Old Hickory
Community Development District

Agenda

November 16, 2026

AGENDA

Old Hickory
Community Development District

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

November 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, November 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.**

Zoom Information for Members of the Public:
Link: https://us06web.zoom.us/j/89426299811
Dial-in Number: 1-305-224-1968
Webinar ID: 894 2629 9811

Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
    A. Administration of Oath of Office to Newly Elected Board Member
    B. Consideration of Resolution 2027-01 Canvassing and Certifying the Results of the Landowners' Election (1 Seat)
    C. Election of Officers
    D. Consideration of Resolution 2027-02 Electing Officers
4. Approval of Minutes of the August 17, 2026 Meeting
5. Consideration of Agreement with PayGov.US to Provide Electronic Payment Processing Services
6. Staff Reports
    A. Attorney
    B. Engineer
        i. Consideration of FY27 General Engineering Work Authorization
    C. District Manager's Report
        i. Approval of Check Registers
            1. August 2026
            2. September 2026 – October 2026
        ii. Balance Sheet and Income Statement
    D. Field Manager's Report
        i. Discussion of Landscaping Vendor
7. Other Business
8. Supervisor's Requests

9. Adjournment

Immediately preceding the Board of Supervisors meeting will be a Landowners' meeting of the Old Hickory Community Development District. 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 B

RESOLUTION 2027-01

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF THE OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES

WHEREAS, pursuant to Section 190.006(2), Florida Statute, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing one (1) supervisor for the District; and

WHEREAS, following proper notice of once a week for 2 consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election, such landowners meeting was held on **November 16, 2026**, at which the below-recited person was duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors by means of this Resolution desire to canvas the votes and declare and certify the results of said election;

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

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as follows:

Supervisor	**# of Votes**	**Terms**
_____	_____	4 Year Term

2. The terms of office shall commence immediately upon the adoption of this Resolution:

Adopted this 16th day of November, 2026.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION D

RESOLUTION 2027-02

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.
_____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

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

PASSED AND ADOPTED this 16th day of November, 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, August 17, 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
Rey Malave *by phone*	District Engineer
Joey Duncan	Dewberry
Alan Scheerer	Field Manager
Karly Chambers	GMS
Katie O'Rourke	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 that seats 2 and 5 are vacant. No nominations were made to fill the vacancies, items A through D will be carried over to the next agenda.

B. Administration of Oath of Office to Newly Appointed Board Member(s)
C. Election of Officers
D. Consideration of Resolution 2026-03 Electing Officers

FOURTH ORDER OF BUSINESS **Approval of Minutes of the June 15, 2026 Meeting**

Mr. Flint presented the minutes from June 15, 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. Delgado, with all in favor, the Minutes of June 15, 2026 Meeting, were approved, as presented.

FIFTH ORDER OF BUSINESS **Public Hearing**

Mr. Flint explained that there are two public hearings: one to consider adopting the Fiscal Year 2027 budget, and another to impose the assessments associated with that budget. He asks for a motion to open the hearing.

> On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, the Public Hearing was opened.

A. Consideration of Resolution 2026-05 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Mr. Flint explained that the Board had already reviewed and approved the proposed budget at the May meeting and had set this meeting as the public hearing for final consideration. He noted one needed correction: the budget exhibit still included fountain-related expenses, even though the Board had previously decided to remove them. The recommended motion was to approve the budget contingent on modifying it to remove the fountains. Aside from that correction, the only update was current-year actuals through the end of June.

No public comments were received during the budget hearing. During Board discussion, A Board member asked about obtaining additional landscaping quotes to see if costs could be reduced. Mr. Flint responded that the Board should approve the current budget because it matched the existing contract, but staff could later bid out landscaping services and bring options back to the Board. Any future savings could be placed into reserves or benefit future years.

> On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, Resolution 2026-05 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations, was approved, as amended.

B. Consideration of Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint explained that this resolution included two exhibits: the approved FY2027 budget and the District assessment roll, which listed all lands within the District and the assessment amounts to appear on the November 2026 tax bill. He asked whether any members of the public wished to comment on the assessments, but no public comments were received.

> On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint asked for a motion to close the public hearing.

> On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, the Public Hearing was closed.

