

***Hicks Ditch
Community Development District***

Agenda

May 28, 2025

AGENDA

Hicks Ditch
Community Development District

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

May 21, 2025

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, May 28, 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 March 26, 2025, Board of Supervisors Meeting
4. Consideration of Resolution 2025-05 Approving Fiscal Year 2026 Proposed Budget and Setting a Public Hearing to Adopt
5. Consideration of Resolution 2025-06 Setting the Date, Time and Location of the Landowners Meeting
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet & Income Statement
 - ii. Ratification of Funding Requests No. 34- 38
 - iii. Presentation of Registered Voters- 0
 - iv. Reminder of Form1 Filing Date- July 1st
7. Other Business
8. Supervisors Requests
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, **March 26, 2025**, at 9:30 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
Jonas Lonas <i>by phone</i>	Assistant Secretary
Rocky Owen	Assistant Secretary
Shane Blanton	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Sarah Sandy	District Counsel, Kutak Rock
Major Stacy	District Engineer
Sete Zare <i>by phone</i>	MBS
Rob Szozda	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Four 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 November 19,
2024 Board of Supervisors Meeting**

Mr. Flint presented the November 19, 2024 Board of Supervisors meeting minutes and asked if the Board had any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Owen, seconded by Mr. Beasley, with all in favor, the Minutes of the November 19, 2024 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-04 Bond Ratification Resolution

Ms. Sandy stated this ratifies the actions taken by Board and staff that issued the bonds. She added this recognizes the fact that number of documents that are executed by the District in conjunction with the bond closing and approved the cost of issuance.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Resolution 2025-04 Bond Ratification Resolution, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Disclosure of Public Financing

Mr. Flint noted the statutes require certain steps be taken to disclose the CDD and any bonds that are issued by the CDD. He noted this document will be recorded so when anyone buys a home in Hicks Ditch, the title will show up.

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

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-05 Authorizing Final Requisition

Ms. Sandy stated the value of the components that were required greatly exceeded the bond proceeds they had. She added once they hit certain release conditions, there are amounts in the reserve account that will be put into the construction account. She noted this provides a requisition of when those proceeds will be released in the future.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Resolution 2025-05 Authorizing Final Requisition, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

a. Stormwater Ratification Bill and O&M Requirements Memo

Ms. Sandy presented the memo on page 32 of the agenda package for the Stormwater Ratification Bill O&M requirements. She stated this does not affect permits that are already in place but will in the future. She noted there might be additional costs for stormwater in the future.

B. Engineer

Mr. Stacy had nothing further to report.

C. Field Manager

Mr. Szozda stated Phase 1B is under construction and they are hoping for a late 3rd quarter completion.

D. District Manager

i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through January 31, 2025.

ii. Ratification of Funding Request No. 30-33

Mr. Flint presented Funding Request No. 30-33. He offered to answer any questions.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Funding Requests No. 30-33, were ratified.
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iii. Approval of Capital Projects Funding Request No. 1

Mr. Flint stated this funding request is for Kutak Rock and the costs are related to the bond issue that are being paid under the developer funding agreement.

On MOTION by Mr. Iorio, seconded by Mr. Blanton, with all in favor, the Capital Projects Funding Request No. 1, was approved.

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. Beasley, seconded by Mr. Blanton, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2025-06
[FY 2026 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**“FY 2026”**), the District Manager prepared and submitted to the Board of Supervisors (**“Board”**) of the Hicks Ditch Community Development District (**“District”**) prior to June 15, 2025, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 27, 2025
TIME: 9:30 AM
LOCATION: Cooper Memorial Library
2525 Oakley Seaver Drive
Clermont, FL 34711

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect

immediately upon adoption.

PASSED AND ADOPTED THIS 28th DAY OF MAY 2025.

