

*Old Hickory
Community Development District*

Agenda

February 16, 2026

AGENDA

Old Hickory

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

February 9, 2026

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, February 16, 2026 at 10:30 a.m., or as shortly thereafter as reasonably possible, at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026
 - B. Administration of Oath of Office to Newly Appointed Board Member
 - C. Consideration of Resolution 2026-02 Electing an Assistant Secretary
4. Approval of Minutes of the January 19, 2026 Meeting
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Discussion of Pending Plat Conveyances
 - ii. Status of Permit Transfers
 - iii. Status of Construction Funds & Requisitions
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
6. Other Business
7. Supervisor's Requests
8. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
Rey Malavè, District Engineer

Enclosures

SECTION III

SECTION C

RESOLUTION 2026-02

**A RESOLUTION OF THE OLD HICKORY COMMUNITY
DEVELOPMENT DISTRICT ELECTING
_____ AS ASSISTANT SECRETARY
OF THE BOARD OF SUPERVISORS**

WHEREAS, the Board of Supervisors of the Old Hickory Community District desires to elect _____ as an Assistant Secretary.

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

1. _____ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 16th day of February, 2026.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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, January 19, 2026, 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 (<i>Resigned at the meeting</i>)
Adam Morgan	Appointed as Chairman
Rob Bonin	Appointed as Vice Chairman
Kathryn Farr	Assistant Secretary (<i>Resigned at the meeting</i>)
Michelle Dudley	Assistant Secretary
George Delgado	Appointed as Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Joey Duncan <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. There were four Board members in attendance, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Organizational Matters

A. Discussion of Board Vacancy(ies) and Appointment(s)

Mr. Flint stated that the developer wanted to begin transitioning the CDD Board to residents. The HOA manager had sent over George Delgado and Baldwin Lopez as interested candidates. Mr. Delgado attended the meeting, and Mr. Lopez couldn't attend because he was sick, but said he was willing to serve.

Ms. Trucco explained they had to officially create Board vacancies before appointing anyone. Mr. Register and Ms. Farr both resigned at this time, and the Board voted to accept their resignations, creating two open seats.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Resignations of Mr. Lane Register and Ms. Kathryn Farr, were accepted.

Mr. Flint noted that Ms. Farr's term would have expired November 2026 and that Mr. Register's term would be up in 2028. The Board nominated George Delgado to take Mr. Register's seat.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Appointing George Delgado to Fulfill the Board Vacancy with a Term Ending November 2028, was approved.

B. Administration of Oath(s) of Office to Newly Appointed Board Member(s)

Mr. Flint stated that Mr. Delgado was sworn in and signed his Oath of Office as a new CDD Supervisor. Mr. Flint explained that, as a Board member, Mr. Delgado was a public official and had to follow the Florida Sunshine Law, meaning he couldn't discuss CDD business with other Supervisors outside noticed meetings, including by email or text, but he could talk with District staff and Counsel. Ms. Trucco said they would set up a follow up call and send a welcome packet to review Sunshine Law, ethics rules, public records requirements, and the new ethics training requirement.

Mr. Flint reviewed the financial disclosure rules, explaining that Mr. Delgado had to file a Form 1 within 30 days and then each year by July 1st. Mr. Delgado was told he could receive \$200 per meeting if he chose, and payroll forms were included.

C. Election of Officers

D. Consideration of Resolution 2026-01 Electing Officers

Mr. Flint noted that the Board was required to elect officers. Board consensus was for Mr. Morgan to serve as Chair, Mr. Bonin to serve as Vice Chair, the remaining three Board members would serve as Assistant Secretaries, George Flint to serve as Secretary, Jill Burns as Treasurer, and Katie Costa and Darrin Mossing, Sr. to serve as Assistant Treasurers.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-01 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 18, 2025, Board of Supervisors Meeting and Acceptance of the Minutes of the August 18, 2025, Audit Committee Meeting

Mr. Flint reviewed the August 18, 2025 Board meeting minutes and the August 18, 2025 Audit Committee minutes. He offered to take any comments, corrections, or changes. The Board had no changes.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor the Minutes of August 18, 2025 Board of Supervisors Meeting were approved as presented and the minutes of the August 18, 2025 Audit Committee Meeting, were accepted.

