

*Hickory Tree
Community Development District*

Meeting Agenda

November 13, 2024

AGENDA

Hickory Tree

Community Development District

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

November 6, 2024

Board of Supervisors Meeting 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, November 13, 2024, at 9:15 AM** at the **Holiday Inn & Suites Orlando SW - Celebration Area, 5711 W Irlo Bronson Memorial Hwy, Kissimmee, FL 34746.**

Zoom Video Link: <https://us06web.zoom.us/j/88027955019>

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

Meeting ID: 880 2795 5019

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. Administration of Oaths of Office to Newly Elected Board Members
 - B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election
 - C. Election of Officers
 - D. Consideration of Resolution 2025-02 Electing Officers
4. Approval of Minutes of the August 7, 2024 Board of Supervisors Meeting
5. Consideration of Resolution 2025-03 Ratifying Series 2024 (Assessment Area One) Bonds
6. Consideration of Disclosure of Public Financing
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

¹ Comments will be limited to three (3) minutes

SECTION III

SECTION B

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the 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 entirely within Osceola County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, 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 HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT:

1. **ELECTION RESULTS.** 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 shown:

David Adams	Seat 3	Votes 90
Garret Parkinson	Seat 4	Votes 90
Kareyann Ellison	Seat 5	Votes 85

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

David Adams	4 Year Term
Garret Parkinson	4 Year Term
Kareyann Ellison	2 Year Term

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

PASSED AND ADOPTED this 13th day of November 2024.

ATTEST:

**HICKORY TREE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson,
Board of Supervisors

SECTION D

RESOLUTION 2025-02

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

WHEREAS, the Hickory Tree Community Development District (hereinafter the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Osceola County, Florida; 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 HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT:

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

Chairperson	_____
Vice Chairperson	_____
Secretary	<u>Jill Burns</u>
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	<u>George Flint</u>

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of November 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, **August 7, 2024**, at 9:15 a.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum:

Brian Walsh
Milton Andrade
Garret Parkinson
Kareyann Ellison *by Zoom*

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Roy Van Wyk *by Zoom*
Patrick Collins
Chace Arrington *by Zoom*
Rey Malave *by Zoom*
Bob Gang *by Zoom*
Ashton Bligh *by Zoom*

District Manager, GMS
District Counsel, Kilinski Van Wyk
District Counsel, Kilinski Van Wyk
District Engineer, Dewberry
District Engineer, Dewberry
Bond Counsel, Greenberg Traurig
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 July 3, 2024,
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the July 3, 2024 Board of Supervisors 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. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes of the July 3, 2024, Board of Supervisors, were approved.

FOURTH ORDER OF BUSINESS**Presentation and Approval of
Supplemental Engineer's Report dated
June 5, 2024**

Mr. Malave stated the report is supplemental to the master report dated June 5th, and it provides the Phase 1 and 2 A of the project. The cost estimate for legal is shown on Exhibit 7b, for Phases 1 and 2A, which is 428 lots and the total cost of approximately \$36,222,906. He stated that they believe these costs are efficient for the next proposed infrastructure improvements. He asked to Board for any questions. Mr. Andrade asked if what was regularly changed was the legal description. Mr. Malave stated that it was.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Supplemental Engineer's Report dated June 5, 2024, was approved.

FIFTH ORDER OF BUSINESS**Presentation and Approval of Updated
Preliminary Supplemental Assessment
Methodology for Assessment Area One
dated June 5, 2024**

Ms. Burns stated the legal description was the only thing changed since the Board previously saw and approved the methodology report.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Updated Preliminary Supplemental Assessment Methodology for Assessment Area One dated June 5, 2024, was approved.

SIXTH ORDER OF BUSINESS

Public Hearing

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Opening the Public Hearing, was approved.

