

*Old Hickory
Community Development District*

Agenda

June 15, 2026

AGENDA

Old Hickory

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

June 8, 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, June 15, 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 Individuals to Fulfill the Board Vacancies in Seats #2 & #5
 - B. Administration of Oath of Office to Newly Appointed Board Member(s)
 - C. Election of Officers
 - D. Consideration of Resolution 2026-04 Electing Officers
4. Approval of Minutes of the April 20, 2026 Meeting
5. Consideration of Resolution 2026-05 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
6. 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 Registers
 1. April 2026 – May 2026
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Arbitrage Rebate Calculation Report for the Series 2020 Bonds
 - iv. Presentation of Number of Registered Voters – 746
 - v. Designation of **November 16, 2026** as the Landowners' Meeting Date – 1 Seat
 - vi. General Election November 3, 2026 – 2 Seats
 - vii. Form 1 Filing Deadline Reminder – Due July 1st
 - D. Field Manager's Report
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION D

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Old Hickory Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.
_____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 15th day of June, 2026.

ATTEST:

OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES

MINUTES OF MEETING
OLD HICKORY
COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Old Hickory Community Development District was held Monday, April 20, 2026, at 10:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum were:

Michelle Dudley	Chairperson
George Delgado	Vice Chairman
Baldwin Lopez	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Alan Scheerer	Field Manager
Karly Chambers	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. There were three 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. Appointment of Individuals to Fulfill the Board Vacancies in Seats #2 & #5

Mr. Flint stated Rob and Adam resigned from the Board resulting in two vacancies. One seat's term expires in November 2028, while the other expires in November 2026. According to procedure, the remaining Board members are responsible for appointing replacements to fill these vacancies. Currently, the Board is seeking nominations for candidates to fill the open positions.

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

C. Election of Officers

Mr. Flint explained that currently there are vacancies for the Board's Chair and Vice Chair positions, and these roles have not yet been filled. The three current Board members are serving as Assistant Secretaries, while he serves as Secretary, Jill Burns as Treasurer, and Katie Costa and Darrin Mossing Sr. as Assistant Treasurers. He suggested that it would be beneficial for two of the three Board members to be designated as Chair and Vice Chair, so that important documents can be properly executed. Mr. Flint clarified that the main responsibility of the Chair or Vice Chair is to sign documents on behalf of the Board; if the Chair is unavailable, the Vice Chair would perform this role. All actions requiring Board approval must still be voted on by the Board.

D. Consideration of Resolution 2026-03 Electing Officers

Board consensus was for Michelle Dudley to serve as Chairperson and George Delgado as Vice Chairperson.

On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, Resolution 2026-03 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the March 16, 2026 Meeting

Mr. Flint presented the minutes from March 16, 2026, meeting and asked for comments, corrections, or changes. The Board had no changes, and Mr. Flint asked for a motion to approve the minutes.

On MOTION by Ms. Dudley, seconded by Mr. Lopez, with all in favor, the Minutes of March 16, 2026 Meeting, were approved, as presented.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2025 Audit Report

Mr. Flint stated that Item 5 involved reviewing and accepting the Fiscal Year 2025 audit report. The CDD, as a government entity, is required to undergo an annual independent audit. The Board hired Grau & Associates after a mandatory bidding process, selecting them as the independent auditor. Grau & Associates prepared the audit which was included in the agenda. He noted that the management letter begins on page 29 of the audit report, and page 30 confirms there were no findings or recommendations for either the current or prior year. The audit complied with the provisions required by the Auditor General, resulting in a clean audit.

Mr. Flint asked if there were any questions about the audit report and called for a motion to accept it and authorize its transmission to the state of Florida.

On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, Acceptance of Fiscal Year 2025 Audit Report, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco stated she had nothing to report.

B. Engineer

i. Discussion of Pending Platt Conveyances

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Mr. Flint stated there was no Engineer on today and noted he doesn't think there are any issues under that section that need to be updated at this point.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint reported that the check register was included in the agenda and contained the general fund and Board compensation for March. The total amount is \$23,110.72, with detailed information available behind the summary of individual checks.

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

ii. Balance Sheet and Income Statement

Mr. Flint reported that the Board has received unaudited financial statements through March 31st. No Board action is required but Board members can review the combined balance sheet covering the General Fund, capital reserve fund, and debt service fund. The General Fund operating account holds approximately \$91,000, with about \$400,000 in the investment account managed by the State Board of Administration. The Capital Reserve Fund contains about \$101,000. He noted that the General Fund has collected \$443,000 out of \$452,000 certified for collection on tax bills, with more disbursements expected from the county, anticipating over 100% collection. Administrative and expense actuals are both under the prorated budget. He invited questions from the Board regarding the financials.

D. Field Manager’s Report

Mr. Scheerer reviewed the Field Manager’s report. Reported that both Karly and himself have been inspecting the community and are currently gathering final quotes for the 2027 budget. He mentioned that there will be numerous items presented, and Board members will need to decide which projects to prioritize. Updates include revised fountain quotes, a new quote for covering the mail kiosk in phase four, and a landscape provider's quote for irrigating and replacing turf at the dog park in phase three. The total for these projects is substantial, and the Board will have to select which ones to move forward with. Ongoing pond maintenance and minor irrigation repairs continue, with monthly landscaper reports per contract. Updated landscape contract numbers for 2027 are available, and he expects to have all necessary information ready for review at the next meeting.

Mr. Delgado asked if it would be possible to get the contact information for the original playground installer from Lennar, so they could reach out directly. They mentioned that during an HOA meeting, there was concern about having a third-party work on equipment they didn't originally install. For logistical and liability reasons, he suggested contacting the original installer to see if they would be willing to provide a quote for inspecting, removing, and possibly reinstalling the equipment. Ms. Dudley noted she would provide that contact information.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Old Hickory Community Development District (“**District**”) prior to June 15, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	August 17, 2026
HOUR:	10:30 a.m., or shortly thereafter
LOCATION:	Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL 33896

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

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

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

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

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

PASSED AND ADOPTED THIS 15TH DAY OF JUNE, 2026.