FIFTH ORDER OF BUSINESS

Ratification of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2025

Mr. Flint reviewed the FY25 agreement with Grau & Associates to provide auditing services and asked the Board to ratify.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2025, was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Work Authorization 2026-1 from Dewberry for General Engineering Services

Mr. Flint reviewed Dewberry's 2026-1 work authorization for general engineering services. He noted that this is the standard annual approval covering meeting attendance and routine questions billed hourly, within the budget.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Work Authorization 2026-01 from Dewberry for General Engineering Services, was approved.

SEVENTH ORDER OF BUSINESS**Ratification of Osceola County Property Appraiser Data Sharing and Usage Agreement**

Mr. Flint reviewed the Osceola County Property Appraiser Data Sharing and Usage Agreement. Mr. Flint explained to Mr. Delgado that since the District collects debt service and O&M assessments through the property tax bill, it must maintain agreements with the property appraiser and tax collector. He also said the District was required to have an independent third-party audit each year and that the Board had just completed the RFQ process and selected the auditor.

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

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**
- iii. Status of Construction Funds & Requisitions**

Mr. Flint stated there were no engineer reports.

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

- 1. August 13, 2025 – October 12, 2025**
- 2. October 13, 2025 – October 31, 2025**
- 3. November 1, 2025 – December 31, 2025**

Mr. Flint presented the check register for August 13, 2025, through October 12, 2025; October 13, 2025, through October 31, 2025; and November 1, 2025, through December 31, 2025.

Mr. Flint said the District's fiscal year ran from October 1st through September 30th, and that FY26 started October 1, 2025, and went through September 30, 2026. He explained that the financials under review covered results through the end of November or December and included the balance sheet and the revenue and expense statements for each fund.

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

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials. No action was required.

D. Field Manager's Report

Mr. Scheerer reviewed the Field Manager's report. He noted that mulch had been installed, a few minor irrigation repairs had been made, and crews were cutting back vegetation behind retaining walls before the rainy season made those areas harder to maintain. He stated that the landscape manager was short-staffed but still working to get everything cleaned up. He noted the entrance to the Bahia areas looked weedy, but that it was seasonal and should improve after winter. He confirmed which entrance and perimeter areas had irrigation. Budget season has begun, and he said the fountain and awning requests from last year will be brought back with updated numbers for the next budget cycle. It was discussed that a fountain could be added to the entrance pond if funds allow. Mr. Flint said they would review that during the spring budget process.

Mr. Scheerer clarified that reserves were not based on a reserve study yet, since the District usually waits about six years and isn't required to do so. He reviewed fountain pricing (mid-\$30Ks each) and noted ongoing maintenance and electric costs of roughly \$500–\$600 per month. He explained fountains were mostly aesthetic and not really needed for pond function unless there were bug issues. It was also mentioned that the HOA could install one instead through a license agreement.

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 Mr. Delgado, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION C

SECTION 1

Old Hickory

Community Development District

Summary of Invoices

January 1, 2026 - January 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	1/2/26	501-502	\$ 20,496.07
	1/6/26	503-504	1,519.18
	1/13/26	505	2,558.43
	1/20/26	506-507	5,770.17
	1/26/26	508	250.00
			<hr/>
			\$ 30,593.85
Payroll			
	<u>January 2026</u>		
	Adam Morgan	50101	\$ 184.70
	Kathryn Farr	50102	184.70
	Michelle Dudley	50103	184.70
	Patrick Bonin Jr.	50104	184.70
	George Delgado	50105	184.70
			<hr/>
			\$ 923.50
TOTAL			<hr/>
			\$ 31,517.35

CHECK	VEND#INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNTCHECK.....	
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER									30,593.85		

