Protection; Lincoln Road Business Improvement District; Miami-Dade County; Miami-Dade Expressway Authority; Miami-Dade County Industrial Dev. Authority; School Board of Miami-Dade County; School District of Palm Beach County; Washington Avenue Business Improvement District; West Villages Improvement District; and Wynwood Business Improvement District.

Jenny Orantes, CFE

Engagement Senior Manager

Responsibilities

Jenny will be responsible for developing and coordinating the overall audit work plan under the direction of the client service partner. Her responsibilities also include supervising staff personnel, coordinating the day-to-day audit fieldwork with the Supervisor, and performing an in-depth review of all pertinent work papers and reports.

Jenny will also be responsible for coordinating the completion of the audit and the preparation of the reports; and for bringing to the attention of the client service partner any technical and sensitive issues, and potential solutions to such.

Resume

Jenny is a Certified Fraud Examiner with over 25 years of experience providing audit services to governmental and non-profit clients. Prior to the joining Richie Tandoc, P.A., she spent her entire public accounting career at SKJ&T/PAAST, P.L., rising to the level of Senior Manager.

She has substantial experience in auditing governmental and non-profit entities in accordance with *Government Auditing Standards*, auditing federal and state grants in accordance with OMB Circular A-133/Uniform Guidance and *Rules of the Auditor General* of the State of Florida.

Jenny stays current with topics relating to accounting and auditing, and more specifically, in the government and non-profit industries, by frequently attending local, state and national training seminars and conferences provided by the American Institute of Certified Public Accountants; Florida Institute of Certified Public Accountants; Government Finance Officers Association; and Florida Government Finance Officers Association. Jenny is compliant with the Yellow Book requirements for CPE.

Jenny has provided services to a wide range of government clients including, amongst others: Boynton Beach Community Redevelopment Agency; City of Coral Springs; City of Miami Community Redevelopment Agencies; Coconut Grove Business Improvement District; Florida Department of Environmental Protection; Miami-Dade County; Miami-Dade County Aviation Department; Miami Beach Housing Authority; School Board of Miami-Dade County; School District of Palm Beach County; and Wynwood Business Improvement District.

Education:

- *Bachelor of Accounting*, Florida International University
- *Master of Accounting*, Florida International University

Professional and Business Affiliations:

- Certified Fraud Examiner, ACFE
- *Member*, Association of Certified Fraud Examiners
- *Associate Member*, American Institute of CPAs
- *Associate Member*, Florida Institute of CPAs
- *Member*, Gov't Finance Officers Association
- *Member*, Florida Gov't Finance Officers Association
- *Alumni*, Florida International University
- *Former Member*, United Way of Miami-Dade County Agency Audit Committee

Danae Garcia

Engagement Supervisor

Responsibilities

Danae will assist in the planning of the audit; allocate audit tasks to staff and direct the day-to-day performance of the plan; will be under the supervision of the client service partner and senior manager; supervise audit staff and oversee daily progress of the engagement; communicate with the senior manager regarding the progress of the audit; review all workpapers and reports; and identify any technical issues to be discussed with the senior manager.

Resume

Danae has over 23 years of experience providing audit services to governmental and non-profit clients. Prior to the joining Richie Tandoc, P.A, she spent her entire public accounting career at SKJ&T/PAAST, P.L., rising to the level of Supervisor. She has substantial experience in auditing governmental and non-profit entities in accordance with *Government Auditing Standards*, auditing federal and state grants in accordance with OMB Circular A-133/Uniform Guidance and *Rules of the Auditor General* of the State of Florida.

Danae stays current with topics relating to accounting and auditing, and more specifically, in the government and non-profit industries, by frequently attending local, state and national training seminars and conferences provided by the American Institute of Certified Public Accountants; Florida Institute of Certified Public Accountants; Government Finance Officers Association; and Florida Government Finance Officers Association. Danae is compliant with the Yellow Book requirements for CPE.

Education and Professional Affiliations:

- *Bachelor of Accounting*, Florida International University
- Currently studying for the Certified Fraud Examiners exam
- *Associate Member*, AICPA
- *Associate Member*, FICPA
- *Alumni*, Florida Int'l University

Danae has provided services to a wide range of government clients including, amongst others: Boynton Beach Community Redevelopment Agency; City of Miami; City of Miami Community Redevelopment Agencies; Coconut Grove Business Improvement District; Lincoln Road Business Improvement District; Miami-Dade County; Miami-Dade County Industrial Dev. Authority; School Board of Miami-Dade County; School District of Palm Beach County; Virginia Key Beach Park Trust; Washington Avenue Business Improvement District; West Villages Improvement District; and Wynwood Business Improvement District.

Experience in Auditing Special Districts

Our professionals have substantial experience in auditing governmental entities in accordance with auditing standards generally accepted in the United States of America, *Audits of Not-for-profit Organizations*, *Government Auditing Standards*, OMB Uniform Guidance (i.e. Federal Single Audits), Chapter, 10.650 and 10.550, *Rules of the Auditor General* (i.e. State Single Audits) and the preparation of financial statements in accordance with such standards, and FASB and GASB pronouncements, statements and interpretations, where applicable.

More specifically, we have significant experience in auditing special districts and other special purpose governmental entities, similar to the District. The following is a select list of special districts that the proposed team members have provided audit services to in the last year:

Boynton Beach Community Redevelopment Agency	
Services Conducted:	Financial statement audit
Principal Contact:	Vicki Hill, Finance Director 100 E. Ocean Ave, Boynton Beach, FL 33435 (561) 600-9092 HillV@bbfl.us

City of Miami Community Redevelopment Agencies (3 Special Districts)	
Services Conducted:	Financial statement audit, Federal single audit, and agreed-upon procedures
Principal Contact:	Miguel Valentin, Finance Officer 819 NW 2nd Ave, 3rd Floor, Miami, FL 33136 (305) 679-6810 mavalentin@miamigov.com

Coconut Grove Business Improvement District	
Services Conducted:	Financial statement audit
Principal Contact:	Mark Burns, Executive Director 3250 Mary St. #305, Coconut Grove, FL 33133 (305) 461-5506 mark@grovebid.com

Lincoln Road Business Improvement District	
Services Conducted:	Financial statement audit
Principal Contact:	Anabel Llopis, Executive Director 1620 Drexel Ave, Suite 100, Miami Beach, FL 33139 (305) 600-0219 anabel@lincolnrd.com

Miami-Dade County Industrial Development Authority	
Services Conducted:	Financial statement audit
Principal Contact:	Amanda Llovet, CFO 80 SW 8th St, Suite 2801, Miami, FL 33130 (305) 579-0070 allovet@mdcida.org

Washington Avenue Business Improvement District	
Services Conducted:	Financial statement audit
Principal Contact:	Troy Wright, Executive Director 1234 Washington Ave., #204, Miami Beach, FL 33139 (305) 916-0779 twright@washavemb.com

West Villages Improvement District	
Services Conducted:	Financial statement audit and state single audit
Principal Contact:	Jeff Walker, CFO (Special District Services, Inc.) 2501A Burns Rd, Palm Beach Gardens, FL 33410 (561) 579-630-4922 JWalker@sdsinc.org

Wynwood Business Improvement District	
Services Conducted:	Financial statement audit
Principal Contact:	Don Meginley (Interim Executive Director) 118 NW 25th St, Miami, FL 33127 (786) 615-8828 donmeginley@mac.com

Understanding of and Ability to Furnish the Scope of Work

Richie Tandoc, P.A. has the ability and capability to perform the services required in the RFP, based on the proposed team members' experience in auditing similar entities, and our knowledge of and expertise in state and local government accounting and auditing. We understand the scope of work includes an audit of the District's basic financial statements, in accordance with:

- Rules of the Auditor General of the State of Florida, Chapters 10.550;
- Section 218.415, Florida Statutes, *Local Government Investment Policies*;
- Audits of State and Local Governments, issued by the AICPA;
- Generally Accepted Auditing Standards;
- Government Auditing Standards, issued by the Comptroller General of the United States;
- Generally Accepted Governmental Accounting Standards; and
- Any other applicable federal, state, local regulations or professional guidance not specifically listed above, which may be adopted by these organizations in the future.

Our understanding of the reports to be issued for the District, include:

- Report on the fair presentation of the basic financial statements (independent auditor's report);
- Report on internal control over financial reporting and on compliance and other matters based on an audit of the financial statements (Yellow Book report);
- Management letter in accordance with "Rules of the Auditor General"; and
- Report on compliance with Section 218.415, Florida Statutes, *Local Government Investment Policies*.

As previously mentioned, although the Firm has only recently begun operations as its own CPA firm, all of the government audit professionals at the Firm have been together since their days at SKJ&T, LLP / PAAST, P.L. The three members on the proposed team have been working together since 2003, and have been providing audit services to our governmental clients since then, and will continue to do so under Richie Tandoc, P.A.

Proposed Fees

Richie Tandoc, P.A.'s policy is to estimate fees at amounts that are highly competitive, but will also enable us to respond to your needs and provide the quality of service that the District requires. In general, our fees are based on the level of experience and training of the individuals assigned to the engagement.

Our proposed fees below also include the availability of the members of the engagement team to assist the District in answering any accounting, auditing, and/or financial reporting technical questions, or any other questions within the scope of the audit engagement, during the engagement and throughout the year. We do not charge extra for these kinds of technical questions. However, questions or services that are not within the scope of the audit may include those services that would not impair our independence as your auditors, such as consent letters, certain agreed-upon procedures, tax-related research and inquiries, and certain other financial consulting services, and would therefore be charged at rates agreed-upon with management.

Richie Tandoc, P.A.'s lump sum proposed cost for the annual audit services, are as follows:

Year Ending Sep 30,	Lump Sum Proposed Cost
2025	$ 4,400
2026	4,400
2027	4,400
2028	4,600
2029	4,600

Proposed Timetable

With management's approval, our proposed timetable for the audit is as follows:

Key Phase	Nov		Dec		Jan		Feb	
Audit Planning								
Interim Procedures								
Year-End Substantive Testing								
Exit Conference and Draft Reports								
Final Reports								

Once the timetable is agreed and finalized with management of the District, Richie Tandoc, P.A. will be committed to completing the audit within the dates specified.

BOARD OF SUPERVISORS

MEETING

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, May 19, 2025 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	Assistant Secretary
Kathryn Farr	Assistant Secretary
Michelle Dudley	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Rey Malave *by phone*	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 five Board members in attendance constituting a quorum. Mr. Flint administered to the oath of office to Kathryn Farr.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Flint stated there were no members of the public to provide comment.