A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget

i. Consideration of Resolution 2024-06 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds

Ms. Burns stated the resolution is included in the package for review. The budget will be developer funded as incurred, meaning they will only bill based on the expenses.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2024-06 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds, was approved.

ii. Consideration of Fiscal Year 2024/2025 Developer Funding Agreement

Ms. Burns stated this was s with Clayton Properties Group and that entity will fund any of the operations or maintenance for the district.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Fiscal Year 2024/2025 Developer Funding Agreement, was approved.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Closing the Public Hearing, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of the Resolution 2024-07
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2024/2025**

Ms. Burns stated the Fiscal Year 2024/2025 schedule was the same schedule as the current year.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2024-07 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of the Adoption of Goals and Objectives for the District

Ms. Burns stated these are the same goals and objectives applied to other Districts and they are in compliance with the new statutory laws in place.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Adoption of Goals and Objectives for the District, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk stated everything is done for the bond financing and they are all ready to go. The closing date will be on the 27th.

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 and offered to answer any questions for the Board. Hearing none, she asked for a motion of approval.

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

ii. Balance Sheet & Income Statement

Ms. Burns noted that financial statements are included in the agenda package for review and stated that there is no action necessary from the Board.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn the meeting.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRPERSON, VICE CHAIRPERSON, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF \$21,000,000 HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2024 (ASSESSMENT AREA ONE PROJECT); PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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*, located entirely within unincorporated Osceola County, Florida; and

WHEREAS, the District previously adopted Resolution Nos. 2022-26 and 2024-04 on July 14, 2022 and July 3, 2024, respectively (collectively, the “**Bond Resolution**”), authorizing the issuance of its Hickory Tree Community Development District \$21,000,000 Special Assessment Bonds, Series 2024 (Assessment Area One Project) (the “**Assessment Area One Bonds**” or the “**Bonds**”), for the purpose of financing the acquisition and/or construction of all or a portion of the public infrastructure necessary for Phases 1 and 2A of the District (the “**Assessment Area One Project**”), as described in the *Master Assessment Methodology for Hickory Tree Community Development District*, dated June 28, 2022 (“**Master Assessment Report**”), as supplemented by that *Supplemental Assessment Methodology for Assessment Area One Project*, dated August 8, 2024 (“**Supplemental Assessment Report**”, together with the Master Assessment Report, the “**Assessment Report**”); and

WHEREAS, the District closed on the issuance of the Assessment Area One Bonds on August 27, 2024; and

WHEREAS, as prerequisites to the issuance of the Assessment Area One Bonds, the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District staff including the District Manager, District Assessment Consultant, District Counsel and Bond Counsel (together, the “**District Staff**”) were required to execute and deliver various documents (together, the “**Closing Documents**”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District Staff in closing on the issuance of the Assessment Area One Bonds.

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

SECTION 1. The issuance of the Assessment Area One Bonds, the adoption of resolutions relating to such Bonds, and all actions taken in the furtherance of the closing on such Bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

SECTION 2. The actions of the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Assessment Area One Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Assessment Area One Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 13th day of November 2024.

ATTEST:

**HICKORY TREE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

SECTION VI

Upon recording, this instrument should be returned to:

Hickory Tree Community Development District
c/o Governmental Management Services
Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801

**DISCLOSURE OF
PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT**

Board of Supervisors¹

Hickory Tree Community Development District

Milton Andrade
Chairperson

David Adams
Assistant Secretary

Brian Walsh
Vice Chairperson

Garrett Parkinson
Assistant Secretary

Kareyann Ellison
Assistant Secretary

Governmental Management Services – Central Florida, LLC
District Manager
219 E. Livingston Street
Orlando, Florida 32801
(407) 841-5524

District records are on file at the offices of Governmental Management Services – Central Florida, LLC, located at 219 E. Livingston Street, Orlando, Florida 32801, and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of November 13, 2024. For a current list of Board Members, please contact the District Manager's office.

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**DISCLOSURE OF
PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT**

INTRODUCTION

The Hickory Tree Community Development District (“**District**” or “**CDD**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well maintenance of stormwater management facilities, roadways, water and wastewater facilities, off-site improvements, amenities and parks, underground electric, street lighting, entry features, landscape, irrigation, and other related public infrastructure.

