

*Hickory Tree
Community Development District*

Meeting Agenda

May 1, 2024

AGENDA

Hickory Tree

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

April 24, 2024

Board of Supervisors Hickory Tree Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Hickory Tree Community Development District** will be held on **Wednesday, May 1, 2024, at 9:15 AM** at the **West Osceola Branch Library, 305 Campus Street, Celebration FL 34747.**

Zoom Video Link: <https://us06web.zoom.us/j/84749733323>

Zoom Call-In Number: 1-646-876-9923

Meeting ID: 847 4973 3323

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Organizational Matters
 - A. Acceptance of Resignation from Joel Adams
 - B. Appointment to Fill the Vacant Board Seat
 - C. Administration of Oath to Newly Appointed Supervisor
 - D. Consideration of Resolution 2024-03 Appointing Assistant Secretary
4. Approval of Minutes of the September 6, 2023 Board of Supervisors Meeting
5. Consideration of Resolution 2024-01 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: August 7, 2024) and Setting the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget
6. Consideration of Resolution 2024-02 Designating a Date, Time, and Location for a Landowners' Meeting and Election (November 5, 2024)
7. Ratification of Fiscal Year 2024 Data Sharing and Usage Agreement with Osceola County Property Appraiser
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—0
9. Other Business
10. Ethics Training
11. Supervisors Requests and Audience Comments
12. Adjournment

¹ Comments will be limited to three (3) minutes

SECTION III

SECTION A

From: Joel Adams
Subject: Hickory Tree CDD
Date: April 25, 2024
To: Jillian Burns

Jill,

Effective today, I am resigning from the board of supervisors of the Hickory Tree CDD.

Thank you,

Joel Adams

SECTION D

RESOLUTION 2024-03

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

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

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing an Assistant Secretary, and such other officers as the Board may deem necessary.

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

SECTION 1. DISTRICT OFFICERS. The following persons are elected to the offices shown:

Assistant Secretary _____

SECTION 2. CONFLICTS. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 1st day of May 2024

ATTEST:

**HICKORY TREE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

MINUTES

**MINUTES OF MEETING
HICKORY TREE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hickory Tree Community Development District was held Wednesday, **September 6, 2023** at 9:18 a.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum:

Milton Andrade	Chairman
Brian Walsh <i>via Zoom</i>	Vice Chairman
Jeff Shenefield	Assistant Secretary
Garret Parkinson	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Grace Kobitter	District Counsel, Kilinski Van Wyk Law
Jennifer Kilinski <i>by Zoom</i>	District Counsel, Kilinski van Wykl Law
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Ashton Bligh <i>by Zoom</i>	Bond Counsel, Greenberg Traurig
Bob Gang <i>by Zoom</i>	Bond Counsel, Greenberg Traurig

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Board members were present constituting a quorum and one Board member was present via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the August 2, 2023
Board of Supervisors Meeting and Audit
Committee Meeting**

Ms. Burns presented the minutes of the August 2, 2023 Board of Supervisors and Audit Committee meeting. She asked if the Board had any questions or changes to those meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Andrade, seconded by Mr. Shenefield, with all in favor, the Minutes of the August 2, 2023 Board of Supervisors and Audit Committee Meetings, were approved.

FOURTH ORDER OF BUSINESS

Presentation and Approval of Supplemental Engineer’s Report dated September 6, 2023

Ms. Burns presented the engineer’s report that can be found in the agenda package and turned it over to Mr. Malave to review for the Board. Mr. Malave stated that the basic part of the report provides the delineation of what Phase 1 and 2A as the first assessment area will be as well as part as the first bond. The number of lots in Phase 1 and 2A is presented as 406 lots total and the total number of the project stays the same. No cost change has been made since the master engineer’s report was presented. Based on Table 7A the cost is divided into two parts with the first portion of the project totaling \$28,538,360 with the second part totaling \$11,378,649. He believes the costs for the infrastructure are adequate to build out the project and the numbers are based on current construction costs and trends. Ms. Burns asked if there were any questions for the District Engineer. Hearing none, she asked for a motion of approval.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Supplemental Engineer’s Report Dated September 6, 2023, was approved.