THIRD ORDER OF BUSINESS **Approval of Minutes of the February 17, 2025 Meeting**

Mr. Flint presented the minutes from the February 17, 2025 Board of Supervisors meeting He asked for any comments or corrections. Mr. Morgan stated they all look good, make a motion to approve.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the February 17, 2025 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS **Resolution 2025-03 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing**

Mr. Flint recommended August 18th at 10:00 a.m. in this location for the public hearing. Attached is the budget. There is no recommended assessment increase. They are balancing the budget using some carry forward surplus $42,447 to balance. There is adequate cash to do that. There are funds to be able to create a capital reserve but that will be done at another point. The administrative costs have been tightened up. Operating costs have gone up some. A budget has been included for the dog waste stations. Mr. Scheerer noted the HOA has a list of things they would like to see added for 2026 and the big-ticket item is fountains, one in Phase 1 and one in Phase IV. The quote for both fountains came up to $74,541 plus electricity cost for both would be about $1,000 per month which would have to be added to the electric line. He stated he did add some enhancements; they want to look at redoing the two entrances. He will bring back some proposals. It has been contemplated in this year's budget. Mr. Flint stated they will be creating a capital reserve fund and transferring out $30K to that. There is still adequate cash for operating expenses. Mr. Flint noted if the HOA wants fountains, the District can enter into a license agreement where the HOA can install the fountains and maintain them. Mr. Morgan suggested tabling the fountains for this year.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley with all in favor, Resolution 2025-03 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing for August 18, 2025 at 10:00 a.m. at this location, was approved.

FIFTH ORDER OF BUSINESS **Consideration of License Agreement with Homeowners Association for Installation of Security Cameras – *Under Separate Cover***

Mr. Flint stated the HOA was moving forward with the installation of security cameras and realized many of the proposed locations were on CDD property. The Board has the ability to approve a license agreement to allow installation of cameras on CDD property. Mr. Scheerer provided a handout of the approximate locations with the property appraiser map. The locations

are all in an area owned and maintained by the CDD per plat. This is an expense being taken on totally by the HOA, they just need permission to put the posts in. These cameras are solar powered and cellular data. Ms. Trucco has a form license agreement for this. She would ask for full indemnification from the HOA in the event any CDD property is damaged and a removal clause. She will draft the license agreement and send it over to the HOA.

> On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the License Agreement with Homeowners Association for Installation of Security Cameras, was approved.

SIXTH ORDER OF BUSINESS **Review and Acceptance of the Draft FY2024 Audit Report**

Mr. Flint stated the District is required to have an annual independent audit. The draft is in the agenda on page 60. There were no current or prior year findings or recommendations. It is a clean audit.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor the Draft FY2024 Audit Report, was accepted.

SEVENTH ORDER OF BUSINESS **Appointment of Audit Committee and Chairman**

Mr. Flint stated the District needs to go through the audit RFQ process which involves appointing an Audit Committee and designating a Chair. In the past, the Board has appointed themselves as the Audit Committee. There is an Audit Committee meeting advertised for immediately after the Board meeting. The roll of the Audit Committee is to approve the form of the bid documents and the notice that is placed in the newspaper. The Audit Committee will review, rank and make recommendations on responses.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Appointment of the Board as the Audit Committee Designating Adam Morgan as Chair, was approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Trucco had no new updates for the Board today.

B. Engineer

i. Discussion of Pending Platt Conveyances

ii. Status of Permit Transfers

Mr. Register stated all conveyances have occurred and all permits have been transferred. Ms. Trucco noted she is not aware of any additional conveyances at this time that are needed. Rey and Kristen will coordinate on completion letters for all the phases for the bond.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register from February 1st through April 30th for $73,104.01. Any comments or questions on the check register? Hearing no comments.

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

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through the end of April. No action is required. Mr. Morgan noted there is no money left in the construction fund. Mr. Flint stated they need to certify those projects complete.

iii. Presentation of the Number of Registered Voters - 767

Mr. Flint stated there were 767 registered voters in the District as of April 15, 2025.

D. Field Manager's Report

Mr. Scheerer reviewed the Field Managers Report including light replacement in Phase I, dog park closure, and pond algae.

NINTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Adjournment

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2025-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Old Hickory Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 18, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2025 and/or revised projections for Fiscal Year 2026.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Old Hickory Community Development District for the Fiscal Year Ending September 30, 2026," as adopted by the Board of Supervisors on August 18, 2025.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Old Hickory Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of **$**_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$_____
DEBT SERVICE FUND – SERIES 2020	$_____
TOTAL ALL FUNDS	$_____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

b. Board may authorize an appropriation from the unappropriated balance of any fund.

c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand ($10,000) Dollars or have the effect of causing more

than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than $10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 18th day of August, 2025.

ATTEST:

OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By:_____

Its:_____

Old Hickory

Community Development District

Proposed Budget

FY2026

Table of Contents

Old Hickory

Community Development District

Proposed Budget

FY2026

General Fund

	Adopted Budget FY2025	Actual Thru 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues:					
Special Assessments	$ 451,730	$ 453,037	$ -	$ 453,037	$ 451,730
Interest	11,000	11,544	1,750	13,294	12,000
Carry Forward Surplus*	72,150	156,513	-	156,513	42,447
Total Revenues	**$ 534,880**	**$ 621,095**	**$ 1,750**	**$ 622,845**	**$ 506,177**
Expenditures:					
Administrative:					
Supervisor Fees	$ 12,000	$ 3,200	$ 1,600	$ 4,800	$ 12,000
FICA Expense	918	245	122	367	918
Engineering Fees	12,000	9,165	2,835	12,000	10,000
Attorney	25,000	2,090	1,800	3,890	15,000
Arbitrage	450	450	-	450	450
Dissemination	3,675	3,063	613	3,675	3,785
Annual Audit	4,700	4,700	-	4,700	4,700
Trustee Fees	4,050	4,041	-	4,041	4,434
Assessment Administration	5,565	5,565	-	5,565	5,732
Management Fees	42,500	35,417	7,083	42,500	43,775
Information Technology	1,890	1,575	315	1,890	1,947
Website Maintenance	1,260	1,050	210	1,260	1,298
Telephone	50	-	25	25	50
Postage	1,000	168	50	218	1,000
Printing & Binding	500	6	25	31	500
Insurance	6,427	6,252	-	6,252	7,534
Legal Advertising	2,500	1,184	1,316	2,500	2,500
Other Current Charges	600	477	90	567	650
Office Supplies	150	11	14	25	150
Property Appraiser Fee	500	172	-	172	500
Dues, Licenses & Subscriptions	175	175	-	175	175
Total Administrative:	**$ 125,910**	**$ 79,004**	**$ 16,099**	**$ 95,103**	**$ 117,098**
Operations & Maintenance					
Field Services	$ 16,695	$ 13,913	$ 2,783	$ 16,695	$ 17,196
Property Insurance	2,536	3,031	-	3,031	3,273
Electric	1,500	287	63	350	1,500
Streetlights	101,430	75,707	15,167	90,875	101,430
Water & Sewer	28,512	27,973	4,000	31,973	33,000
Landscape Maintenance	143,327	115,620	23,124	138,744	150,052
Landscape Contingency	7,500	1,156	1,000	2,156	7,500
Lake Maintenance	16,958	13,720	2,744	16,464	16,968
Irrigation Repairs	10,000	3,739	1,000	4,739	10,000
Doggie Stations	-	-	4,230	4,230	10,660
Repairs & Maintenance	2,500	701	299	1,000	2,500
Walls, Entry & Monuments	2,500	3,600	-	3,600	2,500
Contingency	3,850	-	1,000	1,000	2,500
Hurricane Expenses	-	4,550	-	4,550	-
Total Operations & Maintenance:	**$ 337,308**	**$ 263,997**	**$ 55,410**	**$ 319,407**	**$ 359,079**
Reserves					
Capital Reserve Transfer	$ 71,662	$ 71,662	$ -	$ 71,662	$ 30,000
Total Reserves	**$ 71,662**	**$ 71,662**	**$ -**	**$ 71,662**	**$ 30,000**
Total Expenditures	**$ 534,880**	**$ 414,664**	**$ 71,509**	**$ 486,172**	**$ 506,177**
Excess Revenues (Expenditures)	$ -	$ 206,431	$ (69,759)	$ 136,672	$ -

***Less 1st quarter operating amount.**

Net Assessment	$451,730
Collection Cost (6%)	$28,834
Gross Assessment	$480,564

Old Hickory

Community Development District

Gross Per Unit Assessment Comparison Chart

Property Type	Units	Gross Per Unit	Total Gross
50' Lots	273	$1,066	$290,896
60' Lots	178	$1,066	$189,668
Total	**451**		**$480,564.23**

Property Type	Units	Fiscal Year 2025 Gross Per Unit	% Increase	Increase Gross Per Unit	Fiscal Year 2026 Gross Per Unit	Fiscal Year 2026 Total Gross
50' Lots	273	$1,066	0%	$0	$1,066	$290,896
60' Lots	178	$1,066	0%	$0	$1,066	$189,668
Total	**451**				**Gross Assessment**	**$480,564.23**

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.

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, Dewberry Engineers, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, preparation and review of contract specifications and bid documents and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Latham, 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.

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.

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 Statues. 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.

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.

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
Total			**$1,500**

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
Total			**$101,430**

Water & Sewer

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

Account #	Description	Monthly	Annual
59098	4000 Block Even Hickory Grove Road	$850	$10,200
59099	4500 Block Odd Holstein Street	$150	$1,800
63023	5200 Block Odd Presrev Boulevard Irr	$65	$780
64268	400 Block Even Hitch Loop Irr	$1,500	$18,000
	Contingency (Future Account)		$2,220
Total			**$33,000**

Landscape Maintenance

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

Description	Monthly	Annual
Landscape Maintenance Phases 1 - 4	$12,504	$150,052
Total		**$150,052**

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	$197	$2,364
Tract I	$295	$3,540
Tract H	$98	$1,176
Tract K	$131	$1,572
Tract P	$147	$1,764
Tract DD	$147	$1,764
Tract EE	$295	$3,540
Tract Q	$104	$1,248
Total		**$16,968**

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

Doggie Stations

Represents estimated costs for 52 changes outs of 2 doggie stations with bags and 1 – 41 gallon trash can with bags.

