

*Hicks Ditch
Community Development District*

Agenda

March 26, 2025

AGENDA

Hicks Ditch
Community Development District

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

March 19, 2024

Board of Supervisors
Hicks Ditch Community
Development District

Dear Board Members:

The Special Meeting of the Board of Supervisors of the Hicks Ditch Community Development District will be held **on Wednesday, March 26, 2025, at 9:30 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. Approval of Minutes of the November 19, 2024, Board of Supervisors Meeting
4. Consideration of Resolution 2025-04 Bond Ratification Resolution
5. Consideration of Disclosure of Public Financing
6. Consideration of Resolution 2025-05 Authorizing Final Requisition
7. Staff Reports
 - A. Attorney
 - i. Stormwater Ratification Bill and O&M Requirements Memo
 - B. Engineer
 - C. Field Manager
 - D. District Manager's Report
 - i. Balance Sheet & Income Statement
 - ii. Ratification of Funding Requests No. 30-33
8. Other Business
9. Supervisors Requests
10. 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, **November 19, 2024**, at 11:00 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum:

Tony Iorio	Chairman
Doug Beasley	Vice Chairman
Rocky Owen	Assistant Secretary
Jason Lonas (by phone)	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Michelle Rigoni	District Counsel, Kutak Rock
Major Stacy	District Engineer
Sara Zare	MBS
Cynthia Wilhelm	Nabors, Giblin

FIRST ORDER OF BUSINESS

Roll Call

Mr. Iorio called the meeting to order and called the roll. Three Board members were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint stated only Board members and staff were present at the meeting.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the October 23,
2024, Board of Supervisors Meeting**

Mr. Flint presented the October 23, 2024, Board of Supervisors meeting minutes. He asked if the Board had any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Minutes of the October 23, 2024, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2025-02
Appointing an Assistant Secretary**

Mr. Flint stated they had added Ms. Tricia Adams as an Assistant Secretary to attest signatures or to cover a meeting. Mr. Flint asked if they needed to retroactively appoint Ms. Adams as of October 23, 2024; Ms. Rigoni stated yes, to avoid re-executing any document that may not have gotten a signature.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Resolution 2025-02 Appointing an Assistant Secretary, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Financing Related Items

A. Presentation of Final Supplemental Assessment Methodology Report for Series 2024 Bonds

Mr. Flint noted that the bonds had been priced and the Supplemental Assessment Methodology had been updated to reflect the actual pricing terms. He referred to Table 1, which contained 209 units in Phase 1A and a mix of townhomes, single-family homes in the 40s, and single-family homes in the 50s. Table 2 was constructed to estimate the engineer's costs for the CAP capital cost, totaling \$21,705,258, based on the October 23rd Supplemental Engineers Report. Table 3 reflected the final bond sizing that adhered to the actual terms. The interest rate was 5.51%, with a 30-year amortization capitalized through November 1, 2025; it had a 50% maximum annual debt and a 2% underwriter's discount. The par amount was \$5,235,000, and the construction account was around \$4.5 million. Mr. Flint added that Table 4 showed the allocation of benefits based on improvement costs and Table 5 showed the allocation of benefits based on part debt. Mr. Flint explained that it reflected developer contributions that matched the target debt assessment par amounts with the developer's market condition. Table 6 displayed the net and gross annual debt assessments resulting from the pricing. Lastly, Table 7 was the preliminary assessment roll for the 2024 assessment area.

Ms. Rigoni asked if the land subject to the assessments receive special benefits from the District's 2024 project. Mr. Flint answered yes. Ms. Rigoni asked if the special assessments were

reasonably apportioned among the land subject to the assessments. Mr. Flint answered yes. Ms. Rigoni asked if the land would receive special benefits equal to or in excess of the Series 2024 Assessments on the land when allocated as set forth in the methodology. Mr. Flint answered yes.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Final Supplemental Assessment Methodology Report for Series 2024 Bonds, was approved.

B. Presentation of Supplemental Engineer's Report

Ms. Rigoni stated that she didn't think there had been any significant updates but was presenting due to its connection to the assessment methodology report. She noted that they like to show the final numbers because of the improvements tied to the assessment methodology.

Mr. Stacy stated they had presented an account of the property and the area in which they would be working. He described the different phases of construction and the amount of funding for each product type and went through the various types of infrastructure. He also discussed who is responsible for the portions of the different areas classified for issuing bonds. Mr. Stacy discussed permitting status and outstanding permits. Mr. Stacy noted that he would answer any questions. Ms. Rigoni asked Mr. Stacy if the cost estimates for the Series 2024 Project reasonable and proper. Mr. Stacy answered yes. Ms. Rigoni asked Mr. Stacy if he was aware of any reason the District cannot carry out the Series 2024 Project. Mr. Stacy answered no.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Supplemental Engineer's Report was approved.

C. Consideration of Resolution 2025-03 Supplemental Assessment Resolution

Ms. Rigoni reviewed the resolution and noted that it provides the maximum assessment securing the Series 2024 bonds that were presented, which included the rates, interest, and maturity of the bonds, the uses of the fund, and the debt service due on the bonds. Ms. Rigoni noted that the assessment provided for the calculation of any true-up payment system with the prior Master Levy resolution. Ms. Rigoni pointed out that the resolution called for updates to the improvement lien book and the recording of the Supplemental Assessment Notice by staff.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Resolution 2025-03 Supplemental Assessment Resolution, was approved.

D. Consideration of Supplemental Notice of Imposition of Series 2024 Assessments

Mr. Flint asked Ms. Rigoni if they wanted the Board to approve this consideration of Supplemental Notice of Imposition of Series 2024 Assessments. She replied that it was already called for under the resolution and not required to be approved.

E. Consideration of Forms of Ancillary Documents for Series 2024 Bonds

- i. Completion Agreement**
- ii. True-Up Agreement**
- iii. Collateral Assignment and Assumption of Development and Contract Rights**
- iv. Declaration of Consent to Jurisdiction of the District and Imposition of Series 2024 Assessments (TLC Pine Meadows, LLC)**
- v. Declaration of Consent to Jurisdiction of the District and Imposition of Series 2024 Assessments (Trinity Family Builders)**
- vi. Declaration of Consent to Jurisdiction of the District and Imposition of Series 2024 Assessments (Lennar Homes)**

Ms. Rigoni indicated that the ancillary documents needed to be approved by the Board. She stated that she was happy to review or discuss each document.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Forms of Ancillary Documents for Series 2024 Bonds were approved.

SIXTH ORDER OF BUSINESS

Ratification of Series 2024 Requisition No. 1

Mr. Flint stated they were still working on these ratifications. This item was deferred until next month's meeting.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni had nothing further to report.

B. Engineer

Mr. Stacy had nothing further to report.

C. Field Manager

D. District Manager

i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through October 31, 2024.

ii. Ratification of Funding Request No. 30

Mr. Flint presented Funding Request No. 30 under the Developer Funding Agreement for District Counsel, manager, and legal advertising for \$4,215.04.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Funding Request No. 30, was ratified.