ATTEST:

**OLD HICKORY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Old Hickory
Community Development District

Proposed Budget
FY2027

GMS
GOVERNMENTAL MANAGEMENT SERVICES

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Old Hickory
Community Development District
Proposed Budget
FY2027
General Fund

	Adopted Budget FY2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	\$ 451,730	\$ 449,785	\$ 1,945	\$ 451,729	\$ 451,730
Interest	12,000	8,018	4,750	12,768	12,000
Carry Forward Surplus*	42,447	53,337	-	53,337	52,024
Total Revenues	\$ 506,177	\$ 511,140	\$ 6,695	\$ 517,835	\$ 515,754
Expenditures:					
Administrative:					
Supervisor Fees	\$ 12,000	\$ 3,600	\$ 5,000	\$ 8,600	\$ 12,000
FICA Expense	918	275	383	658	918
Engineering Fees	10,000	1,350	3,650	5,000	10,000
Attorney	15,000	2,122	5,378	7,500	15,000
Arbitrage	450	450	-	450	450
Dissemination	3,785	2,208	1,577	3,785	3,974
Annual Audit	4,700	3,200	-	3,200	3,300
Trustee Fees	4,434	4,445	-	4,445	4,450
Assessment Administration	5,732	5,732	-	5,732	6,018
Management Fees	43,775	25,535	18,240	43,775	45,964
Information Technology	1,947	1,136	811	1,947	2,044
Website Maintenance	1,298	757	541	1,298	1,363
Telephone	50	-	25	25	50
Postage	1,000	58	442	500	1,000
Printing & Binding	500	22	128	150	500
Insurance	7,534	6,627	-	6,627	7,290
Legal Advertising	2,500	-	2,500	2,500	2,500
Other Current Charges	650	337	300	637	650
Office Supplies	150	1	49	50	150
Property Appraiser Fee	500	416	-	416	500
Dues, Licenses & Subscriptions	175	175	-	175	175
Total Administrative:	\$ 117,098	\$ 58,447	\$ 39,023	\$ 97,470	\$ 118,296
Operations & Maintenance					
Field Services	\$ 17,196	\$ 10,031	\$ 7,165	\$ 17,196	\$ 18,056
Property Insurance	3,273	2,650	-	2,650	2,800
Electric	1,500	210	175	385	1,500
Streetlights	101,430	53,366	38,250	91,616	101,430
Water & Sewer	33,000	15,969	12,500	28,469	33,000
Landscape Maintenance	150,052	87,798	63,861	151,659	150,052
Landscape Contingency	7,500	-	7,500	7,500	15,000
Lake Maintenance	16,968	7,065	9,891	16,956	17,460
Irrigation Repairs	10,000	2,968	4,532	7,500	10,000
Doggie Stations	10,660	6,218	4,442	10,660	10,660
Repairs & Maintenance	2,500	-	1,250	1,250	2,500
Walls, Entry & Monuments	2,500	-	1,250	1,250	2,500
Contingency	2,500	-	1,250	1,250	2,500
Total Operations & Maintenance:	\$ 359,079	\$ 186,275	\$ 152,065	\$ 338,341	\$ 367,458
Reserves					
Capital Reserve Transfer	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ 30,000
Total Reserves	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ 30,000
Total Expenditures	\$ 506,177	\$ 274,722	\$ 191,088	\$ 465,811	\$ 515,754
Excess Revenues (Expenditures)	\$ -	\$ 236,418	\$ (184,394)	\$ 52,024	\$ -

*Less 1st quarter operating amount.

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

Old Hickory

Community Development District

Gross Per Unit Assessment Comparison Chart

Property Type	Units	Gross Per Unit	Total Gross
50' Lots	273	\$1,066	\$290,896
60' Lots	178	\$1,066	\$189,668
Total	451		\$480,563.87

Property Type	Units	Fiscal Year 2026			Increase	Fiscal Year 2027	Fiscal Year 2027
		Gross Per Unit	% Increase	Gross Per Unit	Gross Per Unit	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	\$480,563.87	

Old Hickory
Community Development District
GENERAL FUND BUDGET

REVENUES:

Special Assessments

The District will levy a non-ad valorem special assessment on all the assessable property within the District in order to fund all operating and maintenance expenditures during the fiscal year. These assessments are billed on tax bills.

Interest

The District will invest surplus funds with State Board of Administration.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190 of the Florida Statutes allows for each member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year 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 board meetings, review of 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 board meetings, preparation and review of agreements and resolutions, and other research assigned 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.

Bond Series	Annual
2020 Special Assessment	\$450
Total	\$450

Old Hickory
Community Development District
GENERAL FUND BUDGET

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on the Series 2020 Special Assessment Bonds (2020 Project).

Bond Series	Annual
Dissemination Fees	\$3,974
Total	\$3,974

Annual Audit

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

Trustee Fees

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

Assessment Administration

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

Telephone and fax machine.

Old Hickory
Community Development District
GENERAL FUND BUDGET

Postage

The District incurs charges for mailing of agenda packages, overnight deliveries, checks for vendors and other required correspondence.

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 Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Represents any miscellaneous expenses incurred during the year such as bank fees, deposit slips, stop payments, etc.

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

Property Appraiser Fee

Represents an annual 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, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Property Insurance

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

Old Hickory Community Development District

GENERAL FUND BUDGET

Electric

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

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

Old Hickory Community Development District

GENERAL FUND BUDGET

Landscape Contingency

Represents estimated costs for any additional landscape expenses such as installation of annual plant replacement, mulch, tree replacement and any other landscape expenses not covered under the monthly landscape 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	\$203	\$2,436
Tract I	\$304	\$3,648
Tract H	\$100	\$1,200
Tract K	\$135	\$1,620
Tract P	\$151	\$1,812
Tract DD	\$151	\$1,812
Tract EE	\$304	\$3,648
Tract Q	\$107	\$1,284
Total		\$17,460

Irrigation Repairs

Represents estimated costs for any supplies and repairs to the irrigation system maintained by the District.

