

*Hickory Tree
Community Development District*

Meeting Agenda

April 29, 2025

AGENDA

Hickory Tree

Community Development District

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

April 22, 2025

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 **Tuesday, April 29, 2025 at 9:30 AM** at the **West Osceola Branch Library, 305 Campus Street, Celebration, Florida 34747.**

Zoom Video Link: <https://us06web.zoom.us/j/86906862579>

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

Meeting ID: 869 0686 2579

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Approval of Minutes of the November 5, 2024 Landowners Meeting and the November 13, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2025-05 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: August 6, 2025) and Setting the Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget
5. Ratification of 2025 Data Sharing and Usage Agreement with Osceola County Property Apprasier
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

MINUTES

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

The Landowners' meeting and Election of the Board of Supervisors of the Hickory Tree Community Development District was held on **Tuesday, November 5, 2024**, at 10:00 a.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present were:

Monica Virgen

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Ms. Virgen stated there was a landowner proxy from Clayton Properties Group, LLC with 93 authorized votes.

SECOND ORDER OF BUSINESS

Call to Order

Ms. Virgen called the meeting to order and called the roll.

THIRD ORDER OF BUSINESS

**Election of Chairman for the Purpose of
Conducting the Landowners' Meeting**

Ms. Virgen was elected Chairman for the purpose of conducting the Landowners' meeting.

FOURTH ORDER OF BUSINESS

**Nominations for the Positions of
Supervisor**

Ms. Virgen stated the landowner proxy is assigned to Monica Virgen on behalf of Clayton Properties Group, LLC with 93 authorized votes. She nominated David Adams to Seat #3, Garret Parkinson to Seat #4, and Kareyann Ellison to Seat #5.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Ms. Virgen cast 90 votes for David Adams, 90 votes for Garret Parkinson, and 85 votes for Kareyann Ellison.

SIXTH ORDER OF BUSINESS

Ballot Tabulation

Ms. Virgen stated David Adams and Garret Parkinson will serve four-year terms and Kareyann Ellison will serve a two-year term.

SEVENTH ORDER OF BUSINESS

Landowners' Questions and Comments

There being no questions or comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Virgen adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**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, November 13, 2024**, at 9:40 a.m. at the Holiday Inn & Suites Orlando SW – Celebration Area, 5711 W Irlo Bronson Memorial Hwy, Kissimmee, Florida.

Present and constituting a quorum:

Milton Andrade	Chairman
Brian Walsh	Vice Chairman
Garret Parkinson	Assistant Secretary
Kareyann Ellison <i>by Zoom</i>	Assistant Secretary
David Adams	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, Kilinski Van Wyk
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Joey Duncan <i>by Zoom</i>	District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Four Board members were present in person 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, so the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Ms. Burns noted that Ms. Ellison, Mr. Parkinson, and Mr. Adams were all elected at the Landowners' Election, and she administered the oath of office to Mr. Parkinson and Mr. Adams. Ms. Ellison will be sworn in at the next meeting when she is present in person.

B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners’ Election

Ms. Burns presented the results of the Landowners’ Election from the three Supervisors who were elected, the number of votes they received, and the terms they will serve. She offered to answer any questions. There being none, she asked for a motion of approval.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowners’ Election, was approved.

C. Election of Officers

Ms. Burns noted that anytime there is a Landowners’ Election the Board needs to appoint new officers.

D. Consideration of Resolution 2025-02 Electing Officers

Ms. Burns stated that previously Mr. Andrade served as the Chairman and Mr. Walsh served as Vice Chairman and the rest of the Board members served as Assistant Secretaries. George Flint from the GMS office also served as an Assistant Secretary and Ms. Burns served as the Secretary. If the Board would like to keep that slate of officers, she would just need a motion of approval to do so. The Board motioned to keep the officers the same.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Resolution 2025-02 Electing Officers, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 7, 2024 Board of Supervisors Meeting

Ms. Burns presented the minutes of the August 7, 2024 Board of Supervisors meeting. She asked if the Board had any questions, comments, or corrections. The Board had no changes to the minutes and there was a motion of approval.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Minutes of the August 7, 2024, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-03
Ratifying Series 2024 (Assessment Area
One) Bonds**

Ms. Burns stated presented the resolution and noted that the District closed on the Assessment Area One bonds on August 27, 2024 and this resolution ratifies, confirms, and approves all actions taken by District Officers and staff in coordination of the closing of that series of bonds. She offered to answer any Board questions. Hearing no questions, there was a motion of approval.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Resolution 2025-03 Ratifying Series 2024 (Assessment Area One) Bonds, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Disclosure of Public
Financing**