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

Mr. Flint asked for a motion of adjournment.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2024 (2024 ASSESSMENT AREA); RATIFYING, CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2024 (2024 ASSESSMENT AREA); AND DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hicks Ditch Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Eustis, Florida; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District is authorized to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District, on November 4, 2024, executed Bond Purchase Agreement, agreeing to the sale of its \$5,235,000 Hicks Ditch Community Development District Capital Improvement Revenue Bonds, Series 2024 (2024 Assessment Area) (the “**Series 2024 Bonds**”), at the terms and conditions provided therein; and

WHEREAS, the District has previously considered and adopted a number of resolutions relating to the issuance of the Series 2024 Bonds and the imposition of special assessments securing the Series 2024 Bonds, including, but not limited to, Resolution Nos. 2023-26, 2025-01, 2023-24, 2023-25, 2023-29, and 2025-03; and

WHEREAS, the District, on November 22, 2024, closed on the sale of its Series 2024 Bonds; and

WHEREAS, as prerequisites to the issuance of the Series 2024 Bonds, the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and District Staff, including the District Manager, District Assessment Consultant, District Engineer, and District Counsel, were required to execute and deliver various documents including, but not limited to: a Master Trust Indenture; a First Supplemental Trust Indenture; a Bond Purchase Agreement; a Preliminary Limited Offering Memorandum; a Limited Offering Memorandum; a specimen of the Series 2024 Bonds; a Certificate of the District Engineer; a Certificate of the District Manager and Methodology

Consultant to the District; an Order to Authenticate and Deliver the Series 2024 Bonds; a Supplemental Engineer’s Report (Series 2024 Project), dated October 23, 2024; a First Supplemental Assessment Methodology for the 2024 Assessment Area, dated November 4, 2024; a Continuing Disclosure Agreement between the District, TLC Pine Meadows, LLC, a Florida limited liability company (the “**Developer**”), and a dissemination agent; an Acquisition Agreement (Master Project) between the District and Developer; a Completion Agreement (Series 2024 Bonds – Phases 1A & 1B) between the District and Developer; a True-Up Agreement (Series 2024 Assessments – Phase 1B) between the District and Developer; a Collateral Assignment and Assumption of Development and Contract Rights (Series 2024 Bonds – Phase 1A & 1B) between the District and Developer; a Declaration of Consent to Jurisdiction of the District and to Imposition of Debt Special Assessments (Series 2024 Assessments) between the District and Developer; a Declaration of Consent to Jurisdiction of the District and to Imposition of Debt Special Assessments (Series 2024 Assessments) between the District and Trinity Family Builders, LLC; a Notice of Special Assessments / Government Lien of Record (Series 2024 Assessments); opinion of counsel to the District; and Internal Revenue Service Form 8038-G (collectively, the “**Closing Documents**”); and

WHEREAS, the District finds that the sale, closing, and issuance of the Series 2024 Bonds was in the best interests of the District, and the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and District Staff in closing the issuance of the Series 2024 Bonds; and

WHEREAS, the District has incurred certain expenses in finalizing the sale, closing, and issuance of the Series 2024 Bonds, the costs of which are not to exceed those reflected in **Exhibit A** attached hereto (the “**Costs of Issuance**”); and

WHEREAS, the District finds the expenses incurred in finalizing the closing and issuance of the Series 2024 Bonds to be reasonable and in the best interests of the District, and the District desires to ratify payments made in relation to the closing and issuance of the Series 2024 Bonds.

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

SECTION 1. The sale, issuance, and closing of the Series 2024 Bonds and the adoption of resolutions relating to the Series 2024 Bonds under the terms and conditions set forth therein serve a public purpose and are in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 2. The resolutions levying and imposing the special assessments securing the Series 2024 Bonds remain in full force and effect and are hereby ratified and confirmed in all respects.

SECTION 3. The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2024 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on November 22, 2024, are hereby ratified, approved, and confirmed in all respects. Copies of the Closing Documents are included in the Series 2024 Bond transcript on file at the District Manager’s Office located at 219 East Livingston Street, Orlando, Florida 32801. Said documents are specifically ratified, confirmed, and approved in all respects.

SECTION 4. The Costs of Issuance listed in **Exhibit A** to this Resolution reflects reasonable, not to exceed costs incurred by the District in finalizing the sale, closing, and issuance of the Series 2024 Bonds necessary for financing the installation and construction of District infrastructure. Pursuant to the First Supplemental Trust Indenture for the Series 2024 Bonds, any remaining balance in the Series 2024 Costs of Issuance Account will be transferred to the Series 2024 Acquisition and Construction Account on or around May 22, 2025. The costs reflected in **Exhibit A** are hereby ratified, confirmed, and approved.

SECTION 5. 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 of this Resolution not held to be invalid or unenforceable.

SECTION 6. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this ___ day of _____ 2025.

ATTEST:

**HICKS DITCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

EXHIBIT A

Costs of Issuance:

Fee Description	Amount
Bond Counsel	\$40,000.00
District Counsel	\$46,000.00
Underwriter's Counsel	\$37,000.00
Assessment Consultant	\$15,000.00
District Manager	\$15,000.00
District Engineer	\$4,892.50
Trustee	\$6,225.00
Trustee's Counsel	\$6,000.00
Printing and Distribution	\$2,500.00
Contingency	\$5,000.00
Total Costs of Issuance	\$177,617.50

SECTION V

This instrument was prepared by:

Sarah R. Sandy, Esq.
Kutak Rock LLP
107 West College Ave
Tallahassee, Florida 32301

DISCLOSURE OF PUBLIC FINANCE

The Hicks Ditch Community Development District (“**District**”) is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The following information is provided to fulfill this statutory requirement.

WHAT IS THE DISTRICT AND HOW IS IT GOVERNED?

The District is an independent local unit of special purpose government, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (“**Act**”), and established by Ordinance No. 22-21, which was enacted by the City Commission of the City of Eustis, Florida, and which became effective on November 3, 2022. The District currently encompasses approximately 244.043 acres of land located within City of Eustis (“**City**”) within Lake County, Florida (“**County**”). The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors (“**Board**”), the members of which are initially elected by landowners within the District and must be at least eighteen (18) years of age, a resident of the State of Florida (“**State**”) and a citizen of the United States. Upon the later of six (6) years after the District’s establishment and the year when the District next attains at least two hundred fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected (as their terms expire) by qualified electors of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State and of the District, and who is a registered voter in the County. At the election where Supervisors are first elected by qualified electors, two Supervisors must be qualified electors and be elected by qualified electors, each elected to four-year terms. The seat of the remaining Supervisor whose term is expiring at such election shall be filled by a Supervisor who is elected by the landowners for a four-year term and who is not required to be a qualified elector. Thereafter, as terms expire, all Supervisors must be qualified electors and must be elected by qualified electors to serve staggered four-year terms.

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

For more information about the District, please visit: <http://hicksditchcdd.com>. Alternatively, please contact the District's Manager, c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, telephone (407) 841-5524 ("**District Office**").

DESCRIPTION OF PROJECTS, BONDS & ASSESSMENTS

The District is authorized by the Act to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, reconstruct, maintain, and/or operate community development facilities, services, and improvements within and without the boundaries of the District to consist of, among other things, onsite and offsite master utilities system, master stormwater management system, electrical service system, street lights, conservation/mitigation areas, onsite and offsite public roadway improvements, landscape, hardscape, recreation, irrigation improvements, related professional services, and all other infrastructure permitted by the Act.

To finance the construction of such projects, the District is authorized to issue bonds that are secured by special assessments levied against properties within the District that are benefitted by the projects. On March 27, 2023, the Circuit Court of the Fifth Judicial Circuit of Florida, in and for Lake County, entered a Final Judgment validating the District's ability to issue not-to-exceed \$33,150,000 in Capital Improvement Revenue Bonds for infrastructure needs of the District.

Bonds & Assessments

On November 22, 2024, the District issued its \$5,235,000 Capital Improvement Revenue Bonds, Series 2024 (2024 Assessment Area) ("**Series 2024 Bonds**") to finance a portion of its capital improvement plan known as the "Series 2024 Project" ("**Series 2023 Project**"). The Series 2024 Project includes, among other things, onsite and offsite utilities system, stormwater management system, electrical service system, street lights, conservation/mitigation areas, onsite and offsite public roadway improvements, landscape, hardscape, recreation, irrigation improvements, and professional services relating to Phases 1A and 1B of the District. The Series 2024 Project is estimated to cost approximately \$21,705,258 and is described in more detail in the *Master Engineer's Report for Capital Improvements at Pine Meadows Reserve*, dated November 22, 2022 (the "**Master Engineer's Report**"), as supplemented by the *Supplemental Engineer's Report (Series 2024 Project)*, dated October 23, 2024 (the "**2024 Supplemental Engineer's Report**") and together with the Master Engineer's Report, the "**Engineer's Report**").