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.

Old Hickory
Community Development District
GENERAL FUND BUDGET

Contingency

Represents any additional field expenses 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 proposed amount to transfer to the Capital Reserve fund.

Old Hickory
Community Development District
Proposed Budget
FY2027
Capital Reserve Fund

	Adopted Budget FY2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Transfer In	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ 30,000
Interest	2,000	2,031	1,375	3,406	1,200
Total Revenues	\$ 32,000	\$ 32,031	\$ 1,375	\$ 33,406	\$ 31,200
Expenditures:					
Contingency	\$ 500	\$ -	\$ 200	\$ 200	\$ 500
Capital Outlay	-	-	-	-	75,752
Total Expenditures	\$ 500	\$ -	\$ 200	\$ 200	\$ 76,252
Excess Revenues (Expenditures)	\$ 31,500	\$ 32,031	\$ 1,175	\$ 33,206	\$ (45,052)
Fund Balance - Beginning	\$ 73,942	\$ 73,949	\$ -	\$ 73,949	\$ 107,155
Fund Balance - Ending	\$ 105,442	\$ 105,980	\$ 1,175	\$ 107,155	\$ 62,103

FY2027 Proposed Expenses	
Description	Amount
Lake Fountains & Aeration, Inc.	
PH1 Tract 1 7.5HP Pond Fountain	\$ 34,506
PH4 Tract A 7.5HP Pond Fountain	\$ 35,506
Pro Playgrounds	
Shade Structure over MailBox Area in PH4	\$ 5,741
Total	\$ 75,752

Old Hickory
Community Development District
Proposed Budget
FY2027
Debt Service Fund
Series 2020

	Adopted Budget FY2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	\$ 355,312	\$ 353,782	\$ 1,529	\$ 355,312	\$ 355,312
Interest	16,000	9,463	6,000	15,463	10,000
Carry Forward Surplus*	197,195	199,569	-	199,569	213,894
Total Revenues	\$ 568,507	\$ 562,815	\$ 7,529	\$ 570,344	\$ 579,206
Expenditures:					
Series 2020					
Interest - 12/15	\$ 108,225	\$ 108,225	\$ -	\$ 108,225	\$ 106,125
Principal - 06/15	140,000	-	140,000	140,000	145,000
Interest - 06/15	108,225	-	108,225	108,225	106,125
Total Expenditures	\$ 356,450	\$ 108,225	\$ 248,225	\$ 356,450	\$ 357,250
Excess Revenues (Expenditures)	\$ 212,057	\$ 454,590	\$ (240,696)	\$ 213,894	\$ 221,956

*Less Reserve amount.

Interest - 12/15/2027	<u>\$103,950</u>
Total	<u><u>\$103,950</u></u>
Net Assessment	\$355,312
Collection Cost (6%)	<u>\$22,679</u>
Gross Assessment	<u><u>\$377,991</u></u>

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
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	\$ 3,226,975	\$ 8,821,975.00

SECTION VI

SECTION C

SECTION 1

Old Hickory

Community Development District

Summary of Invoices

April 01, 2026 - April 30, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	4/9/26	522-523	\$ 8,304.05
	4/15/26	524-526	20,625.38
	4/21/26	527-528	1,062.50
			\$ 29,991.93
Payroll			
	<u>April 2026</u>		
	Baldwin Lopez	50114*	554.10
	George Delgado	50115	184.70
	Michelle Dudley	50116	184.70
			\$ 369.40
TOTAL			\$ 30,361.33

*Check includes payment for February & March meetings.

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
4/09/26	00011	4/02/26	29100	202603	310	51300	32200			*	3,200.00			
			FY25 ANNUAL AUDIT											
									GRAU & ASSOCIATES			3,200.00	000522	
4/09/26	00012	4/08/26	04082026	202604	300	20700	10000			*	5,104.05			
			FY26 DEBT SERVICE SER2020											
									OLD HICKORY CDD C/O USBANK			5,104.05	000523	
4/15/26	00009	3/31/26	38502	202603	320	53800	46400			*	270.73			
			5NOZZLES/6SPRAYS/MP MOTOR											
		4/01/26	38338	202604	320	53800	46200			*	12,772.17			
			LANDSCAPE MAINT APR26											
		4/01/26	38338	202604	320	53800	47300			*	888.30			
			DOGGIE STATION/TRASH BAGS											
									FLORALAWN 2 LLC			13,931.20	000524	
4/15/26	00001	4/01/26	146	202604	320	53800	12000			*	1,433.00			
			FIELD MANAGEMENT APR26											
		4/01/26	147	202604	310	51300	34000			*	3,647.92			
			MANAGEMENT FEE APR26											
		4/01/26	147	202604	310	51300	35300			*	108.17			
			WEBSITE ADMIN FEE APR26											
		4/01/26	147	202604	310	51300	35100			*	162.25			
			INFORMATION TECH APR26											
		4/01/26	147	202604	310	51300	31300			*	315.42			
			DISSEMINATION FEE APR26											
		4/01/26	147	202604	310	51300	51000			*	.09			
			OFFICE SUPPLIES APR26											
		4/01/26	147	202604	310	51300	42000			*	2.72			
			POSTAGE APR26											
		4/01/26	147	202604	310	51300	42500			*	2.10			
			COPIES APR26											
									GOVERNMENTAL MANAGEMENT SERVICES			5,671.67	000525	
4/15/26	00002	4/13/26	152027	202603	310	51300	31500			*	1,022.51			
			CDD MTG/AUDIT/AGRMNTS											
									LATHAM LUNA EDEN & BEAUDINE LLP			1,022.51	000526	
4/21/26	00025	4/16/26	22485813	202603	310	51300	31100			*	187.50			
			RVW CDD PERMITS/TRANSFERS											
		4/16/26	22485813	202603	310	51300	31100			*	300.00			
			REVIEW AGENDA/CDD MEETING											
		4/16/26	22485813	202603	310	51300	31100			*	62.50			
			BOS AGENDA ITEMS											
		4/16/26	22485813	202603	310	51300	31100			*	62.50			
			RVW ERP/INSPECT/PERMIT											
									DEWBERRY ENGINEERS INC			612.50	000527	
									OLDH OLD HICKORY CD TVISCARRA					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/29/26	00014	4/24/26 6471-04-	202604 310-51300-31200		AMERICAN MUNICIPAL TAX-EXEMPT	*	450.00	450.00 000528
-----							TOTAL FOR BANK A	29,991.93
							TOTAL FOR REGISTER	29,991.93

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (1990–2000) (ONS 2001).