SIXTH ORDER OF BUSINESS Consideration of Resolution 2026-07 Declaring Vacancies in Certain Seats

Mr. Flint explained that Seats 3 and 4 were transitioning to general election seats in 2026. The Supervisor of Elections had been notified in January, and the qualifying period occurred in June, but no general electors qualified for either seat. As a result, the Board needed to adopt a resolution declaring Seats 3 and 4 vacant as of the second Tuesday after the November general election.

He also explained that because no one qualified, the current incumbents could either continue serving as holdovers or be reappointed if eligible general electors came forward. Michelle was in Seat 3 and could be reappointed as a general elector, and Mr. Lopez was in Seat 4 and could likewise be reappointed. Some Board seat shuffling would likely be needed at the December meeting.

Seat 5 was identified as the final landowner-elected seat and was currently vacant, so a landowner election would be held in November to fill that seat. Seat 1, held by Mr. Delgado, and Seat 2 were not up for election that year.

> On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, Resolution 2026-07 Declaring Vacancies in Certain Seats, was approved.

SEVENTH ORDER OF BUSINESS Consideration of Agreements

A. Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2026

Mr. Flint explained that FY2026 ends on September 30, and that the Board had previously followed the required bidding process for independent auditing services and selected Grau & Associates. They had provided five years of pricing, but the District enters into a separate annual engagement with them each year.

> On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2026., was approved.

B. Landscape Maintenance Agreement with Floralawn

Mr. Flint explained that the landscaping agreement includes a 30-day termination provision without cause, meaning the District can approve the agreement now, still seek competitive bids, and terminate the agreement early if it later chooses another vendor. Mr. Scheerer added that there is no rate increase for 2027 under the agreement. He also noted that the scope of services, price sheet, and areas-of-responsibility map are included and would apply to this and future contracts. Because the District needs to keep a landscaper under contract while it considers price shopping, staff recommended approval. The Board approved the Floralawn agreement.

> On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, the Landscape Maintenance Agreement with Floralawn, was approved.

C. Aquatic Management Agreement with Applied Aquatic Management, Inc.

Mr. Scheerer stated that the agreement identifies all ponds, and the $17,460 cost was included in the FY2027 budget. He stated Aquatic appears to be doing a good job and recommended approval unless the Board had questions.

> On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, the Aquatic Management Agreement with Applied Aquatic Management, Inc., was approved.

EIGHTH ORDER OF BUSINESS District Goals & Objectives

A. Adoption Of Fiscal Year 2027 Goals & Objectives

Mr. Flint explained that a new law adopted the prior year requires special Districts and other government entities to approve annual goals and objectives and report on them each year. FY2026 was the first year the District approved such goals, and the Board was asked to approve the same goals again for FY2027, which begins October 1. The goals were organized into three categories: community communication and engagement, infrastructure and facilities maintenance, and financial transparency and accountability. The first category addressed public meeting compliance, meeting notice compliance, and access to public records. The second category focused on field management site inspections and Engineer inspections of District infrastructure and facilities. The third category covered annual budget preparation and adoption, financial reporting, and the annual audit.

> On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, Adoption of Fiscal Year 2027 Goals & Objectives, was approved.

B. Presentation of Fiscal Year 2026 Goals & Objectives and Authorization to Chair to Execute Final Form

Mr. Flint noted that the proposed FY2027 goals were the same as those approved for FY2026, and the Board approved them unanimously. The Board also considered the FY2026 goals and objectives report, whose reporting period ends September 30, and authorized the Chair to execute the final report so it could be posted on the District's website in accordance with statutory requirements.

> On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, the Fiscal Year 2026 Goals & Objectives and Authorization to Chair to Execute Final Form, was approved.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Trucco had nothing to report.

B. Engineer

i. Presentation of Annual Engineer' s Report

Mr. Duncan presented the Engineer's annual report and stated that it had been sent to the Board. He reported that the site had been reviewed and that the District's facilities appeared to be

kept in good repair. He stated that the operations and maintenance budget for FY2027 had been reviewed and was believed to be sufficient for proper operation and maintenance.

In addition, the current limits of insurance coverage were reviewed and considered adequate. He noted one critical public safety issue involving a collapsed section of sidewalk, noting that it should be repaired quickly because it could create a fall hazard and potential insurance concern.

C. District Manager's Report

i. Approval of Check Registers

1. June 1, 2026 – June 31, 2026

Mr. Flint reported that the June check register totaled $46,532.92 with detailed registers included behind the summary. He asked whether there were any questions on either register and, hearing none, requested a motion to approve them.