Description	Monthly	Annual
2 Doggie Stations with Bags (52 Changeouts)	$592	$7,106
1 - 42 Gallon Trash Can with Bags (52 Changeouts)	$296	$3,553
Total		**$10,660**

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.

Hurricane Expenses

Represents estimated costs for repairs and maintenance caused as a result of weather events such as storms and hurricanes.

Transfer Out – Capital Reserve

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

Old Hickory

Community Development District

Proposed Budget

FY2026

Capital Reserve Fund

	Adopted Budget FY2025	Actual Thru 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues:					
Transfer In	$ 71,662	$ 71,662	$ -	$ 71,662	$ 30,000
Interest	3,000	1,780	500	2,280	2,000
Total Revenues	**$ 74,662**	**$ 73,442**	**$ 500**	**$ 73,942**	**$ 32,000**
Expenditures:					
Contingency	$ 500	$ -	$ -	$ -	$ 500
Capital Outlay	-	-	-	-	-
Total Expenditures	**$ 500**	**$ -**	**$ -**	**$ -**	**$ 500**
Excess Revenues (Expenditures)	$ 74,162	$ 73,442	$ 500	$ 73,942	$ 31,500
Fund Balance - Beginning	$ -	$ -	$ -	$ -	$ 73,942
Fund Balance - Ending	$ 74,162	$ 73,442	$ 500	$ 73,942	$ 105,442

Old Hickory

Community Development District

Proposed Budget

FY2026

Debt Service Fund

Series 2020

	Adopted Budget FY2025	Actual Thru 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues:					
Special Assessments	$ 356,100	$ 356,340	$ -	$ 356,340	$ 355,312
Interest	17,000	16,413	2,350	18,763	16,000
Carry Forward Surplus*	173,580	176,917	-	176,917	197,195
Total Revenues	**$ 546,680**	**$ 549,670**	**$ 2,350**	**$ 552,020**	**$ 568,507**
Expenditures:					
Series 2020					
Interest - 12/15	$ 109,913	$ 109,913	$ -	$ 109,913	$ 108,225
Principal - 06/15	135,000	135,000	-	135,000	140,000
Interest - 06/15	109,913	109,913	-	109,913	108,225
Total Expenditures	**$ 354,825**	**$ 354,825**	**$ -**	**$ 354,825**	**$ 356,450**
Excess Revenues (Expenditures)	$ 191,855	$ 194,845	$ 2,350	$ 197,195	$ 212,057

***Less Reserve amount.**

Interest - 12/15/2026	**$106,125**
Total	**$106,125**
Net Assessment	**$355,312**
Collection Cost (6%)	**$22,679**
Gross Assessment	**$377,991**

Property Type	Units	Gross Per Unit	Gross Total
50' Lots	272	$840	$228,475
60' Lots	178	$840	$149,516
Total	**450**		**$377,991**

Old Hickory

Series 2020, Special Assessment Bonds (2020 Project)

(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
12/15/25	$ 5,595,000	$ -	$ 108,225.00	$ 108,225.00
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
Totals		**$ 5,595,000**	**$ 3,335,200**	**$ 8,930,200.00**

SECTION B

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Old Hickory Community Development District ("the District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("Board") hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2025-2026 ("Operations and Maintenance Budget"), attached hereto as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's budget for Fiscal Year 2025-2026; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, a portion of which the District desires to collect on the tax roll for platted lots, pursuant to the Uniform Method (defined below) and which is also indicated on Exhibit "A", and the remaining portion of which the District desires to levy and directly collect on the remaining unplatted lands; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method and has approved an Agreement with the County Tax Collector to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to collected special assessments for operations and maintenance on platted lots using the Uniform Method and to directly collect from the remaining unplatted property reflecting their portion of the District's operations and maintenance expenses, as set forth in the budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Old Hickory Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the remaining portion on the unplatted property; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend, from time to time, the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 3. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 4. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the flowing schedule: 50% due no later than November 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026. In the event that an assessment payment is not made in

accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2026 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

SECTION 5. CERTIFICATION OF ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Old Hickory Community Development District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 7. 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.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Old Hickory Community Development District.

PASSED AND ADOPTED this 18th day of August, 2025.

ATTEST:

OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By:_____

Its:_____

Old Hickory CDD
FY 26 Assessment Roll

ParcelID	Units	O&M	Debt	Total
13-26-30-0117-0001-0010	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0020	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0030	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0040	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0050	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0060	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0070	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0080	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0090	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0100	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0110	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0120	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0130	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0140	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0150	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0160	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0170	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0180	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0190	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0200	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0210	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0220	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0230	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0240	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0250	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0260	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0270	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0280	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0290	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0300	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0310	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0320	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0330	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0340	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0350	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0360	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0370	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0380	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0390	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0400	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0410	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0420	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0430	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0440	1	$1,065.55	$839.98	$1,905.53

ParcelID	Units	O&M	Debt	Total
13-26-30-0117-0001-0450	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0460	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0470	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0480	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0490	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0500	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0510	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0520	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0530	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0540	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0550	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0560	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0570	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0580	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0590	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0600	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0610	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0620	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0630	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0640	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0650	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0660	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0670	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0680	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0690	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0700	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0710	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0720	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0730	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0740	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0750	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0760	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0770	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0780	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0790	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0800	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0810	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0820	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0830	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0840	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0850	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0860	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0870	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0880	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0890	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0900	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0910	1	$1,065.55	$839.98	$1,905.53

ParcelID	Units	O&M	Debt	Total
13-26-30-0117-0001-0920	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0930	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0940	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0950	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0960	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0970	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0980	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-0990	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1000	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1010	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1020	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1030	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1040	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1050	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1060	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1070	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1080	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1090	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1100	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1110	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1120	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1130	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1140	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1150	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1160	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1170	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1180	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1190	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1200	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1210	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1220	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1230	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1240	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1250	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1260	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1270	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1280	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1290	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1300	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1310	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1320	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1330	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1340	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1350	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1360	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1370	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1380	1	$1,065.55	$839.98	$1,905.53

ParcelID	Units	O&M	Debt	Total
13-26-30-0117-0001-1390	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1400	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1410	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1420	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1430	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1440	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1450	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1460	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1470	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1480	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1490	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1500	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1510	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1520	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1530	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1540	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1550	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1560	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1570	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1580	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1590	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1600	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1610	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1620	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1630	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1640	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1650	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1660	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1670	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1680	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1690	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1700	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1710	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1720	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1730	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1740	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1750	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1760	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1770	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1780	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1790	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1800	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1810	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1820	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1830	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1840	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1850	1	$1,065.55	$839.98	$1,905.53

ParcelID	Units	O&M	Debt	Total
13-26-30-0117-0001-1860	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1870	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1880	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1890	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1900	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1910	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1920	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1930	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1940	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1950	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1960	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1970	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1980	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-1990	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2000	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2010	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2020	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2030	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2040	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2050	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2060	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2070	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2080	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2090	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2100	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2110	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2120	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2130	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2140	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2150	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2160	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2170	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2180	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2190	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2200	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2210	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2220	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2230	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2240	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2250	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2260	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2270	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2280	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2290	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2300	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2310	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2320	1	$1,065.55	$839.98	$1,905.53

ParcelID	Units	O&M	Debt	Total
13-26-30-0117-0001-2330	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2340	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2350	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2360	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2370	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2380	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2390	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2400	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2410	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2420	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2430	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2440	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2450	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2460	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2470	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2480	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2490	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2500	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2510	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2520	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2530	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2540	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2550	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2560	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2570	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2580	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2590	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2600	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2610	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2620	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2630	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2640	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2650	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2660	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2670	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2680	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2690	1	$1,065.55	$839.98	$1,905.53
13-26-30-0117-0001-2700	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2710	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2720	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2730	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2740	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2750	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2760	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2770	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2780	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2790	1	$1,065.55	$839.98	$1,905.53

ParcelID	Units	O&M	Debt	Total
13-26-30-0118-0001-2800	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2810	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2820	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2830	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2840	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2850	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2860	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2870	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2880	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2890	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2900	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2910	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2920	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2930	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2940	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2950	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2960	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2970	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2980	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-2990	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3000	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3010	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3020	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3030	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3040	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3050	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3060	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3070	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3080	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3090	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3100	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3110	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3120	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3130	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3140	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3150	1	$1,065.55		$1,065.55
13-26-30-0118-0001-3160	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3170	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3180	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3190	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3200	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3210	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3220	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3230	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3240	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3250	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3260	1	$1,065.55	$839.98	$1,905.53

ParcelID	Units	O&M	Debt	Total
13-26-30-0118-0001-3270	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3280	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3290	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3300	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3310	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3320	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3330	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3340	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3350	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3360	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3370	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3380	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3390	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3400	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3410	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3420	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3430	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3440	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3450	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3460	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3470	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3480	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3490	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3500	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3510	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3520	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3530	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3540	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3550	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3560	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3570	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3580	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3590	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3600	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3610	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3620	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3630	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3640	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3650	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3660	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3670	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3680	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3690	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3700	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3710	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3720	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3730	1	$1,065.55	$839.98	$1,905.53

ParcelID	Units	O&M	Debt	Total
13-26-30-0118-0001-3740	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3750	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3760	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3770	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3780	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3790	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3800	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3810	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3820	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3830	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3840	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3850	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3860	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3870	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3880	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3890	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3900	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3910	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3920	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3930	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3940	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3950	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3960	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3970	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3980	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-3990	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-4000	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-4010	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-4020	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-4030	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-4040	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-4050	1	$1,065.55	$839.98	$1,905.53
13-26-30-0118-0001-4060	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4070	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4080	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4090	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4100	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4110	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4120	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4130	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4140	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4150	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4160	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4170	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4180	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4190	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4200	1	$1,065.55	$839.98	$1,905.53

ParcelID	Units	O&M	Debt	Total
13-26-30-0119-0001-4210	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4220	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4230	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4240	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4250	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4260	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4270	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4280	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4290	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4300	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4310	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4320	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4330	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4340	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4350	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4360	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4370	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4380	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4390	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4400	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4410	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4420	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4430	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4440	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4450	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4460	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4470	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4480	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4490	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4500	1	$1,065.55	$839.98	$1,905.53
13-26-30-0119-0001-4510	1	$1,065.55	$839.98	$1,905.53
Total Gross Assessments	451	$480,563.05	$377,991.00	$858,554.05

Total Net Assessments		$451,729.27	$355,311.54	$807,040.81

SECTION V

SECTION A

Renewal

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

AQUATIC PLANT MANAGEMENT
AGREEMENT

Submitted to: Date: February 27, 2025

Name Old Hickory CDD
c/o GMS Central Florida
Address 219 E. Livingston St.
City Orlando, FL 32801
Phone 407-398-2890

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

The parties hereto agree as follows

A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Tract A: $197.00	Tract K: $131.00	Tract EE: $295.00
Tract I: $295.00	Tract P: $147.00	Tract Q: $104.00
Tract H: $98.00	Tract DD: $147.00	

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

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

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

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

The terms of this agreement shall be: 10/01/2025 thru 09/30/2026
Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work			
Maintenance Fee	$1,413.00	Due	monthly	as billed	x 12.
Total Annual Cost	$16,956.00				

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

D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.