FIFTH ORDER OF BUSINESS

Presentation and Approval of First Supplemental Assessment Methodology Report for Assessment Area One dated September 6, 2023

Ms. Burns noted that this assessment report allocates debt to the properties within assessment area 1 based on the benefits that they receive from the Assessment Area 1 capital improvement program. This has been updated based on the changes to the engineer’s report that were made as well as the most recent bond sizing. Table one presents four product types: townhomes, 45’ single family homes, 50’ single family homes, and 70’ single family homes. Table two outlines the infrastructure cost estimates for Assessment Area 1. Table three shows an estimated bond sizing of \$14,860,000. Table four outlines the improvement cost per unit for each product type. Table five shows the par debt per unit which Ms. Burns summarized and can be

found in the agenda package. Table six shows the gross annual debt assessment per unit. Table seven shows the total par debt per acer that is allocated and includes the updated legal that was referenced in the updated engineer’s report. She offered to answer any questions on the methodology. Hearing none, she asked for a motion of approval.

On MOTION by Mr. Andrade, seconded by Mr. Shenefield, with all in favor, the First Supplemental Assessment Methodology Report for Area One Dated September 6, 2023, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2023-07
Delegation Resolution (Series 2023
Assessment Area One Bonds)**

Ms. Burns presented the resolution to the Board and Ms. Bligh reviewed it for the Board stating that it is a supplemental resolution that was contemplated when the Board adopted the original resolution in July of 2022. This presents documents as exhibits to sell one series of bonds which is the District’s first series of bonds for the primary purpose of providing funds to pay all or a portion of the costs for the public infrastructure for the 406 residential units in the District.

Ms. Burns summarized the forms of documents attached to the resolution for the Board and they can be found in the agenda package. She highlighted section four and stated that Florida law requires certain findings so the District does not have to have a public offering. The findings are listed under section four and the perimeters for the bonds are listed under section five. The interest rate on the bonds will not exceed that maximum statutory rate. The aggregate principal amount shall not exceed \$16,000,000. The Assessment Area 1 bond should have a final maturity not greater than the maximum term allowed by Florida law which is currently 30-years of principal amortization. The price at which the Assessment Area 1 bond shall be sold to underwriters will not be less than 98% of the aggerate face amount of the assessment area bonds. She offered to answer any questions the Board may have. Hearing none, she asked for a motion of approval for the resolution.

On MOTION by Mr. Shenefield, seconded by Mr. Parkinson, with all in favor, Resolution 2023-07 Delegation Resolution (Series 2023 Assessment Area One Bonds), was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Developer Agreements
(Series 2023 Assessment Area One Bonds):**

A. True-Up Agreement

Ms. Kobitter stated that the true-up agreement provides a payment should there be the lack of the anticipated amount of lots platted on the property, the developer would then owe the true-up agreement to bring the assessment levels back to the target numbers listed in the methodology report.

B. Collateral Assignment Agreement

Ms. Kobitter noted that this would come into play in the event of a default on payment of the bonds or failure to complete the project in which the developer would agree to give developer rights to the District so that they may complete the project.

C. Completion Agreement

Ms. Kobitter presented the completion agreement which sets forth the developer's agreement and contractual obligation to actually complete the project.

D. Acquisition Agreement

The Acquisition Agreement sets the terms by which the District can acquire infrastructure, work product, and real property that has already been completed by the developer and to be paid out by the bond proceeds if they are available.

E. Declaration of Consent

This declaration gives the developer declared consent to the jurisdiction of the District, the assessments on the property, and the proceedings that levy them.

Ms. Kobitter offered to answer any questions on any of the developer agreements and asked for a motion of approval to accept all agreements in their substantial form.

On MOTION by Mr. Andrade, seconded by Mr. Shenefield, with all in favor, the Developer Agreements (Series 2023 Assessment Area One Bonds), were approved in substantial form.

F. Consideration of Resolution 2023-08 Supplemental Delegation Assessment Resolution

Ms. Burns stated that this resolution outlines the perimeters of the Bonds and authorizes staff to go ahead with the finalization and issuance of the bonds based on the perimeters.