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

ii. Balance Sheet and Income Statement

Mr. Flint explained that the streetlight budget variance appeared to be related to billing delays and the transfer of those charges to the District. The District will continue monitoring the streetlight line item into the next fiscal year and reduce it if appropriate. He noted that the unaudited financials were provided through July 31 and that no action was required on them unless the Board had additional questions.

iii. Approval of Fiscal Year 2027 Meeting Schedule

Mr. Flint stated that the District is required each year to adopt an annual meeting schedule and that the proposed schedule followed the District's usual practice of meeting on the third Monday of each month unless otherwise noted. A Board member mentioned being unavailable for the December meeting, and Mr. Flint explained that the Board typically does not meet in December, though the meeting could remain on the schedule, be moved, eliminated, or replaced with a special meeting if needed.

> On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, the Fiscal Year 2027 Meeting Schedule, was approved.

D. Field Manager's Report

Mr. Scheerer reviewed the Field Manager's report. Now that the Board had approved the budget, staff planned to move forward in October with replacing sod and adding irrigation in and around the dog park, which had needed improvements for some time. A Board member also stated that staff would look into adding a shade structure near the Phase 4 mail area. The discussion then turned to landscaping, including a tree that had been raised by a homeowner at the prior meeting because it was leaning toward the homeowner's property from the rear area. He remembered the issue and had sent it to Floralawn but had not yet confirmed the status. A Board member noted that, when reviewed, the tree appeared to be located on the homeowner's property. He stated staff would double-check the address to confirm, and a Board member asked that a picture be sent if the tree was indeed on the homeowner's property so the matter could be addressed appropriately.

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

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective _____, 20__ (the "**Effective Date**"), by and between **PayGOV.US**, LLC, an Indiana limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the **OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"**)**, with its principal address at c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within two (2) business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 4 and 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District and shall not be disclosed, other than in strict compliance with the law or court order.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, , agents, employees, and its district manager (including its employees and agents), from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are

excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Osceola County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV

must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, an Indiana limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, GFLINT@GMSCFL.COM , OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA, 32801, ATTENTION: DISTRICT PUBLIC RECORDS CUSTODIAN.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless

the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF FLORIDA

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the Old Hickory Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION VI

SECTION B

SECTION 1

Dewberry

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

407.843.5120
407.649.8664 fax
www.dewberry.com

Sent Via Email: gflint@gmscfl.com

August 24, 2026

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

Subject: **Work Authorization Number 2027-1**
Old Hickory Community Development District
General Engineering Services – FY 2027
City of St. Cloud, Florida

Dear Mr. Flint:

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

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2027 only. We estimate a budget of $10,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of $100.

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

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

Sincerely,

Joey V. Duncan, P.E.
Principal Engineer

Reinardo Malavé, P.E.
Associate Vice President

JVD:RM:ap
Q:\MTHCDD_50115313\Adm\Correspondence\AAS\Old Hickory CDD FY2027 General Engineering_08-24-2026

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Old Hickory Community Development District

Date: _____

Dewberry

Attachment A

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	$135.00, $150.00, $170.00
Engineer IV, V, VI	$195.00, $225.00, $255.00
Engineer VII, VIII, IX	$295.00, $325.00, $365.00
Environmental Specialist I, II, III	$115.00, $145.00, $170.00
Senior Environmental Scientist IV, V, VI	$185.00, $205.00, $230.00
Planner I, II, III	$115.00, $145.00, $170.00
Senior Planner IV, V, VI	$185.00, $205.00, $230.00
Landscape Designer I, II, III	$115.00, $145.00, $170.00
Senior Landscape Architect IV, V, VI	$185.00, $205.00, $230.00
Principal	$395.00
Technical	
CADD Technician I, II, III, IV, V	$95.00, $115.00, $140.00, $155.00, $205.00
Designer I, II, III	$115.00, $150.00, $180.00
Designer IV, V, VI	$200.00, $220.00, $260.00
Construction	
Construction Professional I, II, III	$135.00, $170.00, $200.00
Construction Professional IV, V, VI	$240.00, $280.00, $335.00
Survey	
Surveyor I, II, III	$75.00, $90.00, $120.00
Surveyor IV, V, VI	$140.00, $155.00, $170.00
Surveyor VII, VIII, IX	$190.00, $225.00, $270.00
Senior Surveyor IX	$330.00
Fully Equipped 1, 2, 3 Person Field Crew	$170.00, $215.00, $290.00
Laser Scanner 1, 2 Person Field Crew	$225.00, $270.00
Administration	
Administrative Professional I, II, III, IV	$78.00, $110.00, $135.00, $165.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