E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith Date: 2/27/2025 Accepted Date:

AAM Customer

SECTION B

734 South Combee Road
Lakeland, FL 33801

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

www.floralawn.com

Old Hickory CDD
% Alan Scheerer
GMS
1408 Hamlin Ave Unit E,
St. Cloud FL. 34711

March 20, 2025
Proposal valid for 60 days

We sincerely appreciate the opportunity to propose how Floralawn can help enhance the quality of your landscape. Our proposal includes integrating a custom maintenance plan to meet the needs and demands of your property while considering service expectations and community budget. **Please accept this as a formal written notice of your rate increase effective October 1, 2026.**

We hereby propose the following for your review:

Landscape Management Phase 1, 2, 3, And 4 Common Areas (Schedule A)

Service	Current Monthly	Increase	New Monthly	New Yearly
Landscape Maintenance	$8,727.19	$436.36	$9,163.55	$109,962.60
St Augustine Fertilization Program	$161.71	$8.09	$169.80	$2,037.60
Bermuda Fertilization Program	$79.31	$3.97	$83.28	$999.36
Bermuda Aeration and Overseed	$38.11	$1.91	$40.02	$480.24
Shrub Fertilization Program	$896.10	$44.81	$940.91	$11,290.92
Monthly Irrigation Inspection	$803.40	$40.17	$843.57	$10,122.84
Contractual Mulch	$1,134.03	$56.70	$1,190.73	$14,288.76
Playground Mulch	$69.01	$3.45	$72.46	$869.52
2 Doggy Stations With Bags (52 Changeouts)	$564.00	$28.20	$592.20	$7,106.40
1 - 42 Gallon Trash Can With Bags (52 Changeouts)	$282.00	$14.10	$296.10	$3,553.20
Total	**$12,754.86**	**$637.76**	**$13,392.62**	**$160,711.44**

Landscape Maintenance Service Agreement

This Lawn Maintenance Service Agreement ("Agreement") dated **March 20th, 2025**, is entered into by and between Floralawn, Inc., a Florida corporation, whose mailing address is Post Office Box 91597, Lakeland, Florida 33804 ("Floralawn") and **Old Hickory CDD** ("Customer Name"), whose mailing address is 1408 Hamlin Avenue Unit E, St. Cloud FL. 34771 ("Customer").

1. **Services.** Pursuant to the terms of this Agreement, Floralawn will furnish all labor and equipment necessary to complete a maintenance program as described in the Scope of Services, attached hereto and incorporated herein as Schedule "A", for Customer at the following location: **Old Hickory CDD St. Cloud FL. 34771**

2. **Terms.** This Agreement, made for a period of **One (1) year(s)**, beginning on the **first day of October 1 , 2025**, and ending on the **last day of September, the 30th, 2026** ("Initial Term"), and shall automatically renew for one **(1) years term** ("Renewal Term(s)"), unless and until this Agreement is canceled by either party by providing written notice at least thirty(30) days prior to the end of the Initial Term or the Renewal Term, whichever is applicable.

3. **Workmanship.** All workmanship performed by Floralawn shall be of the standard so as to pass without objection in the trade and shall be in accordance with accepted horticultural practices.

4. **Disclaimer and Limitation of Damages.** Due to acts of God and/or various climatic and environmental conditions, Floralawn shall not be responsible for replacement of damaged turf, shrubbery, or trees or any other property of Customer. In addition, this Agreement shall not be construed to impose any express or implied warranties upon Floralawn. In the event the Scope of Services includes installation and/or maintenance of Customer's irrigation system at the above-described Location, Floralawn's liability shall be limited to any damage to Customer's irrigation system sustained by Customer at the Location following written notice to Floralawn of the malfunction. FLORALAWN SHALL NOT OTHERWISE, UNDER ANY CIRCUMSTANCES, WHETHER IN CONTRACT, WARRANTY, TORT, NEGLIGENCE, INDEMNITY, STRICT LIABILITY OR OTHERWISE, BE LIABLE FOR ANY CLAIM FOR SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES OF ANY KIND, INCLUDING WITHOUT LIMITATION, DAMAGES FOR INCONVENIENCE, LOSS OF USE OF ANY PROPERTY, LOSS OF PROFIT OR REVENUE, OR BUSINESS INTERRUPTION.

5. **Fee Schedule.** The lawn maintenance as described in the attached Scope of Services shall be provided for an annual rate of **$160,711.44** (see scope of work Schedule A), payable in monthly installments of **$13,392.62** (see scope of work Schedule A). During the Initial Term, the annual rate shall increase by scope of work Schedule A percent (5%) per year. During any Renewal Term(s), the annual rate shall increase pursuant to a negotiated rate prior to the commencement of the Renewal Term(s). This fee schedule is based on the completion of the Initial Term and any Renewal Term(s) by Floralawn. If Customer elects to terminate this Agreement without cause before the end of the Initial Term or any Renewal Term, Customer agrees to pay Floralawn an early termination fee equal to the balance due on the annual rate described herein for the year in which Customer terminates this Agreement.

6. **Default.**
   - 6.1. **Non-Monetary Default.** If either party is in default under this Agreement for a period of (a) seven (7) days following receipt of notice from the non-defaulting party, then, the non-defaulting party may pursue any remedies available to it against the defaulting party under applicable law, including, but not limited to, the right to terminate this Agreement. If the defaulting party corrects the deficiency identified in the written notice within seven (7) days of receipt of the notice, or if the deficiency is of such a nature that it cannot reasonably be corrected within seven (7) days and the Floralawn commences a good faith effort to correct the deficiency within seven (7) days of receipt of notice, the grounds for termination shall be deemed cured.

   - 6.2. **Monetary Default.** Either Party shall be entitled to cure any deficiencies of performance on payment within seven (7) days of being notified of deficiency(s). If the Customer makes payment in full within seven (7) days of receipt of the written notice, the grounds for termination shall be deemed cured.

7. **Termination and Early Termination Fee.** If Customer terminates this Agreement with cause based upon Floralawn's failure to comply with the scope of Services contemplated by this Agreement after providing Floralawn with written notice thereof as set forth in Paragraph 9 below and after Floralawn has been provided an opportunity to cure the default, Customer shall not incur an early termination fee in an amount equal to (i) the balance due on the annual rate as described in paragraph 5 above for the year in which Customer terminates this Agreement, or (ii) three (3) times the previous months billing, whichever is greater (the "Early Termination Fee"). Floralawn may terminate this Agreement at any time by notice to Customer without further liability if Floralawn has not been compensated for its services by Customer within thirty (30) days from the billing date, or if Floralawn is hindered by Customer in its attempt to complete its obligation under this Agreement. Floralawn may additionally terminate this agreement without cause upon 30 days written notice to Customer.

   Upon termination, a final invoice shall be prepared by Floralawn indicating the balance due for all unpaid services and materials furnished to Customer as of the termination date. Additionally, if Customer terminates this Agreement without cause, fails to provide Floralawn an opportunity to cure a default or such termination is a result of Customer's default, Customer shall pay Floralawn the Early Termination Fee as provided in this Paragraph 7.

8. **Collections.** In the event that it becomes necessary to institute collection proceedings against Customer for the collection of fees due to Floralawn by Customer, Customer agrees that the exclusive venue for such action shall be in Polk County, Florida, and that Customer will pay, in addition to any adjudication for such fees, all costs and expenses necessitated thereby, including interest on the unpaid balance at the maximum rate allowed by law and a reasonable attorney's fee whether at the pre-trial stage, trial level or in connection with any and all appellate proceedings.

9. **Notice.** Subject to notice of change of address, in the manner provided in this section, any standard notice, default notice, notice of termination, or other document to be given hereunder by any party to the other shall be in writing, signed by or on behalf of the party giving notice, and shall be deemed to have been given on the earlier to occur of: (i) the date of actual delivery in person, or (ii) five (5) days after the date on which such notice is mailed by United States Certified Mail, Return Receipt Requested, postage prepaid, or (iii) the business day following the day on which such notice is sent by any next day or overnight business service, to each party at the above-referenced addresses.

10. **Time.** Time is of the essence of this Agreement and its terms.

11. **Integration.** This Agreement constitutes the complete and exclusive statement of the terms of the agreement between the parties pertaining to the Scope of Services and supersedes all prior and contemporaneous agreements and undertakings of the parties.

12. **Assignment and delegation.** This Agreement may be assigned and its corresponding duties delegated by Floralawn without obtaining Customer's consent. Customer may not assign this Agreement or delegate its duties hereunder without the prior written consent of Floralawn.

13. **Governing law and venue**. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Any action at law, suit in equity, or judicial proceeding for the enforcement of this Agreement or any provision thereof shall be instituted and maintained only in any of the courts of competent jurisdiction in Polk County, Florida.

14. **Binding effect.** This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective legal representatives, personal representatives, successors and assigns.

15. **Attorneys fees and costs.** In any legal proceeding brought for the enforcement of this Agreement, including but not limited to breach, default or misrepresentation in connection with any of the provisions of this Agreement, the prevailing party in such litigation shall be entitled to recover from the non-prevailing party, reasonable attorney's fees and other costs incurred in that action or proceeding in addition to any other relief to which such party may be entitled.

16. Severability.

16.1. If, for any reason, any part, term or provision of this Agreement is held by a court of competent jurisdiction to be illegal, void or unenforceable, the validity of the remaining provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforceable as if the Agreement did not contain the particular provision held to be invalid.