The Series 2024 Bonds are secured by special assessments ("**Series 2024 Assessments**") levied and imposed on benefitted lands within the District. The Series 2024 Assessments are further described in the *Master Assessment Methodology*, dated November 22, 2022 (the "**Master Assessment Report**"), and the *First Supplemental Assessment Methodology for the 2024 Assessment Area*, dated November 4, 2024 (the "**First Supplemental Assessment Report**") and together with the Master Assessment Report, the "**Assessment Report**").

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by the Act.

Operation and Maintenance Assessments

In addition to the Series 2024 Assessments, the District also imposes on an annual basis operations and maintenance assessments ("**O&M Assessments**"), which are determined and calculated annually by the Board in order to fund the District's annual operations and maintenance budget. O&M Assessments are levied against all benefitted lands in the District and may vary from year to year based on the amount of the District's budget. O&M Assessments may also be affected by the total number of units that ultimately are constructed within the District. The allocation of O&M Assessments is set forth in the resolutions imposing the assessments. Please contact the District Office for more information regarding the allocation of O&M Assessments.

Collection Methods

For any given fiscal year, the District may elect to collect any special assessment for any lot or parcel by any lawful means. Generally speaking, the District may elect to place a special assessment on that portion of the annual real estate tax bill, entitled "non-ad valorem assessments," which would then be collected by the Lake County Tax Collector in the same manner as County property taxes. Alternatively, the District may elect to directly collect any special assessment by sending a direct bill to a given landowner. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's County tax bill. The District reserves the right to change collection methods from year to year.

For more information, please visit: <http://hicksditchcdd.com>. Additionally, a detailed description of all of the District's assessments, fees and charges, as well as copies of the Engineer's Report, Assessment Report, and other District records described herein, may be obtained from the registered agent of the District as designated to the Florida Department of Commerce in accordance with Section 189.014, *Florida Statutes*, or by contacting the District Office. Please note that changes to the District's capital improvement plans and financing plans may affect the information contained herein and all such information is subject to change at any time and without further notice.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the foregoing Disclosure of Public Finance has been executed to be effective as of _____, 2025.

WITNESS

HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____ 2025, by _____, as _____ of HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EXHIBIT A: Legal Description of Boundaries of District

EXHIBIT A

Legal Description of Boundaries of District

LEGAL DESCRIPTION: (PROVIDED IN TITLE COMMITMENT)

That part of the East 169.5 feet of the Southwest 1/4 of the Northeast 1/4 of Section 35, Township 18 South, Range 26 East, Lake County, Florida, lying South of the Southerly line of the right of way known as Pine Meadows Golf Course Road.

AND

The Southeast 1/4 of the Northeast 1/4 of Section 35, Township 18 South, Range 26 East, Lake County, Florida, LESS right of way for Pine Meadows Golf Course Road. Also LESS and EXCEPT Lots 1 and 2, Pine Meadows Fairway Estates, according to the Plat thereof, as recorded in Plat Book 17, Page 56, Public Records of Lake County, Florida.

AND

Tracts 21 to 26, inclusive, and Tracts 37 to 40, inclusive, Eustis Meadows, according to the Map or Plat thereof, recorded in Plat Book 1, Page 2, Public Records of Lake County, Florida, LESS and EXCEPT therefrom the right of way for Pine Meadows Golf Course Road, as shown on Plat Book 17, Page 56 and the right of way for Fairway Drive, as shown on Plat Book 17, Page 56, and the right of way for Pine-Meadows Road, as shown on Plat Book 17, Page 12. Also, LESS and EXCEPT Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28, Pine Meadows Fairway Estates, according to the Map or Plat thereof, as recorded in Plat Book 17, Page 56, Public Records of Lake County, Florida.

AND

Parcel A:

That part of Lot 12, in Section 36, Township 18 South, Range 26 East, Map of Eustis Meadows, according to the Plat thereof, as recorded in Plat Book 1, Page 2, of the Public Records of Lake County, Florida; and that part of Blocks 3 and 15, in Section 36, Township 18 South, Range 26 East, Town Plat of Eustis Meadows, according to the Plat thereof, as recorded in Plat Book 1, Page 2, of the Public Records of Lake County, Florida, being more particularly described as follows: Begin at a 5/8" Iron rod and cap (PLS 3351) at the Northeast corner of Lot 12 of said Map of Eustis Meadows, according to the Plat thereof, as recorded in Plat Book 1, Page 2, of the Public Records of Lake County, Florida; run thence South 87°04'27" West, along the North line of said Lot 12, also being the North line of the Southwest 1/4 of Section 36, Township 18 South, Range 26 East, Lake County, Florida, a distance of 651.38 feet to the Northwest corner of said Lot 12; thence South 00°32'04" East, along the West line of said Lot 12, a distance of 1,280.21 feet to a 4" octagonal monument at the Southwest corner of said Lot 12; thence North 87°33'44" East, along the South line of said Lot 12, a distance of 15.01 feet; thence South 00°32'04" East, a distance of 15.01 feet to the Northwest corner of Block 3 of said Town Plat of Eustis Meadows; thence North 87°33'44" East, along the South right of way line of North Street, a distance of 10.01 feet; thence South 00°32'04" East, along a line 10 feet East of when measured at right angles to and parallel with the East right of way line of Cedar Street, a distance of 433.22 feet to an intersection with a line that is 50.00 feet North of and parallel with, when measured of right angles thereto, the North right of way line of County Road No. 44-A; thence North 88°02'40" East, along said line which is 50.00 feet North of and parallel with the North

right of way line of County Road No. 44-A, a distance of 111.02 feet, to an intersection with the Westerly top of the bank of a canal known as Hicks Ditch; thence North 24°12'31" East, along said top of bank, 108.49 feet; thence North 21°03'29" East, along said top of bank, 200.06 feet; thence North 19°20'32" East, along said top of bank, 200.30 feet; thence North 20°32'44" East, along said top of bank, 394.93 feet; thence North 19°41'20" East, along said top of bank, 541.12 feet to an intersection with the East line of said Lot 12; thence North 00°44'07" West, along the East line of said Lot 12, 402.85 feet to the Point of Beginning.

Together with a 50 feet wide ingress and egress easement along the Easterly line bounded and described as follows: Commence at a 5/8" iron rod and cap (PLS 3351) at the Northeast corner of Lot 12 of Map of Eustis Meadows, according to the Plat thereof, as recorded in Plat Book 1, Page 2, of the Public Records of Lake County, Florida; run thence South 00°44'07" East, along the East line of said Lot 12, a distance of 402.85 feet to the Point of Beginning; run thence North 00°44'07" West, along the East line of said Lot 12, a distance of 125.70 feet; thence South 22°42'12" West, 116.65 feet; thence South 19°41'20" West, 542.07 feet; thence South 20°32'44" West, 395.08 feet; thence South 19°20'32" West, 200.08 feet; thence South 21°03'29" West, 197.94 feet; thence South 24°12'31" West, 131.68 feet to an intersection with a line that is 50.00 feet North of and parallel with when measured at right angles thereto the North right of way line of County Road No. 44-A; thence North 88°02'40" East, along said line which is 50.00 feet North of and parallel with the North right of way line of County Road No. 44-A, a distance of 55.71 feet, to an intersection with the Westerly top of the bank of a canal known as Hicks Ditch; thence North 24°12'31" East, along said top of bank, 108.49 feet; thence North 21°03'29" East, along said top of bank, 200.06 feet; thence North 19°20'32" East, along said top of bank, 200.30 feet; thence North 20°32'44" East, along said top of bank, 394.93 feet; thence North 19°41'20" East, along said top of bank, 541.12 feet to the Point of Beginning.

