Hicks Ditch
Community Development District

Agenda

April 26, 2023

AGENDA

Hicks Ditch
Community Development District
219 E. Livingston Street, Orlando, FL 32801
Phone: 407-841-5524 – Fax: 407-839-1526

April 19, 2023

Board of Supervisors
Hicks Ditch Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Hicks Ditch Community Development District will be held **Wednesday, April 26, 2023, at 9:00 AM the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, FL 34711.** Following is the advance agenda for the regular meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Organizational Matters
4. Approval of Minutes of the February 22, 2023 Board of Supervisors Meeting
5. Consideration of Resolution 2023-36 Approving the Fiscal Year 2024 Proposed Budget and Setting a Public Hearing
6. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager's Report
        i. Balance Sheet and Income Statement
        ii.. Ratification of Funding Request No. 2-5
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

MINUTES

MINUTES OF MEETING
HICKS DITCH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Hicks Ditch Community Development District was held Wednesday, **February 22, 2023** at 9:00 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum:

Tony Iorio *by phone*	Chairman
Doug Beasley	Vice Chairman
Rocky Owen	Assistant Secretary
Shane Blanton	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Sarah Sandy *by phone*	District Counsel, Kutak Rock
Major Stacey *by phone*	District Engineer, Appian Engineering

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order and called the roll. Three Board members were present constituting a quorum and one Board member joining via Phone.

SECOND ORDER OF BUSINESS **Public Comment Period**

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

THIRD ORDER OF BUSNESS **Organizational Matters**

A. Consideration of Resolution 2023-33 Electing Officers for the Purpose of Title Changes

Mr. Flint presented Resolution 2023-33 explaining the reason for this resolution was because the District's rules of procedure have a provision that there needed to be an insurance policy or basically a Crime Policy that covers the Treasurer and the Secretary. He explained that

most of their Districts service the Treasurer and the Secretary, and they have an insurance policy that meets the requirement rules, the Crime Policy. In this case, Mr. Lonas was made the Secretary, which triggered an additional insurance policy for the CDD that they did not currently have. He stated that they had Public Officials' Liability, but they didn't have the Crime Policy that would cover Mr. Lonas as the Secretary for the Board. He presented two options for the Board: to keep Mr. Jason Lonas as the Secretary and get the Crime Policy for the District or they could change and make Mr. Flint Secretary and make Mr. Lonas Assistant Secretary because GMS already has the required insurance. Mr. Iorio decided to go with option two and make Mr. Flint Secretary and Mr. Lonas Assistant Secretary.

> On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Resolution 2023-33 Electing Officers for the Purpose of Title Changes Keeping All of the Officers the Same and adding Mr. George Flint as Secretary and Mr. Jason Lonas as Assistant Secretary, was approved.

B. Consideration of Resolution 2023-34 Appointing Local Bank Signatories

Mr. Flint presented Resolution 2023-34 to the Board. He stated that the Board previously approved a resolution designating himself as an Assistant Secretary, now Secretary, and Jill Burns as the Treasurer as the signers on the account. He noted that they also needed to add Katie Costa who was an Assistant Treasurer currently but was not named as a signer on the account. He explained that this resolution would appoint Katie Costa as an additional signer.

> On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Resolution 2023-34 Appointing Local Bank Signatories, was approved.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the January 25, 2023 Landowners Meeting and the January 25, 2023 Board of Supervisors Meeting**

Mr. Flint presented the minutes from the January 25, 2023 Landowners' meeting and Board of Supervisors meeting and asked for any questions or corrections. There being none, he asked for a motion of approval. Ms. Sandy noted that she would like to review these minutes.

> On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, the Minutes of the January 25, 2023 Landowners' Meeting and the January 25, 2023 Board of Supervisors Meeting, were approved subject to counsel's review.

FIFTH ORDER OF BUSINESS **Consideration of Uniform Collection Agreement with Lake County Tax Collector**

Mr. Flint presented the Uniform Collection Agreement with Lake County tax collector to the Board. He asked for any questions on this item. Hearing none,

> On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Uniform Collection Agreement with Lake County Tax Collector, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Uniform Collection Agreement with Lake County Property Appraiser**

Mr. Flint presented the Uniform Collection Agreement with Lake County property appraiser to the Board. He noted that this was the standard form of agreement that they used. He asked for any questions on this item. Hearing none,

> On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Uniform Collection Agreement with Lake County Property Appraiser, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Nondisclosure Agreement with Lake County Property Appraiser**

Mr. Flint presented the Nondisclosure Agreement with Lake County Property Appraiser to the Board. He noted that this was a standard form of agreement that says if they provide them anything confidential, the Board will not disclose that confidential information.

> On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Nondisclosure Agreement with Lake County Property Appraiser, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2023-35 Authorizing the Use of Electronic Signatures**

Mr. Flint presented Resolution 2023-35 stating that this would allow them to use DocuSign for signing agreements, resolutions, etc. He explained that there were some statutory changes that allowed for use of electronic signatures and this resolution would allow them to utilize that.

> On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Resolution 2023-35 Authorizing the Use of Electronic Signatures, was approved.

NINTH ORDER OF BUSINESS **Consideration of District Engineer Agreement with Appian Engineering**

Mr. Flint presented the District Engineer Agreement with Appian Engineering stating that the Board appointed Appian as the interim District engineer. He explained that they issued an RFQ, and selected Appian as the District engineer and they were just bringing back the actual agreement for consideration. He asked for any questions on this agreement. Hearing none,

> On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the District Engineer Agreement with Appian Engineering, was approved.

TENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Sandy stated that they had a Validation Hearing set for the District on March 27, 2023 at 1:30 p.m.

B. Engineer

Mr. Stacey stated that they almost have the county right of way permit.

C. District Manager's Report

Mr. Flint had nothing further for the Board.

ELEVENTH ORDER OF BUSINESS **Other Business**

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS **Supervisors Requests and Audience Comments**

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

Mr. Flint asked for a motion of adjournment.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the meeting was adjourned.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION V

RESOLUTION 2023-36

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Hicks Ditch Community Development District (**"District"**) prior to June 15, 2023, proposed budget(s) (**"Proposed Budget"**) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (**"Fiscal Year 2023/2024"**); 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 HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 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:	July 26, 2023
HOUR:	9:00 a.m.
LOCATION:	Cooper Memorial Library 2525 Oakley Seaver Drive Clermont, Florida 34711

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

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

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

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this

Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED THIS 26th DAY OF APRIL 2023.