Ms. Burns stated that this will be recorded in the public records to put potential property owners on notice of the lean placed by the assessments. She offered to answer any Board questions. There being no questions, there was a motion of approval and authorization for counsel to record.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Disclosure of Public Financing, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins had no report for the Board and offered to answer any questions. There being 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 from July 24, 2024 through October 31, 2024 totaling \$297,349.29. She offered to answer any questions for the Board. Hearing no questions, she asked for a motion of approval.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, 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.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026 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, prior to June 15, 2025, prepared and submitted to the Board of Supervisors (“**Board**”) of the Hickory Tree Community Development District (“**District**”) proposed budgets (together, “**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); 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 2026 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 6, 2025
TIME: 9:15 AM
LOCATION: Holiday Inn & Suites Orlando SW - Celebration Area
5711 W Irlo Bronson Memorial Hwy
Kissimmee, Florida 34746

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least sixty (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 (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (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 29TH DAY OF APRIL 2025.

ATTEST:

**HICKORY TREE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2026

Hickory Tree
Community Development District

Proposed Budget
FY2026



Table of Contents

1	<u>General Fund</u>
2-4	<u>General Fund Narrative</u>
5	<u>Debt Service Fund - Series 2024</u>
6-7	<u>Amortization Schedule - Series 2024</u>

Hickory Tree
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues					
Developer Contributions	\$ 391,537	\$ 20,000	\$ 203,551	\$ 223,551	\$ 647,999
Total Revenues	\$ 391,537	\$ 20,000	\$ 203,551	\$ 223,551	\$ 647,999
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 800	\$ 3,400	\$ 4,200	\$ 12,000
FICA Expense	\$ -	\$ -	\$ 260	\$ 321	\$ 918
Engineering	\$ 15,000	\$ 2,105	\$ 7,500	\$ 9,605	\$ 15,000
Attorney	\$ 25,000	\$ 3,169	\$ 12,500	\$ 15,669	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ 3,750	\$ 3,750	\$ 4,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Disclosure Software	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Dissemination	\$ 5,000	\$ 2,500	\$ 2,500	\$ 5,000	\$ 5,150
Trustee Fees	\$ 4,042	\$ -	\$ -	\$ -	\$ 4,446
Management Fees	\$ 39,375	\$ 19,688	\$ 19,688	\$ 39,375	\$ 40,556
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 1,000	\$ 158	\$ 158	\$ 317	\$ 1,000
Insurance	\$ 5,720	\$ 5,408	\$ -	\$ 5,408	\$ 6,934
Copies	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Legal Advertising	\$ 15,000	\$ 369	\$ 7,500	\$ 7,869	\$ 15,000
Other Current Charges	\$ 5,000	\$ 397	\$ 2,500	\$ 2,897	\$ 5,000
Office Supplies	\$ 625	\$ 3	\$ 313	\$ 315	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 141,537	\$ 36,346	\$ 62,143	\$ 98,551	\$ 147,999
<i>Operations & Maintenance</i>					
Field Contingency	\$ 250,000	\$ -	\$ 125,000	\$ 125,000	\$ 500,000
Total Operations & Maintenance:	\$ 250,000	\$ -	\$ 125,000	\$ 125,000	\$ 500,000
Total Expenditures	\$ 391,537	\$ 36,346	\$ 187,143	\$ 223,551	\$ 647,999
Excess Revenues/(Expenditures)	\$ -	\$ (16,346)	\$ 16,407	\$ -	\$ -

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.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

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.

Hickory Tree

Community Development District

General Fund Narrative

Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreements for the various bond issue(s).

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.

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.

Hickory Tree

Community Development District

General Fund Narrative

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.

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.

Hickory Tree

Community Development District

Proposed Budget Debt Service Fund Series 2024

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments	\$ -	\$ -	\$ 551,429	\$ 551,429	\$ 1,406,446
Interest Income	\$ -	\$ 45,758	\$ 45,758	\$ 91,517	\$ 45,758
Carry Forward Surplus	\$ -	\$ 749,036	\$ -	\$ 749,036	\$ 611,867
Total Revenues	\$ -	\$ 794,794	\$ 597,187	\$ 1,391,981	\$ 2,064,072
Expenses					
Interest- 11/01	\$ -	\$ 196,064	\$ -	\$ 196,064	\$ 551,429
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 310,000
Interest - 05/01	\$ -	\$ -	\$ 551,429	\$ 551,429	\$ 551,429
Total Expenditures	\$ -	\$ 196,064	\$ 551,429	\$ 747,492	\$ 1,412,858
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (32,622)	\$ -	\$ (32,622)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (32,622)	\$ -	\$ (32,622)	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 566,109	\$ 45,758	\$ 611,867	\$ 651,214

*Carry forward less amount in Reserve funds.