On MOTION by Mr. Andrade, seconded by Mr. Shenefield, with all in favor, Resolution 2023-08 Supplemental Delegation Assessment Resolution, was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Audit Services Engagement Letter with DiBartolomeo, McBee, Hartley & Barnes, P.A.

Ms. Burns noted that the Audit Committee reviewed and ranked the proposals at the last meeting and the Board awarded the contract and this is the actual agreement that has already been signed.

On MOTION by Mr. Shenefield, seconded by Mr. Andrade, with all in favor, the Audit Services Engagement Letter with DiBartolomeo, McBee, Hartley & Barnes, P.A., was ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kobitter had nothing further for the Board and offered to answer any questions. Hearing none, the next item followed.

B. Engineer

Mr. Malave had nothing to report to the Board.

C. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register totaling \$4,874.23 and offered to answer any questions for the Board. Hearing none she asked for a motion of approval.

On MOTION by Mr. Andrade, seconded by Mr. Shenefield, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

SECTION V

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Hickory Tree Community Development District (“**District**”) prior to June 15, 2024, proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: Wednesday, August 7, 2024
HOUR: 9:15 AM
LOCATION: West Osceola Branch Library
305 Campus Street
Celebration, Florida 34747

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to 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 to ensure that it remains 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 1ST DAY OF MAY 2024.

ATTEST:

**HICKORY TREE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Hickory Tree
Community Development District

Proposed Budget
FY2025



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1 General Fund

2-4 General Fund Narrative

Hickory Tree
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues					
Developer Contributions	\$ 189,292	\$ 20,000	\$ 59,624	\$ 79,624	\$ 391,537
Total Revenues	\$ 189,292	\$ 20,000	\$ 59,624	\$ 79,624	\$ 391,537
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 3,200	\$ 3,200	\$ 15,000
Attorney	\$ 25,000	\$ 818	\$ 12,500	\$ 13,318	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 4,042	\$ -	\$ -	\$ -	\$ 4,042
Management Fees	\$ 37,500	\$ 18,750	\$ 18,750	\$ 37,500	\$ 39,375
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,260
Postage & Delivery	\$ 1,000	\$ 33	\$ 150	\$ 183	\$ 1,000
Insurance	\$ 5,500	\$ 5,200	\$ -	\$ 5,200	\$ 5,720
Copies	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Legal Advertising	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Other Current Charges	\$ 5,000	\$ 233	\$ 2,500	\$ 2,733	\$ 5,000
Office Supplies	\$ 625	\$ 3	\$ 313	\$ 316	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 139,292	\$ 26,712	\$ 52,913	\$ 79,624	\$ 141,537
<i>Operations & Maintenance</i>					
Field Contingency	\$ 50,000	\$ -	\$ -	\$ -	\$ 250,000
Total Operations & Maintenance:	\$ 50,000	\$ -	\$ -	\$ -	\$ 250,000
Total Expenditures	\$ 189,292	\$ 26,712	\$ 52,913	\$ 79,624	\$ 391,537
Excess Revenues/(Expenditures)	\$ -	\$ (6,712)	\$ 6,712	\$ -	\$ -

Hickory Tree

Community Development District

General Fund Narrative

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

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. This cost is based upon an anticipated bond issuance.

Hickory Tree

Community Development District

General Fund Narrative

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents 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.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing items for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Hickory Tree

Community Development District

General Fund Narrative

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

SECTION VI

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Hickory Tree Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within unincorporated Osceola County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on the first Tuesday of the month in November, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Brian Walsh	11/2026
2	Milton Andrade	11/2026
3	Jeffrey Shenefield	11/2024
4	Garret Parkinson	11/2024
5	Joel Adams	11/2024

This year, Seat 3, currently held by Jeffrey Shenefield, Seat 4, currently held by Garret Parkinson, and Seat 5, currently held by Joel Adams, are subject to election by landowners in November 2024. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the **5th day of November 2024, at 10:00 AM** and located at the **West Osceola Branch Library, 305 Campus Street, Celebration, Florida 34747.**

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners’ meeting and election have been announced by the Board at its **May 1, 2024** meeting. A sample notice of landowners’

meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services – Central Florida LLC, located at 219 East Livingston Street, Orlando, Florida 32801.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 1ST DAY OF MAY 2024.