ATTEST:	**HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary / Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Hicks Ditch

Community Development District

Proposed Budget

FY2024

Table of Contents

Hicks Ditch

Community Development District

General Fund

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Developer Contributions	$ 114,178	$ 35,025	$ 35,604	$ 70,629	$ 136,998
Total Revenues	**$ 114,178**	**$ 35,025**	**$ 35,604**	**$ 70,629**	**$ 136,998**
Expenditures					
General & Administrative					
Supervisor Fees	$ 11,000	$ -	$ 4,200	$ 4,200	$ 12,000
Fica Expense	$ 842	$ -	$ 321	$ 321	$ 918
Engineering	$ 13,750	$ -	$ 6,875	$ 6,875	$ 15,000
Attorney	$ 22,917	$ 8,256	$ 14,449	$ 22,705	$ 25,000
Annual Audit	$ -	$ -	$ -	$ -	$ 5,000
Assessment Administration	$ -	$ -	$ -	$ -	$ 5,000
Arbitrage	$ -	$ -	$ -	$ -	$ 450
Dissemination	$ -	$ -	$ -	$ -	$ 5,000
Trustee Fees	$ -	$ -	$ -	$ -	$ 4,100
Management Fees	$ 34,375	$ 6,719	$ 10,938	$ 17,656	$ 37,100
Information Technology	$ 1,650	$ 645	$ 1,050	$ 1,695	$ 1,800
Website Maintenance	$ 2,850	$ 2,180	$ 700	$ 2,880	$ 1,200
Telephone	$ 275	$ -	$ 100	$ 100	$ 100
Postage & Delivery	$ 917	$ 67	$ 94	$ 161	$ 1,000
Insurance	$ 5,000	$ 3,740	$ -	$ 3,740	$ 6,000
Printing & Binding	$ 917	$ 30	$ 90	$ 120	$ 1,000
Legal Advertising	$ 13,750	$ 8,161	$ 814	$ 8,975	$ 12,750
Contingency	$ 4,583	$ -	$ 950	$ 950	$ 2,500
Office Supplies	$ 573	$ 1	$ 50	$ 51	$ 300
Travel Per Diem	$ 605	$ -	$ 50	$ 50	$ 605
Dues, Licenses & Subscriptions	$ 175	$ 150	$ -	$ 150	$ 175
Total Expenditures	**$ 114,178**	**$ 29,949**	**$ 40,680**	**$ 70,629**	**$ 136,998**
Excess Revenues/(Expenditures)	$ 0	$ 5,076	$ (5,076)	$ -	$ -

Hicks Ditch
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 Supervisors 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, Kutak Rock LLP, 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 Fees

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

Dissemination Fees

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.

Trustee Fees

The District will pay annual trustee fees for the proposed 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 costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc

Website Maintenance

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

Telephone

Telephone and fax machine.

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.

Printing & Binding

Printing and Binding agenda packages 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.

Contingency

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.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

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.

SECTION VI

SECTION C

SECTION 1

Hicks Ditch

Community Development District

Unaudited Financial Reporting

March 31, 2023

Table of Contents

Hicks Ditch

Community Development District

Combined Balance Sheet

March 31, 2023

		General Fund		*Capital Projects Fund*		*Totals Governmental Funds*
Assets:						
Operating Account	$	6,338	$	-	$	6,338
Due from Developer	$	3,708	$	-	$	3,708
Total Assets	**$**	**10,047**	**$**	**-**	**$**	**10,047**
Liabilities:						
Accounts Payable	$	4,971	$	-	$	4,971
Due to Developer	$	-	$	3,937	$	3,937
Total Liabilites	**$**	**4,971**	**$**	**3,937**	**$**	**8,907**
Fund Balance:						
Restricted For:						
Capital Projects - Series 2022	$	-	$	(3,937)	$	(3,937)
Unassigned	$	5,076	$	-	$	5,076
Total Fund Balances	**$**	**5,076**	**$**	**(3,937)**	**$**	**1,139**
Total Liabilities & Fund Balance	$	10,047	$	-	$	10,047

Hicks Ditch

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues:				
Developer Contributions	$ 114,178	$ 35,025	$ 35,025	$ -
Total Revenues	**$ 114,178**	**$ 35,025**	**$ 35,025**	**$ -**
Expenditures:				
General & Administrative:				
Supervisors Fees	$ 11,000	$ 5,000	$ -	$ 5,000
FICA Espense	$ 842	$ 383	$ -	$ 383
Engineering	$ 13,750	$ 6,250	$ -	$ 6,250
Attorney	$ 22,917	$ 10,417	$ 8,256	$ 2,160
Management Fees	$ 34,375	$ 15,625	$ 6,719	$ 8,906
Information Technology	$ 1,650	$ 750	$ 645	$ 105
Website Maintenance	$ 2,850	$ 1,295	$ 2,180	$ (885)
Telephone	$ 275	$ 125	$ -	$ 125
Postage & Delivery	$ 917	$ 417	$ 67	$ 350
Insurance	$ 5,000	$ 5,000	$ 3,740	$ 1,260
Printing & Binding	$ 917	$ 417	$ 30	$ 387
Legal Advertising	$ 13,750	$ 6,250	$ 8,161	$ (1,911)
Other Current Charges	$ 4,583	$ 2,083	$ -	$ 2,083
Office Supplies	$ 573	$ 260	$ 1	$ 260
Travel Per Diem	$ 605	$ 275	$ -	$ 275
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 150	$ 25
Total Expenditures	**$ 114,178**	**$ 54,722**	**$ 29,949**	**$ 24,772**
Excess Revenues (Expenditures)	$ 0		$ 5,076	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ 0		$ 5,076	

Hicks Ditch

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues:				
Interest	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures:				
Capital Outlay-Construction	$ -	$ -	$ 3,937	$ (3,937)
Total Expenditures	**$ -**	**$ -**	**$ 3,937**	**$ (3,937)**
Excess Revenues (Expenditures)	$ -		$ (3,937)	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ (3,937)	

Hicks Ditch

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	$ -	$ -	$ -	$ -	$ 31,317	$ 3,708	$ -	$ -	$ -	$ -	$ -	$ -	$ 35,025
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ 31,317**	**$ 3,708**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 35,025**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ -	$ 3,819	$ 499	$ 2,676	$ 1,263	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,256
Management Fees	$ -	$ 469	$ 1,563	$ 1,563	$ 1,563	$ 1,563	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,719
Information Technology	$ -	$ 45	$ 150	$ 150	$ 150	$ 150	$ -	$ -	$ -	$ -	$ -	$ -	$ 645
Website Maintenance	$ -	$ 30	$ 100	$ 1,850	$ 100	$ 100	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,180
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ -	$ -	$ -	$ 9	$ -	$ 58	$ -	$ -	$ -	$ -	$ -	$ -	$ 67
Insurance	$ -	$ -	$ -	$ 3,740	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,740
Printing & Binding	$ -	$ -	$ -	$ -	$ 14	$ 16	$ -	$ -	$ -	$ -	$ -	$ -	$ 30
Legal Advertising	$ -	$ -	$ 1,399	$ 6,762	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,161
Other Current Charges	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Office Supplies	$ -	$ -	$ -	$ 0	$ -	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ 1
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ -	$ -	$ 150	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 150
Total Expenditures	**$ -**	**$ 4,363**	**$ 3,860**	**$ 16,751**	**$ 3,089**	**$ 1,887**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 29,949**
Excess Revenues (Expenditures)	$ -	$ (4,363)	$ (3,860)	$ (16,751)	$ 28,228	$ 1,822	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,076