Series 2024
Interest - 11/01/26 **\$544,454**

Product Types	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Townhome	92	\$212,818	\$2,313.24	\$2,460.89
Single Family 40'	44	\$140,929	\$3,202.94	\$3,407.38
Single Family 50'	279	\$992,911	\$3,558.82	\$3,785.98
Single Family 60'	9	\$38,435	\$4,270.58	\$4,543.17
Single Family 75'	4	\$21,353	\$5,338.23	\$5,678.97
Totals	428	\$1,406,446		

Hickory Tree
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/24	\$ 21,000,000.00	\$ -	\$ 196,063.56	\$ 196,063.56
05/01/25	\$ 21,000,000.00	\$ -	\$ 551,428.75	
11/01/25	\$ 21,000,000.00	\$ -	\$ 551,428.75	\$ 1,102,857.50
05/01/26	\$ 21,000,000.00	\$ 310,000.00	\$ 551,428.75	
11/01/26	\$ 20,690,000.00	\$ -	\$ 544,453.75	\$ 1,405,882.50
05/01/27	\$ 20,690,000.00	\$ 320,000.00	\$ 544,453.75	
11/01/27	\$ 20,370,000.00	\$ -	\$ 537,253.75	\$ 1,401,707.50
05/01/28	\$ 20,370,000.00	\$ 335,000.00	\$ 537,253.75	
11/01/28	\$ 20,035,000.00	\$ -	\$ 529,716.25	\$ 1,401,970.00
05/01/29	\$ 20,035,000.00	\$ 355,000.00	\$ 529,716.25	
11/01/29	\$ 19,680,000.00	\$ -	\$ 521,728.75	\$ 1,406,445.00
05/01/30	\$ 19,680,000.00	\$ 370,000.00	\$ 521,728.75	
11/01/30	\$ 19,310,000.00	\$ -	\$ 513,403.75	\$ 1,405,132.50
05/01/31	\$ 19,310,000.00	\$ 385,000.00	\$ 513,403.75	
11/01/31	\$ 18,925,000.00	\$ -	\$ 504,741.25	\$ 1,403,145.00
05/01/32	\$ 18,925,000.00	\$ 405,000.00	\$ 504,741.25	
11/01/32	\$ 18,520,000.00	\$ -	\$ 494,312.50	\$ 1,404,053.75
05/01/33	\$ 18,520,000.00	\$ 425,000.00	\$ 494,312.50	
11/01/33	\$ 18,095,000.00	\$ -	\$ 483,368.75	\$ 1,402,681.25
05/01/34	\$ 18,095,000.00	\$ 450,000.00	\$ 483,368.75	
11/01/34	\$ 17,645,000.00	\$ -	\$ 471,781.25	\$ 1,405,150.00
05/01/35	\$ 17,645,000.00	\$ 475,000.00	\$ 471,781.25	
11/01/35	\$ 17,170,000.00	\$ -	\$ 459,550.00	\$ 1,406,331.25
05/01/36	\$ 17,170,000.00	\$ 500,000.00	\$ 459,550.00	
11/01/36	\$ 16,670,000.00	\$ -	\$ 446,675.00	\$ 1,406,225.00
05/01/37	\$ 16,670,000.00	\$ 525,000.00	\$ 446,675.00	
11/01/37	\$ 16,145,000.00	\$ -	\$ 433,156.25	\$ 1,404,831.25
05/01/38	\$ 16,145,000.00	\$ 550,000.00	\$ 433,156.25	
11/01/38	\$ 15,595,000.00	\$ -	\$ 418,993.75	\$ 1,402,150.00
05/01/39	\$ 15,595,000.00	\$ 580,000.00	\$ 418,993.75	
11/01/39	\$ 15,015,000.00	\$ -	\$ 404,058.75	\$ 1,403,052.50
05/01/40	\$ 15,015,000.00	\$ 610,000.00	\$ 404,058.75	
11/01/40	\$ 14,405,000.00	\$ -	\$ 388,351.25	\$ 1,402,410.00
05/01/41	\$ 14,405,000.00	\$ 645,000.00	\$ 388,351.25	
11/01/41	\$ 13,080,000.00	\$ -	\$ 371,742.50	\$ 1,405,093.75
05/01/42	\$ 11,615,000.00	\$ 680,000.00	\$ 371,742.50	
11/01/42	\$ 11,615,000.00	\$ -	\$ 354,232.50	\$ 1,405,975.00
05/01/43	\$ 11,615,000.00	\$ 715,000.00	\$ 354,232.50	
11/01/43	\$ 11,615,000.00	\$ -	\$ 335,821.25	\$ 1,405,053.75
05/01/44	\$ 11,615,000.00	\$ 750,000.00	\$ 335,821.25	
11/01/44	\$ 11,615,000.00	\$ -	\$ 316,508.75	\$ 1,402,330.00
05/01/45	\$ 11,615,000.00	\$ 790,000.00	\$ 316,508.75	
11/01/45	\$ 10,825,000.00	\$ -	\$ 294,981.25	\$ 1,401,490.00
05/01/46	\$ 10,825,000.00	\$ 835,000.00	\$ 294,981.25	
11/01/46	\$ 9,990,000.00	\$ -	\$ 272,227.50	\$ 1,402,208.75