AND

Parcel B:

That part of Blocks 2 and 14, and that part of a vacated portion of Orange Street, in Section 36, Township 18 South, Range 26 East, Town Plat of Eustis Meadows, according to the Plat thereof, as recorded in Plat Book 1, Page 2, of the Public Records of Lake County, Florida, being more particularly described as follows:

Commence at a 5/8" iron rod and cap (PLS 3351) at the Northeast corner of Lot 12 of Map Eustis Meadows, according to the Plat thereof, as recorded in Plat Book 1, Page 2, of the Public Records of Lake County, Florida; run thence South 87°04'27" West, along the North line of said Lot 12, also being the North line of the Southwest 1/4 of Section 36, Township 18 South, Range 26 East, Lake County, Florida, a distance of 651.38 feet to the Northwest corner of said Lot 12; thence continue South 87°04'27" West, along the North line of Lot 11, said Map of Eustis Meadows, also being the North line of the said Southwest 1/4 of Section 36, a distance of 175.55 feet to an intersection with the East line of the West 150.00 feet of the East 1/2 of said Lot 11; thence South 00°26'01" East, along the East line of the West 150.00 feet of the East 1/2 of said Lot 11 and its prolongation thereof, a distance of 1,293.80 feet to an intersection with the South right of way line of North Street and the Point of Beginning; thence North 87°33'44" East, along the South right of way line of North Street, a distance of 152.76 feet to a line 10 feet West of when measured at right angles to and parallel with the West right of way line of Cedar Street; thence South 00°32'04" East, along said line 10 feet West of when measured at right angles to and parallel with the West right of way line of Cedar Street, a distance of 432.80 feet to an intersection with a line that is 50.00 feet North of and parallel with when measured at right angles to the North right of way line of County Road No. 44-A; thence

South 88°02'40" West, along said line which is 50.00 feet North of and parallel with the North right of way line of County Road No. 44-A, a distance of 153.49 feet, to an intersection with a line which bears South 00°26'01" East from the Point of Beginning; thence North 00°26'01" West, along the Southerly prolongation of the East line of the West 150.00 feet of the East 1/2 of said Lot 11, a distance of 431.53 feet to the Point of Beginning.

AND

Parcel C:

That part of Lot 11, in Section 36, Township 18 South, Range 26 East, Map of Eustis Meadows, according to the Plat thereof, as recorded in Plat Book 1, Page 2, of the Public Records of Lake County, Florida, being more particularly described as follows:

Commence at a 5/8" iron rod and cap (PLS 3351) at the Northeast corner of Lot 12 of Map of Eustis Meadows, according to the Plat thereof, as recorded in Plat Book 1, Page 2, of the Public Records of Lake County, Florida; run thence South 87°04'27" West, along the North line of said Lot 12, also being the North line of the Southwest 1/4 of Section 36, Township 18 South, Range 26 East, Lake County, Florida, a distance of 651.38 feet to the Northwest corner of said Lot 12, and the Point of Beginning; thence continue South 87°04'27" West, along the North line of Lot 11, said Map of Eustis Meadows, also being the North line of the said Southwest 1/4 of Section 36, a distance of 175.55 feet to an intersection with the East line of the West 150.00 feet of the East 1/2 of said Lot 11; thence South 00°26'01" East, along the East line of the West 150.00 feet of the East 1/2 of said Lot 11, a distance of 1,243.77 feet to an intersection with a line 35.00 feet North of when measured at right angles to and parallel with the North right of way line of North Street; thence North 87°33'44" East, along said line 35.00 feet North of when measured at right angles to and parallel with the North right of way line of North Street, a distance of 177.69 feet to an intersection with the West line of said Lot 12; thence North 00°32'04" West, along said West line of Lot 12, a distance of 1,245.19 feet to the Point of Beginning.

TOGETHER WITH:

LEGAL DESCRIPTION

A STRIP OF LAND, BEING A PORTION OF PINE MEADOWS GOLF COURSE ROAD AS DESCRIBED IN THAT CERTAIN INDENTURE, AS RECORDED IN OFFICIAL RECORDS BOOK 666, PAGE 1637 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN LOTS 21 THROUGH 24, EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF SAID PUBLIC RECORDS. BOUNDED ON THE WEST BY THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF FAIRWAY DRIVE, PINE MEADOWS FAIRWAY ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 56 AND BOUNDED ON THE EAST BY THE EAST LINE OF SAID LOT 24.

TOGETHER WITH:

LEGAL DESCRIPTION

A STRIP OF LAND, BEING NORTH STREET AND CEDAR STREET, LYING EAST OF THE EAST LINE OF THE WEST 150 FEET OF THE EAST HALF OF LOT 11, EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK 1 PAGE 2, LAKE COUNTY, FLORIDA AND LYING NORTH OF THE NORTH RIGHT-OF-WAY OF EAST COUNTY ROAD 44.

All of the above containing approximately **244.043 acres, +/-**

SECTION VI

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HICKS DITCH DEVELOPMENT DISTRICT RECOGNIZING AN INFRASTRUCTURE CONTRIBUTION OF MASTER PROJECT INFRASTRUCTURE; AUTHORIZING A REQUISITION FOR CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2024 (2024 ASSESSMENT AREA); PROVIDING ADDITIONAL AUTHORIZATION; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Hicks Ditch Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, authorized to construct, install, finance, operate and/or maintain systems and facilities for certain basic infrastructure, including but not limited to stormwater, water, sewer, and reclaim utilities, roadways, landscaping/hardscaping/irrigation, and recreational amenities; and

WHEREAS, the District previously issued its Capital Improvement Revenue Bonds, Series 2024 (2024 Assessment Area) (“**Series 2024 Bonds**”) pursuant to that certain Master Trust Indenture dated November 1, 2024 (“**Master Indenture**”), as supplemented by that certain First Supplemental Trust Indenture dated November 1, 2024 (“**Supplemental Indenture**” and together with the Master Indenture, “**Indenture**”) in order to finance the District’s “**Series 2024 Project**”¹; and

WHEREAS, in connection with the issuance of the Series 2024 Bonds, certain construction monies, in the amount of \$143,675, were originally placed in the Series 2024 Reserve Account for the protection of the holders of the Series 2024 Bonds until the following Reserve Account Release Conditions are met, all as further detailed in the Supplemental Indenture:

“**Reserve Account Release Conditions**” shall mean, collectively, that (a) all residential units/homes subject to the Series 2024 Assessments have been built, sold and closed with end-users, (b) all Series 2024 Assessments are being collected pursuant to the Uniform Method, and (c) there are no Events of Default occurring or continuing under the Indenture with respect to the Series 2024 Bonds. An Authorized Officer shall provide a written certification to the District and the Trustee certifying that the events in clauses (a) and (b) have occurred and affirming clause (c), on which certifications the Trustee may conclusively rely.

all as further detailed in the Supplemental Indenture (“**Release Conditions**”); and

WHEREAS, the Release Conditions, once satisfied, will trigger the release of approximately \$143,675² (“**Released Proceeds**”) from the Series 2024 Reserve Account into the Series 2024 Acquisition and Construction Account; and

WHEREAS, as further provided in the Indenture, prior to the Date of Completion of the Series 2024 Project,³ upon the satisfaction of the Release Conditions the Released Proceeds shall be deposited into the Series 2024 Acquisition and Construction Account and, together with any other amounts in the

¹ Terms not otherwise defined in this resolution shall have the meanings ascribed to them by the Indenture.

² The amount actually transferred will be determined pursuant to the Supplemental Trust Indenture at the time such Release Conditions are met.

³ The Series 2024 Project, which consists primarily of the public improvements in Phases 1A and 1B, has not yet been declared complete by the District.