SECTION 2

Hicks Ditch
Community Development District

Funding Request #2
February 22, 2023

Bill to: TLC Pine Meadows, LLC

	Payee	CAPITAL PROJECTS [1]	General Fund FY2023
1	**Governmental Management Services**		
	Invoice # 1 - November 2022		$ 543.87
	Invoice # 2 - December 2022		$ 1,812.50
	Invoice # 10 - February 2023		$ 1,826.75
2	**Kutak Rock LLP**		
	Invoice # 3156465 - General Counsel		$ 3,818.66
	Invoice # 3168588 - General Counsel		$ 499.00
	Invoice # 3168589 - Bond Validation	$ 1,193.00	
	Invoice # 3182062 - General Counsel		$ 2,676.31
	Invoice # 3182063 - Project Construction	$ 32.00	
	Invoice # 3182064 - Bond Validation	$ 2,711.50	
3	**Orlando Sentinel**		
	Invoice # 066700657000 - Legal Advertising		$ 3,389.72
		$ 3,936.50	**$ 14,566.81**

Total: $ 18,503.31

Please make check payable to:

Hicks Ditch Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 1
Invoice Date: 12/1/22
Due Date: 12/1/22
Case:
P.O. Number:

Bill To:
Hicks Ditch CDD

1 1,310.513

Description	Hours/Qty	Rate	Amount
Management Fees - (Prorated November 22nd - 30th, 2022) 340	9	52.09	468.81
Website Administration - (Prorated November 22nd - 30th, 2022) 352	9	3.34	30.06
Information Technology - (Prorated November 22nd - 30th, 2022) 351	9	5.00	45.00

RECEIVED
DEC 02 2022

Total	$543.87
Payments/Credits	$0.00
Balance Due	$543.87

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 2
Invoice Date: 12/1/22
Due Date: 12/1/22
Case:
P.O. Number:

Bill To:

Hicks Ditch CDD
219 E. Livingston St.
Orlando, FL 32801

RECEIVED
DEC 13 2022

Description	Hours/Qty	Rate	Amount
Management Fees - December 2022		1,562.50	1,562.50
Website Administration - December 2022		100.00	100.00
Information Technology - December 2022		150.00	150.00

Total	$1,812.50
Payments/Credits	$0.00
Balance Due	$1,812.50

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 10
Invoice Date: 2/1/23
Due Date: 2/1/23
Case:
P.O. Number:

Bill To:

Hicks Ditch CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - February 2023		1,562.50	1,562.50
Website Administration - February 2023		100.00	100.00
Information Technology - February 2023		150.00	150.00
Copies		14.25	14.25

RECEIVED
FEB 09 2023

Total	$1,826.75
Payments/Credits	$0.00
Balance Due	$1,826.75

KUTAK ROCK LLP
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

December 22, 2022

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3156465
Client Matter No. 29823-1

RECEIVED
DEC 27 2022

Mr. George Flint
Hicks Ditch CDD
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3156465
29823-1

4 1. 310.513.315

Re: General Counsel

For Professional Legal Services Rendered

11/08/22	M. Rigoni	0.30	79.50	Follow up with County regarding establishment ordinance; confer with Flint regarding organizational meeting schedule
11/08/22	D. Wilbourn	1.50	217.50	Prepare organizational meeting documents
11/09/22	S. Sandy	0.20	64.00	Facilitate execution and recording of notice of establishment
11/09/22	D. Wilbourn	0.20	29.00	Review ordinance; revise notice of establishment
11/11/22	S. Sandy	0.30	96.00	Follow-up regarding Engineer's Report
11/14/22	M. Rigoni	3.80	1,007.00	Finalize organizational meeting documents and various funding and operational agreements; confer with Orosz regarding funding agreements; confer with Stacy regarding interim district engineer agreement
11/14/22	S. Sandy	0.70	224.00	Prepare for organizational meeting
11/15/22	M. Rigoni	0.20	53.00	Confer with Brookes and Zare

				regarding agenda items and distribution list
11/15/22	S. Sandy	0.30	96.00	Prepare for organizational meeting
11/16/22	M. Rigoni	0.10	26.50	Review executed funding agreements and interim engineering agreement; confer with Brookes regarding same
11/17/22	M. Rigoni	0.20	53.00	Attend development status call
11/17/22	S. Sandy	0.40	128.00	Attend project status call; confer with Stacy regarding Engineer's Report; prepare for organizational meeting
11/21/22	M. Rigoni	0.10	26.50	Confer with Brookes regarding agenda items and district records
11/22/22	M. Rigoni	1.10	291.50	Prepare for and attend organizational meeting; perform meeting follow-up
11/22/22	D. Wilbourn	1.70	289.00	Prepare landowner election documents; prepare notice of rule development and making and resolution adopting rules; prepare fiscal year budget documents; prepare uniform method notice and adopting resolution; prepare assessment notices for 170 process
11/29/22	M. Rigoni	0.10	26.50	Review budget funding agreement
11/30/22	M. Rigoni	0.10	26.50	Update status chart
TOTAL HOURS		11.30		

TOTAL FOR SERVICES RENDERED			$2,733.50
DISBURSEMENTS			
Freight and Postage	11.88		
Miscellaneous	1,073.28	VENDOR: GANNETT MEDIA CORP dba CA FLORIDA HOLDIN; INVOICE#: 0005014323; DATE: 11/1/2022 - Notice of Establishment	
TOTAL DISBURSEMENTS			1,085.16
TOTAL CURRENT AMOUNT DUE			$3,818.66

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

January 18, 2023

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3168588
Client Matter No. 29823-1

Mr. George Flint
Hicks Ditch CDD
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3168588
29823-1

Re: General Counsel

For Professional Legal Services Rendered

12/01/22	M. Rigoni	0.20	53.00	Attend development status call
12/01/22	S. Sandy	0.20	64.00	Attend project status call
12/12/22	S. Sandy	0.20	64.00	Review DEO registration form; confirm same
12/15/22	M. Rigoni	1.10	291.50	Finalize various public hearing and landowner election notices; confer with Brookes regarding same
12/19/22	M. Rigoni	0.10	26.50	Follow up with Brookes regarding public hearings and landowner election notices
TOTAL HOURS		1.80		

TOTAL FOR SERVICES RENDERED		$499.00
TOTAL CURRENT AMOUNT DUE		$499.00
UNPAID INVOICES:		
December 22, 2022	Invoice No. 3156465	3,818.66
TOTAL DUE		$4,317.66

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

January 18, 2023

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3168589
Client Matter No. 29823-4

RECEIVED
JAN 19 2023

Mr. George Flint
Hicks Ditch CDD
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3168589
29823-4

Re: Validation

For Professional Legal Services Rendered

12/08/22	D. Wilbourn	1.00	170.00	Prepare bond validation complaint
12/16/22	M. Rigoni	1.20	318.00	Finalize bond validation complaint; review bond resolution; confer with Wilhelm
12/19/22	M. Rigoni	0.20	53.00	Coordinate filing of validation complaint; confer with state attorney regarding same
12/19/22	D. Wilbourn	1.40	238.00	Prepare and file bond validation complaint
TOTAL HOURS		3.80		