Hickory Tree
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
05/01/47	\$ 9,990,000.00	\$ 885,000.00	\$ 272,227.50	
11/01/47	\$ 9,105,000.00	\$ -	\$ 248,111.25	\$ 1,405,338.75
05/01/48	\$ 9,105,000.00	\$ 935,000.00	\$ 248,111.25	
11/01/48	\$ 8,170,000.00	\$ -	\$ 222,632.50	\$ 1,405,743.75
05/01/49	\$ 8,170,000.00	\$ 985,000.00	\$ 222,632.50	
11/01/49	\$ 7,185,000.00	\$ -	\$ 195,791.25	\$ 1,403,423.75
05/01/50	\$ 7,185,000.00	\$ 1,040,000.00	\$ 195,791.25	
11/01/50	\$ 6,145,000.00	\$ -	\$ 167,451.25	\$ 1,403,242.50
05/01/51	\$ 6,145,000.00	\$ 1,100,000.00	\$ 167,451.25	
11/01/51	\$ 5,045,000.00	\$ -	\$ 137,476.25	\$ 1,404,927.50
05/01/52	\$ 5,045,000.00	\$ 1,160,000.00	\$ 137,476.25	
11/01/52	\$ 3,885,000.00	\$ -	\$ 105,866.25	\$ 1,403,342.50
05/01/53	\$ 3,885,000.00	\$ 1,225,000.00	\$ 105,866.25	\$ -
11/01/53	\$ 2,660,000.00	\$ -	\$ 72,485.00	\$ 1,403,351.25
05/01/54	\$ 2,660,000.00	\$ 1,295,000.00	\$ 72,485.00	\$ -
11/01/54	\$ 1,365,000.00	\$ -	\$ 37,196.25	\$ 1,404,681.25
05/01/55	\$ 1,365,000.00	\$ 1,365,000.00	\$ 37,196.25	\$ 1,402,196.25
		\$ 21,000,000.00	\$ 22,418,487.31	\$ 43,418,487.31

SECTION V



KATRINA 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, 2025** and shall run until **December 31, 2025**, 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

Hickory Tree CDD

Signature: _____

Signature: _____

Print: Katrina S. Scarborough

Print: Jill Burns

Date: 2/5/2025

Title: District Manager / Secretary

Date: 1-28-2025

Please returned signed **original copy**, no later than January 31, 2025.

SECTION VI

SECTION C

SECTION 1

Hickory Tree Community Development District

Summary of Check Register

November 1, 2024 through April 15, 2025

Fund	Date	Check No.'s	Amount
General Fund	11/5/24	139	\$ 80.16
	11/11/24	140	\$ 7,007.50
	11/12/24	141	\$ 3,961.14
	11/15/24	142-143	\$ 1,340,170.05
	11/21/24	144	\$ 58,307.00
	11/26/24	145-150	\$ 2,141,862.15
	12/3/24	151	\$ 3,500.00
	12/10/24	152-153	\$ 1,914.97
	12/18/24	154	\$ 3,963.64
	12/30/24	155	\$ 305.00
	1/3/25	156-158	\$ 1,210,954.71
	1/14/25	159	\$ 4,098.42
	1/22/25	160	\$ 290.25
	1/24/25	161	\$ 2,029,240.03
	2/11/25	162-163	\$ 782,892.09
	2/20/25	164-166	\$ 1,275,879.56
	2/25/25	167	\$ 78.22
	3/4/25	168-169	\$ 478.50
	3/12/25	170-172	\$ 4,004.17
	3/13/25	173-174	\$ 564,006.56
	3/25/25	175	\$ 131.50
	4/2/25	176	\$ 1,440.00
	4/4/25	177-178	\$ 1,647,870.69
	4/10/25	179-180	\$ 88,158.00
	4/15/25	181-182	\$ 4,172.74
Total Amount			\$ 11,174,767.05