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (the “**Act**”), and established by Ordinance No. 2022-60, enacted by the Board of County Commissioners of Osceola County, Florida, on June 27, 2022, and effective on June 29, 2022. The District encompasses approximately 205 acres of land, more or less, located within Osceola County, Florida (the “**County**”). As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when six (6) years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also

registered with the Supervisor of Elections to vote in the County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are publicly noticed and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State's ethics laws.

What infrastructure improvements does the District provide and how are the improvements funded?

The District is comprised of approximately 205 acres of land located entirely within the County. The legal description of the lands encompassed within the District is attached hereto as Exhibit "A." The public infrastructure necessary to support the District's development program includes, but is not limited to, stormwater management facilities, roadways, water and wastewater facilities, off-site improvements, amenities and parks, underground electric, street lighting, entry features, landscape, irrigation, and other improvements authorized by Chapter 190, *Florida Statutes*. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted the *Hickory Tree Community Development District Engineer's Report*, dated June 28, 2022, as supplemented by the *Hickory Tree Community Development District Supplemental Engineer's Report*, dated June 5, 2024, which details all of the improvements contemplated for the completion of the infrastructure of the District (together, the "**Engineer's Report**" and the improvements described therein, the "**Capital Improvement Plan**" or "**CIP**"). Copies of the Engineer's Report are available for review in the District's public records.

These public infrastructure improvements have been and will be funded by the District's sale of bonds. On December 20, 2022, the Circuit Court for the Ninth Judicial Circuit, in and for Osceola County, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$53,090,000 in Special Assessment Bonds for infrastructure needs of the District.

On August 27, 2024, the District issued a series of bonds for purposes of financing the construction and acquisition costs of infrastructure for a portion of the Capital Improvement Plan (the "**Assessment Area One Project**"). On that date, the District issued its Hickory Tree Community Development District Special Assessment Bonds, Series 2024, in the principal amount of \$21,000,000 (the "**Assessment Area One Bonds**").

Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention/detention ponds are contained within the District boundaries. Stormwater will be discharged via roadway curb and gutter and storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater

systems will utilize dry and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater treatment systems are regulated by the County and SFWMD.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12097C0290G, dated 06/18/2013, demonstrates that the property is located within Flood Zone X and AE. The 100-year flood volumes will be compensated as required the County and FEMA.

During the construction of stormwater management facilities, utilities, and roadway improvements the contractor will be required to adhere to a Stormwater Pollution Prevention Plan (SWPPP) as required by the Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict the proposed recommended locations of required erosion control measures and staked turbidity barriers specifically along the downgradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting as required by the National Pollutant Discharge Elimination System (NPDES) General Permit with erosion control, its maintenance, and any rainfall events that occur during construction activity.

Public Roadways

The proposed public roadway sections consist of asphalt and with Miami curbs or Type F curb and gutter on both sides of 24-foot roadways with 50-foot right-of-way, 36-foot roadways (entrance streets) with 78-foot right-of-way, and 26-foot roadways with 91-foot rights-of-way including 7-foot bike lanes. The proposed roadway sections will consist of stabilized subgrade, a lime rock, crushed concrete, or cement-treated base, and asphalt type roadway wearing surface. The proposed curb is to be 2-feet wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction is expected to occur for all public roadways within the District.

Water and Wastewater Facilities

A potable drinking water distribution system inclusive of a water main, gate valves, fire hydrants, and appurtenances will be installed. The water service provider will be the City of St. Cloud. The water system will be designed to provide equal distribution and redundancy. The system will be installed within the proposed public rights-of-way and will provide potable drinking water (domestic) and fire protection services to serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be a minimum of eight (8)-inch diameter PVC pipe systems. The gravity sanitary sewer lines will be placed inside the proposed public rights-of-way, under the proposed paved roadways. Sewer laterals will branch off from these sewer lines to serve the District. Lift stations are included within the CIP. Flow from

the lift station shall be connected to a proposed force main that will pump to an existing force main that will connect to the City of St. Cloud's wastewater treatment facility.