TOTAL FOR SERVICES RENDERED		$779.00
DISBURSEMENTS		
Filing and Court Fees	414.00	
TOTAL DISBURSEMENTS		414.00
TOTAL CURRENT AMOUNT DUE		$1,193.00

RECEIVED FEB 21 2023

KUTAK ROCK LLP
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

February 20, 2023

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3182062
Client Matter No. 29823-1

Mr. George Flint
Hicks Ditch CDD
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3182062
29823-1

Re: General Counsel

For Professional Legal Services Rendered

01/04/23	M. Rigoni	0.20	55.00	Research status of outstanding district business
01/07/23	W. Haber	0.50	192.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
01/07/23	K. Magee	0.30	78.00	Prepare memorandum regarding statutory notice requirements
01/11/23	M. Rigoni	0.20	55.00	Update development status chart
01/11/23	D. Wilbourn	0.70	119.00	Prepare for board meeting; update and revise resolutions to be considered
01/12/23	M. Rigoni	0.30	82.50	Attend development status call; update status chart and follow up
01/12/23	S. Sandy	0.10	32.00	Confer regarding landowners election
01/13/23	M. Rigoni	0.20	55.00	Confer with Sandy regarding status of various outstanding District business
01/17/23	M. Rigoni	1.90	522.50	Review draft agenda and provide comments; finalize agenda items;

				confer with Flint and Brooks regarding same
01/23/23	M. Rigoni	0.90	247.50	Prepare for board meeting; confer with Brookes regarding comments to draft minutes
01/24/23	S. Sandy	0.20	64.00	Prepare for meeting
01/25/23	M. Rigoni	0.20	55.00	Update development status chart
01/25/23	S. Sandy	2.60	832.00	Travel to and attend board meeting; conduct follow-up; return travel
01/25/23	D. Wilbourn	1.00	170.00	Prepare engineering services agreement

TOTAL HOURS 9.30

TOTAL FOR SERVICES RENDERED $2,560.00

DISBURSEMENTS

Meals	9.15	
Travel Expenses	107.16	
TOTAL DISBURSEMENTS		116.31
TOTAL CURRENT AMOUNT DUE		$2,676.31

UNPAID INVOICES:

December 22, 2022	Invoice No. 3156465	3,818.66
January 18, 2023	Invoice No. 3168588	499.00
TOTAL DUE		$6,993.97

RECEIVED FEB 21 2023

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

February 20, 2023

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3182063
Client Matter No. 29823-3

Mr. George Flint
Hicks Ditch CDD
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3182063
29823-3

Re: Series 2023 Project Construction

For Professional Legal Services Rendered

01/12/23	S. Sandy	0.10	32.00	Attend project status call
TOTAL HOURS		0.10		

TOTAL FOR SERVICES RENDERED $32.00

TOTAL CURRENT AMOUNT DUE $32.00

RECEIVED FEB 21 2023

KUTAK ROCK LLP
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

February 20, 2023

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3182064
Client Matter No. 29823-4

Mr. George Flint
Hicks Ditch CDD
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3182064
29823-4

Re: Validation

For Professional Legal Services Rendered

01/03/23	M. Rigoni	0.30	82.50	Confer with Gladson regarding status of State's answer and acknowledgment
01/03/23	D. Wilbourn	0.50	85.00	Follow-up on status of validation materials
01/04/23	M. Rigoni	0.60	165.00	Prepare form answer and acknowledgment; confer with state attorney regarding same
01/04/23	D. Wilbourn	0.40	68.00	Conferences with Rigoni regarding status of complaint
01/05/23	D. Wilbourn	0.70	119.00	Prepare bond validation checklist
01/09/23	D. Wilbourn	1.00	170.00	Prepare and coordinate for bond validation hearing
01/10/23	M. Rigoni	0.20	55.00	Confer with Gladson regarding filed pleadings and hearing scheduling
01/10/23	D. Wilbourn	0.40	68.00	Coordinate show cause hearing
01/11/23	D. Wilbourn	0.30	51.00	Communications regarding show cause hearing
01/17/23	M. Rigoni	0.20	55.00	Confer with Gladson regarding proposed hearing date and format

01/17/23	S. Sandy	0.30	96.00	Facilitate scheduling validation hearing
01/17/23	D. Wilbourn	0.60	102.00	Communications with judicial assistant regarding show cause hearing
01/19/23	M. Rigoni	0.10	27.50	Follow up regarding status of hearing schedule
01/19/23	S. Sandy	0.10	32.00	Review status of hearing date
01/19/23	D. Wilbourn	1.60	272.00	Coordinate scheduling of show cause hearing and communications in connection with same; prepare notice and order to show cause
01/23/23	M. Rigoni	0.40	110.00	Confer with Stacy regarding validation hearing
01/23/23	D. Wilbourn	1.60	272.00	Prepare joint stipulation and supporting documents
01/24/23	M. Rigoni	0.30	82.50	Review notice and order to show cause
01/24/23	D. Wilbourn	0.70	119.00	Transmit notice and order to show cause to State Attorney; prepare cover letter to Judge regarding notice and order to show cause
01/25/23	D. Wilbourn	1.70	289.00	Prepare pre-hearing memorandum of law; revise joint stipulation
01/26/23	D. Wilbourn	1.10	187.00	Prepare joint stipulation and exhibits
01/27/23	D. Wilbourn	1.20	204.00	Transmit notice and order to show cause to judge; update joint stipulation

TOTAL HOURS 14.30

TOTAL FOR SERVICES RENDERED $2,711.50

TOTAL CURRENT AMOUNT DUE $2,711.50

Orlando Sentinel
MEDIA GROUP

PO Box 8023
Willoughby, OH 44096

adbilling@tribpub.com
844-348-2445

INVOICE

Invoice Details	
Billed Account Name:	Hicks Ditch Cdd
Billed Account Number:	CU80154371
Invoice Number:	066700657000
Invoice Amount:	$3,389.72
Billing Period:	01/09/23 - 01/15/23
Due Date:	02/14/23

All past due amounts are payable immediately

Invoice Details

Date	tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
01/02/23 01/09/23	OSC66700657	Classified Listings, Online Public Hearing/Bid/Misc_Legal 7350309				549.36
01/02/23 01/09/23	OSC66700657	Classified Listings, Online Public Hearing/Bid/Misc_Legal 7350325				759.36
01/09/23	OSC66700657	Classified Listings, Display, Online Advertising 7350854				2,081.00

RECEIVED
FEB 03 2023

Invoice Total: $3,389.72

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
6,605.26	264.43	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Orlando Sentinel
MEDIA GROUP

PO Box 8023
Willoughby, OH 44096

Remittance Section

Billed Period:	01/09/23 - 01/15/23
Billed Account Name:	Hicks Ditch Cdd
Billed Account Number:	CU80154371
Invoice Number:	066700657000

Return Service Requested

6102000190 PRESORT 190 1 SP 0.570 P3C1 <B>

HICKS DITCH CDD
BRITTANY BROOKES
219 E LIVINGSTON ST
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification, please contact Customer Care:

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096

at **http://tribpub.com/ad-to-terms** and (ii) services other than or in addition to publication and/or insertion of advertisements (such as sponsored content creation, website development, advertising strategy design, and search engine optimization, collectively "Creation and Digital Services") are subject to Publisher's Terms and Conditions Content Creation and Digital Services ("Digital Services Terms and Conditions" and collectively with the Ad Publication Terms and Conditions, the "Standards Terms and Conditions") available at **http://tribpub.com/ad-to-terms**. The Standard Terms and Conditions may be updated from time to time. Your order will be subject to these invoice terms and conditions and the Standard Terms and Conditions as from time to time in effect on the date you place your order. By placing an order, you accept and agree to the Standard Terms and Conditions as from time to time in effect.