16.2. If it should appear that any provision herein is in conflict with the laws of the State of Florida, such conflicting provision shall be deemed inoperative and null and void insofar as it may be in conflict therewith, and shall be deemed modified to conform to Florida law.

17. **Entire Agreement.** The parties hereby agree that this Agreement is the complete expression of the terms hereto and any oral representations or understandings not incorporated herein are excluded. Further, any modifications of this Agreement shall be in writing and signed by both parties. Failure to comply with any of the provisions stated herein shall constitute a material breach of the contract and cause for termination. Both parties recognize that time is of the essence in the performance of the provisions of the Agreement. It is also agreed by the parties that the forgiveness of the nonperformance of any provision of this Agreement does not constitute a waiver of the provision of this Agreement.

Customer Authorized Signature

_____

Signature

_____

Print Name

FLORALAWN, INC., a Florida Corporation

_____

Rob Averitt, President

SECTION VI

OLD HICKORY
COMMUNITY DEVELOPMENT DISTRICT
CITY OF ST. CLOUD, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024

OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT
CITY OF ST. CLOUD, FLORIDA

TABLE OF CONTENTS

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Old Hickory Community Development District
City of St. Cloud, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Old Hickory Community Development District, City of St. Cloud, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year ended then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do 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.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 10, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 10, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Old Hickory Community Development District, City of St. Cloud, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $3,100,897.

- The change in the District's total net position for the fiscal year ended September 30, 2024 was ($79,862), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2024, the District's governmental funds reported combined ending fund balance of $644,899, and increase of $110,421. The fund balance is non spendable for prepaids, restricted for debt service, assigned for subsequent year's expenditures and the remainder is unassigned fund balance.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental fund. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30, 2020

	2024	2023
Current and other assets	$ 647,798	$ 540,664
Capital assets, net of depreciation	9,288,211	9,649,595
Total assets	9,936,009	10,190,259
Current liabilities	67,015	71,250
Long-term liabilities	6,768,097	6,938,250
Total liabilities	6,835,112	7,009,500
Net position		
Net investment in capital assets	2,520,114	2,711,345
Restricted	290,550	261,621
Unrestricted	290,233	207,793
Total net position	$ 3,100,897	$ 3,180,759

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30

	2024	2023
Revenues:		
Program revenues		
Charges for services	$ 816,462	$ 791,925
Operating grants and contributions	21,597	16,491
General revenues		
Investment earnings	13,288	-
Total revenues	851,347	808,416
Expenses:		
General government	83,711	85,614
Maintenance and operations	591,680	407,839
Interest	255,818	260,475
Total expenses	931,209	753,928
Change in net position	(79,862)	54,488
Net position - beginning	3,180,759	3,126,271
Net position - ending	$ 3,100,897	$ 3,180,759

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024, was $931,209. The costs of the District's activities were funded by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue is interest revenue. The majority of the increase in program revenues is due to an increase in assessments and interest income. The increase in current fiscal year expenses is primarily the result of an increase in landscape maintenance.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had $10,083,593 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of $795,382 has been taken, which resulted in a net book value of $9,288,211. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had $5,730,000 Bonds outstanding and $928,287 in lease payable. for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District anticipates that the general operations of the District will continue to increase.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Old Hickory Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida, 32801.

OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT
CITY OF ST. CLOUD, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024

	Governmental Activities
ASSETS	
Cash and cash equivalents	$ 96,212
Investments	178,288
Assessments receivable	6,760
Prepaid items	14,848
Restricted assets:	
Investments	351,690
Capital assets:	
Depreciable, net	9,288,211
Total assets	9,936,009
LIABILITIES	
Accounts payable	2,899
Accrued interest payable	64,116
Non-current liabilities:	
Due within one year	172,393
Due in more than one year	6,595,704
Total liabilities	6,835,112
NET POSITION	
Net investment in capital assets	2,520,114
Restricted for debt service	290,550
Unrestricted	290,233
Total net position	$ 3,100,897

See notes to the financial statements

OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT
CITY OF ST. CLOUD, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Primary government:				
Governmental activities:				
General government	$ 83,711	$ 83,711	$ -	$ -
Maintenance and operations	591,680	373,292	-	(218,388)
Interest on long-term debt	255,818	359,459	21,597	125,238
Total governmental activities	931,209	816,462	21,597	(93,150)

General revenues:	
Investment earnings	13,288
Total general revenues	13,288
Change in net position	(79,862)
Net position - beginning	3,180,759
Net position - ending	$ 3,100,897

See notes to the financial statements

OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT
CITY OF ST. CLOUD, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Cash and cash equivalents	$ 96,212	$ -	$ 96,212
Investments	178,288	351,690	529,978
Assessments receivable	3,784	2,976	6,760
Prepaid items	14,848	-	14,848
Total assets	$ 293,132	$ 354,666	$ 647,798
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	$ 2,899	$ -	$ 2,899
Total liabilities	2,899	-	2,899
Fund balances:			
Nonspendable:			
Prepaid items	14,848	-	14,848
Restricted for:			
Debt service	-	354,666	354,666
Assigned to:			
Subsequent year's expenditures	72,150	-	72,150
Unassigned	203,235	-	203,235
Total fund balances	290,233	354,666	644,899
Total liabilities and fund balances	$ 293,132	$ 354,666	$ 647,798

See notes to the financial statements

OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT
CITY OF ST. CLOUD, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024

Fund balance - governmental funds		$ 644,899
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.		
Cost of capital assets	10,083,593	
Accumulated depreciation	(795,382)	9,288,211
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(64,116)	
Bonds and lease payable	(6,768,097)	(6,832,213)
Net position of governmental activities		$ 3,100,897

See notes to the financial statements

OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT
CITY OF ST. CLOUD, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

	Major Funds		Total
	General	Debt Service	Governmental Funds
REVENUES			
Special assessments	$ 457,003	$ 359,459	$ 816,462
Interest earnings	13,288	21,597	34,885
Total revenues	470,291	381,056	851,347
EXPENDITURES			
Current:			
General government	83,711	-	83,711
Maintenance and operations	230,296	-	230,296
Debt service:			
Principal	35,929	130,000	165,929
Interest	37,915	223,075	260,990
Total expenditures	387,851	353,075	740,926
Excess (deficiency) of revenues over (under) expenditures	82,440	27,981	110,421
Fund balances - beginning	207,793	326,685	534,478
Fund balances - ending	$ 290,233	$ 354,666	$ 644,899

See notes to the financial statements

OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT
CITY OF ST. CLOUD, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

Net change in fund balances - total governmental funds	$ 110,421
Amounts reported for governmental activities in the statement of activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	165,929
Amortization of Bond premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	4,224
Depreciation on capital assets is not recognized in the governmental fund financial statements, however, these amounts are recognized as expenses in the government-wide statement of activities.	(361,384)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	948
Change in net position of governmental activities	$ (79,862)

See notes to the financial statements

OLD HICKERY COMMUNITY DEVELOPMENT DISTRICT
CITY OF ST. CLOUD, FLORIDA
NOTES TO FINANCIAL STATEMENTS

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Old Hickory Community Development District (the "District") was established by the City Council of City of St. Cloud's approval of Ordinance No. 2020-09 effective on May 14, 2020, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2024, all of the Board members are affiliated with Lennar Homes, LLC ("Developer").

The Board has the responsibility for:
1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures including lease liabilities are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental fund:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments
The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a"2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost (except for intangible right-to-use lease assets, the measurement of which is discussed below) if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment including the right to use leased equipment of the District are depreciated/amortized using the straight-line method over the following estimated useful lives:

Assets	Years
Stormwater system	30
Landscape & Hardscape	20
Right-to-use leased equipment	20

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)
In the governmental fund financial statements, amounts incurred for the acquisition of capital assets, including right to use leased assets, are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Leases
The District is a lessee for a noncancellable lease of equipment. The District recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements. The District recognizes lease liabilities with an initial, individual value of $5,000 or more.

At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the District determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments. The District uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the District generally uses its estimated incremental borrowing rate as the discount rate for leases.

The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the District is reasonably certain to exercise.

The District monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability. Lease assets are reported with other capital assets and lease liabilities are reported with long term debt on the statement of net position.

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deferred Outflows/Inflows of Resources (Continued)
In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
First American Treasury Obligation Fd Cl D	$ 351,690	S&P AAAm	Weighted average of the fund portfolio: 31 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	178,288	S&P AAAm	Weighted average of the fund portfolio: 39 days
	$ 529,978		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that "The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days." With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2024, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, being depreciated				
Stormwater system	$ 8,567,790	$ -	$ -	$ 8,567,790
Landscape and Hardscape	500,313	-	-	500,313
Right-to-use leased equipment	1,015,490	-	-	1,015,490
Total capital assets, being depreciated	10,083,593	-	-	10,083,593
Less accumulated depreciation for:				
Stormwater system	333,192	285,593	-	618,785
Landscape and Hardscape	50,032	25,016	-	75,048
Right-to-use leased equipment	50,774	50,775	-	101,549
Total accumulated depreciation	433,998	361,384	-	795,382
Total capital assets being depreciated	9,649,595	(361,384)	-	9,288,211
Governmental activities capital assets, net	$ 9,649,595	$ (361,384)	-	$ 9,288,211

Depreciation was charged to maintenance and operations.

NOTE 6 – LONG TERM DEBT

Series 2020

During October 2020, the District issued $6,245,000 of Special Assessment Bonds, Series 2020 consisting of Term Bonds due ranging from June 15, 2021, to June 15, 2050 and fixed interest rates ranging from 2.5% to 4.0%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each June 15 and December 15, commencing December 15, 2020, and the principal on the bonds is to be paid serially commencing June 15,2021 through June 15, 2050.