Series 2024 Acquisition and Construction Account (such amounts together with the Released Proceeds, the “**Additional Construction Proceeds**”), applied to pay the Costs of the Series 2024 Project; and

WHEREAS, in connection with the issuance of Series 2024 Bonds, TLC Pine Meadows, LLC (“**Developer**”) is required to contribute \$1,015,000 in Master Project infrastructure to the District in order to satisfy its Contribution (as defined in the Completion Agreement) requirement, as further provided in that certain Completion Agreement (Series 2024 Bonds – Phases 1A & 1B) dated November 22, 2024 (“**Completion Agreement**”) and the Assessment Methodology; and

WHEREAS, the District previously acquired from TLC Pine Meadows, LLC (“**Developer**”) the Phase 1A Improvements⁴ as part of the Series 2024 Project and in the amount of \$13,362,824.45, and has only paid to date a total of \$4,499,848.17, leaving an amount owed of \$8,862,976.28 (“**Unpaid Amount**”), which Unpaid Amount can be paid from the Additional Construction Proceeds and/or utilized to satisfy the Developer’s Contribution requirement; and

WHEREAS, the District desires to fund the Unpaid Amount from the Developer’s Contribution requirement and the available Additional Construction Proceeds, as such funds become available; and

WHEREAS, the District desires to recognize and accept \$1,015,000 of the Unpaid Amount as full satisfaction of Developer’s Contribution requirement; and

WHEREAS, the District further desires to authorize payment of Requisition 2, in substantially the form attached hereto as **Exhibit a**, in an amount not-to-exceed \$7,847,976.28⁵ from the Additional Construction Proceeds pursuant to the terms of the Supplemental Indenture, including but not limited to Section 403 therein, in order to fund the remaining unreimbursed portion of the Unpaid Amount.

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

1. RECITALS. The foregoing recitals are incorporated herein as true and correct findings of the District’s Board of Supervisors.

2. RECOGNITION OF INFRASTRUCTURE CONTRIBUTION. The District hereby recognizes, accepts, and acknowledges \$1,015,000 of the Unpaid Amount as an infrastructure Contribution. The District hereby acknowledge that such Contribution satisfies the Developer’s Contribution requirement in full as provided in the Completion Agreement and the Assessment Methodology.

3. AUTHORIZATION OF REQUISITION. Requisition 2 is hereby approved for payment in substantially the form attached hereto as **Exhibit A**, provided however that Requisition 2 shall not be paid until after the satisfaction of the Release Conditions, as evidenced by submittal of the necessary certifications required under the Supplemental Indenture, and the transfer of the Additional Construction Proceeds to the Series 2024 Acquisition and Construction Account. In the event the Additional

⁴ Such Phase 1A Improvements consisted of Phase 1A Stormwater, Potable Water, Reclaimed Water, and Sanitary Sewer, Roadway Improvements and Phase 1A and 1B Mass Grading/Earthwork.

⁵ Note while such NTE amount reflects the remaining unreimbursed portion of the Unpaid Amount after satisfaction of the Contribution, the amount in Additional Construction Proceeds anticipated to become available is much less (i.e., approximately \$143,675).

Construction Proceeds do not become available to the District within eight (8) years from the effective date of this Resolution, the District shall have no reimbursement obligation whatsoever for Requisition 2.

4. GENERAL AUTHORIZATION. The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

5. CONFLICTS. All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

6. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

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

PASSED AND ADOPTED this ___ day of _____ 2025.

ATTEST:

**HICKS DITCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Asst. Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Form of Requisition 2

EXHIBIT A

HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPORVEMENT REVENUE BONDS, SERIES 2024

REQUISITION FOR SERIES 2024 PROJECT

The undersigned, an Authorized Officer of Hicks Ditch Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), dated as of November 1, 2024 (the "Master Indenture"), as supplemented by the First Supplemental Indenture between the District and Trustee, dated as of November 1, 2024 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 2
- (B) Name of Payee: **HLC Edge Holdings, LLC⁶**
- (C) Amount Payable: **\$7,847,976.28 [Actual Amount to be Dispersed Based on Balance of Series 2024 Acquisition and Construction Account After Release of Series 2024 Reserve Account Funds: \$[_____]]**

NOTE: Summary of eligible Acquisition Cost and Amount Payable requested hereunder below. See the following table for additional information.

EVENT	AMOUNT
Phase 1A Improvements Acquisition Costs	\$13,362,824.45
LESS Amount Paid By Requisition #1	(\$4,499,848.17)
LESS Developer Contribution	(\$1,015,000.00)
MAXIMUM BALANCE Owed	\$7,847,976.28

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Acquisition of Pine Meadows Reserve - Phase 1A Infrastructure Improvements pursuant to that certain Acquisition Agreement (Master Project) by and between the District and TLC Pine Meadows, LLC dated October 23, 2024, as may be amended from time to time.**
- (E) Fund or Account and subaccount, if any, from which disbursement to be made: **Series 2024 Acquisition and Construction Account of the Acquisition and Construction Fund**

The undersigned hereby certifies that:

obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or

⁶ Per the Phase 1A Improvement acquisition, the Developer requested the funds be requisitions to HLC Edge Holdings, LLC on the Developer's behalf

⁷ Amount to be confirmed by Trustee upon satisfaction of the Release Conditions and transfer of the Additional Construction Proceeds.

construction of the Series 2024 Project and each represents a Cost of the Series 2024 Project, and has not previously been paid out of such Account;

OR

this requisition is for costs of issuance payable from the Series 2024 Costs of Issuance Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT

By: _____
Authorized Officer

Date: _____

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Series 2024 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2024 Project and is consistent with (a) the applicable acquisition or construction contract, (b) the plans and specifications for the portion of the Series 2024 Project with respect to which such disbursement is being made, and (c) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Consulting Engineer

SECTION VII

SECTION A

MEMORANDUM

To: District Managers

From: Kutak Rock, LLP

Date: December 20, 2024

Subject: SB 7040 Stormwater Ratification Bill O&M Requirements

Effective, June 28, 2024, Senate Bill 7040, also known as the Florida Stormwater Ratification Bill, codified into law several significant changes to the Environment Resource Permit Handbook (the “**Handbook**”) promulgated by the Florida Department of Environmental Protection (“**FDEP**”). Among other things, these changes imposed several specific inspection and reporting requirements applicable to permanent operations and maintenance (“**O&M**”) entities, including special districts. To ensure compliance with these requirements, CDD Managers should forward this memorandum to their respective Boards of Supervisors and District Engineers, and otherwise take the necessary steps to budget for, plan, and implement the requirements.

Changes to Application Process Relevant to New Reporting Requirements

Pursuant to Section 12.3.5(a)(4) of the Handbook, an applicant must submit written cost estimates with supporting documentation to FDEP along with the financial capability certification required under 12.3.5(b). Section 12.3.5(b) states that, at the time of permit application, applicants for the O&M phase must submit Form 62-330.301(26), “Certification of Financial Capability for Perpetual Operations and Maintenance Entities.”

In addition to the cost estimates, an applicant must submit a written O&M plan as part of the permitting process. Section 12.4.1(a) of the Handbook requires that this plan include the following items:

- A list and details of all stormwater system components, including their location, type, and other pertinent information, such as normal pool elevation, volume, recovery time, and how the systems connect;
- A list and description of each of the identified maintenance and inspection tasks for each of the system’s components and for the overall system (refer to Appendix O for procedures for BMPs);
- All regular inspection and maintenance schedules;
- Inspection checklists;
- Copies of or references to the pertinent sections of all covenants, conditions, restrictions, and other association documents, permits, approvals, and agreements that govern the operation and maintenance of the stormwater management system; and
- Permitted or as-built plans of the stormwater water management system.

Once the stormwater system is ready to be transferred to the District, the Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity must be submitted to FDEP along with the written cost estimates and O&M plan. After the transfer, the District must keep the cost estimates and O&M plan on file for purposes of maintaining compliance with Section 12.6(b).

Changes to Inspection and Reporting Requirements

Pursuant to Section 12.5(h) of the Handbook, an applicant may propose a project-specific minimum inspection frequency for a stormwater management system, with a maximum frequency of five years. If FDEP determines that an applicant’s proposed inspection frequency does not provide assurances that the stormwater management system in question will continue to function perpetually as designed and permitted, FDEP shall require frequencies as listed in table depicted below.