The City of St. Cloud will provide the reclaimed water to be used for all irrigation within the District. The reclaimed water may be funded by the District and installed onsite within the roadways to provide for irrigation within the public right-of-way and other areas determined to need irrigation. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

Off-Site Improvements

The District may provide funding for the anticipated turn lanes, to be owned by the County, at the development entrances. The site construction activities associated with the CIP are anticipated to be completed in four years. Upon completion, the required inspections will be performed, and final certifications of completion will be obtained from the County, SFWMD, and FDEP (water distribution and wastewater collection systems).

Amenities and Parks

The District may provide funding for an amenity center that is open to the residents and the public, consistent with rates, rules and policies to be adopted by the District, and to include the following: parking areas, restroom facilities, pool, all-purpose playfields, and walking trails to provide connectivity to the various amenity centers within the District. In addition, there will be passive parks throughout the development, which will include benches and walking trails.

Electric Utilities and Lighting

The electric distribution system through the District is currently planned to be underground. The District presently intends to fund the incremental cost of undergrounding of the electric conduits, transformer/cabinet pads, and electric manholes required by OUC, with OUC providing underground electrical service to the development. The District presently intends to fund the cost to purchase and install the street lighting along the internal roadways within the District. The District will retain ownership of the electric distribution system and streetlights and electrical service will be provided by OUC.

Entry Feature, Landscaping, and Irrigation

Landscaping, irrigation, entry features, and walls where required as a buffer at the entrances and along the outside boundary of the development, will be provided by the District. Landscaping for the roadways will consist of sod, perennial flowers, shrubs, ground cover, and trees for the internal roadways within the District. Perimeter fencing will be provided at the site entrances and perimeters where required as a buffer. These items are anticipated to be funded, owned, and maintained by the District.

Assessments, Fees and Charges

A portion of the master infrastructure improvements of the Assessment Area One Project, identified in the District's Capital Improvement Plan, were financed by the District from the proceeds of the sale of its Assessment Area One Bonds. The amortization schedules for the Assessment Area One Bonds are available in the District's public records. The annual debt service obligations of the District must be defrayed by annual assessments on benefited property. Copies of the District's *Master Assessment Methodology for Hickory Tree Community Development District*, dated June 28, 2022 (the "**Master Methodology**"), as supplemented by the *Supplemental Assessment Methodology for Assessment Area One*, dated August 8, 2024 (the "**Supplemental Methodology**"), and together with the Master Methodology, the "**Assessment Report**"), are available for review in the District's public records.

The Assessment Area One Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District's Assessment Area One Project (the "**Assessment Area One Special Assessments**"). The Assessment Area One Special Assessments will be levied initially on the approximately 101.047 acres of land, more or less, located within the District ("**Assessment Area One**"), which Assessment Area One is planned for 428 single-family homes located in Phases 1 and 2A of the District. The Assessment Area One Special Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Assessment Area One Special Assessments are levied in accordance with the District's Assessment Report and represent an allocation of the costs of the Assessment Area One Project to those lands within the District benefiting from the Assessment Area One Project.

The Assessment Area One Special Assessments described above exclude any operations and maintenance assessments ("**O&M Assessments**"), which may be determined and calculated annually by the District's Board of Supervisors and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*.

Method of Collection

The District's Assessment Area One Special Assessments and/or O&M Assessments may appear on that portion of the annual Osceola County Tax Notice entitled "non-ad valorem assessments," and will be collected by the Osceola County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. **As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates**

which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the Hickory Tree Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing maintenance and infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Hickory Tree Community Development District, 219 E. Livingston Street, Orlando, Florida 32801 or call (407) 841-5524.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

[SIGNATURES SET FORTH ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been approved and executed as of the 13th day of November 2024, and recorded in the Official Records of Osceola County, Florida.