As used in these invoice terms and conditions, tronc, Inc. and any and all of their respective affiliates, as defined in the Ad Publication Terms and Conditions as "Publisher" and in the Digital Services Terms and Conditions as "TI" shall be collectively referred to herein as "Publisher." The Client, as set forth on the face of this invoice, for whose benefit the Advertising Services and/or Creation and Digital Services have been provided, as defined in the Ad Publication Terms and Conditions as "Advertiser" and in the Digital Services Terms and Conditions as "Client," shall be collectively referred to herein as "Advertiser."

FINANCIAL RELATED TERMS

Payments and Disputes

Payment: All invoices shall be paid within 15 days of invoice date or as otherwise stated on the invoice/payment schedule set forth in the Insertion Order or the Statements of Work ("SOWs").

Agency Liability: Any obligation of an Advertiser, pursuant to the terms stated herein and as set forth in the Standard Terms and Conditions, may be satisfied by an advertising agency which has been duly appointed by Advertiser (or its duly appointed agent) to act on Advertiser's behalf or is otherwise authorized to act on behalf of the Advertiser, whether by express, implied, apparent or other authority (the "Agency"). As set forth in Section 11 of the incorporated Ad Publication Terms and Conditions and in Section 24 of the Incorporated Digital Services Terms and Conditions, the Agency shall be liable (jointly and severally with the Advertiser) for payment for all Advertising Services and/or Creation and Digital Services provided and invoiced by each Publisher regardless of any contrary language in any past, contemporaneous or future writing, regardless of whether it receives payment from Advertiser and regardless of whether the identity of the Agency's client is known to such Publisher. In addition, Agency agrees: (a) Publisher will not be bound by any terms, conditions or provisions in any document contrary to the terms of this invoice; and (b) represents and warrants that, as agent for the Advertiser, it has all necessary authority to submit or enter into the Insertion Order or SOW and place an order with Publisher on behalf of the Advertiser. Agency will make available to Publisher upon request written confirmation of the relationship between Agency and Advertiser. This confirmation must include, among other representations, Advertiser's acknowledgement that Agency is its agent and is authorized to act on its behalf in connection with the Insertion Order, the SOW, the terms stated in this invoice and the Standard Terms and Conditions. In addition, upon the request of Publisher, Agency will confirm whether Advertiser has paid to Agency in advance funds sufficient to make payments pursuant to the Insertion Order or SOW.

Credit: Credit privileges may be suspended on any Advertiser account that is not paid in accordance with terms or exceeds approved credit limit. For prepaid Advertiser accounts, payment in the form of check, credit card or ACH must be received in advance of space deadline for Advertiser accounts that have not established credit with Publisher. If the Advertiser's account has established credit terms, payments on such accounts may be made by using a credit card; however, such payments must be made by the due date on the invoice. Payments in excess of $2,500.00 cannot be paid using a credit card. It is the Advertiser's and its agent's responsibility to advise the Publisher's credit department immediately, via registered mail, of any change in business structure or status.

Pricing: For advertising inserts distributed via insertion in Publisher's newspaper and/or via Publisher's non-subscriber distribution program(s), quantity billed is based on the delivery quantity requirements provided by Publisher to Advertiser. Delivery quantity requirements are based on an estimate of circulation ordered plus an estimate for non-subscriber distribution, if any, plus provision for unsold copies of the newspapers, and an estimated amount for shipment and machine spoilage. Newspaper circulation is variable, therefore, it is recommended that Advertiser or its agent confirm delivery quantity requirements with their advertising sales representative just prior to ordering a print run. However, Publisher shall not be responsible nor provide rate adjustments for shortages or overages in delivery quantity requirements realized through circulation fluctuations or for circulation missed caused by shortages in the Advertiser's insert quantity provided. The terms and conditions of the Rate Cards that apply to the publications in which Advertiser has requested that Ads be published are expressly incorporated herein. If there is a conflict between your Insertion Order and the Rate Card, the Insertion Order will control.

Invoice Disputes: Advertiser and its agents waive any dispute regarding any item included in an invoice unless notice of such dispute is provided to Publisher within a reasonable period not to exceed 10 days.

Late Payment and Collections: Except for invoiced payments that Advertiser or its agent has successfully disputed, Advertiser and the Agency shall be responsible for all costs incurred by Publisher in connection with the collection of any amounts owing hereunder including, without limitation, collection fees, court costs and reasonable attorneys fees.

No Set-Off

Unless otherwise agreed to by all parties, neither Advertiser nor the Agency may set off against amounts due to Publisher under this invoice any amounts owed by Publisher to Advertiser or the Agency.

Taxes

All prices are exclusive of all sales, use and excise taxes, and any other similar taxes, duties and charges of any kind imposed by any governmental authority on any amount payable by Advertiser or the Agency. Advertiser and the Agency shall be responsible for all such charges, costs and taxes and all amounts paid and payable by Publisher in discharge of the foregoing taxes. This provision shall survive the termination of any agreement between Publisher and the Advertiser or Agency.

Other Services

Except as stated otherwise, payments by or on behalf of Advertiser to Publisher for services or goods other than advertising space, inserts and color shall not be applied toward any revenue totals set forth in the any agreement between Advertiser and Publisher.

Rate Changes & Postal Changes

Publisher shall have the right to revise the advertising rates for Advertising Services, as set forth in Section 7.3 of the Ad Publication Terms and Conditions, at any time upon notice to Advertiser or the Agency of such rates. Advertiser may terminate its agreement on the date the new rates become effective by giving written notice within 30 days of such termination. In the event of such termination, Advertiser and the Agency shall be liable for Ads published prior to such termination at the "Current Agreement Rate," defined as the billing rate in effect at the time of publication.

If the United States Postal Service implements a postage cost increase at any time, Advertiser and the Agency understand and agree that the advertising rates for Advertising Services shall be adjusted to reflect that increase automatically upon the effective date of the United States Postal Service increase.

Orlando Sentinel
MEDIA GROUP

Published Daily
ORANGE County, Florida

Sold To:
Hicks Ditch CDD - CU80154371
219 E Livingston St
Orlando, FL 32801

Bill To:
Hicks Ditch CDD - CU80154371
219 E Livingston St
Orlando, FL 32801

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on Jan 02, 2023; Jan 09, 2023.