**COMPANY CONFIDENTIAL AND PROPRIETARY: USE OR DISCLOSURE OF DATA CONTAINED ON THIS SHEET IS SUBJECT TO RESTRICTION

SECTION C

SECTION 1

Old Hickory
Community Development District

Summary of Invoices

August 01, 2026 - August 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	8/5/26	548	$ 13,392.62
	8/12/26	549	1,413.00
	8/18/26	550-552	7,358.09
	8/26/26	553	102.25
			$ 22,265.96
Payroll			
	August 2026		
	Baldwin Lopez	50120	$ 184.70
	George Delgado	50121	184.70
	Michelle Dudley	50122	184.70
			$ 554.10
TOTAL			**$ 22,820.06**

*** CHECK DATES 08/01/2026 - 08/31/2026 *** OLD HICKORY - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/05/26	00009	8/01/26	40665	202608	320	53800-46200				*	12,504.32		
			LANDSCAPE MAINT AUG26										
		8/01/26	40665	202608	320	53800-47300				*	888.30		
			DOGGIE STATION/TRASH BAGS										
									FLORALAWN 2 LLC			13,392.62	000548
8/12/26	00010	7/31/26	238133	202607	320	53800-47000				*	1,413.00		
			AQUATIC PLANT MGMT JUL26										
									APPLIED AQUATICS MANAGEMENT INC			1,413.00	000549
8/18/26	00025	8/17/26	22499741	202606	310	51300-31100				*	860.00		
			FINAL ANNUAL REPORT										
		8/17/26	22499741	202607	310	51300-31100				*	800.00		
			FINAL ANNUAL REPORT										
									DEWBERRY ENGINEERS INC			1,660.00	000550
8/18/26	00001	8/01/26	154	202608	320	53800-12000				*	1,433.00		
			FIELD MANAGEMENT AUG26										
		8/01/26	155	202608	310	51300-34000				*	3,647.92		
			MANAGEMENT FEES AUG26										
		8/01/26	155	202608	310	51300-35300				*	108.17		
			WEBSITE ADMIN FEE AUG26										
		8/01/26	155	202608	310	51300-35100				*	162.25		
			INFORMATION TECH AUG26										
		8/01/26	155	202608	310	51300-31300				*	315.42		
			DISSEMINATION FEE AUG26										
		8/01/26	155	202608	310	51300-51000				*	.03		
			OFFICE SUPPLIES AUG26										
		8/01/26	155	202608	310	51300-42000				*	8.80		
			POSTAGE AUG26										
									GOVERNMENTAL MANAGEMENT SERVICES			5,675.59	000551
8/18/26	00002	8/11/26	156039	202607	310	51300-31500				*	22.50		
			2026 LEGISLATIVE UPDATES										
									LATHAM LUNA EDEN & BEAUDINE LLP			22.50	000552
8/26/26	00009	8/19/26	41022	202608	320	53800-46400				*	102.25		
			3 NOZZLES & 2 SPRAYS										
									FLORALAWN 2 LLC			102.25	000553

TOTAL FOR BANK A 22,265.96

TOTAL FOR REGISTER 22,265.96

Old Hickory
Community Development District

Summary of Invoices

September 1, 2026 - October 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	9/11/26	554-555	$ 15,179.91
	9/15/26	556	638.02
	9/18/26	557-558	14,900.73
	10/7/26	559-560	13,511.55
	10/15/26	561-563	13,576.53
	10/23/26	564-565	1,226.85
	10/26/26	566	202.16
			$ 59,235.75
TOTAL			**$ 59,235.75**