**HICKORY TREE COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

CHAIRPERSON / VICE CHAIRPERSON

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Hickory Tree Community Development District (the "District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 205 acres, generally located east of Lake Gentry Road, south of Hickory Tree Road and west of Brick Lake, situated entirely within unincorporated Osceola County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting and election, there may be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: Tuesday, November 5, 2024
TIME: 10:00 AM
PLACE: West Osceola Branch Library
305 Campus St.
Celebration, Florida 34747

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Governmental Management Services – Central Florida LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("District Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (407) 841-5524, at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

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

Jill Burns
District Manager

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 5, 2024**

TIME: **10:00 AM**

LOCATION: **West Osceola Branch Library, 305 Campus Street, Celebration, Florida 34747**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY
HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING –Tuesday, November 5, 2024**

KNOW ALL MEN 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 Hickory Tree Community Development District to be held at the **West Osceola Branch Library, 305 Campus Street, Celebration, Florida 34747, on Tuesday, November 5, 2024 at 10:00 AM**, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her 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 landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2021), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons 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.).

OFFICIAL BALLOT
HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING –TUESDAY, NOVEMBER 5, 2024

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Hickory Tree Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____

SECTION VII



KATRINA S. SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

Hickory Tree CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Hickory Tree CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2024** and shall run until **December 31, 2024**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Signature: _____

Print: Katrina S. Scarborough

Date: _____

2/2/2024

Hickory Tree CDD

Signature: _____

Print: _____

Title: _____

Date: _____

Jill Burns

Jill Burns

District Manager

1-30-24

Please returned signed **original copy**, no later than January 31, 2024.

2505 E IRLO BRONSON MEMORIAL HWY
KISSIMMEE, FL 34744
(407) 742-5000

INFO@PROPERTY-APPRAISER.ORG • PROPERTY-APPRAISER.ORG



SECTION VIII

SECTION C

SECTION 1

Hickory Tree Community Development District

Summary of Check Register

August 24, 2023 through April 17, 2024

Fund	Date	Check No.'s	Amount
General Fund	9/13/23	62-66	\$ 4,180.08
	9/20/23	67-69	\$ 5,722.12
	9/29/23	70	\$ 383.50
	10/19/23	71-73	\$ 3,472.69
	11/3/23	74	\$ 1,634.00
	11/15/23	75	\$ 1,813.83
	12/13/23	76-77	\$ 2,003.16
	1/11/24	78	\$ 15,106.25
	1/17/24	79-80	\$ 2,002.50
	1/22/24	81	\$ 39,750.00
	1/30/24	82	\$ 11,350.00
	2/2/24	83	\$ 152,128.11
	2/13/24	84	\$ 323.50
	2/20/24	85	\$ 9,630.71
	3/1/24	86-87	\$ 1,799,795.93
	3/7/24	88	\$ 1,277,142.23
	3/12/24	89	\$ 3,395.47
	3/19/24	90	\$ 114.00
	3/22/24	91	\$ 757,600.70
Total Amount			\$ 4,087,548.78