The Series 2020 Bonds are subject to optional redemption, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts, and at the redemption prices more fully described in the Redemption Provisions as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Series 2020	$ 5,860,000	$ -	$ 130,000	$ 5,730,000	$ 135,000
Plus: original issue premium	114,034	-	4,224	109,810	-
Leases payable	964,216	-	35,929	928,287	37,393
Total	$ 6,938,250	$ -	$ 170,153	$ 6,768,097	$ 172,393

NOTE 6 – LONG TERM DEBT (Continued)

Long-term Debt Activity (Continued)

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	$ 135,000	$ 219,825	$ 354,825
2026	140,000	216,450	356,450
2027	145,000	212,250	357,250
2028	145,000	207,900	352,900
2029	150,000	203,550	353,550
2030-2034	845,000	936,850	1,781,850
2035-2039	1,035,000	754,600	1,789,600
2040-2044	1,260,000	568,700	1,828,700
2045-2049	1,540,000	221,100	1,761,100
2050	335,000	13,800	348,800
	$ 5,730,000	$ 3,555,025	$ 9,285,025

NOTE 7 - LEASES

In fiscal year 2022, the District entered into certain leases as a lessee for the use of streetlights that will terminate on March 31, 2042. As of September 30, 2024, the value of the lease liability was $928,286. The District is required to make total monthly fixed payments of $6,154. The value of the right-to-use asset as of September 30, 2024, was $1,015,490 with an accumulated amortization of $101,549. At the end of the lease term, the District may elect to execute a new agreement based on current estimated replacement cost. The Lessor will retain ownership of the streetlights.

Minimum lease payments for years ending after September 30, 2024, are as follows:

Year ending September 30:	Principal	Interest	Total payments
2025	$ 37,393	$ 36,451	$ 73,844
2026	38,917	34,927	73,844
2027	40,502	33,342	73,844
2028	42,152	31,692	73,844
2029	43,870	29,974	73,844
2030-2034	247,659	121,561	369,220
2035-2039	302,391	66,829	369,220
2040-2042	175,402	9,208	184,610
	$ 928,286	$ 363,984	$ 1,292,270

NOTE 8 - DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 9 - CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims over the past three years.

OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT
CITY OF ST. CLOUD, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	$ 451,730	$ 457,003	$ 5,273
Interest earnings	-	13,288	13,288
Total revenues	451,730	470,291	18,561
EXPENDITURES			
Current:			
General government	121,958	83,711	38,247
Maintenance and operations	329,772	230,296	99,476
Debt service:			
Principal	-	35,929	(35,929)
Interest	-	37,915	(37,915)
Total expenditures	451,730	387,851	63,879
Excess (deficiency) of revenues over (under) expenditures	$ -	82,440	$ 82,440
Fund balance - beginning		207,793	
Fund balance - ending		$ 290,233	

See notes to required supplementary information

OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT
CITY OF ST. CLOUD, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT
CITY OF ST. CLOUD, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	4
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	6
Employee compensation	$5,356.30
Independent contractor compensation	$262,365.95
Construction projects to begin on or after October 1; ($65K)	$0
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - $1,065.55 Debt service - $839.98
Special assessments collected	$816,462
Outstanding Bonds: Series 2020	 $5,730,000

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Old Hickory Community Development District
City of St. Cloud, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Old Hickory Community Development District, City of St. Cloud, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 10, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 10, 2025

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Old Hickory Community Development District
City of St. Cloud, Florida

We have examined Old Hickory Community Development District, City of St. Cloud, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida as of and for the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Supervisors of Old Hickory Community Development District, City of St. Cloud, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 10, 2025

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Old Hickory Community Development District
City of St. Cloud, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Old Hickory Community Development District, City of St. Cloud, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 10, 2025

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in G*overnment Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 10, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Old Hickory Community Development District, City of St. Cloud, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Old Hickory Community Development District, City of St. Cloud, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 10, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.

SECTION VIII

SECTION A

Old Hickory Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____ Date:_____
Print Name:_____
Old Hickory Community Development District

District Manager:_____ Date:_____
Print Name:_____
Old Hickory Community Development District

SECTION B

Old Hickory Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____ Date:_____
Print Name:_____
Old Hickory Community Development District

District Manager:_____ Date:_____
Print Name:_____
Old Hickory Community Development District

SECTION IX

SECTION B

SECTION 1

Dewberry

Dewberry Engineers Inc.
800 N. Magnolia Ave, Suite 1000
Orlando, FL 32803

407.843.5120
407.649.8664 fax
www.dewberry.com

Sent Via Email: gflint@gmscfl.com

May 29, 2025

Mr. George Flint, District Manager
Old Hickory Community Development District
c/o Governmental Management Services
219 E. Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization Number 2025-2**
Old Hickory Community Development District
Annual Engineer's Report 2025
Osceola County, Florida

Dear Mr. Flint:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide general engineering services for the Old Hickory Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineer Agreement").

With this information in mind, we propose the following tasks and corresponding fees:

I. Scope of Work

We will provide the Annual Engineer's Report for the CDD as required by the Trust Indenture for this fiscal year. The report will address the requirements as detailed in Section 9.21 of the Trust.

II. Fees

The CDD will compensate the Engineer pursuant to the hourly rate schedule contained in the District Engineering Agreement. We estimate a budget in the amount of $3,800, plus other direct costs. The CDD will reimburse the Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the District Engineer Agreement.

This Work Authorization, together with the referenced District Engineer Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator, in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for choosing Dewberry Engineers Inc. We look forward to continuing to work with you and your staff.

Sincerely,

Joey V. Duncan, P.E.
Principal Engineer

Reinardo Malavé, P.E.
Associate Vice President

PA:RM:ap
Q:\MTHCDD_50115313\Adm\Correspondence\AAS\Old Hickory CDD 2025 Annual Engineer's Report_05-29-2025

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Old Hickory Community Development District

Date: 5/29/25

SECTION 2

Dewberry

Dewberry Engineers Inc.
800 N. Magnolia Ave, Suite 1000
Orlando, FL 32803

407.843.5120
407.649.8664 fax
www.dewberry.com

Sent Via Email: gflint@gmscfl.com

June 24, 2025

Mr. George Flint, District Manager
Old Hickory Community Development District
c/o Governmental Management Services
219 E. Livingston Street
Orlando, Florida 32801

Subject: **District Engineers Report - 2025**
Old Hickory Road Community Development District
Section 9.21 of the Master Trust Indenture

Dear Mr. Flint:

In accordance with Section 9.21 of the Master Trust Indenture for the Old Hickory Road Community Development District (CDD), we have completed our annual review of the portions of the project within this CDD as constructed to date. We find, based on said inspection and our knowledge of the community, that those portions of the infrastructure are being maintained in reasonably good repair.

We have reviewed the Operation and Maintenance budget for the Fiscal Year 2026 and believe that it is sufficient for the proper operation and maintenance of the Old Hickory Road CDD.

In addition, and in accordance with Section 9.21 of the Master Trust Indenture, we have reviewed the current limits of insurance coverage, and we believe that this is adequate for the community.

Should you have any questions or require additional information, please contact me at (904) 423.4935.

Sincerely,

Joey V. Duncan, P.E.
District Engineer
Old Hickory Road Community Development District

JVD:ap
Q:\MTHCDD_50115313\Adm\Reports\Annual Engineer's Report\Old Hickory Road CDD Annual Engineer's Report 2025_06-24-2025

SECTION C

SECTION 1

Old Hickory

Community Development District

Summary of Invoices

May 1, 2025 - July 13, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	5/9/25	445-446	$ 12,934.00
	5/16/25	447	5,513.63
	5/21/25	448	11.11
	5/28/25	449	377.23
	6/3/25	450-452	16,440.25
	6/11/25	453-455	2,576.53
	6/17/25	456-457	5,970.43
	6/24/25	458	165.71
	7/1/25	459	1,087.50
	7/8/25	460	11,562.00
			$ 56,638.39
Payroll			
	June 2025		
	Adam Morgan	50091	$ 184.70
	Kathryn Farr	50092	184.70
	Michelle Dudley	50093	184.70
	Patrick Bonin Jr.	50094	184.70
			$ 738.80
TOTAL			**$ 57,377.19**

*** CHECK DATES 05/01/2025 - 07/13/2025 *** 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	#
5/09/25	00010	4/30/25	227896	202504	320-53800-47000		*	1,372.00		
			AQUATIC PLANT MGMT APR25							
						APPLIED AQUATICS MANAGEMENT INC			1,372.00	000445
5/09/25	00009	5/01/25	31919	202505	320-53800-46200		*	11,562.00		
			LANDSCAPE MAINT MAY25							
						FLORALAWN 2 LLC			11,562.00	000446
5/16/25	00001	5/01/25	123	202505	310-51300-34000		*	3,541.67		
			MANAGEMENT FEES MAY25							
		5/01/25	123	202505	310-51300-35300		*	105.00		
			WEBSITE ADMIN MAY25							
		5/01/25	123	202505	310-51300-35100		*	157.50		
			INFORMATION TECH MAY25							
		5/01/25	123	202505	310-51300-31300		*	306.25		
			DISSEMINATION SVCS MAY25							
		5/01/25	123	202505	310-51300-51000		*	.09		
			OFFICE SUPPLIES MAY25							
		5/01/25	123	202505	310-51300-42000		*	11.87		
			POSTAGE MAY25							
		5/01/25	124	202505	320-53800-12000		*	1,391.25		
			FIELD MANAGEMENT MAY25							
						GOVERNMENTAL MANAGEMENT SERVICES			5,513.63	000447
5/21/25	00012	5/12/25	05122025	202505	300-20700-10000		*	11.11		
			FY25 SPEC ASSES SER2020							
						OLD HICKORY CDD C/O USBANK			11.11	000448
5/28/25	00009	3/24/25	31028	202502	320-53800-46400		*	95.86		
			RPR NZZL/1 BBBLR/MP ROTTR							
		5/16/25	32217	202504	320-53800-46400		*	281.37		
			RPR 2 NOZZLES/7 MP ROTATR							
						FLORALAWN 2 LLC			377.23	000449
6/03/25	00009	6/01/25	32498	202506	320-53800-46200		*	11,562.00		
			LANDSCAPE MAINT JUN25							
						FLORALAWN 2 LLC			11,562.00	000450
6/03/25	00011	6/02/25	27714	202505	310-51300-32200		*	4,700.00		
			FY24 AUDIT SERVICES							
						GRAU & ASSOCIATES			4,700.00	000451
6/03/25	00005	5/18/25	11698425	202505	310-51300-48000		*	178.25		
			NOT MTG AUDIT COMMITTEE							
						TRIBUNE PUBLISHING COMPANY LLC DBA			178.25	000452