*** CHECK DATES 09/01/2026 - 10/31/2026 *** OLD HICKORY - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/11/26	00010	8/31/26	238901	202608	320	53800-47000				*	1,413.00		
			AQUATIC PLANT MGMT AUG26										
									APPLIED AQUATIC MANAGEMENT INC			1,413.00	000554
9/11/26	00009	9/01/26	41279	202609	320	53800-46200				*	12,504.32		
			LANDSCAPE MAINT SEP26										
		9/01/26	41279	202609	320	53800-47300				*	888.30		
			DOGGIE STATION/TRASH BAGS										
		9/01/26	41408	202608	320	53800-46400				*	374.29		
			PVC/COUPLIN/ELBOW/SLIPTEE										
									FLORALAWN 2 LLC			13,766.91	000555
9/15/26	00002	9/11/26	157085	202608	310	51300-31500				*	407.02		
			AGENDA REV/ATTEND CDD MTG										
		9/11/26	157085	202608	310	51300-31500				*	231.00		
			GRAU/FLORA./APPLIED AGRMT										
									LATHAM LUNA EDEN & BEAUDINE LLP			638.02	000556
9/18/26	00006	9/17/26	34182	202609	300	15500-10000				*	7,124.00		
			FY27 GEN.LIAB/PUBLIC OFFC										
		9/17/26	34182	202609	300	15500-10000				*	2,074.00		
			FY27 PROPERTY INSURANCE										
									EGIS INSURANCE ADVISORS LLC			9,198.00	000557
9/18/26	00001	9/01/26	156	202609	320	53800-12000				*	1,433.00		
			FIELD MANAGEMENT SEP26										
		9/01/26	157	202607	310	51300-42000				*	.80		
			USPS 941 FORM										
		9/01/26	157A	202609	310	51300-34000				*	3,647.92		
			MANAGEMENT FEES SEP26										
		9/01/26	157A	202609	310	51300-35300				*	108.17		
			WEBSITE ADMIN FEE SEP26										
		9/01/26	157A	202609	310	51300-35100				*	162.25		
			INFORMATION TECH SEP26										
		9/01/26	157A	202609	310	51300-31300				*	315.42		
			DISSEMINATION FEE SEP26										
		9/01/26	157A	202609	310	51300-51000				*	.12		
			OFFICE SUPPLIES SEP26										
		9/01/26	157A	202609	310	51300-42000				*	3.25		
			POSTAGE SEP26										
		9/01/26	157A	202609	310	51300-42500				*	31.80		
			COPIES SEP26										
									GOVERNMENTAL MANAGEMENT SERVICES			5,702.73	000558
10/07/26	00009	9/28/26	41904	202609	320	53800-46400				*	118.93		
			5 NOZZLES/3-6" SPRAYS										
									FLORALAWN 2 LLC			118.93	000559

*** CHECK DATES 09/01/2026 - 10/31/2026 *** OLD HICKORY - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/07/26	00009	10/01/26	41836	202610	320-53800-46200		*	12,504.32		
			LANDSCAPE MAINT OCT26							
		10/01/26	41836	202610	320-53800-47300		*	888.30		
			DOGGY STATIONS/TRASH BAGS							
						FLORALAWN 2 LLC			13,392.62	000560
10/15/26	00010	9/30/26	239579	202609	320-53800-47000		*	1,413.00		
			MTHLY AQUATIC MGMT SEPT26							
						APPLIED AQUATIC MANAGEMENT INC			1,413.00	000561
10/15/26	00001	10/01/26	158	202610	310-51300-34000		*	3,830.33		
			MANAGEMENT FEES OCT26							
		10/01/26	158	202610	310-51300-35300		*	113.58		
			WEBSITE ADMIN OCT26							
		10/01/26	158	202610	310-51300-35100		*	170.33		
			INFORMATION TECH OCT26							
		10/01/26	158	202610	310-51300-31300		*	331.17		
			DISSEMINATION FEES OCT26							
		10/01/26	158	202610	310-51300-51000		*	.12		
			OFFICE SUPPLIES OCT26							
		10/01/26	158	202610	310-51300-42000		*	2.83		
			POSTAGE OCT26							
		10/01/26	159	202610	320-53800-12000		*	1,504.67		
			FIELD MANAGEMENT OCT26							
		10/08/26	160	202610	310-51300-31700		*	6,018.00		
			FY27 ASSESSMENT ROLL CERT							
						GOVERNMENTAL MANAGEMENT SERVICES			11,971.03	000562
10/15/26	00002	10/13/26	159216	202609	310-51300-31500		*	99.00		
			5TH FLORALAWN AMENDMENT							
		10/13/26	159216	202609	310-51300-31500		*	66.00		
			DRAFT AGENDA CORRESP.							
		10/13/26	159216	202609	310-51300-31500		*	27.50		
			PUBLIC RECORDS REQUEST							
						LATHAM LUNA EDEN & BEAUDINE LLP			192.50	000563
10/23/26	00003	10/01/26	95592	202610	310-51300-54000		*	175.00		
			FY26 SPECIAL DISTRICT FEE							
						FLORIDA DEPARTMENT OF COMMERCE			175.00	000564
10/23/26	00005	8/10/26	OSA10813	202607	310-51300-48000		*	702.04		
			FY27 BUDGET ADOPTION MTG.							
		9/28/26	OSA14126	202609	310-51300-48000		*	349.81		
			FY27 BOARD MEETING DATES							
						TRIBUNE PUBLISHING COMPANY LLC DBA			1,051.85	000565