SECTION 2

Old Hickory
Community Development District

Unaudited Financial Reporting
January 31, 2026



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7	<hr/> Assessment Receipt Schedule

Old Hickory
Community Development District
Balance Sheet
January 31, 2026

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - Truist Bank	\$ 93,392	\$ 5,001	\$ -	\$ 98,393
Investments:				
Series 2020				
Reserve	-	-	177,750	177,750
Revenue	-	-	427,062	427,062
Prepayment	-	-	4,471	4,471
Due From General Fund	-	-	9,914	9,914
State Board of Administration	454,999	100,042	-	555,041
Total Assets	\$ 548,392	\$ 105,042	\$ 619,198	\$ 1,272,631
Liabilities:				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Due to Debt Service	253	-	-	253
Total Liabilities	\$ 253	\$ -	\$ -	\$ 253
Fund Balances:				
Restricted For Debt Service 2020	\$ -	\$ -	\$ 619,198	\$ 619,198
Unassigned	548,139	-	-	548,139
Total Fund Balances	\$ 548,139	\$ 105,042	\$ 619,198	\$ 1,272,379
Total Liabilities & Fund Equity	\$ 548,392	\$ 105,042	\$ 619,198	\$ 1,272,631

Old Hickory

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Special Assessments	\$ 451,730	\$ 439,181	\$ 439,181	\$ -
Interest	12,000	4,000	3,692	(308)
Total Revenues	\$ 463,730	\$ 443,181	\$ 442,873	\$ (308)
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 800	\$ 3,200
FICA Expense	918	306	61	245
Engineering Fees	10,000	3,333	250	3,083
Attorney	15,000	5,000	122	4,878
Arbitrage	450	-	-	-
Dissemination	3,785	1,262	1,262	(0)
Annual Audit	4,700	-	-	-
Trustee Fees	4,434	4,434	4,445	(11)
Assessment Administration	5,732	5,732	5,732	-
Management Fees	43,775	14,592	14,592	(0)
Information Technology	1,947	649	649	-
Website Maintenance	1,298	433	433	(0)
Telephone	50	17	-	17
Postage	1,000	333	23	310
Printing & Binding	500	167	-	167
Insurance	7,534	7,534	6,627	907
Legal Advertising	2,500	833	-	833
Other Current Charges	650	217	189	27
Office Supplies	150	50	1	49
Property Appraiser	500	-	-	-
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 117,098	\$ 49,066	\$ 35,360	\$ 13,706
Operations & Maintenance				
Field Operations	\$ 17,196	\$ 5,732	\$ 5,732	\$ -
Property Insurance	3,273	3,273	2,650	623
Electric	1,500	500	120	380
Streetlights	101,430	33,810	30,415	3,395
Water & Sewer	33,000	11,000	8,253	2,747
Landscape Maintenance	150,052	50,017	50,017	0
Landscape Contingency	7,500	2,500	-	2,500
Lake Maintenance	16,968	5,656	4,239	1,417
Irrigation Repairs	10,000	3,333	1,246	2,087
Doggie Stations	10,660	3,553	3,553	0
Repairs & Maintenance	2,500	833	-	833
Walls, Entry & Monuments	2,500	833	-	833
Contingency	2,500	833	-	833
Total Operations & Maintenance:	\$ 359,079	\$ 121,875	\$ 106,226	\$ 15,649
Reserves				
Capital Reserve Transfer	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Total Reserves	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Total Expenditures	\$ 506,177	\$ 200,941	\$ 171,586	\$ 29,355
Excess Revenues (Expenditures)	\$ (42,447)		\$ 271,288	
Fund Balance - Beginning	\$ 42,447		\$ 276,851	
Fund Balance - Ending	\$ -		\$ 548,139	