*** CHECK DATES 05/01/2025 - 07/13/2025 *** 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	#
6/11/25	00010	5/31/25	228537	202505	320-53800-47000		*	1,372.00		
			AQUATIC PLANT MGMT MAY25							
						APPLIED AQUATICS MANAGEMENT INC			1,372.00	000453
6/11/25	00002	6/09/25	140841	202505	310-51300-31500		*	545.50		
			AUDIT REQ/AGEND/BOS MTG							
						LATHAM LUNA EDEN & BEAUDINE LLP			545.50	000454
6/11/25	00012	6/09/25	06092025	202506	300-20700-10000		*	659.03		
			FY25 SPEC ASSES SER2020							
						OLD HICKORY CDD C/O USBANK			659.03	000455
6/17/25	00001	6/01/25	125	202506	320-53800-12000		*	1,391.25		
			FIELD MANAGEMENT JUN25							
		6/01/25	126	202506	310-51300-34000		*	3,541.67		
			MANAGEMENT FEES JUN25							
		6/01/25	126	202506	310-51300-35300		*	105.00		
			WEBSITE ADMIN JUN25							
		6/01/25	126	202506	310-51300-35100		*	157.50		
			INFORMATION TECH JUN25							
		6/01/25	126	202506	310-51300-31300		*	306.25		
			DISSEMINATION SVCS JUN25							
		6/01/25	126	202506	310-51300-51000		*	.42		
			OFFICE SUPPLIES JUN25							
		6/01/25	126	202506	310-51300-42000		*	7.31		
			POSTAGE JUN25							
						GOVERNMENTAL MANAGEMENT SERVICES			5,509.40	000456
6/17/25	00012	6/16/25	06162025	202506	300-20700-10000		*	461.03		
			FY25 SPEC ASSES SER2020							
						OLD HICKORY CDD C/O USBANK			461.03	000457
6/24/25	00009	6/10/25	32768	202505	320-53800-46400		*	56.76		
			1FT FLEX PIPE/2 COUPLINGS							
		6/19/25	32880	202506	320-53800-46400		*	108.95		
			6 NOZZLES/2 6" SPRY HEADS							
						FLORALAWN 2 LLC			165.71	000458
7/01/25	00025	6/23/25	22451365	202505	310-51300-31100		*	720.00		
			CDD MEETING/RVW AGENDA							
		6/23/25	22451404	202505	310-51300-31100		*	367.50		
			2025 ANNUAL REPORT							
						DEWBERRY ENGINEERS INC			1,087.50	000459
7/08/25	00009	7/01/25	33152	202507	320-53800-46200		*	11,562.00		
			LANDSCAPE MAINT JUL25							
						FLORALAWN 2 LLC			11,562.00	000460

TOTAL FOR BANK A 56,638.39

*** CHECK DATES 05/01/2025 - 07/13/2025 ***
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	#
									TOTAL FOR REGISTER		56,638.39		

Old Hickory

Community Development District

Summary of Invoices

July 13, 2025 - August 13, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	7/16/25	461-463	$ 6,926.36
	7/31/25	464	2,767.50
	8/5/25	465-466	11,785.25
	8/12/25	467-468	6,885.00
			$ 28,364.11
TOTAL			**$ 28,364.11**

*** CHECK DATES 07/13/2025 - 08/13/2025 *** 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	#
7/16/25	00010	6/30/25	229205	202506	320-53800-47000		*	1,372.00		
			AQUATIC PLANT MGMT JUN25							
						APPLIED AQUATICS MANAGEMENT INC			1,372.00	000461
7/16/25	00001	7/01/25	127	202507	320-53800-12000		*	1,391.25		
			FIELD MANAGEMENT JUL25							
		7/01/25	127A	202504	310-51300-42000		*	1.84		
			USPS-MAILING 941 FORMS							
		7/01/25	128	202507	310-51300-34000		*	3,541.67		
			MANAGEMENT FEES JUL25							
		7/01/25	128	202507	310-51300-35300		*	105.00		
			WEBSITE ADMIN JUL25							
		7/01/25	128	202507	310-51300-35100		*	157.50		
			INFORMATION TECH JUL25							
		7/01/25	128	202507	310-51300-31300		*	306.25		
			DISSEMINATION SVCS JUL25							
		7/01/25	128	202507	310-51300-51000		*	.15		
			OFFICE SUPPLIES JUL25							
		7/01/25	128	202507	310-51300-42000		*	10.71		
			POSTAGE JUL25							
						GOVERNMENTAL MANAGEMENT SERVICES			5,514.37	000462
7/16/25	00002	7/14/25	142563	202506	310-51300-31500		*	39.99		
			EMAIL/AGENDA/BOS MEETING							
						LATHAM LUNA EDEN & BEAUDINE LLP			39.99	000463
7/31/25	00025	7/22/25	22456220	202506	310-51300-31100		*	2,767.50		
			2025 ANNUAL REPORT							
						DEWBERRY ENGINEERS INC			2,767.50	000464
8/05/25	00009	8/01/25	33825	202508	320-53800-46200		*	11,562.00		
			LANDSCAPE MAINT AUG25							
						FLORALAWN 2 LLC			11,562.00	000465
8/05/25	00005	7/20/25	12065402	202507	310-51300-48000		*	223.25		
			AUDIT RFP NOTICE							
						TRIBUNE PUBLISHING COMPANY LLC DBA			223.25	000466
8/12/25	00010	7/31/25	229816	202507	320-53800-47000		*	1,372.00		
			AQUATIC PLANT MGMT JUL25							
						APPLIED AQUATICS MANAGEMENT INC			1,372.00	000467
8/12/25	00001	8/01/25	129	202508	320-53800-12000		*	1,391.25		
			FIELD MANAGEMENT AUG25							
		8/01/25	130	202508	310-51300-34000		*	3,541.67		
			MANAGEMENT FEES AUG25							

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AP300R                                YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER   RUN  8/14/25          PAGE   2
*** CHECK DATES 07/13/2025 - 08/13/2025 ***       OLD HICKORY - GENERAL FUND
                                                  BANK A GENERAL FUND

  CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...              VENDOR NAME             STATUS             AMOUNT    ....CHECK.....
   DATE           DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                      AMOUNT     #

                 8/01/25 130      202508 310-51300-35300                                      *             105.00
                          WEBSITE ADMIN AUG25
                 8/01/25 130      202508 310-51300-35100                                      *             157.50
                          INFORMATION TECH AUG25
                 8/01/25 130      202508 310-51300-31300                                      *             306.25
                          DISSEMINATION SVCS AUG25
                 8/01/25 130      202508 310-51300-51000                                      *                .09
                          OFFICE SUPPLIES AUG25
                 8/01/25 130      202508 310-51300-42000                                      *              11.24
                          POSTAGE AUG25
                                                     GOVERNMENTAL MANAGEMENT SERVICES                                5,513.00 000468
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -

                                                                        TOTAL FOR BANK A                 28,364.11

                                                                        TOTAL FOR REGISTER               28,364.11
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SECTION 2

Old Hickory

Community Development District

Unaudited Financial Reporting

July 31, 2025

Table of Contents

Old Hickory

Community Development District

Balance Sheet

July 31, 2025

	General Fund	*Capital Reserve Fund*	*Debt Service Fund*	*Totals Governmental Funds*
Assets:				
Cash - Truist Bank	$ 61,914	$ 5,000	$ -	$ 66,914
Investments:				
Series 2020				
Reserve	-	-	177,750	177,750
Revenue	-	-	190,454	190,454
Prepayment	-	-	4,392	4,392
State Board of Administration	279,833	68,442	-	348,274
Total Assets	**$ 341,746**	**$ 73,442**	**$ 372,595**	**$ 787,784**
Liabilities:				
Accounts Payable	$ 1,595	$ -	$ -	$ 1,595
Total Liabilities	**$ 1,595**	**$ -**	**$ -**	**$ 1,595**
Fund Balances:				
Restricted For Debt Service 2020	$ -	$ -	$ 372,595	$ 372,595
Unassigned	340,151	-	-	340,151
Total Fund Balances	**$ 340,151**	**$ 73,442**	**$ 372,595**	**$ 786,189**
Total Liabilities & Fund Equity	$ 341,746	$ 73,442	$ 372,595	$ 787,784

Old Hickory

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues:				
Special Assessments	$ 451,730	$ 451,730	$ 453,037	$ 1,307
Interest	11,000	9,167	11,544	2,378
Total Revenues	**$ 462,730**	**$ 460,897**	**$ 464,582**	**$ 3,685**
Expenditures:				
Administrative:				
Supervisor Fees	$ 12,000	$ 10,000	$ 3,200	$ 6,800
FICA Expense	918	765	245	520
Engineering Fees	12,000	10,000	9,165	835
Attorney	25,000	20,833	2,090	18,743
Arbitrage	450	450	450	-
Dissemination	3,675	3,063	3,063	(0)
Annual Audit	4,700	4,700	4,700	-
Trustee Fees	4,050	4,050	4,041	9
Assessment Administration	5,565	5,565	5,565	-
Management Fees	42,500	35,417	35,417	(0)
Information Technology	1,890	1,575	1,575	-
Website Maintenance	1,260	1,050	1,050	-
Telephone	50	42	-	42
Postage	1,000	833	168	666
Printing & Binding	500	417	6	411
Insurance	6,427	6,427	6,252	175
Legal Advertising	2,500	2,083	1,184	900
Other Current Charges	600	500	477	23
Office Supplies	150	125	11	114
Property Appraiser	500	500	172	328
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	**$ 125,910**	**$ 108,570**	**$ 79,004**	**$ 29,565**
Operations & Maintenance				
Field Operations	$ 16,695	$ 13,913	$ 13,913	$ -
Property Insurance	2,536	2,536	3,031	(495)
Electric	1,500	1,250	287	963
Streetlights	101,430	84,525	75,707	8,818
Water & Sewer	28,512	23,760	27,973	(4,213)
Landscape Maintenance	143,327	119,439	115,620	3,819
Landscape Contingency	7,500	6,250	1,156	5,094
Lake Maintenance	16,958	14,132	13,720	412
Irrigation Repairs	10,000	8,333	3,739	4,594
Repairs & Maintenance	2,500	2,083	701	1,382
Walls, Entry & Monuments	2,500	2,083	3,600	(1,517)
Contingency	3,850	3,208	-	3,208
Hurricane Repairs	-	-	4,550	(4,550)
Total Operations & Maintenance:	**$ 337,308**	**$ 281,513**	**$ 263,997**	**$ 17,515**
Reserves				
Capital Reserve Transfer	$ 71,662	$ 71,662	$ 71,662	$ -
Total Reserves	**$ 71,662**	**$ 71,662**	**$ 71,662**	**$ -**
Total Expenditures	**$ 534,880**	**$ 461,744**	**$ 414,664**	**$ 47,081**
Excess Revenues (Expenditures)	$ (72,150)		$ 49,918	
Fund Balance - Beginning	$ 72,150		$ 290,233	
Fund Balance - Ending	$ -		$ 340,151	