*** CHECK DATES 08/24/2023 - 04/17/2024 ***
 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 #
9/13/23	00005	9/06/23	BW090620	202309 310-51300-11000	SUPERVISOR FEE 09/06/23 BRIAN WALSH	*	200.00	200.00	000062
9/13/23	00006	9/06/23	GP090620	202309 310-51300-11000	SUPERVISOR FEE 09/06/23 GARRET PARKINSON	*	200.00	200.00	000063
9/13/23	00001	9/01/23	17	202309 310-51300-34000	MANAGEMENT FEES SEP23	*	3,125.00		
		9/01/23	17	202309 310-51300-35200	WEBSITE ADMIN SEP23	*	100.00		
		9/01/23	17	202309 310-51300-35100	INFORMATION TECH SEP23	*	150.00		
		9/01/23	17	202309 310-51300-51000	OFFICE SUPPLIES SEP23	*	.33		
		9/01/23	17	202309 310-51300-42000	POSTAGE SEP23	*	4.75		
					GOVERNMENTAL MANAGEMENT SERVICES			3,380.08	000064
9/13/23	00007	9/06/23	JS090620	202309 310-51300-11000	SUPERVISOR FEE 09/06/23 JEFFREY T. SHENEFIELD	*	200.00	200.00	000065
9/13/23	00008	9/06/23	MA090620	202309 310-51300-11000	SUPERVISOR FEE 09/06/23 MILTON ANDRADE	*	200.00	200.00	000066
9/20/23	00009	8/29/23	19210	202309 300-15500-10000	FY24 INSURANCE POLICY EGIS INSURANCE & RISK ADVISORS	*	5,200.00	5,200.00	000067
9/20/23	00003	9/13/23	7405	202308 310-51300-31500	GENERAL COUNSEL AUG23 KILINSKI VAN WYK, PLLC	*	442.50	442.50	000068
9/20/23	00004	8/31/23	88606387	202309 310-51300-48000	BOS MEETING DATES OSCEOLA NEWS-GAZETTE	*	79.62	79.62	000069
9/29/23	00003	9/13/23	7406	202309 300-20700-10100	CFR#2 KILINSKI VAN WYK, PLLC	*	383.50	383.50	000070
10/19/23	00002	10/02/23	89524	202310 310-51300-54000	SPECIAL DISTRICT FEE FY24 DEPARTMENT OF ECONOMIC OPPORTUNITY	*	175.00	175.00	000071
					HKTR HICKORY TREE ZYAN				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/19/23	00001	10/01/23	18	202310	310	51300	34000		MANAGEMENT FEES OCT23	*	1,562.50		
10/01/23		18	202310	310	51300	35200			WEBSITE ADMIN OCT23	*	100.00		
10/01/23		18	202310	310	51300	35100			INFORMATION TECH OCT23	*	150.00		
10/01/23		18	202310	310	51300	51000			OFFICE SUPPLIES OCT23	*	2.74		
10/01/23		18	202310	310	51300	42000			POSTAGE OCT23	*	5.06		
GOVERNMENTAL MANAGEMENT SERVICES												1,820.30	000072
10/19/23	00003	10/07/23	7646	202309	310	51300	31500		GENERAL COUNSEL SEP23	*	1,477.39		
KILINSKI VAN WYK, PLLC												1,477.39	000073
11/03/23	00003	10/07/23	7647	202310	300	20700	10100		031 FR#3	*	1,634.00		
KILINSKI VAN WYK, PLLC												1,634.00	000074
11/15/23	00001	11/01/23	19	202311	310	51300	34000		MANAGEMENT FEES NOV23	*	1,562.50		
11/01/23		19	202311	310	51300	35200			WEBSITE ADMIN NOV23	*	100.00		
11/01/23		19	202311	310	51300	35100			INFORMATION TECH NOV23	*	150.00		
11/01/23		19	202311	310	51300	51000			OFFICE SUPPLIES NOV23	*	.06		
11/01/23		19	202311	310	51300	42000			POSTAGE NOV23	*	1.27		