*** CHECK DATES 09/01/2026 - 10/31/2026 *** OLD HICKORY - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/26/26	00009	10/20/26	42236	202610	320	53800-46400				*	202.16		
			NOZZLES/ROTATORS/SPRAYS										
									FLORALAWN 2 LLC			202.16	000566

TOTAL FOR BANK A 59,235.75

TOTAL FOR REGISTER 59,235.75

SECTION 2

Old Hickory

Community Development District

Unaudited Financial Reporting

October 31, 2026

Table of Contents

1 Balance Sheet

2 General Fund Income Statement

3 Capital Reserve Fund Income Statement

4 Debt Service Fund Series 2020 Income Statement

5 Month to Month

6 Long Term Debt Summary

7 Assessment Receipt Schedule

Old Hickory
Community Development District
Balance Sheet
October 31, 2026

	General Fund	Capital Reserve Fund	Debt Service Fund	Totals Governmental Funds
Assets:				
Cash - Truist Bank	$ 45,928	$ 5,001	$ -	$ 50,929
Investments:				
Series 2020				
Reserve	-	-	177,750	177,750
Revenue	-	-	212,020	212,020
Prepayment	-	-	4,577	4,577
Assessment Receivable	-	-	2,746	2,746
State Board of Administration	214,481	102,973	-	317,454
Total Assets	**$ 260,409**	**$ 107,973**	**$ 397,093**	**$ 765,475**
Liabilities:				
Accounts Payable	$ -	$ -	$ -	$ -
Due to Debt Service	2,746	-	-	2,746
Total Liabilities	**$ 2,746**	**$ -**	**$ -**	**$ 2,746**
Fund Balances:				
Restricted For Debt Service 2020	$ -	$ -	$ 397,093	$ 397,093
Unassigned	257,663	-	-	257,663
Total Fund Balances	**$ 257,663**	**$ 107,973**	**$ 397,093**	**$ 762,729**
Total Liabilities & Fund Equity	$ 260,409	$ 107,973	$ 397,093	$ 765,475

Old Hickory

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments	$ 451,730	$ -	$ -	$ -
Interest	10,000	833	839	5
Total Revenues	**$ 461,730**	**$ 833**	**$ 839**	**$ 5**
Expenditures:				
Administrative:				
Supervisor Fees	$ 12,000	$ 1,000	$ -	$ 1,000
FICA Expense	918	77	-	77
Engineering Fees	10,000	833	-	833
Attorney	15,000	1,250	-	1,250
Arbitrage	450	-	-	-
Dissemination	3,974	331	331	(0)
Annual Audit	3,300	-	-	-
Trustee Fees	4,450	-	-	-
Assessment Administration	6,018	6,018	6,018	-
Management Fees	45,964	3,830	3,830	0
Information Technology	2,044	170	170	0
Website Maintenance	1,363	114	114	0
Telephone	50	4	-	4
Postage	1,000	83	3	81
Printing & Binding	500	42	-	42
Insurance	7,290	7,290	7,124	166
Legal Advertising	2,500	208	-	208
Other Current Charges	650	54	59	(4)
Office Supplies	150	13	0	12
Property Appraiser	500	-	-	-
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	**$ 118,296**	**$ 21,492**	**$ 17,824**	**$ 3,669**
Operations & Maintenance				
Field Operations	$ 18,056	$ 1,505	$ 1,505	$ (0)
Property Insurance	2,800	2,800	2,074	726
Electric	1,500	125	-	125
Streetlights	101,430	8,453	-	8,453
Water & Sewer	40,000	3,333	2,655	678
Landscape Maintenance	150,052	12,504	12,504	0
Landscape Contingency	15,000	1,250	-	1,250
Lake Maintenance	17,460	1,455	-	1,455
Irrigation Repairs	10,000	833	202	631
Doggie Stations	10,660	888	888	0
Repairs & Maintenance	2,500	208	-	208
Walls, Entry & Monuments	2,500	208	-	208
Contingency	2,500	208	-	208
Total Operations & Maintenance:	**$ 374,458**	**$ 33,772**	**$ 19,829**	**$ 13,943**
Reserves				
Capital Reserve Transfer	$ 30,000	$ -	$ -	$ -
Total Reserves	**$ 30,000**	**$ -**	**$ -**	**$ -**
Total Expenditures	**$ 522,754**	**$ 55,264**	**$ 37,653**	**$ 17,611**
Excess Revenues (Expenditures)	$ (61,024)		$ (36,814)	
Fund Balance - Beginning	$ 61,024		$ 294,477	
Fund Balance - Ending	$ -		$ 257,663	