There is a growing awareness of the need to address the health care needs of the elderly population. The Department of Health (2000) has set out a strategy for the NHS to meet the needs of the elderly population. This strategy is based on the following principles: (1) to ensure that the NHS is able to meet the needs of the elderly population; (2) to ensure that the NHS is able to meet the needs of the elderly population in a way that is cost-effective; (3) to ensure that the NHS is able to meet the needs of the elderly population in a way that is accessible; (4) to ensure that the NHS is able to meet the needs of the elderly population in a way that is acceptable.

The NHS is currently facing a number of challenges in meeting the needs of the elderly population. These challenges include:

- An increasing number of people aged 65 and over who are in need of health care services.
- A growing number of people aged 65 and over who are living in care homes.
- A growing number of people aged 65 and over who are living in their own homes but who are unable to manage their own affairs.
- A growing number of people aged 65 and over who are living in their own homes but who are unable to manage their own affairs.

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Old Hickory

Community Development District

Summary of Invoices

May 01, 2026 - May 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	5/6/26	529	\$ 14,009.58
	5/12/26	530-531	6,560.30
	5/19/26	532-534	3,894.51
	5/27/26	535	201.29
			<hr/>
			\$ 24,665.68
TOTAL			\$ 24,665.68

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/06/26	00009	4/23/26	38738	202604	320	53800	46400			*	349.11		
									5NOZZLES/3SPRAY/ROTATOR				
		5/01/26	38945	202605	320	53800	46200			*	12,772.17		
									LANDSCAPE MAINT MAY26				
		5/01/26	38945	202605	320	53800	47300			*	888.30		
									DOGGIE STATION/TRASH BAGS				
									FLORALAWN 2 LLC			14,009.58	000529
5/12/26	00001	5/01/26	148	202605	320	53800	12000			*	1,433.00		
									FIELD MANAGEMENT MAY26				
		5/01/26	149	202604	310	51300	42000			*	1.05		
									USPS IRS FORM				
		5/01/26	149A	202605	310	51300	34000			*	3,647.92		
									MANAGEMENT FEES MAY26				
		5/01/26	149A	202605	310	51300	35300			*	108.17		
									WEBSITE ADMIN FEE MAY26				
		5/01/26	149A	202605	310	51300	35100			*	162.25		
									INFORMATION TECH MAY26				
		5/01/26	149A	202605	310	51300	31300			*	315.42		
									DISSEMINATION FEE MAY26				
		5/01/26	149A	202605	310	51300	51000			*	.21		
									OFFICE SUPPLIES MAY26				
		5/01/26	149A	202605	310	51300	42000			*	22.50		
									POSTAGE MAY26				
		5/01/26	149A	202605	310	51300	42500			*	17.70		
									COPIES MAY26				
									GOVERNMENTAL MANAGEMENT SERVICES			5,708.22	000530
5/12/26	00012	5/11/26	05112026	202605	300	20700	10000			*	852.08		
									FY26 DEBT SERVICE SER2020				
									OLD HICKORY CDD C/O USBANK			852.08	000531
5/19/26	00010	3/31/26	235566	202603	320	53800	47000			*	1,413.00		
									AQUATIC PLANT MGMT MAR26				
		4/30/26	236318	202604	320	53800	47000			*	1,413.00		
									AQUATIC PLANT MGMT APR26				
									APPLIED AQUATICS MANAGEMENT INC			2,826.00	000532
5/19/26	00016	5/08/26	6089	202605	320	53800	47300			*	365.00		
									DOG PARK GATE REPAIR				
									BERRY CONSTRUCTION INC.			365.00	000533
5/19/26	00002	5/12/26	152731	202604	310	51300	31500			*	132.00		
									REVIEW DRAFT AUDIT				
		5/12/26	152731	202604	310	51300	31500			*	571.51		
									REVIEW AGENDA/CDD MEETING				
									LATHAM LUNA EDEN & BEAUDINE LLP			703.51	000534
									OLDH OLD HICKORY CD TVISCARRA				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/27/26	00009	6/01/26 39306	202605 320-53800-46400	FLORALAWN 2 LLC	*	201.29	201.29 000535
TOTAL FOR BANK A						24,665.68	
TOTAL FOR REGISTER						24,665.68	

SECTION 2

Old Hickory
Community Development District

Unaudited Financial Reporting
May 31, 2026



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3	<hr/> <u>Capital Reserve Fund Income Statement</u>
4	<hr/> <u>Debt Service Fund Series 2020 Income Statement</u>
5	<hr/> <u>Month to Month</u>
6	<hr/> <u>Long Term Debt Summary</u>
7	<hr/> <u>Assessment Receipt Schedule</u>

Old Hickory
Community Development District
Balance Sheet
May 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	\$ 76,411	\$ 5,001	\$ -	\$ 81,412
Investments:				
Series 2020				
Reserve	-	-	177,750	177,750
Revenue	-	-	452,533	452,533
Prepayment	-	-	4,518	4,518
State Board of Administration	350,064	101,306	-	451,371
Total Assets	\$ 426,476	\$ 106,307	\$ 634,801	\$ 1,167,583
Liabilities:				
Accounts Payable	\$ (536)	\$ -	\$ -	\$ (536)
Total Liabilities	\$ (536)	\$ -	\$ -	\$ (536)
Fund Balances:				
Restricted For Debt Service 2020	\$ -	\$ -	\$ 634,801	\$ 634,801
Unassigned	427,011	-	-	427,011
Total Fund Balances	\$ 427,011	\$ 106,307	\$ 634,801	\$ 1,168,119
Total Liabilities & Fund Equity	\$ 426,476	\$ 106,307	\$ 634,801	\$ 1,167,583