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/05/24	00004	10/28/24 88606387	202410 310-51300-48000	NOT OF BOS MEETING OSCEOLA NEWS-GAZETTE	*	80.16	80.16 000139
11/11/24	00013	10/08/24 5292121	202411 300-20700-10100	031 FR#24 HANSON WALTER & ASSOCIATES, INC.	*	7,007.50	7,007.50 000140
11/12/24	00001	11/01/24 32	202411 310-51300-34000	MANAGEMENT FEES NOV24	*	3,281.25	
		11/01/24 32	202411 310-51300-35200	WEBSITE ADMIN NOV24	*	105.00	
		11/01/24 32	202411 310-51300-35100	INFORMATION TECH NOV24	*	157.50	
		11/01/24 32	202411 310-51300-31300	DISSEMINATION SVCS NOV24	*	416.67	
		11/01/24 32	202411 310-51300-51000	OFFICE SUPPLIES NOV24	*	.03	
		11/01/24 32	202411 310-51300-42000	POSTAGE NOV24	*	.69	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			3,961.14 000141
11/15/24	00015	10/10/24 PAYAPP#2	202411 300-20700-10100	031 FR#26 BLUE OX ENTERPRISES, LLC	*	1,339,150.05	1,339,150.05 000142
11/15/24	00019	10/28/24 22425899	202411 300-20700-10100	031 FR#25 DEWBERRY ENGINEERS INC.	*	1,020.00	1,020.00 000143
11/21/24	00020	11/01/24 1284	202411 300-20700-10100	031 FR#28	*	47,767.00	
		11/01/24 1285	202411 300-20700-10100	031 FR#28 BRYANT UNDERGROUND SOLUTIONS LLC	*	10,540.00	58,307.00 000144
11/26/24	00005	11/13/24 BW111320	202411 310-51300-11000	SUPERVISOR FEE 11/13/24 BRIAN WALSH	*	200.00	200.00 000145
11/26/24	00006	11/13/24 GP111320	202411 310-51300-11000	SUPERVISOR FEE 11/13/24 GARRET PARKINSON	*	200.00	200.00 000146
11/26/24	00003	11/17/24 10679	202410 310-51300-31500	GENERAL COUNSEL OCT24 KILINSKI VAN WYK PLLC	*	738.00	738.00 000147
				HKTR HICKORY TREE ZYAN			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/26/24	00008	11/13/24	MA111320	202411	310-51300-11000		SUPERVISOR FEE 11/13/24 MILTON ANDRADE	*	200.00	200.00	000148
11/26/24	00015	10/25/24	PAYAPP#2	202411	300-20700-10100		031 FR#29	*	425,566.83		
		11/10/24	PAYAPP#2	202411	300-20700-10100		031 FR#29 BLUE OX ENTERPRISES, LLC	*	1,708,557.32	2,134,124.15	000149
11/26/24	00013	10/31/24	5292380	202411	300-20700-10100		031 FR#30 HANSON WALTER & ASSOCIATES, INC.	*	6,400.00	6,400.00	000150
12/03/24	00014	10/25/24	43779	202412	300-20700-10100		031 FR#27 JOHNSTON'S SURVEYING, INC.	*	3,500.00	3,500.00	000151
12/10/24	00021	11/13/24	DA111320	202411	310-51300-11000		SUPERVISOR FEE 11/13/24 DAVID S ADAMS	*	200.00	200.00	000152
12/10/24	00003	12/07/24	10996	202411	310-51300-31500		GENERAL COUNSEL NOV24 KILINSKI VAN WYK PLLC	*	1,714.97	1,714.97	000153
12/18/24	00001	12/01/24	33	202412	310-51300-34000		MANAGEMENT FEES DEC24	*	3,281.25		
		12/01/24	33	202412	310-51300-35200		WEBSITE ADMIN DEC24	*	105.00		
		12/01/24	33	202412	310-51300-35100		INFORMATION TECH DEC24	*	157.50		
		12/01/24	33	202412	310-51300-31300		DISSEMINATION SVCS DEC24	*	416.67		
		12/01/24	33	202412	310-51300-51000		OFFICE SUPPLIES DEC24	*	2.53		
		12/01/24	33	202412	310-51300-42000		POSTAGE DEC24	*	.69		
							GOVERNMENTAL MANAGEMENT SERVICES-CF			3,963.64	000154
12/30/24	00019	12/26/24	22431808	202411	310-51300-31100		GENERAL ENGINEERING NOV24 DEWBERRY ENGINEERS INC.	*	305.00	305.00	000155
1/03/25	00015	11/25/24	PAYAPP#2	202412	300-20700-10100		031 FR#32 BLUE OX ENTERPRISES, LLC	*	1,158,263.71	1,158,263.71	000156
							HKTR HICKORY TREE ZYAN				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/03/25	00017	11/20/24	42235	202412	300	20700	10100			*	24,000.00		
			031 FR#31						JOHNSON'S EXCAVATION & SERVICES INC			24,000.00	000157
1/03/25	00022	11/30/24	00881617	202412	300	20700	10100			*	28,691.00		
			031 FR#33						UNIVERSAL ENGINEERING SCIENCES			28,691.00	000158
1/14/25	00001	1/01/25	34	202501	310	51300	34000		MANAGEMENT FEES JAN25	*	3,281.25		
		1/01/25	34	202501	310	51300	35200		WEBSITE ADMIN JAN25	*	105.00		
		1/01/25	34	202501	310	51300	35100		INFORMATION TECH JAN25	*	157.50		
		1/01/25	34	202501	310	51300	31300		DISSEMINATION SVCS JAN25	*	416.67		
		1/01/25	34	202501	310	51300	51000		OFFICE SUPPLIES JAN25	*	.18		
		1/01/25	34	202501	310	51300	42000		POSTAGE JAN25	*	38.65		
		1/01/25	34	202501	310	51300	49000		HOLIDAY INN MEETING ROOM	*	99.17		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			4,098.42	000159
1/22/25	00003	1/13/25	11224	202412	310	51300	31500		GENERAL COUNSEL DEC24	*	290.25		
									KILINSKI VAN WYK PLLC			290.25	000160
1/24/25	00015	12/10/24	PAYAPP#2	202501	300	20700	10100			*	793,275.78		
			031 FR#34										
		12/25/24	PAYAPP#2	202501	300	20700	10100			*	1,235,964.25		
			031 FR#34						BLUE OX ENTERPRISES, LLC			2,029,240.03	000161
2/11/25	00015	1/25/25	PAYAPP#2	202502	300	20700	10100			*	778,880.35		
			031 FR#37						BLUE OX ENTERPRISES, LLC			778,880.35	000162
2/11/25	00001	2/01/25	35	202502	310	51300	34000		MANAGEMENT FEES FEB25	*	3,281.25		
		2/01/25	35	202502	310	51300	35200		WEBSITE ADMIN FEB25	*	105.00		
		2/01/25	35	202502	310	51300	35100		INFORMATION TECH FEB25	*	157.50		
		2/01/25	35	202502	310	51300	31300		DISSEMINATION SVCS FEB25	*	416.67		