TYPE OF SYSTEM	INSPECTION FREQUENCY
Dry Retention basins	Once every 3 years
Exfiltration trenches	Once every 2 Years
Underground retention	Once every Year
Sand or Media Filters	Once every Year
Underdrain System	Once every 2 Years
Underground vault/chambers	Once every Year
Pump Systems	Twice every Year
Swales (treatment)	Once every 3 years
Wet Detention systems	Once every 3 years
Wet Detention systems with littoral zones	Once every 2 years
Vegetated Natural Buffers	Once every 5 years
Manufactured Devices	As manufacturer recommends in specifications, minimum once every year
Dam Systems	Once every Year
All other	Once every Year

Pursuant to Section 12.6(b) of the Handbook, special districts responsible for stormwater management systems must submit an inspection report to FDEP within 30 days of the inspection’s completion. The inspection report must use Form 62-330.311(1) “Operation and Maintenance Inspection Certification,” and must be certified by a “qualified inspector.” As defined in Section 12.5(c), a qualified inspector is either a (1) registered professional, (2) a person whose inspection was overseen by a registered professional, or (3) a person who has completed training regarding certain relevant topics within the 5 years prior to the inspection.

The inspection report submitted by the qualified inspector to FDEP must include the following:

- Form 62-330.311(3) “Inspection Checklists;”
- Updates to the operation and maintenance cost estimates submitted to FDEP, if any, as described in Section 12.3.5 of the Handbook;
- Updates to the written O&M plan submitted to FDEP, if any, as described in Section 12.4.1 of the Handbook; and
- Any monitoring reports requirement that may be required as a condition to a specific permit.

Pursuant to Section 12.6(e), O&M entities shall continue to follow the inspection and reporting requirements contained in a permit issued under Part IV of Chapter 373, F.S. prior to June 28, 2024, unless the permittee obtains a modification using the procedures in Rule 62-330.315, F.A.C., to comply with the inspection and reporting requirements of Rule 62-330.311, F.A.C., and Section 12.6.

All forms referenced in the foregoing are provided at the following link:
<https://floridadep.gov/water/engineering-hydrology-geology/content/erp-stormwater-resource-center>

SECTION D

SECTION 1

Hicks Ditch
Community Development District

Unaudited Financial Reporting
January 31, 2025



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Hicks Ditch
Community Development District
Combined Balance Sheet
January 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 16,774	\$ -	\$ -	\$ 16,774
Investments:				
<u>Series 2024</u>				
Reserve	\$ -	\$ 179,594	\$ -	\$ 179,594
Capital Interest	\$ -	\$ 268,826	\$ -	\$ 268,826
Cost of Issuance	\$ -	\$ -	\$ 10,296	\$ 10,296
Total Assets	\$ 16,774	\$ 448,419	\$ 10,296	\$ 475,489
Liabilities:				
Accounts Payable	\$ 371	\$ -	\$ -	\$ 371
Total Liabilities	\$ 371	\$ -	\$ -	\$ 371
Fund Balance:				
Restricted For:				
Debt Service - Series 2024	\$ -	\$ 448,419	\$ -	\$ 448,419
Capital Projects - Series 2024	\$ -	\$ -	\$ 10,296	\$ 10,296
Unassigned	\$ 16,404	\$ -	\$ -	\$ 16,404
Total Fund Balances	\$ 16,404	\$ 448,419	\$ 10,296	\$ 475,119
Total Liabilities & Fund Balance	\$ 16,774	\$ 448,419	\$ 10,296	\$ 475,489

Hicks Ditch

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Developer Contributions	\$ 149,498	\$ 20,515	\$ 20,515	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 11,671	\$ 11,671
Total Revenues	\$ 149,498	\$ 20,515	\$ 32,186	\$ 11,671
Expenditures:				
General & Administrative:				
Supervisors Fees	\$ 12,000	\$ 4,000	\$ 400	\$ 3,600
FICA Expense	\$ 918	\$ 306	\$ 31	\$ 275
Engineering	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Attorney	\$ 25,000	\$ 8,333	\$ 3,008	\$ 5,326
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 1,667	\$ 417	\$ 1,250
Trustee Fees	\$ 4,100	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 13,333	\$ 10,000	\$ 3,333
Information Technology	\$ 1,800	\$ 600	\$ 600	\$ -
Website Maintenance	\$ 1,200	\$ 400	\$ 400	\$ -
Telephone	\$ 100	\$ 33	\$ -	\$ 33
Postage & Delivery	\$ 1,000	\$ 333	\$ 7	\$ 326
Insurance	\$ 5,500	\$ 5,200	\$ 5,200	\$ -
Printing & Binding	\$ 1,000	\$ 333	\$ 1	\$ 332
Legal Advertising	\$ 12,750	\$ 4,250	\$ 86	\$ 4,164
Contingency	\$ 2,500	\$ 833	\$ 715	\$ 118
Office Supplies	\$ 300	\$ 100	\$ 0	\$ 100
Travel Per Diem	\$ 605	\$ 202	\$ -	\$ 202
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 139,398	\$ 45,099	\$ 21,039	\$ 24,060
Operation and Maintenance				
Field Expenditures				
Contingency	\$ 10,100	\$ -	\$ -	\$ -
Total O&M Expenditures:	\$ 10,100	\$ -	\$ -	\$ -
Total Expenditures	\$ 149,498	\$ 45,099	\$ 21,039	\$ 24,060
Excess Revenues (Expenditures)	\$ (0)		\$ 11,147	
Fund Balance - Beginning	\$ -		\$ 5,257	
Fund Balance - Ending	\$ (0)		\$ 16,404	

Hicks Ditch

Community Development District

Debt Service Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 2,155	\$ 2,155
Total Revenues	\$ -	\$ -	\$ 2,155	\$ 2,155
Expenditures:				
Interest Expense 11/1	\$ -	\$ -	\$ -	\$ -
Principal Expense 5/1	\$ -	\$ -	\$ -	\$ -
Interest Expense 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources:				
Bond Proceeds	\$ -	\$ -	\$ 446,264	\$ 446,264
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 446,264	\$ 446,264
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 448,419	
Fund Balance - Beginning			\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 448,419	

Hicks Ditch

Community Development District Capital Projects Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 53	\$ 53
Total Revenues	\$ -	\$ -	\$ 53	\$ 53
Expenditures:				
Capital Outlay-Construction	\$ -	\$ -	\$ 4,499,848	\$ (4,499,848)
Capital Outlay-COI	\$ -	\$ -	\$ 278,645	\$ (278,645)
Total Expenditures	\$ -	\$ -	\$ 4,778,493	\$ (4,778,493)
Other Financing Sources:				
Bond Proceeds	\$ -	\$ -	\$ 4,788,736	\$ 4,788,736
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,788,736	\$ 4,788,736
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 10,296	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 10,296	

Hicks Ditch
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 7,722	\$ 3,674	\$ -	\$ 9,119	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,515
Assessments - Lot Closings	\$ 11,671	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,671
Total Revenues	\$ 19,393	\$ 3,674	\$ -	\$ 9,119	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,186
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
FICA Expense	\$ -	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,751	\$ 887	\$ 33	\$ 338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,008
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 1,667	\$ 1,667	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7
Insurance	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Printing & Binding	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Legal Advertising	\$ -	\$ 86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86
Other Current Charges	\$ 326	\$ 313	\$ 38	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 715
Office Supplies	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Expenditures	\$ 9,368	\$ 3,640	\$ 3,656	\$ 4,376	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,039
Excess Revenues (Expenditures)	\$ 10,025	\$ 34	\$ (3,656)	\$ 4,744	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,147

Hicks Ditch
Community Development District
Long Term Debt Report

Series 2024, Special Assessment Bonds		
Interest Rates:	4.550%, 5.300%, 5.625%	
Maturity Date:	5/1/2055	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$359,188	
Reserve Fund Balance	\$179,594	
Bonds Outstanding - 11/22/24		\$5,235,000
Current Bonds Outstanding		\$5,235,000

SECTION 2

Hicks Ditch

Community Development District

Funding Request #30
October 31,2024

Bill to: TLC Pine Meadows, LLC

		General Fund FY2024	General Fund FY2025
1	Gannett Media Corp - Gannett Florida LocalQ Invoice # 0006704604 - Legal Advertising Sep-24	\$ 118.92	
2	Governmental Management Services Invoice # 24 - Management Fees - October 2024		\$ 1,916.67
3	DEO- Special District State Fee Invoice #91600		\$ 175.00
4	GMS-Board of Supervisors Rocky Owens- BOSMTG- Oct 23,2024 Shane Blanton- BOSMTG- Oct 23,2024		\$ 215.30 \$ 215.30
		\$ 118.92	\$ 2,522.27
		Total:	\$ 2,641.19