GOVERNMENTAL MANAGEMENT SERVICES												1,813.83	000075
12/13/23	00001	12/01/23	20	202312	310	51300	34000		MANAGEMENT FEES DEC23	*	1,562.50		
12/01/23		20	202312	310	51300	35200			WEBSITE ADMIN DEC23	*	100.00		
12/01/23		20	202312	310	51300	35100			INFORMATION TECH DEC23	*	150.00		
12/01/23		20	202312	310	51300	51000			OFFICE SUPPLIES DEC23	*	.03		
12/01/23		20	202312	310	51300	42000			POSTAGE DEC23	*	.63		
GOVERNMENTAL MANAGEMENT SERVICES												1,813.16	000076
12/13/23	00003	12/10/23	8179	202311	310	51300	31500		GENERAL COUNSEL NOV23	*	190.00		
KILINSKI VAN WYK, PLLC												190.00	000077
HKTR HICKORY TREE ZYAN													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/11/24	00013	12/12/23	5289290 031 FR#4	202312	300	20700	10100		HANSON WALTER & ASSOCIATES, INC.	*	15,106.25	15,106.25	000078
1/17/24	00001	1/01/24	21 MANAGEMENT FEES JAN24	202401	310	51300	34000		GOVERNMENTAL MANAGEMENT SERVICES	*	1,562.50		
		1/01/24	21 WEBSITE ADMIN JAN24	202401	310	51300	35200			*	100.00		
		1/01/24	21 INFORMATION TECH JAN24	202401	310	51300	35100			*	150.00		
												1,812.50	000079
1/17/24	00003	1/13/24	8384 GENERAL COUNSEL DEC23	202312	310	51300	31500		KILINSKI VAN WYK, PLLC	*	190.00	190.00	000080
1/22/24	00014	12/12/23	41296 031 FR#5	202401	300	20700	10100		JOHNSTON'S SURVEYING, INC.	*	36,250.00		
		12/22/23	41372 031 FR#5	202401	300	20700	10100			*	3,500.00		
												39,750.00	000081
1/30/24	00013	1/11/24	5289605 031 FR#8	202401	300	20700	10100		HANSON WALTER & ASSOCIATES, INC.	*	11,350.00	11,350.00	000082
2/02/24	00015	12/25/23	PAYAPP#1 031 FR#6	202401	300	20700	10100		BLUE OX ENTERPRISES, LLC	*	121,027.15		
		1/10/24	PAYAPP#2 031 FR#7	202401	300	20700	10100			*	31,100.96		
												152,128.11	000083
2/13/24	00003	2/11/24	8637 GENERAL COUNSEL JAN24	202401	310	51300	31500		KILINSKI VAN WYK, PLLC	*	323.50	323.50	000084
2/20/24	00001	2/01/24	22 MANAGEMENT FEES FEB24	202402	310	51300	34000			*	3,125.00		
		2/01/24	22 WEBSITE ADMIN FEB24	202402	310	51300	35200			*	100.00		
		2/01/24	22 INFORMATION TECH FEB24	202402	310	51300	35100			*	150.00		
		2/01/24	22 OFFICE SUPPLIES FEB24	202402	310	51300	51000			*	.27		
		2/01/24	22 POSTAGE FEB24	202402	310	51300	42000			*	5.44		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/24		22DEC	202312	310-51300-34000		*	1,562.50		
		MGMT FEES DEC23 ADDITIONL							
2/01/24		22JAN	202401	310-51300-34000		*	1,562.50		
		MGMT FEES JAN24 ADDITIONL							
2/01/24		22NOV	202311	310-51300-34000		*	1,562.50		
		MGMT FEES NOV23 ADDITIONL							
2/01/24		22OCT	202310	310-51300-34000		*	1,562.50		
		MGMT FEES OCT23 ADDITIONL							
								9,630.71	000085