HKTR HICKORY TREE ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		2/01/25	35	202502 310-51300-51000	OFFICE SUPPLIES FEB25	*	.21		
		2/01/25	35	202502 310-51300-42000	POSTAGE FEB25	*	51.11		
								4,011.74	000163
2/20/25	00015	1/10/25	PAYAPP#2	202502 300-20700-10100		*	612,761.08		
			031 FR#36						
		1/25/25	PAYAPP#2	202502 300-20700-10100		*	625,083.52		
			031 FR#36						
								1,237,844.60	000164
2/20/25	00013	12/31/24	5292968	202502 300-20700-10100		*	9,850.00		
			031 FR#35						
								9,850.00	000165
2/20/25	00023	1/31/25	PAYAPP#2	202502 300-20700-10100		*	28,184.96		
			031 FR#36						
								28,184.96	000166
2/25/25	00004	2/13/25	88606387	202502 310-51300-48000		*	78.22		
					NOT OF BOS MEETING				
								78.22	000167
3/04/25	00019	2/24/25	22438691	202501 310-51300-31100		*	360.00		
					GENERAL ENGINEERING JAN25				
								360.00	000168
3/04/25	00003	2/20/25	11468	202501 310-51300-31500		*	118.50		
					GENERAL COUNSEL JAN25				
								118.50	000169
3/06/25	00024	2/03/25	42810	202503 300-20700-10100		*	1,250.00		
			031 FR#38						
								1,250.00	000170
3/20/25	00024	2/03/25	42810	202503 300-20700-10100		V	1,250.00-		
			031 FR#38						
								1,250.00-	000170
3/06/25	00025	1/20/25	220219	202503 300-20700-10100		*	2,672.50		
			031 FR#38						
								2,672.50	000171
3/20/25	00025	1/20/25	220219	202503 300-20700-10100		V	2,672.50-		
			031 FR#38						
								2,672.50-	000171
HKTR HICKORY TREE ZYAN									