Old Hickory

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Special Assessments	\$ 451,730	\$ 450,861	\$ 450,861	\$ -
Interest	12,000	8,000	9,323	1,323
Total Revenues	\$ 463,730	\$ 458,861	\$ 460,184	\$ 1,323
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 3,600	\$ 4,400
FICA Expense	918	612	275	337
Engineering Fees	10,000	6,667	1,350	5,317
Attorney	15,000	10,000	2,826	7,174
Arbitrage	450	450	450	-
Dissemination	3,785	2,523	2,523	(0)
Annual Audit	4,700	4,700	3,200	1,500
Trustee Fees	4,434	4,434	4,445	(11)
Assessment Administration	5,732	5,732	5,732	-
Management Fees	43,775	29,183	29,183	(0)
Information Technology	1,947	1,298	1,298	-
Website Maintenance	1,298	865	865	(0)
Telephone	50	33	-	33
Postage	1,000	667	82	585
Printing & Binding	500	333	40	294
Insurance	7,534	7,534	6,627	907
Legal Advertising	2,500	1,667	-	1,667
Other Current Charges	650	433	381	53
Office Supplies	150	100	1	99
Property Appraiser	500	500	416	84
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 117,098	\$ 85,907	\$ 63,469	\$ 22,438
Operations & Maintenance				
Field Operations	\$ 17,196	\$ 11,464	\$ 11,464	\$ -
Property Insurance	3,273	3,273	2,650	623
Electric	1,500	1,000	240	760
Streetlights	101,430	67,620	61,013	6,607
Water & Sewer	33,000	22,000	20,622	1,378
Landscape Maintenance	150,052	100,035	100,035	0
Landscape Contingency	7,500	5,000	-	5,000
Lake Maintenance	16,968	11,312	9,891	1,421
Irrigation Repairs	10,000	6,667	3,169	3,497
Doggie Stations	10,660	7,107	7,471	(365)
Repairs & Maintenance	2,500	1,667	-	1,667
Walls, Entry & Monuments	2,500	1,667	-	1,667
Contingency	2,500	1,667	-	1,667
Total Operations & Maintenance:	\$ 359,079	\$ 240,477	\$ 216,555	\$ 23,922
Reserves				
Capital Reserve Transfer	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Total Reserves	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Total Expenditures	\$ 506,177	\$ 356,384	\$ 310,024	\$ 46,360
Excess Revenues (Expenditures)	\$ (42,447)		\$ 150,160	
Fund Balance - Beginning	\$ 42,447		\$ 276,851	
Fund Balance - Ending	\$ -		\$ 427,011	

Old Hickory

Community Development District

Capital Reserve

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Transfer In	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Interest	2,000	1,333	2,358	1,025
Total Revenues	\$ 32,000	\$ 31,333	\$ 32,358	\$ 1,025
Expenditures:				
Bank Fees	\$ 500	\$ 333	\$ -	\$ 333
Capital Outlay	-	-	-	-
Total Expenditures	\$ 500	\$ 333	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 31,500	\$ 31,000	\$ 32,358	
Fund Balance - Beginning	\$ 73,942		\$ 73,949	
Fund Balance - Ending	\$ 105,442		\$ 106,307	

Old Hickory

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Special Assessments	\$ 355,312	\$ 354,629	\$ 354,629	\$ -
Interest	16,000	10,667	11,077	411
Total Revenues	\$ 371,312	\$ 365,296	\$ 365,706	\$ 411
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		\$ 257,481	
Fund Balance - Beginning	\$ 197,195		\$ 377,319	
Fund Balance - Ending	\$ 212,057		\$ 634,801	