Please make check payable to:

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



ACCOUNT NAME Hicks Ditch CDD		ACCOUNT # 1194543	PAGE # 1 of 1
INVOICE # 0006704604	BILLING PERIOD Sep 1- Sep 30, 2024	PAYMENT DUE DATE October 20, 2024	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$118.92	

BILLING ACCOUNT NAME AND ADDRESS Hicks Ditch CDD 219 E Livingston ST Orlando, FL 32801-1508	<p>Legal Entity: Gannett Media Corp.</p> <p>Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.</p> <p>All funds payable in US dollars.</p>
--	---

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
9/1/24	Balance Forward	\$273.76
9/23/24	PAYMENT - THANK YOU	-\$273.76

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/5/24	10629333	LEE Daily Commercial	Notice of Meeting Schedule- Hicks Ditch		\$118.92

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$118.92
Service Fee 3.99%	\$4.74
*Cash/Check/ACH Discount	-\$4.74
*Payment Amount by Cash/Check/ACH	\$118.92
Payment Amount by Credit Card	\$123.66

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Hicks Ditch CDD		ACCOUNT NUMBER 1194543		INVOICE NUMBER 0006704604		AMOUNT PAID
CURRENT DUE \$118.92	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$118.92
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$123.66
To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com						

0001194543000000000000067046040001189267174

LOCALIQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Brittany Brookes
Hicks Ditch CDD
219 E Livingston ST
Orlando FL 32801-1508

BOARD OF SUPERVISORS MEETING DATES HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025

The Board of Supervisors of the Hicks Ditch Community Development District will hold their regular meetings for Fiscal Year 2025 on the 4th Wednesday of each month, at the Cooper Memorial Library, 2325 Oakley Sawyer Drive, Clermont, Florida 34711, at 9:30 a.m., unless otherwise indicated as follows:

- October 23, 2024
- November 27, 2024
- January 22, 2025
- February 26, 2025
- March 26, 2025
- April 23, 2025
- May 29, 2025
- June 25, 2025
- July 23, 2025
- August 27, 2025
- September 24, 2025

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record of the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, L.L.C. 319 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations of this meeting because of a disability or physical impairment should contact the District 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 by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-933-8770 (Voice), for aid in contacting the District Office.

A person who decides to object any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings in order 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.

District Manager
10529331 08/24

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

09/05/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/05/2024

Legal Clerk

Keegan Harmon
Kaitlyn Felty

Notary, State of WI, County of Brown

3-7-27

My commission expires

Publication Cost: \$118.92
 Tax Amount: \$0.00
 Payment Cost: \$118.92
 Order No: 10529333
 Customer No: 1194543
 PO #:

of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

☐

GMS-Central Florida, LLC #1
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 24
Invoice Date: 10/1/24
Due Date: 10/1/24
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - October 2024 - 340		1,666.67	1,666.67
Website Administration - October 2024 - 362		100.00	100.00
Information Technology - October 2024 - 361		150.00	150.00



Total	\$1,916.67
Payments/Credits	\$0.00
Balance Due	\$1,916.67

FloridaCommerce, Special District Accountability Program *& 2*

Fiscal Year 2024 - 2025 Special District State Fee Invoice and Profile Update *540*

Copies.

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2024				Invoice No: 91600
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2024: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

000785
Hicks Ditch Community Development District
 Ms. Sarah R. Sandy
 Kutak Rock LLP
 107 West College Avenue
 Tallahassee, Florida 32301



- 2. Telephone:** 850-992-7300 Ext:
- 3. Fax:** 850-692-7319
- 4. Email:** Sarah.Sandy@KutakRock.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** Not on file - Due by the end of the first fiscal year after creation. hicksditchcdd.com
- 8. County(ies):** Lake
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 12/12/2022
- 11. Creation Document on File:** 12/12/2022
- 12. Date Established:** 11/03/2022
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** City of Eustis
- 15. Creation Document(s):** City Ordinance 22-21
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments



STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: *Sandy* Date October 10, 2024

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

- a. Pay the Annual Fee:** Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.
- b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- 1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- 2. This special district is in compliance with its Fiscal Year 2022 - 2023 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2022 - 2023 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

Hicks Ditch
Community Development District

Funding Request #31
November 13, 2024

Bill to: TLC Pine Meadows, LLC

Payee		General Fund
		FY2025
1	Governmental Management Services	\$ 1,923.66
	Invoice # 26 - Management Fees - November 2024	
		\$ 1,923.66
		Total: \$ 1,923.66

Please make check payable to:

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

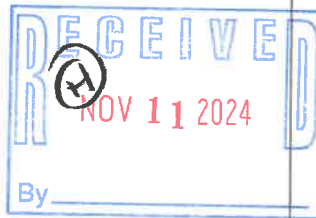
GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 26
Invoice Date: 11/1/24
Due Date: 11/1/24
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - November 2024 - 340		1,666.67	1,666.67
Website Administration - November 2024 - 352		100.00	100.00
Information Technology - November 2024 - 351		150.00	150.00
Office Supplies 310		0.03	0.03
Postage 420		6.96	6.96



Total	\$1,923.66
Payments/Credits	\$0.00
Balance Due	\$1,923.66

Hicks Ditch
Community Development District

Funding Request #32
November 26, 2024

Bill to: TLC Pine Meadows, LLC

Payee	General Fund FY2024	General Fund FY2025
1 Kutak Rock LLP		
Invoice # 3484712- A-General Counsel - September 2024	\$ 186.00	
Invoice # 3484712- B-General Counsel - October 2024		\$ 1,750.00
	\$ 186.00	\$ 1,750.00
	Total:	\$ 1,936.00

Please make check payable to:

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

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 25, 2024

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. 3484712

Client Matter No. 29823-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

Hicks Ditch CDD

c/o Governmental Management Services – Central Florida, LLC

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3484712 -A

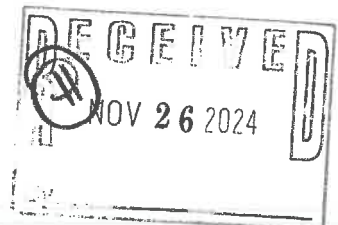
29823-1

Re: General Counsel

For Professional Legal Services Rendered

09/05/24	M. Rigoni	0.30	87.00	Update development status chart and attend conference call
09/19/24	S. Sandy	0.20	66.00	Prepare for and attend development status call
09/23/24	S. Sandy	0.10	33.00	Facilitate response to Florida Department of Management Services' local government retirement plan survey
10/03/24	M. Rigoni	0.30	87.00	Update development status chart and attend call with financing team
10/03/24	S. Sandy	0.10	33.00	Confer regarding current status
10/14/24	M. Rigoni	0.20	58.00	Confer with Brookes regarding agenda items
10/14/24	D. Wilbourn	0.50	87.50	Conduct property due diligence
10/22/24	S. Sandy	3.60	1,188.00	Prepare for Board meeting
10/23/24	S. Sandy	0.60	198.00	Prepare for and attend board meetings; conduct follow-up regarding same
10/31/24	S. Sandy	0.30	99.00	Prepare for and attend development status call; conduct follow-up regarding same

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT



KUTAK ROCK LLP

Hicks Ditch CDD

November 25, 2024

Client Matter No. 29823-1

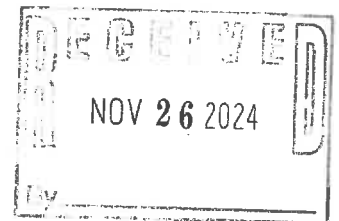
Invoice No. 3484712

Page 2

TOTAL HOURS 6.20

TOTAL FOR SERVICES RENDERED \$1,936.50

TOTAL CURRENT AMOUNT DUE \$1,936.50



KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 25, 2024

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. 3484712

Client Matter No. 29823-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3484712-**B**
29823-1