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/12/25	00001	3/01/25	36	202503	310-51300-34000			MANAGEMENT FEES MAR25	*	3,281.25		
		3/01/25	36	202503	310-51300-35200			WEBSITE ADMIN MAR25	*	105.00		
		3/01/25	36	202503	310-51300-35100			INFORMATION TECH MAR25	*	157.50		
		3/01/25	36	202503	310-51300-31300			DISSEMINATION SVCS MAR25	*	416.67		
		3/01/25	36	202503	310-51300-42000			POSTAGE MAR25	*	43.75		
GOVERNMENTAL MANAGEMENT SERVICES-CF											4,004.17	000172
3/13/25	00015	2/10/25	PAYAPP#2 031 FR#39	202503	300-20700-10100			BLUE OX ENTERPRISES, LLC	*	556,612.06	556,612.06	000173
3/13/25	00013	2/10/25	5293106 031 FR#39	202503	300-20700-10100			HANSON WALTER & ASSOCIATES, INC.	*	7,394.50	7,394.50	000174
3/25/25	00003	3/18/25	11714 GENERAL COUNSEL FEB25	202502	310-51300-31500			KILINSKI VAN WYK PLLC	*	131.50	131.50	000175
4/02/25	00019	3/24/25	22441485 GENERAL ENGINEERING FEB25	202502	310-51300-31100			DEWBERRY ENGINEERS INC.	*	1,440.00	1,440.00	000176
4/04/25	00015	2/25/25	PAYAPP#3 031 FR#41	202503	300-20700-10100			BLUE OX ENTERPRISES, LLC	*	1,053,254.81	1,641,370.69	000177
		3/10/25	PAYAPP#3 031 FR#41	202503	300-20700-10100				*	588,115.88		
4/04/25	00013	3/10/25	5293342 031 FR#41	202503	300-20700-10100			HANSON WALTER & ASSOCIATES, INC.	*	6,500.00	6,500.00	000178
4/10/25	00020	3/17/25	1327 031 FR#43	202504	300-20700-10100			BRYANT UNDERGROUND SOLUTIONS LLC	*	25,000.00	51,057.00	000179
		3/18/25	1328 031 FR#43	202504	300-20700-10100				*	26,057.00		
4/10/25	00022	8/30/24	00854935 031 FR#42	202504	300-20700-10100				*	828.00		

HKTR HICKORY TREE ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/30/24		00864243	031 FR#42	202504 300-20700-10100		*	1,080.00		
10/31/24		00872306	031 FR#42	202504 300-20700-10100		*	6,323.00		
12/30/24		00889436	031 FR#42	202504 300-20700-10100		*	20,436.00		
1/30/25		00898146	031 FR#42	202504 300-20700-10100		*	8,434.00		
UNIVERSAL ENGINEERING SCIENCES								37,101.00	000180
4/15/25	00001	4/01/25	37	202504 310-51300-34000	MANAGEMENT FEES APR25	*	3,281.25		
		4/01/25	37	202504 310-51300-35200	WEBSITE ADMIN APR25	*	105.00		
		4/01/25	37	202504 310-51300-35100	INFORMATION TECH APR25	*	157.50		
		4/01/25	37	202504 310-51300-31300	DISSEMINATION SVCS APR25	*	416.67		
		4/01/25	37	202504 310-51300-51000	OFFICE SUPPLIES APR25	*	.06		
		4/01/25	37	202504 310-51300-42000	POSTAGE APR25	*	36.76		
GOVERNMENTAL MANAGEMENT SERVICES-CF								3,997.24	000181
4/15/25	00003	4/12/25	11969	202503 310-51300-31500	GENERAL COUNSEL MAR25	*	175.50		
KILINSKI VAN WYK PLLC								175.50	000182
TOTAL FOR BANK A							11,174,767.05		
TOTAL FOR REGISTER							11,174,767.05		

SECTION 2

Hickory Tree
Community Development District

Unaudited Financial Reporting
March 31, 2025



Table of Contents

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

Hickory Tree
Community Development District
Combined Balance Sheet
March 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 1,670,718	\$ -	\$ -	\$ 1,670,718
Due from Developer	\$ -	\$ -	\$ 88,158	\$ 88,158
Investments:				
Series 2024				
Reserve	\$ -	\$ 1,406,445	\$ -	\$ 1,406,445
Revenue	\$ -	\$ 14,680	\$ -	\$ 14,680
Interest	\$ -	\$ 551,429	\$ -	\$ 551,429
Construction	\$ -	\$ -	\$ 667	\$ 667
Cost of Issuance	\$ -	\$ -	\$ 212	\$ 212
Total Assets	\$ 1,670,718	\$ 1,972,554	\$ 89,037	\$ 3,732,308
Liabilities:				
Accounts Payable	\$ 1,656,959	\$ -	\$ -	\$ 1,656,959
Contracts Payable	\$ -	\$ -	\$ 88,158	\$ 88,158
Total Liabilities	\$ 1,656,959	\$ -	\$ 88,158	\$ 1,745,117
Fund Balance:				
Restricted:				
Debt Service	\$ -	\$ 1,972,554	\$ -	\$ 1,972,554
Unassigned	\$ 13,759	\$ -	\$ 879	\$ 14,638
Total Fund Balances	\$ 13,759	\$ 1,972,554	\$ 879	\$ 1,987,192
Total Liabilities & Fund Balance	\$ 1,670,718	\$ 1,972,554	\$ 89,037	\$ 3,732,308