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	\$ 3,073	\$ 1,035	\$ 6,496	\$ 1,077	\$ -	\$ -	\$ -	\$ -	\$ 450,861
Interest	615	518	943	1,617	1,461	1,475	1,390	1,305	-	-	-	-	9,323
Total Revenues	\$ 615	\$ 22,143	\$ 414,925	\$ 5,190	\$ 4,534	\$ 2,510	\$ 7,886	\$ 2,381	\$ -	\$ -	\$ -	\$ -	\$ 460,184
Expenditures:													
Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 800	\$ 1,000	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
FICA Expense	-	-	-	61	77	61	77	-	-	-	-	-	275
Engineering Fees	-	-	250	488	-	613	-	-	-	-	-	-	1,350
Attorney	-	31	92	406	572	1,023	704	-	-	-	-	-	2,826
Arbitrage	-	-	-	-	-	-	450	-	-	-	-	-	450
Dissemination	315	315	315	315	315	315	315	315	-	-	-	-	2,523
Annual Audit	-	-	-	-	-	3,200	-	-	-	-	-	-	3,200
Trustee Fees	-	4,445	-	-	-	-	-	-	-	-	-	-	4,445
Assessment Administration	5,732	-	-	-	-	-	-	-	-	-	-	-	5,732
Management Fees	3,648	3,648	3,648	3,648	3,648	3,648	3,648	3,648	-	-	-	-	29,183
Information Technology	162	162	162	162	162	162	162	162	-	-	-	-	1,298
Website Maintenance	108	108	108	108	108	108	108	108	-	-	-	-	865
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	6	5	1	13	4	27	4	23	-	-	-	-	82
Printing & Binding	-	-	-	-	3	17	2	18	-	-	-	-	40
Insurance	6,627	-	-	-	-	-	-	-	-	-	-	-	6,627
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	43	59	43	44	44	45	59	44	-	-	-	-	381
Office Supplies	0	0	0	0	0	0	0	0	-	-	-	-	1
Property Appraiser	-	-	-	-	416	-	-	-	-	-	-	-	416
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 16,817	\$ 8,773	\$ 4,619	\$ 6,045	\$ 6,350	\$ 10,018	\$ 6,529	\$ 4,318	\$ -	\$ -	\$ -	\$ -	\$ 63,469
Operations & Maintenance													
Field Operations	\$ 1,433	\$ 1,433	\$ 1,433	\$ 1,433	\$ 1,433	\$ 1,433	\$ 1,433	\$ 1,433	\$ -	\$ -	\$ -	\$ -	\$ 11,464
Property Insurance	2,650	-	-	-	-	-	-	-	-	-	-	-	2,650
Electric	58	32	30	31	30	29	29	-	-	-	-	-	240
Streetlights	15,185	7,637	7,593	7,674	7,647	7,630	7,647	-	-	-	-	-	61,013
Water & Sewer	1,353	1,790	2,403	2,706	1,815	3,475	2,425	4,653	-	-	-	-	20,622
Landscape Maintenance	12,504	12,504	12,504	12,504	12,504	12,504	12,504	12,504	-	-	-	-	100,035
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,413	1,413	1,413	1,413	1,413	1,413	1,413	-	-	-	-	-	9,891
Irrigation Repairs	778	362	106	633	469	271	349	201	-	-	-	-	3,169
Doggie Stations	888	888	888	888	888	888	888	1,253	-	-	-	-	7,471
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Walls, Entry & Monuments	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance:	\$ 36,263	\$ 26,059	\$ 26,371	\$ 27,283	\$ 26,201	\$ 27,643	\$ 26,690	\$ 20,045	\$ -	\$ -	\$ -	\$ -	\$ 216,555
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Total Reserves	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Total Expenditures	\$ 53,081	\$ 34,832	\$ 60,990	\$ 33,328	\$ 32,550	\$ 37,662	\$ 33,218	\$ 24,363	\$ -	\$ -	\$ -	\$ -	\$ 310,024
Excess Revenues (Expenditures)	\$ (52,466)	\$ (12,690)	\$ 353,936	\$ (28,137)	\$ (28,016)	\$ (35,152)	\$ (25,333)	\$ (21,981)	\$ -	\$ -	\$ -	\$ -	\$ 150,160

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 2026

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
11/14/25	ACH	\$4,923.54	\$93.30	\$258.50	\$0.00	\$4,571.74	\$2,558.96	\$2,012.78	\$4,571.74
11/21/25	ACH	\$36,205.07	\$695.14	\$1,448.18	\$0.00	\$34,061.75	\$19,065.57	\$14,996.18	\$34,061.75
12/12/25	ACH	\$768,994.14	\$14,764.70	\$30,759.28	\$0.00	\$723,470.16	\$404,951.82	\$318,518.34	\$723,470.16
12/22/25	ACH	\$17,149.77	\$329.28	\$685.98	\$0.00	\$16,134.51	\$9,031.06	\$7,103.45	\$16,134.51
01/12/26	ACH	\$2,302.05	\$44.65	\$69.06	\$0.00	\$2,188.34	\$1,224.89	\$963.45	\$2,188.34
01/12/26	ACH	\$3,811.06	\$73.94	\$114.34	\$0.00	\$3,622.78	\$2,027.80	\$1,594.98	\$3,622.78
01/30/26	ACH	\$0.00	\$0.00	\$0.00	\$573.53	\$573.53	\$321.03	\$252.50	\$573.53
02/09/26	ACH	\$5,716.59	\$112.04	\$114.33	\$0.00	\$5,490.22	\$3,073.07	\$2,417.15	\$5,490.22
03/10/26	ACH	\$1,905.53	\$37.73	\$19.05	\$0.00	\$1,848.75	\$1,034.81	\$813.94	\$1,848.75
04/08/26	ACH	\$2,302.06	\$46.04	\$0.00	\$0.00	\$2,256.02	\$1,262.77	\$993.25	\$2,256.02
04/08/26	ACH	\$9,527.65	\$190.55	\$0.00	\$0.00	\$9,337.10	\$5,226.30	\$4,110.80	\$9,337.10
04/24/26	ACH	\$0.00	\$0.00	\$0.00	\$11.95	\$11.95	\$6.69	\$5.26	\$11.95
05/08/26	ACH	\$1,962.70	\$39.26	\$0.00	\$0.00	\$1,923.44	\$1,076.62	\$846.82	\$1,923.44
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 854,800.16	\$ 16,426.63	\$ 33,468.72	\$ 585.48	\$ 805,490.29	\$ 450,861.39	\$ 354,628.90	\$ 805,490.29

99.81%	Net Percent Collected
\$ 1,550.52	Balance Remaining to Collect

SECTION 3

REBATE REPORT

\$6,245,000

Old Hickory Community Development District

(Osceola County, Florida)

**Special Assessment Bonds, Series 2020
(2020 Project)**

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

**Rebate Report to the Computation Date
October 21, 2028
Reflecting Activity To
September 30, 2025**



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

April 24, 2026

Old Hickory Community Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

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

Dear Ms. Viscarra:

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

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

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

We have scheduled our next Report as of October 31, 2026. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the October 21, 2028 Computation Date
Reflecting Activity from October 21, 2020 through September 30, 2025

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	0.006467%	15.67	(11,939.97)
Capitalized Interest Fund	0.005917%	0.31	(257.69)
Cost of Issuance Fund	0.000000%	0.00	0.00
Debt Service Reserve Fund	2.623983%	23,915.27	(12,048.79)
Totals	2.042577%	\$23,931.25	\$(24,246.45)
Bond Yield	3.714317%		
Rebate Computation Credits			(9,339.50)
Net Rebatable Arbitrage			\$(33,585.95)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from October 21, 2020, the date of the closing, to September 30, 2025, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of October 21, 2028.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between October 21, 2020 and September 30, 2025, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

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

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

DEFINITIONS

6. Computation Date

October 21, 2028.