**HICKORY TREE
COMMUNITY DEVELOPMENT DISTRICT**

Milton Andrade
Chairperson, Board of Supervisors

Witness

Witness

Print Name

Address: _____

Print Name

Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of November 2024, by Milton Andrade, as Chairperson of the Board of Supervisors of the Hickory Tree Community Development District.

[notary seal]

(Official Notary Signature)

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

EXHIBIT A

HICKORY TREE CDD

LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 45, 46, 47, 48, 49, 50, 51, 52, 62, 63, 64, 65, 66 and 67, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 4, TOWNSHIP 27 S, RANGE 31 E, according to the plat thereof, as recorded in Plat Book "B", Page 30, Public Records of Osceola County, Florida; LESS Right of Way for State Road 534 AND LESS lands conveyed to the State of Florida set forth in that certain Warranty Deed recorded in Deed Book 150, Page 491, Public Records of Osceola County, Florida.

AND

That certain unnamed 35 foot road, as shown on the Plat of THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 31 EAST, according to the plat thereof, as recorded in Plat Book "B", Page 30, Public Records of Osceola County, Florida, running North and South and lying between and abutting Lots 2, 15, 18, 31, 34, 47, 50, 63 and 66 on the East and Lots 3, 14, 19, 30, 35, 46, 51, 62 and 67 on the West; and that certain unnamed 35 foot road running East and West and lying between and abutting Lots 62, 63 and 64 on the North and Lots 65, 66 and 67 on the South, as vacated by Resolution of the Board of County Commissioners, Osceola County, Florida, dated September 21, 1971 and recorded October 14, 1971, in Official Records Book 228, Page 45, Public Records of Osceola County, Florida.

AND

That certain unnamed 35 foot road running North and South and adjoining and abutting Lots 5, 12, 21 and 28 on the West and Lots 4, 13, 20 and 29 on the East, in Section 4, Township 27 South, Range 31 East, Osceola County, Florida, according the SEMINOLE LAND & INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION of said section, as per plat thereof, recorded in Plat Book "B", Page 30, as vacated by Resolution of the Board of County Commissioners, Osceola County, Florida, dated April 27, 1964 and filed May 14, 1964, in Official Records Book 117, Page 493, Public Records of Osceola County, Florida.

SECTION VII

SECTION C

SECTION 1

Hickory Tree Community Development District

Summary of Check Register

July 24, 2024 through October 31, 2024

Fund	Date	Check No.'s	Amount
General Fund	7/30/24	122	\$ 3,750.00
	8/6/24	123	\$ 213,571.52
	8/7/24	124	\$ 154.81
	8/20/24	125-130	\$ 6,550.68
	8/28/24	131	\$ 5,408.00
	9/4/24	132	\$ 57,849.39
	9/18/24	133-134	\$ 5,559.93
	10/2/24	135	\$ 86.34
	10/16/24	136	\$ 4,033.23
	10/23/24	137-138	\$ 385.39
Total Amount			\$ 297,349.29