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Rose Williams

Signature of Affiant

Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 10 day of January, 2023,
by above Affiant, who is personally known to me (X) or who has produced identification ( ).

LeAnne Rollins

Signature of Notary Public

LEANNE ROLLINS
Notary Public - State of Florida
Commission # GG 982233
My Comm. Expires Apr 27, 2024
Bonded through National Notary Assn.

Name of Notary, Typed, Printed, or Stamped

7350309

Orlando Sentinel
MEDIA GROUP

HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Hicks Ditch Community Development District ("District") will hold a public hearing on January 25, 2023, at 9:00 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, FL 34711 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budgets") of the District for the remainder of the fiscal year ending September 30, 2023 ("Fiscal Year 2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 219 East Livingston Street, Orlando, Florida 32801, (407) 841-5524 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

George Flint
District Manager
1/02/2022 1/09/2022 7350309

7350309

Orlando Sentinel
MEDIA GROUP

Published Daily
ORANGE County, Florida

Sold To:
Hicks Ditch CDD - CU80154371
219 E Livingston St
Orlando, FL 32801

Bill To:
Hicks Ditch CDD - CU80154371
219 E Livingston St
Orlando, FL 32801

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on Jan 02, 2023; Jan 09, 2023.

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Rose Williams

Signature of Affiant

Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 10 day of January, 2023,
by above Affiant, who is personally known to me (X) or who has produced identification ( ).

LeAnne Rollins

Signature of Notary Public

LEANNE ROLLINS
Notary Public - State of Florida
Commission # GG 982233
My Comm. Expires Apr 27, 2024
Bonded through National Notary Assn.

Name of Notary, Typed, Printed, or Stamped

7350325

Orlando Sentinel
MEDIA GROUP

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Hicks Ditch Community Development District (the "District"), the location of which is generally described as comprising approximately 244.043 acres, generally located north of County Road 44, southwest of the Pine Meadows Conservation Area, and East of County Road 19A in Lake County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting and election, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: January 25, 2023
TIME: 9:00 a.m.
PLACE: Cooper Memorial Library
2525 Oakley Seaver Drive
Clermont, FL 34711

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, (407) 841-5524 ("District Office"). At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

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

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

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person

Orlando Sentinel
MEDIA GROUP

will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

George Flint
District Manager
01/02/2022 01/09/2022 7350325

7350325

From: **Classified Legal (OS), DM** Classified_legal@orlandosentinel.com
Subject: Re: Hicks Ditch CDD Notice of Special Assessments
Date: December 23, 2022 at 12:33 PM
To: Brittany Brookes bbrookes@gmscfl.com

DC

Good afternoon, Brittany, the space has been reserved for your notice. When the proof becomes available, I will send it to you as soon as possible. Thank you.

Order ID -- 7350813
Cost -- 2,081.00
Run date -- 01/02/2023

Order ID -- 7350854
Cost -- 2,081.00
Run date -- 01/09/2023

Thank you,
Leah

Orlando Sentinel Media Group | Sun Sentinel Media Group

Orlando Sentinel, 407-420-5160 • ***Sun Sentinel,*** 800-250-2000

Communication may be reviewed for quality & training purposes.

On Fri, Dec 23, 2022 at 8:01 AM Brittany Brookes <bbrookes@gmscfl.com> wrote:

Good morning,

Attached is the text without the map (pdf) that should be included in the notice as well.

Thank you,

Brittany Brookes
Governmental Management Services
219 E. Livingston St.
Orlando, FL 32801
(407) 841- 5524
bbrookes@gmscfl.com

On Dec 22, 2022, at 5:48 PM, Classified Legal (OS), DM <classified_legal@orlandosentinel.com> wrote:

Hi, the file type isn't the issue. I just need the text for publication without the instruction page. Thank you,

Thank you,
Leah

Orlando Sentinel Media Group | Sun Sentinel Media Group

Orlando Sentinel, 407-420-5160 • ***Sun Sentinel,*** 800-250-2000

Communication may be reviewed for quality & training purposes.

On Thu, Dec 22, 2022 at 2:16 PM Brittany Brookes <bbrookes@gmscfl.com> wrote:

Leah,

I sent the word file in the original email. here it is again incase you didn't receive.

Thanks,

Brittany Brookes
Governmental Management Services
219 E. Livingston St.
Orlando, FL 32801
(407) 841- 5524
bbrookes@gmscfl.com

On Dec 22, 2022, at 3:00 PM, Classified Legal (OS), DM <classified_legal@orlandosentinel.com> wrote:

Good afternoon, can you please send the text for publication with the instructions page? Thank you.

Thank you,
Leah

Orlando Sentinel Media Group | Sun Sentinel Media Group

Orlando Sentinel, 407-420-5160 • ***Sun Sentinel,*** 800-250-2000

Communication may be reviewed for quality & training purposes.

On Thu, Dec 22, 2022 at 12:58 PM Brittany Brookes <bbrookes@gmscfl.com> wrote:

Good afternoon,

Please schedule to run the attached Notice of Hearing on

Monday, January 2, 2023 and
Monday, January 9, 2023

Please let me know if running the notice on January 2nd is an issue as it is the observance of New Years Day.

Thanks,

Brittany Brookes
Governmental Management Services
219 E. Livingston St.
Orlando, FL 32801
(407) 841- 5524
bbrookes@gmscfl.com

Orlando Sentinel

Publication Date: 01/09/2023

This E-Sheet(R) is provided as conclusive evidence that the ad appeared in The Orlando Sentinel on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

Ad Number: 7350854-1
Insertion Number:
Size: 2 x 21
Color Type: B&W
Client Name:
Advertiser: Hicks Ditch CDD
Section/Page/Zone: Main News/A007/FLA
Description:

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of Hicks Ditch Community Development District ("District") will hold public hearings and a regular meeting at 12:00 p.m. on January 25, 2023, at the George Mamarillo Library, 2525 Oakley Seaver Drive, Clermont, Florida 34711, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, and to provide for the levy, collection, and enforcement of the special assessments. The streets and areas to be improved are geographically depicted below and in the District's *Master Engineer's Report for Capital Improvements of Pine Meadows Reserve*, dated November 22, 2022, (the "Improvements Plan"). The public hearings are being conducted pursuant to Chapters 170, 190, and 197, *Florida Statutes*. All persons interested may ascertain the description of the property to be assessed and the amount to be assessed to each piece or parcel of property at the District Manager's office located at 219 East Livingston Street, Orlando, Florida 32801 (the "District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements are currently expected to include, but are not limited to, water and offsite master utilities system, master stormwater management system, electrical service system, street lights, conservation/mitigation areas, costs and offsite public roadway improvements, hardscape, hardscape, recreation, irrigation, and other improvements, all as more specifically described in the Improvement Plan (the "Improvements"), on file and available during normal business hours at the District Manager's Office.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's *Master Assessment Methodology*, dated November 22, 2022 ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis, and will be allocated on an equivalent residential unit ("ERU") basis at the time that each property is platted, site planned, or subjected to a declaration of condominium. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than $33,150,000 in debt to be assessed by the District, inclusive of fees and costs of collection or enforcement, discounts for early payment, and interest. The proposed schedule of assessments is as follows:

Product Type	ERU (per unit)	Maximum Principal (per unit)	Maximum Annual Installment (per unit)*
Townhome	0.75	$63,361	$5,342
Single Family 40'	0.80	$67,566	$5,696
Single Family 50'	1.00	$71,956	$7,123

*includes collection *fees and early payment discount allowances*

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the Improvements. These annual assessments will be collected on the Lake County ("County") tax roll by the County Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, at 12:00 a.m. on January 25, 2023, at the George Mamarillo Library, 2525 Oakley Seaver Drive, Clermont, Florida 34711, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Manager's Office.