Old Hickory

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Transfer In	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Interest	2,000	667	1,094	427
Total Revenues	\$ 32,000	\$ 30,667	\$ 31,094	\$ 427
Expenditures:				
Bank Fees	\$ 500	\$ 167	\$ -	\$ 167
Capital Outlay	-	-	-	-
Total Expenditures	\$ 500	\$ 167	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 31,500	\$ 30,500	\$ 31,094	
Fund Balance - Beginning	\$ 73,942		\$ 73,949	
Fund Balance - Ending	\$ 105,442		\$ 105,042	

Old Hickory

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Special Assessments	\$ 355,312	\$ 345,442	\$ 345,442	\$ -
Interest	16,000	5,333	4,661	(672)
Total Revenues	\$ 371,312	\$ 350,775	\$ 350,103	\$ (672)
Expenditures:				
Series 2020				
Interest - 12/15	\$ 108,225	\$ 108,225	\$ 108,225	\$ -
Principal - 06/15	140,000	-	-	-
Interest - 06/15	108,225	-	-	-
Total Expenditures	\$ 356,450	\$ 108,225	\$ 108,225	\$ -
Excess Revenues (Expenditures)	\$ 14,862		\$ 241,878	
Fund Balance - Beginning	\$ 197,195		\$ 377,319	
Fund Balance - Ending	\$ 212,057		\$ 619,198	

Old Hickory
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ 21,625	\$ 413,983	\$ 3,574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	439,181
Interest	615	518	943	1,617	-	-	-	-	-	-	-	-	3,692
Total Revenues	\$ 615	\$ 22,143	\$ 414,925	\$ 5,190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	442,873
Expenditures:													
<u>Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
FICA Expense	-	-	-	61	-	-	-	-	-	-	-	-	61
Engineering Fees	-	-	250	-	-	-	-	-	-	-	-	-	250
Attorney	-	31	92	-	-	-	-	-	-	-	-	-	122
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	315	315	315	315	-	-	-	-	-	-	-	-	1,262
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	4,445	-	-	-	-	-	-	-	-	-	-	4,445
Assessment Administration	5,732	-	-	-	-	-	-	-	-	-	-	-	5,732
Management Fees	3,648	3,648	3,648	3,648	-	-	-	-	-	-	-	-	14,592
Information Technology	162	162	162	162	-	-	-	-	-	-	-	-	649
Website Maintenance	108	108	108	108	-	-	-	-	-	-	-	-	433
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	6	5	1	12	-	-	-	-	-	-	-	-	23
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	6,627	-	-	-	-	-	-	-	-	-	-	-	6,627
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	43	59	43	44	-	-	-	-	-	-	-	-	189
Office Supplies	0	0	0	0	-	-	-	-	-	-	-	-	1
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 16,817	\$ 8,773	\$ 4,619	\$ 5,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	35,360
<u>Operations & Maintenance</u>													
Field Operations	\$ 1,433	\$ 1,433	\$ 1,433	\$ 1,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,732
Property Insurance	2,650	-	-	-	-	-	-	-	-	-	-	-	2,650
Electric	58	32	30	-	-	-	-	-	-	-	-	-	120
Streetlights	15,185	7,637	7,593	-	-	-	-	-	-	-	-	-	30,415
Water & Sewer	1,353	1,790	2,403	2,706	-	-	-	-	-	-	-	-	8,253
Landscape Maintenance	12,504	12,504	12,504	12,504	-	-	-	-	-	-	-	-	50,017
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,413	1,413	1,413	-	-	-	-	-	-	-	-	-	4,239
Irrigation Repairs	778	362	106	-	-	-	-	-	-	-	-	-	1,246
Doggie Stations	888	888	888	888	-	-	-	-	-	-	-	-	3,553
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Walls, Entry & Monuments	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance:	\$ 36,263	\$ 26,059	\$ 26,371	\$ 17,532	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	106,226
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	30,000
Total Reserves	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	30,000
Total Expenditures	\$ 53,081	\$ 34,832	\$ 60,990	\$ 22,682	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	171,586
Excess Revenues (Expenditures)	\$ (52,466)	\$ (12,690)	\$ 353,936	\$ (17,492)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	271,288

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