*** CHECK DATES 07/24/2024 - 10/31/2024 ***

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 #
7/30/24	00018	7/15/24 90103073	202407 310-51300-32200	AUDIT SERVICES-FY23	*	3,750.00	
				DIBARTOLOMEO, MCBEE, HARTLEY &			3,750.00 000122
8/06/24	00015	6/25/24 PAYAPP#1	202408 300-20700-10100	031 FR#21	*	170,804.98	
		7/10/24 PAYAPP#1	202408 300-20700-10100	031 FR#22	*	42,766.54	
				BLUE OX ENTERPRISES, LLC			213,571.52 000123
8/07/24	00004	6/15/24 88606387	202407 310-51300-48000	PH/ADOPT FY25 BUDGET	*	154.81	
				OSCEOLA NEWS-GAZETTE			154.81 000124
8/20/24	00005	8/07/24 BW080720	202408 310-51300-11000	SUPERVISOR FEE 08/07/24	*	200.00	
				BRIAN WALSH			200.00 000125
8/20/24	00006	8/07/24 GP080720	202408 310-51300-11000	SUPERVISOR FEE 08/07/24	*	200.00	
				GARRET PARKINSON			200.00 000126
8/20/24	00001	8/01/24 28	202408 310-51300-34000	MANAGEMENT FEES AUG24	*	3,125.00	
		8/01/24 28	202408 310-51300-35200	WEBSITE ADMIN AUG24	*	100.00	
		8/01/24 28	202408 310-51300-35100	INFORMATION TECH AUG24	*	150.00	
		8/01/24 28	202408 310-51300-51000	OFFICE SUPPLIES AUG24	*	2.68	
		8/01/24 28	202408 310-51300-42000	POSTAGE AUG24	*	3.86	
				GOVERNMENTAL MANAGEMENT SERVICES			3,381.54 000127
8/20/24	00016	8/07/24 KE080720	202408 310-51300-11000	SUPERVISOR FEE 08/07/24	*	200.00	
				KAREYANN RHODES ELLISON			200.00 000128
8/20/24	00003	8/19/24 10200	202407 310-51300-31500	GENERAL COUNSEL JUL24	*	2,369.14	
				KILINSKI VAN WYK, PLLC			2,369.14 000129
8/20/24	00008	8/07/24 MA080720	202408 310-51300-11000	SUPERVISOR FEE 08/072024	*	200.00	
				MILTON ANDRADE			200.00 000130
				HKTR HICKORY TREE ZYAN			

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 11/06/24		PAGE 2		
*** CHECK DATES 07/24/2024 - 10/31/2024 ***		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	#	
8/28/24	00009	8/19/24 24444 FY25 INSURANCE POLICY	202408 300-15500-10000	EGIS INSURANCE & RISK ADVISORS		*	5,408.00	5,408.00	000131		
9/04/24	00015	7/25/24 PAYAPP#1 031 FR#23	202409 300-20700-10100	BLUE OX ENTERPRISES, LLC		*	57,849.39	57,849.39	000132		
9/18/24	00001	9/01/24 30 MANAGEMENT FEES SEP24	202409 310-51300-34000			*	3,125.00				
		9/01/24 30 WEBSITE ADMIN SEP24	202409 310-51300-35200			*	100.00				
		9/01/24 30 INFORMATION TECH SEP24	202409 310-51300-35100			*	150.00				
		9/01/24 30 OFFICE SUPPLIES SEP24	202409 310-51300-51000			*	2.74				
		9/01/24 30 POSTAGE SEP24	202409 310-51300-42000			*	27.99				
				GOVERNMENTAL MANAGEMENT SERVICES				3,405.73	000133		
9/18/24	00003	9/09/24 10224 GENERAL COUNSEL AUG24	202408 310-51300-31500	KILINSKI VAN WYK, PLLC		*	2,154.20	2,154.20	000134		
10/02/24	00004	9/11/24 88606387 NOTICE FY25 MEETING DATES	202409 310-51300-48000	OSCEOLA NEWS-GAZETTE		*	86.34	86.34	000135		
10/16/24	00001	10/01/24 31 MANAGEMENT FEES OCT24	202410 310-51300-34000			*	3,281.25				
		10/01/24 31 WEBSITE ADMIN OCT24	202410 310-51300-35200			*	105.00				
		10/01/24 31 INFORMATION TECH OCT24	202410 310-51300-35100			*	157.50				
		10/01/24 31 DISSEMINATION SVCS OCT24	202410 310-51300-31300			*	416.67				
		10/01/24 31 OFFICE SUPPLIES OCT24	202410 310-51300-51000			*	.03				
		10/01/24 31 POSTAGE OCT24	202410 310-51300-42000			*	23.44				
		10/01/24 31 HOLIDAY INN MEETING ROOM	202410 310-51300-49000			*	49.34				
				GOVERNMENTAL MANAGEMENT SERVICES				4,033.23	000136		
10/23/24	00002	10/01/24 91552 SPECIAL DISTRICT FEE FY25	202410 310-51300-54000	DEPARTMENT OF ECONOMIC OPPORTUNITY		*	175.00	175.00	000137		
HKTR HICKORY TREE ZYAN											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/23/24	00004	9/30/24 88606387	202410 310-51300-48000	NOT OF LANDOWNER'S MEETING	*	210.39	
							210.39 000138
						TOTAL FOR BANK A	297,349.29
						TOTAL FOR REGISTER	297,349.29