RESOLUTION 2022-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

Whereas, the Board of Supervisors (the "Board") of the Hicks Ditch Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's *Master Engineer's Report*, dated November 22, 2022, attached hereto as Exhibit A and incorporated herein by reference; and

Whereas, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, *Florida Statutes* (the "Assessments"); and

Whereas, the District is empowered by Chapter 190, Community Development Districts, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Tax Collections, Sales and Liens, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

Whereas, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Assessment Methodology*, dated November 22, 2022, attached hereto as Exhibit B and incorporated herein by reference and on file at the office of the District Manager, c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando Florida 32801 (the "District Records Office"); and

Whereas, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

Section 2. Assessments shall be levied to defray a portion of the cost of the Improvements.

Section 3. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

Section 4. The total estimated cost of the Improvements is $23,264,841 (the "Estimated Cost").

Section 5. The Assessments will defray approximately $33,150,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.

Section 6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B including provisions for supplemental assessment resolutions.

Section 7. The Assessments shall be levied within the District, on all lots and lands, adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

Section 8. There is on file at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

Section 9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

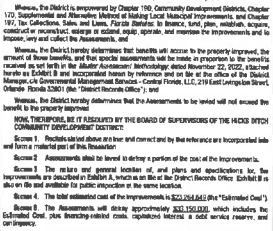
Section 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

Section 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property so improved.

Section 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Lake County; provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

Section 13. This Resolution shall become effective upon its passage.

Passed and adopted this 22nd day of November 2022.



NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of Lake Lizzie Community Development District ("District") will hold public hearings and a regular meeting at 12:30 p.m. on February 1, 2023, at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida 34747, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, and to provide for the levy, collection, and enforcement of the special assessments. The streets and areas to be improved are geographically depicted below and in the District's *Master Engineer's Report*, dated November 2, 2022, (the "Improvement Plan"). The public hearings are being conducted pursuant to Chapters 170, 190, and 197, *Florida Statutes*. The description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the District Manager's office located at 219 East Livingston Street, Orlando, Florida 32801 (the "District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements are currently expected to include, but are not limited to, sanitary sewer systems, water distribution systems, reclaim water systems, roadway improvements, stormwater management systems, differential costs of undergrounding electrical utilities, conservation/mitigation, hardscaping, hardscaping, and irrigation, and other improvements, all as more specifically described in the Improvement Plan (the "Improvements"), on file and available during normal business hours at the District Manager's Office.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's *Master Assessment Methodology*, dated November 7, 2022 ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis, and will be allocated on an equivalent residential unit ("ERU") basis at the time that each property is platted, site planned, or subjected to a declaration of condominium. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than $33,150,000 in debt to be assessed by the District, inclusive of fees and costs of collection or enforcement, discounts for early payment, and interest. The proposed schedule of assessments is as follows:

Product Type	ERU (per unit)	Maximum Principal (per unit)	Maximum Annual Installment (per unit)*
Single Family 34'	0.75	$49,549	$4,790.68
Single Family 50'	1.00	$64,733	$6,307.57

*includes collection *fees and early payment discount allowances*

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Osceola County ("County") tax roll by the County Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also at 12:30 p.m. on February 1, 2023, at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida 34747, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Manager's Office.

LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT

RESOLUTION 2023-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the Lake Lizzie Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's Master Engineer's Report, dated November 2, 2022, attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, Community Development Districts, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Tax Collections, Sales and Liens, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology, dated November 7, 2022, attached hereto as Exhibit B and incorporated herein by reference and on file at the office of the District Manager, c/o Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida, 32801 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

Section 2. Assessments shall be levied to defray a portion of the cost of the Improvements.

Section 3. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

Section 4. The total estimated cost of the Improvements is $17,598,270 (the "Estimated Cost").

Section 5. The Assessments will defray approximately $25,250,000, which includes the Estimated Cost, plus financing- related costs, capitalized interest, a debt service reserve, and contingency.

Section 6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.

Section 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

Section 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

Section 9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

Section 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

Section 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property so improved.

Section 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Osceola County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

Section 13. This Resolution shall become effective upon its passage. PASSED AND ADOPTED this 2nd day of November 2022.

Hicks Ditch

Community Development District

Funding Request #3
March 22, 2023

Bill to: TLC Pine Meadows, LLC

	Payee		General Fund FY2023
1	**Governmental Management Services**		
	Invoice # 3 - January 2023	$	1,821.82
	Invoice # 4 - March 2023	$	1,886.58
		$	**3,708.40**
	Total:	**$**	**3,708.40**

Please make check payable to:

Hicks Ditch Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 3
Invoice Date: 1/1/23
Due Date: 1/1/23
Case:
P.O. Number:

Bill To:

Hicks Ditch CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - January 2023		1,562.50	1,562.50
Website Administration - January 2023		100.00	100.00
Information Technology - January 2023		150.00	150.00
Office Supplies		0.15	0.15
Postage		9.17	9.17

Total	$1,821.82
Payments/Credits	$0.00
Balance Due	$1,821.82

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

RECEIVED

Invoice #: 4
Invoice Date: 3/1/23
Due Date: 3/1/23
Case:
P.O. Number:

Bill To:

Hicks Ditch CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - March 2023		1,562.50	1,562.50
Website Administration - March 2023		100.00	100.00
Information Technology - March 2023		150.00	150.00
Office Supplies		0.45	0.45
Postage		25.74	25.74
Copies		15.90	15.90
American Express Statement 1/2/2023 - Simply Stamps		31.99	31.99

Total	$1,886.58
Payments/Credits	$0.00
Balance Due	$1,886.58

Hicks Ditch
Community Development District

Funding Request #4
April 3, 2023

Bill to: TLC Pine Meadows, LLC

	Payee	CAPITAL PROJECTS [1]	General Fund FY2023
1	**Kutak Rock LLP**		
	Invoice # 3196661 - General Counsel		$ 1,262.50
	Invoice # 3196662 - Bond Validation	$ 2,985.02	
		$ 2,985.02	**$ 1,262.50**
	Total:		**$ 4,247.52**

Please make check payable to:

Hicks Ditch Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

RECEIVED MAR 28 2023

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3196661
Client Matter No. 29823-1
Notification Email: eftgroup@kutakrock.com

March 28, 2023

Mr. George Flint
Hicks Ditch CDD
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3196661
29823-1