7. Computation Period

The period beginning on October 21, 2020, the date of the closing, and ending on September 30, 2025.

8. Bond Year

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

9. Bond Yield

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

10. Taxable Investment Yield

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

11. Issue Price

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

12. Rebatable Arbitrage

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

13. Funds and Accounts

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

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

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of September 30, 2025, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to October 21, 2028. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on October 21, 2028, is the Rebateable Arbitrage.

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

Sources of Funds	
-------------------------	--

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

Uses of Funds	
----------------------	--

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

PROOF OF ARBITRAGE YIELD

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

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

PROOF OF ARBITRAGE YIELD

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

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

Proceeds Summary

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

PROOF OF ARBITRAGE YIELD

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

Assumed Call/Computation Dates for Premium Bonds

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

Rejected Call/Computation Dates for Premium Bonds

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

BOND DEBT SERVICE

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

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

BOND DEBT SERVICE

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

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

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.714317%)
10/21/20	Beg Bal	-5,814,153.20	-7,804,612.94
11/03/20		-0.32	-0.43
11/06/20		5,814,153.20	7,792,654.24
12/02/20		-0.88	-1.18
01/05/21		-0.91	-1.21
02/02/21		-0.91	-1.21
03/02/21		-0.82	-1.09
04/02/21		-0.91	-1.20
05/04/21		-0.88	-1.16
05/13/21		20.89	27.47
06/02/21		-0.91	-1.19
07/02/21		-0.88	-1.15
08/03/21		-0.91	-1.19
09/02/21		-0.91	-1.18
10/04/21		-0.88	-1.14
11/02/21		-0.91	-1.18
12/02/21		-0.88	-1.13
12/30/21		-0.02	-0.03
01/04/22		-0.91	-1.17
02/02/22		-0.91	-1.17
03/02/22		-0.82	-1.05
04/04/22		-0.91	-1.16
05/03/22		-0.88	-1.12
06/02/22		-25.13	-31.79
07/05/22		-80.54	-101.54
08/02/22		-156.26	-196.45
08/29/22		273.07	342.36

10/21/28	TOTALS:	15.67	-11,939.97

ISSUE DATE:	10/21/20	REBATABLE ARBITRAGE:	-11,939.97
COMP DATE:	10/21/28	NET INCOME:	15.67
BOND YIELD:	3.714317%	TAX INV YIELD:	0.006467%

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.714317%)
10/21/20	Beg Bal	-34,927.50	-46,884.84
11/03/20		0.06	0.08
12/02/20		0.17	0.23
12/15/20		34,927.50	46,626.73
01/05/21		0.08	0.11

10/21/28	TOTALS:	0.31	-257.69

ISSUE DATE:	10/21/20	REBATABLE ARBITRAGE:	-257.69
COMP DATE:	10/21/28	NET INCOME:	0.31
BOND YIELD:	3.714317%	TAX INV YIELD:	0.005917%

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.714317%)
10/21/20	Beg Bal	-219,675.00	-294,880.15
10/21/20		219,675.00	294,880.15

10/21/28	TOTALS:	0.00	0.00

ISSUE DATE:	10/21/20	REBATABLE ARBITRAGE:	0.00
COMP DATE:	10/21/28	NET INCOME:	0.00
BOND YIELD:	3.714317%	TAX INV YIELD:	0.000000%

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.714317%)
10/21/20	Beg Bal	-178,050.00	-239,004.94
11/03/20		0.32	0.43
12/02/20		0.88	1.18
01/05/21		0.91	1.21
02/02/21		0.91	1.21
03/02/21		0.82	1.09
04/02/21		0.91	1.20
05/04/21		0.88	1.16
06/02/21		0.91	1.19
07/02/21		0.88	1.15
08/03/21		0.91	1.19
09/02/21		0.91	1.18
10/04/21		0.88	1.14
11/02/21		0.91	1.18
12/02/21		0.88	1.13
12/30/21		0.02	0.03
01/04/22		0.91	1.17
02/02/22		0.91	1.17
03/02/22		0.82	1.05
04/04/22		0.91	1.16
05/03/22		0.88	1.12
06/02/22		25.13	31.79
07/05/22		80.54	101.54
08/02/22		156.26	196.45
09/02/22		246.87	309.42
10/04/22		285.97	357.25
11/02/22		380.62	474.13
12/02/22		469.55	583.12
01/04/23		532.60	659.26
02/02/23		568.56	701.76
03/02/23		546.21	672.11
04/04/23		617.91	757.86
05/02/23		624.93	764.28
05/19/23		300.00	366.26
06/02/23		680.57	829.77
07/05/23		665.72	808.93
08/02/23		695.81	843.17
09/05/23		723.32	873.55
10/03/23		700.52	843.60
11/02/23		725.33	870.89
12/04/23		703.63	842.08
12/22/23		0.18	0.22
01/03/24		726.83	867.26
02/02/24		723.25	860.44
03/04/24		673.66	798.82
04/02/24		718.52	849.58
05/02/24		693.80	817.84

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.714317%)
05/14/24		0.01	0.01
06/04/24		717.28	842.76
07/02/24		693.93	812.99
08/02/24		716.03	836.32
09/04/24		713.03	830.09
10/02/24		665.89	773.00
11/04/24		648.38	750.21
12/03/24		604.66	697.56
01/03/25		604.71	695.48
02/04/25		581.77	666.98
03/04/25		522.60	597.31
04/02/25		573.40	653.49
05/02/25		553.40	628.77
06/03/25		569.06	644.52
07/02/25		549.11	620.08
08/04/25		567.47	638.72
09/03/25		565.89	635.06
10/02/25		534.10	597.61
10/31/25	Bal	177,750.00	198,316.74
10/31/25	Acc	551.90	615.76

10/21/28	TOTALS:	23,915.27	-12,048.79

ISSUE DATE: 10/21/20 REBATABLE ARBITRAGE: -12,048.79
 COMP DATE: 10/21/28 NET INCOME: 23,915.27
 BOND YIELD: 3.714317% TAX INV YIELD: 2.623983%

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.714317%)
10/21/21		-1,780.00	-2,303.04
10/21/22		-1,830.00	-2,282.18
10/21/23		-1,960.00	-2,355.98
10/21/24		-2,070.00	-2,398.30

10/21/28	TOTALS:	-7,640.00	-9,339.50

ISSUE DATE: 10/21/20 REBATABLE ARBITRAGE: -9,339.50
 COMP DATE: 10/21/28
 BOND YIELD: 3.714317%

SECTION 4



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 24, 2026

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

RE: Old Hickory Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter requesting confirmation of the number of registered voters within the Old Hickory Community Development District as of April 15, 2026.