SECTION 2

Hickory Tree
Community Development District

Unaudited Financial Reporting
September 30, 2024



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Debt Service Fund Series 2024</u>
4	<u>Capital Project Funds</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Report</u>

Hickory Tree
Community Development District
Combined Balance Sheet
September 30, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 4,784	\$ -	\$ -	\$ 4,784
Due from Developer	\$ 20,000	\$ -	\$ 8,028	\$ 28,028
Prepaid Expenses	\$ 5,408	\$ -	\$ -	\$ 5,408
<u>Investments:</u>				
<u>Series 2024</u>				
Reserve	\$ -	\$ 1,407,453	\$ -	\$ 1,407,453
Interest	\$ -	\$ 748,028	\$ -	\$ 748,028
Construction	\$ -	\$ -	\$ 2,364,111	\$ 2,364,111
Cost of Issuance	\$ -	\$ -	\$ 207	\$ 207
Total Assets	\$ 30,192	\$ 2,155,481	\$ 2,372,345	\$ 4,558,018
Liabilities:				
Accounts Payable	\$ 86	\$ -	\$ -	\$ 86
Contracts Payable	\$ -	\$ -	\$ 8,028	\$ 8,028
Total Liabilities	\$ 86	\$ -	\$ 8,028	\$ 8,114
Fund Balance:				
Restricted:				
Debt Service	\$ -	\$ 2,155,481	\$ -	\$ 2,155,481
Unassigned	\$ 30,105	\$ -	\$ 2,364,318	\$ 2,394,423
Total Fund Balances	\$ 30,105	\$ 2,155,481	\$ 2,364,318	\$ 4,549,904
Total Liabilities & Fund Balance	\$ 30,192	\$ 2,155,481	\$ 2,372,345	\$ 4,558,018

Hickory Tree
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<u>Revenues:</u>				
Developer Contributions	\$ 189,292	\$ 189,292	\$ 80,000	\$ (109,292)
Total Revenues	\$ 189,292	\$ 189,292	\$ 80,000	\$ (109,292)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 3,400	\$ 8,600
Engineering	\$ 15,000	\$ 15,000	\$ -	\$ 15,000
Attorney	\$ 25,000	\$ 25,000	\$ 10,567	\$ 14,433
Annual Audit	\$ 4,000	\$ 4,000	\$ 3,750	\$ 250
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Trustee Fees	\$ 4,042	\$ 4,042	\$ -	\$ 4,042
Management Fees	\$ 37,500	\$ 37,500	\$ 37,500	\$ -
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 165	\$ 835
Insurance	\$ 5,500	\$ 5,500	\$ 5,200	\$ 300
Printing & Binding	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
Legal Advertising	\$ 15,000	\$ 15,000	\$ 241	\$ 14,759
Other Current Charges	\$ 5,000	\$ 5,000	\$ 506	\$ 4,494
Office Supplies	\$ 625	\$ 625	\$ 14	\$ 611
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 139,292	\$ 139,292	\$ 64,518	\$ 74,774
<u>Operations & Maintenance</u>				
Field Contingency	\$ 50,000	\$ 50,000	\$ -	\$ 50,000
Total Operations & Maintenance:	\$ 50,000	\$ 50,000	\$ -	\$ 50,000
Total Expenditures	\$ 189,292	\$ 189,292	\$ 64,518	\$ 124,774
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 15,482	
Fund Balance - Beginning	\$ -		\$ 14,624	
Fund Balance - Ending	\$ -		\$ 30,105	