Old Hickory

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Transfer In	$ 30,000	$ -	$ -	$ -
Interest	1,200	100	353	253
Total Revenues	**$ 31,200**	**$ 100**	**$ 353**	**$ 253**
Expenditures:				
Bank Fees	$ 500	$ 42	$ -	$ 42
Capital Outlay	5,741	478	-	478
Total Expenditures	**$ 6,241**	**$ 520**	**$ -**	**$ 478**
Excess Revenues (Expenditures)	$ 24,959	$ (420)	$ 353	
Fund Balance - Beginning	$ 107,477		$ 107,620	
Fund Balance - Ending	$ 132,436		$ 107,973	

Old Hickory

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments	$ 355,312	$ -	$ -	$ -
Interest	10,000	833	1,043	209
Total Revenues	**$ 365,312**	**$ 833**	**$ 1,043**	**$ 209**
Expenditures:				
Series 2020				
Interest - 12/15	$ 106,125	$ -	$ -	$ -
Principal - 06/15	145,000	-	-	-
Interest - 06/15	106,125	-	-	-
Total Expenditures	**$ 357,250**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ 8,062		$ 1,043	
Fund Balance - Beginning	$ 215,274		$ 396,050	
Fund Balance - Ending	$ 223,335		$ 397,093	

Old Hickory

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest	839	-	-	-	-	-	-	-	-	-	-	-	839
Total Revenues	**$ 839**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 839**
Expenditures:													
Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	331	-	-	-	-	-	-	-	-	-	-	-	331
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	6,018	-	-	-	-	-	-	-	-	-	-	-	6,018
Management Fees	3,830	-	-	-	-	-	-	-	-	-	-	-	3,830
Information Technology	170	-	-	-	-	-	-	-	-	-	-	-	170
Website Maintenance	114	-	-	-	-	-	-	-	-	-	-	-	114
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	3	-	-	-	-	-	-	-	-	-	-	-	3
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	7,124	-	-	-	-	-	-	-	-	-	-	-	7,124
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	59	-	-	-	-	-	-	-	-	-	-	-	59
Office Supplies	0	-	-	-	-	-	-	-	-	-	-	-	0
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	**$ 17,824**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 17,824**
Operations & Maintenance													
Field Operations	$ 1,505	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,505
Property Insurance	2,074	-	-	-	-	-	-	-	-	-	-	-	2,074
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlights	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	2,655	-	-	-	-	-	-	-	-	-	-	-	2,655
Landscape Maintenance	12,504	-	-	-	-	-	-	-	-	-	-	-	12,504
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	202	-	-	-	-	-	-	-	-	-	-	-	202
Doggie Stations	888	-	-	-	-	-	-	-	-	-	-	-	888
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Walls, Entry & Monuments	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance:	**$ 19,829**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 19,829**
Reserves													
Capital Reserve Transfer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Reserves	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Expenditures	**$ 37,653**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 37,653**
Excess Revenues (Expenditures)	$ (36,814)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (36,814)

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)
LESS: PRINCIPAL PAYMENT 06/15/26		($140,000)
CURRENT BONDS OUTSTANDING		**$5,455,000**

Old Hickory

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2027

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*
		$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
		$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
		$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
		$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
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	TOTAL	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

0.00%	**Net Percent Collected**
$ 807,040.81	**Balance Remaining to Collect**