Hickory Tree
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Developer Contributions	\$ 391,537	\$ 20,000	\$ 20,000	\$ -
Total Revenues	\$ 391,537	\$ 20,000	\$ 20,000	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 800	\$ 5,200
Engineering	\$ 15,000	\$ 7,500	\$ 2,105	\$ 5,395
Attorney	\$ 25,000	\$ 12,500	\$ 3,169	\$ 9,331
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 2,500	\$ 2,500	\$ (0)
Trustee Fees	\$ 4,042	\$ -	\$ -	\$ -
Management Fees	\$ 39,375	\$ 19,688	\$ 19,688	\$ -
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ -
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ -
Postage & Delivery	\$ 1,000	\$ 500	\$ 158	\$ 342
Insurance	\$ 5,720	\$ 5,720	\$ 5,408	\$ 312
Printing & Binding	\$ 1,000	\$ 500	\$ -	\$ 500
Legal Advertising	\$ 15,000	\$ 7,500	\$ 369	\$ 7,131
Other Current Charges	\$ 5,000	\$ 2,500	\$ 397	\$ 2,103
Office Supplies	\$ 625	\$ 313	\$ 3	\$ 310
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 141,537	\$ 66,970	\$ 36,346	\$ 30,624
<u>Operations & Maintenance</u>				
Field Contingency	\$ 250,000	\$ 125,000	\$ -	\$ 125,000
Total Operations & Maintenance:	\$ 250,000	\$ 125,000	\$ -	\$ 125,000
Total Expenditures	\$ 391,537	\$ 191,970	\$ 36,346	\$ 155,624
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (16,346)	
Fund Balance - Beginning	\$ -		\$ 30,105	
Fund Balance - Ending	\$ -		\$ 13,759	

Hickory Tree
Community Development District
Debt Service Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 45,758	\$ 45,758
Total Revenues	\$ -	\$ -	\$ 45,758	\$ 45,758
Expenditures:				
Series 2024				
Interest - 11/1	\$ -	\$ -	\$ 196,064	\$ (196,064)
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ 196,064	\$ (196,064)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (150,305)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (32,622)	\$ (32,622)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (32,622)	\$ (32,622)
Net Change in Fund Balance	\$ -	\$ -	\$ (182,927)	
Fund Balance - Beginning	\$ -	\$ -	\$ 2,155,481	
Fund Balance - Ending	\$ -	\$ -	\$ 1,972,554	

Hickory Tree

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 11,140,021	\$ 11,140,021
Interest	\$ -	\$ -	\$ 62,348	\$ 62,348
Total Revenues	\$ -	\$ -	\$ 11,202,369	\$ 11,202,369
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 13,598,430	\$ (13,598,430)
Total Expenditures	\$ -	\$ -	\$ 13,598,430	\$ (13,598,430)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (2,396,061)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 32,622	\$ 32,622
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 32,622	\$ 32,622
Net Change in Fund Balance	\$ -	\$ -	\$ (2,363,439)	
Fund Balance - Beginning	\$ -	\$ -	\$ 2,364,318	
Fund Balance - Ending	\$ -	\$ -	\$ 879	

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	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
Engineering	\$ -	\$ 305	\$ -	\$ 360	\$ 1,440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,105
Attorney	\$ 738	\$ 1,715	\$ 290	\$ 119	\$ 132	\$ 176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,169
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,500
Management Fees	\$ 3,281	\$ 3,281	\$ 3,281	\$ 3,281	\$ 3,281	\$ 3,281	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19,688
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	945
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	630
Postage & Delivery	\$ 23	\$ 1	\$ 1	\$ 39	\$ 51	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	158
Insurance	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,408
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ 291	\$ -	\$ -	\$ -	\$ 78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	369
Other Current Charges	\$ 90	\$ 40	\$ 40	\$ 140	\$ 43	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	397
Office Supplies	\$ 0	\$ 0	\$ 3	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total Expenditures	\$ 10,685	\$ 6,821	\$ 4,294	\$ 4,617	\$ 5,705	\$ 4,223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	36,346
Excess (Deficiency) of Revenues over Expenditures	\$ (10,685)	\$ (6,821)	\$ (4,294)	\$ 15,383	\$ (5,705)	\$ (4,223)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(16,346)

Hickory Tree
Community Development District
Long Term Debt Report

Series 2024, Special Assessment Revenue 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	\$1,406,445	
Bonds Outstanding - 8/27/24		\$21,000,000
Current Bonds Outstanding		\$21,000,000