Old Hickory

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues:				
Transfer In	$ 71,662	$ 71,662	$ 71,662	$ -
Interest	3,000	2,500	1,780	(720)
Total Revenues	**$ 74,662**	**$ 74,162**	**$ 73,442**	**$ (720)**
Expenditures:				
Bank Fees	$ 500	$ 417	$ -	$ 417
Capital Outlay	-	-	-	-
Total Expenditures	**$ 500**	**$ 417**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ 74,162	$ 73,745	$ 73,442	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ 74,162		$ 73,442	

Old Hickory

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues:				
Special Assessments	$ 356,100	$ 356,100	$ 356,340	$ 240
Interest	17,000	14,167	16,413	2,246
Total Revenues	**$ 373,100**	**$ 370,267**	**$ 372,753**	**$ 2,487**
Expenditures:				
Series 2020				
Interest - 12/15	$ 109,913	$ 109,913	$ 109,913	$ -
Principal - 06/15	135,000	135,000	135,000	-
Interest - 06/15	109,913	109,913	109,913	-
Total Expenditures	**$ 354,825**	**$ 354,825**	**$ 354,825**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ 18,275		$ 17,928	
Fund Balance - Beginning	$ 173,580		$ 354,667	
Fund Balance - Ending	$ 191,855		$ 372,595	

Old Hickory

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments	$ -	$ 20,714	$ 414,242	$ 3,930	$ 5,935	$ 3,104	$ 3,688	$ -	$ 1,424	$ -	$ -	$ -	$ 453,037
Interest	763	613	941	1,632	1,469	1,375	1,272	1,318	1,105	1,056	-	-	11,544
Total Revenues	**$ 763**	**$ 21,326**	**$ 415,183**	**$ 5,562**	**$ 7,404**	**$ 4,479**	**$ 4,960**	**$ 1,318**	**$ 2,529**	**$ 1,056**	**$ -**	**$ -**	**$ 464,582**
Expenditures:													
Administrative:													
Supervisor Fees	$ 800	$ 800	$ -	$ -	$ 800	$ -	$ -	$ 800	$ -	$ -	$ -	$ -	$ 3,200
FICA Expense	61	61	-	-	61	-	-	61	-	-	-	-	245
Engineering Fees	2,940	1,310	-	120	940	-	-	1,088	2,768	-	-	-	9,165
Attorney	258	560	313	-	345	31	-	546	40	-	-	-	2,090
Arbitrage	-	450	-	-	-	-	-	-	-	-	-	-	450
Dissemination	306	306	306	307	306	306	306	306	306	306	-	-	3,063
Annual Audit	-	-	-	-	-	-	-	4,700	-	-	-	-	4,700
Trustee Fees	-	4,041	-	-	-	-	-	-	-	-	-	-	4,041
Assessment Administration	5,565	-	-	-	-	-	-	-	-	-	-	-	5,565
Management Fees	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	-	-	35,417
Information Technology	158	158	158	158	158	158	158	158	158	158	-	-	1,575
Website Maintenance	105	105	105	105	105	105	105	105	105	105	-	-	1,050
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	7	14	5	13	56	25	18	12	7	11	-	-	168
Printing & Binding	2	2	1	-	-	-	-	-	-	-	-	-	6
Insurance	6,252	-	-	-	-	-	-	-	-	-	-	-	6,252
Legal Advertising	-	782	-	-	-	-	-	178	-	223	-	-	1,184
Other Current Charges	41	41	61	41	44	44	58	44	44	59	-	-	477
Office Supplies	0	0	0	10	0	0	0	0	0	0	-	-	11
Property Appraiser	-	-	-	172	-	-	-	-	-	-	-	-	172
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	**$ 20,212**	**$ 12,172**	**$ 4,490**	**$ 4,466**	**$ 6,357**	**$ 4,210**	**$ 4,186**	**$ 11,538**	**$ 6,969**	**$ 4,404**	**$ -**	**$ -**	**$ 79,004**
Operations & Maintenance													
Field Operations	$ 1,391	$ 1,391	$ 1,391	$ 1,391	$ 1,391	$ 1,391	$ 1,391	$ 1,391	$ 1,391	$ 1,391	$ -	$ -	$ 13,913
Property Insurance	3,031	-	-	-	-	-	-	-	-	-	-	-	3,031
Electric	27	28	30	61	-	29	25	30	29	29	-	-	287
Streetlights	7,553	7,533	7,565	15,133	-	7,608	7,568	7,608	7,557	7,584	-	-	75,707
Water & Sewer	2,687	759	1,987	1,765	1,950	2,466	3,705	3,535	4,260	4,860	-	-	27,973
Landscape Maintenance	11,562	11,562	11,562	11,562	11,562	11,562	11,562	11,562	11,562	11,562	-	-	115,620
Landscape Contingency	-	-	-	1,156	-	-	-	-	-	-	-	-	1,156
Lake Maintenance	1,372	1,372	1,372	1,372	1,372	1,372	1,372	1,372	1,372	1,372	-	-	13,720
Irrigation Repairs	637	59	52	2,112	96	336	281	57	109	-	-	-	3,739
Repairs & Maintenance	416	-	-	285	-	-	-	-	-	-	-	-	701
Walls, Entry & Monuments	1,865	-	285	-	-	785	665	-	-	-	-	-	3,600
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Repairs	4,550	-	-	-	-	-	-	-	-	-	-	-	4,550
Total Operations & Maintenance:	**$ 35,092**	**$ 22,704**	**$ 24,245**	**$ 34,837**	**$ 16,371**	**$ 25,548**	**$ 26,569**	**$ 25,555**	**$ 26,279**	**$ 26,798**	**$ -**	**$ -**	**$ 263,997**
Reserves													
Capital Reserve Transfer	$ -	$ 5,000	$ 66,662	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 71,662
Total Reserves	**$ -**	**$ 5,000**	**$ 66,662**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 71,662**
Total Expenditures	**$ 55,304**	**$ 39,876**	**$ 95,396**	**$ 39,303**	**$ 22,728**	**$ 29,758**	**$ 30,755**	**$ 37,093**	**$ 33,249**	**$ 31,201**	**$ -**	**$ -**	**$ 414,664**
Excess Revenues (Expenditures)	$ (54,541)	$ (18,549)	$ 319,787	$ (33,741)	$ (15,324)	$ (25,279)	$ (25,795)	$ (35,775)	$ (30,719)	$ (30,145)	$ -	$ -	$ 49,918

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)
LESS: PRINCIPAL PAYMENT 06/15/24		($130,000)
LESS: PRINCIPAL PAYMENT 06/15/25		($135,000)
CURRENT BONDS OUTSTANDING		**$5,595,000**

Old Hickory

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2025

						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%
Date	*Distribution*	*Gross Amount*	*Commissions*	*Discount/Penalty*	*Interest*	*Net Receipts*	*O&M Portion*	*2020 Debt Service Asmt*	*Total*
11/18/24	ACH	$5,034.78	$200.70	$96.68	$0.00	$4,737.40	$2,651.69	$2,085.71	$4,737.40
11/22/24	ACH	$34,299.54	$658.55	$1,371.96	$0.00	$32,269.03	$18,062.12	$14,206.91	$32,269.03
12/10/24	ACH	$434.06	$8.68	$0.00	$0.00	$425.38	$238.10	$187.28	$425.38
12/11/24	ACH	$780,427.32	$14,984.22	$31,216.60	$0.00	$734,226.50	$410,972.53	$323,253.97	$734,226.50
12/20/24	ACH	$5,716.59	$110.52	$190.55	$0.00	$5,415.52	$3,031.26	$2,384.26	$5,415.52
01/09/25	ACH	$980.51	$19.02	$29.42	$0.00	$932.07	$521.71	$410.36	$932.07
01/09/25	ACH	$5,716.59	$110.90	$171.51	$0.00	$5,434.18	$3,041.70	$2,392.48	$5,434.18
01/28/25	ACH	$0.00	$0.00	$0.00	$655.46	$655.46	$366.88	$288.58	$655.46
02/10/25	ACH	$1,482.97	$29.66	$0.00	$0.00	$1,453.31	$813.47	$639.84	$1,453.31
02/10/25	ACH	$9,527.65	$186.74	$190.55	$0.00	$9,150.36	$5,121.78	$4,028.58	$9,150.36
03/11/25	ACH	$5,716.59	$113.19	$57.17	$0.00	$5,546.23	$3,104.42	$2,441.81	$5,546.23
04/09/25	ACH	$980.49	$19.61	$0.00	$0.00	$960.88	$537.84	$423.04	$960.88
04/09/25	ACH	$5,716.59	$114.33	$0.00	$0.00	$5,602.26	$3,135.78	$2,466.48	$5,602.26
04/30/25	ACH	$0.00	$0.00	$0.00	$25.23	$25.23	$14.12	$11.11	$25.23
06/09/25	ACH	$1,527.44	$30.55	$0.00	$0.00	$1,496.89	$837.86	$659.03	$1,496.89
06/16/25	ACH	$1,068.54	$21.37	$0.00	$0.00	$1,047.17	$586.14	$461.03	$1,047.17
	TOTAL	**$ 858,629.66**	**$ 16,608.04**	**$ 33,324.44**	**$ 680.69**	**$ 809,377.87**	**$ 453,037.40**	**$ 356,340.47**	**$ 809,377.87**

100.29%	**Net Percent Collected**
$ (2,337.06)	**Balance Remaining to Collect**

SECTION 3

BOARD OF SUPERVISORS MEETING DATES
OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026

The Board of Supervisors of the **Old Hickory Community Development District will hold their regular meetings for Fiscal Year 2026 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**, on the third Monday of the month, unless otherwise indicated, as follows:

October 20, 2025
November 17, 2025
December 15, 2025
January 19, 2026 ***(Date falls on National Holiday – Consider Cancelling/Rescheduling)***
February 16, 2026
March 16, 2026
April 20, 2026
May 18, 2026
June 15, 2026
July 20, 2026
August 17, 2026
September 21, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for a particular meeting may be obtained from the District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801, by calling (407) 841-5524, during normal business hours, or via the District's website at https://oldhickorycdd.com.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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