Re: General Counsel

For Professional Legal Services Rendered

02/03/23	S. Sandy	0.10	32.00	Confer regarding oaths of office
02/04/23	W. Haber	0.50	192.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
02/08/23	S. Sandy	0.20	64.00	Confer with Carrino regarding landowner election
02/09/23	S. Sandy	0.20	64.00	Attend project status call
02/13/23	S. Sandy	0.20	64.00	Review draft agenda
02/14/23	S. Sandy	0.30	96.00	Prepare District Engineering agreement; conduct follow-up regarding same
02/14/23	D. Wilbourn	1.00	170.00	Prepare for board meeting
02/22/23	S. Sandy	1.60	512.00	Prepare for and attend Board meeting; conduct follow-up regarding same; review landowner election and regular meeting minutes
02/27/23	D. Wilbourn	0.40	68.00	Prepare master notice of imposition of assessments

TOTAL HOURS	4.50	
TOTAL FOR SERVICES RENDERED		$1,262.50
TOTAL CURRENT AMOUNT DUE		$1,262.50

RECEIVED MAR 28 2023

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3196662
Client Matter No. 29823-4
Notification Email: eftgroup@kutakrock.com

March 28, 2023

Mr. George Flint
Hicks Ditch CDD
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3196662
29823-4

Re: Validation

For Professional Legal Services Rendered

02/02/23	D. Wilbourn	1.10	187.00	Update and revise joint stipulation
02/03/23	D. Wilbourn	1.50	255.00	Update and revise joint stipulation and supporting documents
02/06/23	D. Wilbourn	1.10	187.00	Communications with judicial assistant regarding notice and order to show cause; update joint stipulation
02/07/23	D. Wilbourn	1.10	187.00	Update and revise joint stipulation; review signed notice and order to show cause
02/08/23	S. Sandy	0.10	32.00	Review status of validation pleadings
02/08/23	D. Wilbourn	0.30	51.00	Coordinate publication of notice and order to show cause
02/10/23	D. Wilbourn	0.80	136.00	Update and revise joint stipulation
02/13/23	S. Sandy	0.20	64.00	Confer regarding joint stipulation exhibits
02/13/23	D. Wilbourn	0.80	136.00	Coordinate court reporter; update and revise joint stipulation; coordinate payment of publication

				invoice
02/15/23	D. Wilbourn	0.80	136.00	Update and revise joint stipulation
02/17/23	D. Wilbourn	0.70	119.00	Update joint stipulation
02/20/23	S. Sandy	0.10	32.00	Review status of validation proceedings
02/20/23	D. Wilbourn	0.80	136.00	Revise joint stipulation
02/21/23	D. Wilbourn	1.70	289.00	Update and revise joint stipulation; prepare final judgment
02/22/23	D. Wilbourn	0.70	119.00	Update and revise joint stipulation
02/24/23	D. Wilbourn	0.80	136.00	Update and revise joint stipulation; confer with Sandy
02/27/23	D. Wilbourn	0.50	85.00	Update joint stipulation
02/28/23	D. Wilbourn	0.80	136.00	Update and revise joint stipulation; communications with district manager

TOTAL HOURS 13.90

TOTAL FOR SERVICES RENDERED $2,423.00

DISBURSEMENTS

Miscellaneous	562.02	VENDOR: TRIBUNE PUBLISHING COMPANY LLC dba ORLAN; INVOICE#: 068874833000; DATE: 2/20/2023 - Public Notice

TOTAL DISBURSEMENTS 562.02

TOTAL CURRENT AMOUNT DUE $2,985.02

Hicks Ditch
Community Development District

Funding Request #5
April 14, 2023

Bill to: TLC Pine Meadows, LLC

	Payee		General Fund FY2023
1	**Appian Engineering, LLC**		
	Invoice # 5225 - General Engineering	$	845.00
2	**Brian Walsh**		
	Board Meeting - 04/05/23	$	215.30
3	**Garret Parkinson**		
	Board Meeting - 04/05/23	$	215.30
4	**Governmental Management Services**		
	Invoice # 5 - April 2023	$	1,816.28
5	**Jeff Shenefield**		
	Board Meeting - 04/05/23	$	215.30
6	**Milton Andrade**		
	Board Meeting - 04/05/23	$	215.30
7	**Rocky Owen**		
	Board Meeting - 11/22/22	$	215.30
	Board Meeting - 01/25/23	$	215.30
	Board Meeting - 02/22/23	$	215.30
8	**Shane Blanton**		
	Board Meeting - 01/25/23	$	215.30
	Board Meeting - 02/22/23	$	215.30
9	**Thomas Franklin**		
	Board Meeting - 11/22/22	$	215.30
		$	**4,814.28**
	Total:	**$**	**4,814.28**

Please make check payable to:

Hicks Ditch Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

APPIAN ENGINEERING
2221 Lee Road, Suite 27
Winter Park, FL 32789
Tel: (407) 960-5868

Invoice

Invoice Date: Apr 4, 2023
Invoice Num: 5225
Billing Through: Mar 31, 2023

Attn: Indhira Araujo
Hicks Ditch Community Development District
219 E. Livingston St
Orlando, FL 32801

Hicks Ditch Community Development District (HCP-23) (HCP-31:) - Managed by (Major Stacy)

Invoice Summary

Professional Services

Description	Hours	Rate	Amount
Principal	3.00	$250.00	$750.00
Engineer II	1.00	$95.00	$95.00
Professional Services Total:	**4.00**		**$845.00**

Total Amount Due This Invoice: **$845.00**

This invoice is due upon receipt

Total Amount Due: **$845.00**

Wire Transfers:
Appian Engineering, LLC
Account Number: 11003829
Routing Number: 063116834

APPIAN ENGINEERING
2221 Lee Road, Suite 27
Winter Park, FL 32789
Tel: (407) 960-5868

Invoice

Invoice Date: Apr 4, 2023
Invoice Num: 5225

Invoice Detail

Professional Engineering Services (HCP-31:01) - Managed by (Major Stacy)

This Invoice
$845.00

Date	Description	Hours
Engineer II		
3/27/2023	Engineer II Review cost estimates done as part of CDD report and compare to recently received bids to help Major prepare for CDD Bond Hearing	1.00
	Engineer II Total:	**1.00**
Principal		
3/27/2023	Principal Bond hearing and preparation comparing the bids to the bond estimates	3.00
	Principal Total:	**3.00**
	Professional Services Total:	**4.00**

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 5
Invoice Date: 4/1/23
Due Date: 4/1/23
Case:
P.O. Number:

Bill To:
Hicks Ditch CDD
219 E. Livingston St.
Orlando, FL 32801

RECEIVED
APR 10 2023

Description	Hours/Qty	Rate	Amount
Management Fees - April 2023		1,562.50	1,562.50
Website Administration - April 2023		100.00	100.00
Information Technology - April 2023		150.00	150.00
Office Supplies		0.18	0.18
Postage		3.60	3.60

Total	$1,816.28
Payments/Credits	$0.00
Balance Due	$1,816.28