Hickory Tree
Community Development District
Debt Service Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 1,544	\$ 1,544
Total Revenues	\$ -	\$ -	\$ 1,544	\$ 1,544
<u>Expenditures:</u>				
<u>Series 2024</u>				
Interest - 11/1	\$ 196,064	\$ 196,064	\$ -	\$ 196,064
Interest - 5/1	\$ 551,429	\$ 551,429	\$ -	\$ 551,429
Interest - 11/1	\$ 551,429	\$ 551,429	\$ -	\$ 551,429
Total Expenditures	\$ 1,298,921	\$ 1,298,921	\$ -	\$ 1,298,921
Excess (Deficiency) of Revenues over Expenditures	\$ (1,298,921)		\$ 1,544	
<u>Other Financing Sources/(Uses):</u>				
Bond Proceeds	\$ 2,153,937	\$ 2,153,937	\$ 2,153,937	\$ -
Total Other Financing Sources/(Uses)	\$ 2,153,937	\$ 2,153,937	\$ 2,153,937	\$ -
Net Change in Fund Balance	\$ 855,016		\$ 2,155,481	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 855,016		\$ 2,155,481	

Hickory Tree
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<u>Revenues</u>				
Developer Advances	\$ -	\$ -	\$ 13,086,361	\$ 13,086,361
Interest	\$ -	\$ -	\$ 13,060	\$ 13,060
Total Revenues	\$ -	\$ -	\$ 13,099,420	\$ 13,099,420
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 28,954,310	\$ (28,954,310)
Capital Outlay - COI	\$ -	\$ -	\$ 626,855	\$ (626,855)
Total Expenditures	\$ -	\$ -	\$ 29,581,165	\$ (29,581,165)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (16,481,745)	
<u>Other Financing Sources/(Uses)</u>				
Bond Proceeds	\$ -	\$ -	\$ 18,846,063	\$ 18,846,063
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 18,846,063	\$ 18,846,063
Net Change in Fund Balance	\$ -		\$ 2,364,318	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 2,364,318	

Hickory Tree
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Developer Contributions	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ 80,000
Total Revenues	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ 80,000
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ 1,000	\$ 800	\$ 800	\$ -	\$ 3,400
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ -	\$ 190	\$ 190	\$ 324	\$ 114	\$ 152	\$ 915	\$ 2,383	\$ 1,776	\$ 2,369	\$ 2,154	\$ -	\$ 10,567
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750	\$ -	\$ -	\$ 3,750
Management Fees	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 37,500
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 5	\$ 1	\$ 1	\$ -	\$ 5	\$ 20	\$ 47	\$ 23	\$ 4	\$ 27	\$ 4	\$ 28	\$ 165
Insurance	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 155	\$ -	\$ 86	\$ 241
Other Current Charges	\$ 38	\$ 38	\$ 38	\$ 38	\$ 40	\$ 40	\$ 40	\$ 40	\$ 41	\$ 71	\$ 40	\$ 40	\$ 506
Office Supplies	\$ 3	\$ 0	\$ 0	\$ -	\$ 0	\$ 0	\$ 0	\$ 3	\$ 0	\$ 3	\$ 3	\$ 3	\$ 14
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Expenditures	\$ 8,796	\$ 3,605	\$ 3,604	\$ 3,737	\$ 3,535	\$ 3,588	\$ 4,377	\$ 6,624	\$ 6,196	\$ 10,549	\$ 6,376	\$ 3,532	\$ 64,518
Excess (Deficiency) of Revenues over Expenditures	\$ (8,796)	\$ (3,605)	\$ 16,396	\$ (3,737)	\$ (3,535)	\$ (3,588)	\$ 15,623	\$ (6,624)	\$ (6,196)	\$ 9,451	\$ (6,376)	\$ 16,468	\$ 15,482

Hickory Tree

Community Development District

Long Term Debt Report

Series 2024, Special Assessment Revennue Bonds		
Interest Rate:	4.5%, 5.15%, 5.45%	
Maturity Date:	5/1/2055	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$1,406,445	
Reserve Fund Balance	\$1,407,453	
Bonds Outstanding - 8/27/24		\$21,000,000
Current Bonds Outstanding		\$21,000,000