Re: General Counsel

For Professional Legal Services Rendered

09/05/24	M. Rigoni	0.30	87.00	Update development status chart and attend conference call
09/19/24	S. Sandy	0.20	66.00	Prepare for and attend development status call
09/23/24	S. Sandy	0.10	33.00	Facilitate response to Florida Department of Management Services' local government retirement plan survey
10/03/24	M. Rigoni	0.30	87.00	Update development status chart and attend call with financing team
10/03/24	S. Sandy	0.10	33.00	Confer regarding current status
10/14/24	M. Rigoni	0.20	58.00	Confer with Brookes regarding agenda items
10/14/24	D. Wilbourn	0.50	87.50	Conduct property due diligence
10/22/24	S. Sandy	3.60	1,188.00	Prepare for Board meeting
10/23/24	S. Sandy	0.60	198.00	Prepare for and attend board meetings; conduct follow-up regarding same
10/31/24	S. Sandy	0.30	99.00	Prepare for and attend development status call; conduct follow-up regarding same

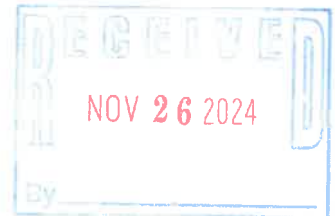
PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT



KUTAK ROCK LLP

Hicks Ditch CDD
November 25, 2024
Client Matter No. 29823-1
Invoice No. 3484712
Page 2

TOTAL HOURS	6.20	
TOTAL FOR SERVICES RENDERED		\$1,936.50
TOTAL CURRENT AMOUNT DUE		<u>\$1,936.50</u>



Hicks Ditch

Community Development District

Funding Request #33
January 21, 2025

Bill to: TLC Pine Meadows, LLC

Payee	General Fund FY2025
1 Governmental Management Services	
Invoice # 28- Management Fees - December 2024	\$ 3,584.38
Invoice # 29- Management Fees - January 2025	\$ 4,000.00
2 Kutak Rock LLP	
Invoice # 3499636 -General Counsel - November 2024	\$ 886.50
3 Gannett Media Corp - Gannett Florida LocalIQ	
Invoice # 0006818999 - Legal Advertising November 2024	\$ 85.74
4 Lake Sumter	
Invoice# A0215760 - October 23,2024	\$ 287.50
Invoice# A0220600 - November 19,2024	\$ 275.00
	\$ 9,119.12
	\$ 9,119.12

Please make check payable to:

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

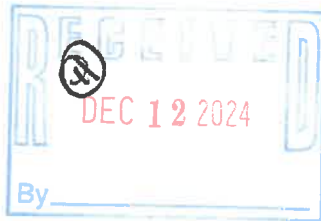
GMS-Central Florida, LLC #1
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 28
Invoice Date: 12/1/24
Due Date: 12/1/24
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - December 2024 340		3,333.33	3,333.33
Website Administration - December 2024 362		100.00	100.00
Information Technology - December 2024 301		150.00	150.00
Copies 425		1.05	1.05



Total	\$3,584.38
Payments/Credits	\$0.00
Balance Due	\$3,584.38

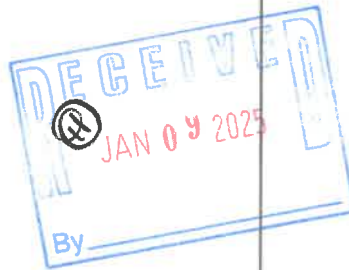
GMS-Central Florida, LLC #1
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 29
Invoice Date: 1/1/25
Due Date: 1/1/25
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - January 2025 ³⁴⁰		3,333.33	3,333.33
Website Administration - January 2025 ³⁵²		100.00	100.00
Information Technology - January 2025 ³⁵¹		150.00	150.00
Dissemination Agent Services - January 2025 ³¹³		416.67	416.67



Total	\$4,000.00
Payments/Credits	\$0.00
Balance Due	\$4,000.00

KUTAK ROCK LLP #4
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

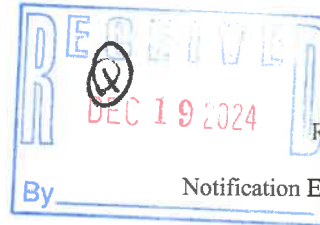
315

Federal ID 47-0597598

December 18, 2024

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. 3499636
Client Matter No. 29823-1
Notification Email: eftgroup@kutakrock.com



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

Invoice No. 3499636
29823-1

Re: General Counsel

For Professional Legal Services Rendered

11/12/24	S. Sandy	0.30	99.00	Review draft agenda
11/14/24	S. Sandy	0.70	231.00	Review draft minutes; confer regarding agenda package
11/18/24	D. Wilbourn	0.50	87.50	Prepare resolution supplementing election of officers
11/19/24	M. Rigoni	0.70	203.00	Prepare for and attend board meeting
11/19/24	S. Sandy	0.70	231.00	Prepare for board meeting; conduct follow-up regarding same
11/26/24	D. Wilbourn	0.20	35.00	Disseminate recorded ancillary documents

TOTAL HOURS 3.10

TOTAL FOR SERVICES RENDERED \$886.50

TOTAL CURRENT AMOUNT DUE \$886.50

LOCALIQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Brittany Brookes
Brittany Brookes
Governmental Management Services, CF, LLC
219 E. Livingston St.
Orlando FL 32801

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

11/07/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/07/2024

Legal Clerk:

Kaitlyn Felty
Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$85.74	
Tax Amount:	\$0.00	
Payment Cost:	\$85.74	
Order No:	10730801	# of Copies:
Customer No:	1194543	1
PO #:	11.19 Meeting	

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Please do not use this form for payment remittance.

NOTICE OF SPECIAL MEETING HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Hicks Ditch Community Development District will be held on Tuesday, November 19, 2024, at 11:00 AM, at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, FL 34711. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 219 East Livingston Street, Orlando, FL 32801. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors, Staff or other individuals will participate by telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (407) 841-5524. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Governmental Management
Services - Central Florida

10730801 November 7, 2024



KAITLYN FELTY
Notary Public
State of Wisconsin



Lake Sumter
State College

Hicks Ditch Community Development District #12

Attn: Contact Person: Brittany Brooks 490
Email Address: bbrookes@gmscfl.com

Invoice Date: October 28, 2024

Invoice #: A0215760

ID#: X00144369 / CRNT
Purpose: District Board Meetings

Due Date: Immediately upon receipt

Invoice Amt: \$ 287.50

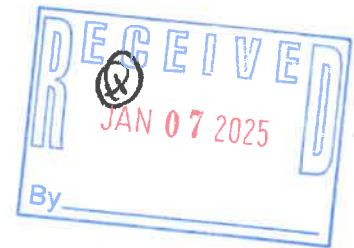
Contract: Facility Rental - Please see contract

Dates of Usage: October 23, 2024

If you have any questions regarding this invoice, please call Michelle Heister via email - HeisterM@lssc.edu.

Please remit payment in full by due date to:

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Lake-Sumter
State College

Hicks Ditch Community Development District

Attn: Contact Person: Brittany Brooks
Email Address: bbrookes@gmscfl.com

Invoice Date: November 21, 2024

Invoice #: A0220600

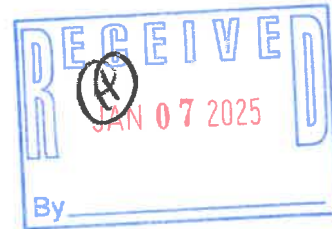
ID#: X00144369 / CRNT
Purpose: District Board Meetings

Due Date: December 21, 2024

Invoice Amt: \$ 275.00

Contract: Facility Rental - Please see contract

Dates of Usage: November 19, 2024



If you have any questions regarding this invoice, please call Michelle Heister via email - HeisterM@lssc.edu.

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