3/01/24	00015	1/25/24	PAYAPP#3	202402 300-20700-10100		*	1,794,495.93		
		031 FR#9							
								1,794,495.93	000086

3/01/24	00013	2/13/24	5289821	202402 300-20700-10100		*	5,300.00		
		031 FR#10							
								5,300.00	000087

3/07/24	00015	2/10/24	PAYAPP#4	202403 300-20700-10100		*	1,277,142.23		
		031 FR#11							
								1,277,142.23	000088

3/12/24	00001	3/01/24	23	202403 310-51300-34000		*	3,125.00		
		MANAGEMENT FEES MAR24							
3/01/24		23	202403	310-51300-35200		*	100.00		
		WEBSITE ADMIN MAR24							
3/01/24		23	202403	310-51300-35100		*	150.00		
		INFORMATION TECH MAR24							
3/01/24		23	202403	310-51300-51000		*	.06		
		OFFICE SUPPLIES MAR24							
3/01/24		23	202403	310-51300-42000		*	20.41		
		POSTAGE MAR24							
								3,395.47	000089

3/19/24	00003	3/14/24	8886	202402 310-51300-31500		*	114.00		
		GENERAL COUNSEL FEB24							
								114.00	000090

3/22/24	00015	2/25/24	PAYAPP#5	202403 300-20700-10100		*	757,600.70		
		031 FR#12							
								757,600.70	000091

							TOTAL FOR BANK A	4,087,548.78	
							TOTAL FOR REGISTER	4,087,548.78	

SECTION 2

Hickory Tree
Community Development District

Unaudited Financial Reporting
March 31, 2024



Table of Contents

1 Balance Sheet

2 General Fund

3 Capital Project Funds

4 Month to Month

Hickory Tree
Community Development District
Combined Balance Sheet
March 31, 2024

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 7,912	\$ -	\$ 7,912
Total Assets	\$ 7,912	\$ -	\$ 7,912
Liabilities:			
Accounts Payable	\$ -	\$ -	\$ -
Total Liabilites	\$ -	\$ -	\$ -
Fund Balance:			
Unassigned	\$ 7,912	\$ -	\$ 7,912
Total Fund Balances	\$ 7,912	\$ -	\$ 7,912
Total Liabilities & Fund Balance	\$ 7,912	\$ -	\$ 7,912

Hickory Tree
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Developer Contributions	\$ 189,292	\$ 20,000	\$ 20,000	\$ -
Total Revenues	\$ 189,292	\$ 20,000	\$ 20,000	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
Engineering	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Attorney	\$ 25,000	\$ 12,500	\$ 818	\$ 11,683
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,042	\$ -	\$ -	\$ -
Management Fees	\$ 37,500	\$ 18,750	\$ 18,750	\$ -
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Postage & Delivery	\$ 1,000	\$ 500	\$ 33	\$ 467
Insurance	\$ 5,500	\$ 5,500	\$ 5,200	\$ 300
Printing & Binding	\$ 1,000	\$ 500	\$ -	\$ 500
Legal Advertising	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Other Current Charges	\$ 5,000	\$ 2,500	\$ 233	\$ 2,267
Office Supplies	\$ 625	\$ 313	\$ 3	\$ 309
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 139,292	\$ 63,238	\$ 26,712	\$ 36,526
<u>Operations & Maintenance</u>				
Field Contingency	\$ 50,000	\$ 25,000	\$ -	\$ 25,000
Total Operations & Maintenance:	\$ 50,000	\$ 25,000	\$ -	\$ 25,000
Total Expenditures	\$ 189,292	\$ 88,238	\$ 26,712	\$ 61,526
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (6,712)	
Fund Balance - Beginning	\$ -		\$ 14,624	
Fund Balance - Ending	\$ -		\$ 7,912	

Hickory Tree

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 4,052,873	\$ (4,052,873)
Total Expenditures	\$ -	\$ -	\$ 4,052,873	\$ (4,052,873)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (4,052,873)	
Other Financing Sources/(Uses)				
Developer Advances	\$ -	\$ -	\$ 4,052,873	\$ 4,052,873
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,052,873	\$ 4,052,873
Net Change in Fund Balance	\$ -	\$ -	\$ -	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ -	

Hickory Tree
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ -	\$ -	20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,000
Total Revenues	\$ -	\$ -	20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,000
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ -	190	190	324	114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	818
Management Fees	3,125	3,125	3,125	3,125	3,125	3,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18,750
Information Technology	150	150	150	150	150	150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	900
Website Maintenance	100	100	100	100	100	100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	5	1	1	\$ -	5	20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33
Insurance	5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,200
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	38	38	38	38	40	40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	233
Office Supplies	3	0	0	\$ -	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total Expenditures	\$ 8,796	\$ 3,605	\$ 3,604	\$ 3,737	\$ 3,535	\$ 3,436	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	26,712
Excess (Deficiency) of Revenues over Expenditures	\$ (8,796)	\$ (3,605)	16,396	\$ (3,737)	\$ (3,535)	\$ (3,436)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(6,712)

SECTION 3



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 19, 2024

Ms. Samantha Ham
Recording Secretary
Hickory Tree Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Hickory Tree Community Development District – Registered Voters

Dear Ms. Ham:

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

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

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

Respectfully yours,

A handwritten signature in black ink that reads "Mary Jane Arrington".

Mary Jane Arrington
Supervisor of Elections



Vote
Osceola