The number of registered voters within the Old Hickory CDD is 746 as of April 15, 2026.

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

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections

Vote
Osceola

SECTION 5

LANDOWNER PROXY
LANDOWNERS MEETING – NOVEMBER 16, 2026

OLD HICKORY
COMMUNITY DEVELOPMENT DISTRICT
OSECOLA COUNTY, FLORIDA

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

Proxy Holder

For and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Old Hickory Community Development District** to be held at **The Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896** on **November 16, 2026 at 10:30 AM**, and at any continuances or adjournments thereof, according to the number of acres of un-platted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Governing Board. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

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

Print or type name of Landowner

Date _____

Signature of Landowner

Parcel Description

Acreage

Authorized Votes*

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

Total Number of Authorized Votes:

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

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

INSTRUCTIONS

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

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

Nominations are made from the floor.

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

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

SAMPLE AGENDA

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

SECTION 6

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the **Old Hickory Community Development District** ("District") will commence at noon on **Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the office of Supervisor with the Osceola County Supervisor of Elections located at 2509 E. Irlo Bronson Memorial Highway; 407-742-6000. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The **Old Hickory Community Development District** has two (2) seats up for election, specifically seats #3 & #4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Osceola County Supervisor of Elections.

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

SECTION 7

From: Stacie Vanderbilt svanderbilt@gmscfl.com
Subject: Fwd: Official Notification to File Form 1, Statement of Financial Interests
Date: June 5, 2026 at 7:41 PM
To:

From: **Ethics FDMS Info** <EthicsFDMSInfo@mail.disclosure.floridaethics.gov>
Date: Mon, Jun 1, 2026 at 11:03
Subject: Official Notification to File Form 1, Statement of Financial Interests
To:

Jon M. Philipson
Chair
Joseph Ogelsby
Vice Chair
Paul D. Bain
Nicholas X. Duran
Michael H. Hellman
Laird A. Lile
Jeremy M. Rodgers
Abbey L. Stewart
Linda Stewart



State of Florida
COMMISSION ON ETHICS
P.O. Drawer 15709
Tallahassee, Florida 32317-5709

Kerrie J. Stillman
Executive Director

Steven J. Zuilkowski
*Deputy Executive Director/
General Counsel*

(850) 488-7864 Phone
(850) 488-3077 (FAX)
www.ethics.state.fl.us

[325 John Knox Road](http://325.John.Knox.Road)
[Building E, Suite 200](http://Building.E.Suite.200)
Tallahassee, Florida 32303

"A Public Office is a Public Trust"

According to the records of the Florida Commission on Ethics, you are required to complete a Form 1, Statement of Financial Interests, in order to satisfy your obligation to file financial disclosure. State officers, local officers, and specified state employees serving as of December 31, 2025 (and persons elected in 2025 whose terms began this year) are required to file by July 1. **Even if you left the position during 2026, you are required to file disclosure for the year 2025 using the e-filing system.**

If you believe you were sent this notice in error, you must contact the financial disclosure coordinator for your agency, who provided your name and position as meeting the criteria for filing disclosure. In order to remove your name from the official list, the agency coordinator must submit documentation to our office. To find your agency's coordinator go to our website, www.ethics.state.fl.us, click on the "Financial Disclosure" tab, then "Coordinator Information" to search for your agency's coordinator.

WHEN TO FILE:

On or before July 1, 2026

» HOW TO FILE ELECTRONICALLY:

The law requires the Form 1 to be filed electronically with the Florida Commission on Ethics via the Electronic Financial Disclosure Management System (EFDMS). **If you have not previously registered in EFDMS, visit <https://disclosure.floridaethics.gov>. Click the "I am a Filer" button, and then the "Request Registration Email" button. Enter your email address where this official notice was received. Once you register and create a username and password, you can log into EFDMS to electronically complete and file your Form 1.**

Before you file electronically, visit <https://ethics.state.fl.us/Documents/Ethics/Tips.pdf?cp=202442> for important information and tips about filing electronically this year.

FAILURE TO FILE the annual disclosure form by September 1, 2026, triggers automatic fines of \$25.00 for each late day. In addition, pursuant to law, the Commission on Ethics must initiate investigations of delinquent filers in certain circumstances. This can result in your being removed from your public office or employment. See Section 112.3145(9)(c), Florida Statutes. You may also be subject to a complaint being filed, resulting in penalties as outlined in Section 112.317, Florida Statutes.

QUALIFYING FOR OFFICE? Your electronically filed 2025 Form 1 can be used for qualifying purposes by printing the Verification and Receipt of Filing from your EFDMS Filer Dashboard.

QUESTIONS? Call the Florida Commission on Ethics, 850-488-7864 or 1-800-262-8824.

Persons with disabilities or handicaps who need assistance or reasonable accommodation to complete this form should contact the Commission on Ethics at (850) 488-7864. If you are hearing or speech impaired, please contact us by using the Florida Relay Service, which can be reached at 1-800-955-8771 (TTY).

This is an automated email and cannot accept replies.

Florida Commission on Ethics
[325 John Knox Road, Building E, Suite 200](#)
[Tallahassee, FL 32303](#)