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
FY2026



Table of Contents

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

Hicks Ditch
Community Development District
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 63,630
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 63,523
Assessments - Lot Closings	\$ -	\$ 11,671	\$ -	\$ 11,671	\$ -
Developer Contributions	\$ 149,498	\$ 46,441	\$ 70,719	\$ 117,159	\$ 141,805
Total Revenues	\$ 149,498	\$ 58,112	\$ 70,719	\$ 128,830	\$ 268,958
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 400	\$ 6,000	\$ 6,400	\$ 2,400
FICA Expense	\$ 918	\$ 31	\$ 459	\$ 490	\$ 184
Engineering Fees	\$ 15,000	\$ 4,893	\$ 4,893	\$ 9,786	\$ 10,000
Attorney Fees	\$ 25,000	\$ 3,742	\$ 3,742	\$ 7,484	\$ 15,000
Annual Audit	\$ 5,000	\$ -	\$ 3,300	\$ 3,300	\$ 3,400
Assessment Administration	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Arbitrage Fees	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination Fees	\$ 5,000	\$ 1,250	\$ 2,500	\$ 3,750	\$ 5,000
Trustee Fees	\$ 4,100	\$ -	\$ 4,200	\$ 4,200	\$ 4,620
Management Fees	\$ 40,000	\$ 16,667	\$ 20,000	\$ 36,667	\$ 40,000
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,200
Telephone	\$ 100	\$ -	\$ 50	\$ 50	\$ 100
Postage & Delivery	\$ 1,000	\$ 34	\$ 85	\$ 119	\$ 200
Insurance	\$ 5,500	\$ 5,200	\$ -	\$ 5,200	\$ 7,201
Printing & Binding	\$ 1,000	\$ 4	\$ 150	\$ 154	\$ 250
Legal Advertising	\$ 12,750	\$ 175	\$ 1,500	\$ 1,675	\$ 5,000
Contingency	\$ 2,500	\$ 873	\$ 1,070	\$ 1,943	\$ 2,500
Office Supplies	\$ 300	\$ 0	\$ 55	\$ 55	\$ 250
Travel Per Diem	\$ 605	\$ -	\$ 303	\$ 303	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 139,398	\$ 34,942	\$ 55,257	\$ 90,198	\$ 104,930
Operation and Maintenance					
<i>Field Expenditures</i>					
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 63,425
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 6,843
Streetslights	\$ -	\$ -	\$ -	\$ -	\$ 27,760
Water & Sewer	\$ -	\$ 16,791	\$ 16,791	\$ 33,582	\$ 30,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 3,500
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Contingency	\$ 10,100	\$ -	\$ 5,050	\$ 5,050	\$ 2,500
Total Field Expenditures	\$ 10,100	\$ 16,791	\$ 21,841	\$ 38,632	\$ 164,028
Total O&M Expenditures:	\$ 10,100	\$ 16,791	\$ 21,841	\$ 38,632	\$ 164,028
Total Expenditures	\$ 149,498	\$ 51,733	\$ 77,098	\$ 128,830	\$ 268,958
Excess Revenues/(Expenditures)	\$ (0)	\$ 6,379	\$ (6,379)	\$ -	\$ -

Product	ERU	Assessable Units	Total ERU's	Net Assessment	Net Per Unit	Gross Per Unit
Townhome	0.75	76	57.00	\$19,950.00	\$262.50	\$279.26
Single Family 40'	0.80	41	32.80	\$11,480.00	\$280.00	\$297.87
Single Family 50'	1.00	92	92.00	\$32,200.00	\$350.00	\$372.34
Unplatted	0.55	329	181.49	\$63,522.61	\$193.08	\$205.40
Developer Contribution				\$141,804.99		
Total ERU's		538	363.29	\$268,957.60		

Hicks Ditch

Community Development District

General Fund Narrative

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during 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 Fees

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 Fees

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.

Hicks Ditch

Community Development District

General Fund Narrative

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.

Hicks Ditch

Community Development District

General Fund Narrative

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.

Operations & Maintenance:

Field Services

Field Management

The District is contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District.

Landscape Contingency

Represents the estimated cost of replacing landscaping within the common areas of the District.

Lake Maintenance

Represents the Lake maintenance for the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

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

Hicks Ditch

Community Development District

Debt Service Fund Series 2024

Description	Proposed Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments	\$ -	\$ -	\$ -	\$ -	\$ 359,188
Interest Income	\$ 2,000	\$ 2,155	\$ 2,155	\$ 4,310	\$ 2,000
Carry Forward Surplus *	\$ -	\$ -	\$ -	\$ -	\$ 145,905

Total Revenues	\$ 2,000	\$ 2,155	\$ 2,155	\$ 4,310	\$ 507,093
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Expenditures

Interest- 11/01	\$ -	\$ -	\$ -	\$ -	\$ 141,595
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Interest - 05/01	\$ 125,076	\$ -	\$ 125,076	\$ 125,076	\$ 141,595

Total Expenditures	\$ 125,076	\$ -	\$ 125,076	\$ 125,076	\$ 358,190
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Other Financing Sources/(Uses)

Bond Proceeds	\$ 446,264	\$ 446,264	\$ -	\$ 446,264	\$ -
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Total Other Financing Sources/(Uses)	\$ 446,264	\$ 446,264	\$ -	\$ 446,264	\$ -
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Excess Revenues/(Expenditures)	\$ 323,188	\$ 448,419	\$ (122,921)	\$ 325,499	\$ 148,903
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*Carry forward less amount in Reserve funds.

Series 2024
Interest - 11/01/26 \$139,889

Product *	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Townhome	76	\$53,568	\$704.84	\$749.83
Single Family - 40'	120	\$135,330	\$1,127.75	\$1,199.73
Single Family - 50'	151	\$170,290	\$1,127.75	\$1,199.73
Total ERU's	347	\$359,188		

Hicks Ditch
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/25	\$ 5,235,000.00	\$ -	\$ 125,075.58	
11/01/25	\$ 5,235,000.00	\$ -	\$ 141,595.00	\$ 266,670.58
05/01/26	\$ 5,235,000.00	\$ 75,000.00	\$ 141,595.00	
11/01/26	\$ 5,160,000.00	\$ -	\$ 139,888.75	\$ 356,483.75
05/01/27	\$ 5,160,000.00	\$ 80,000.00	\$ 139,888.75	
11/01/27	\$ 5,080,000.00	\$ -	\$ 138,068.75	\$ 357,957.50
05/01/28	\$ 5,080,000.00	\$ 80,000.00	\$ 138,068.75	
11/01/28	\$ 5,000,000.00	\$ -	\$ 136,248.75	\$ 354,317.50
05/01/29	\$ 5,000,000.00	\$ 85,000.00	\$ 136,248.75	
11/01/29	\$ 4,915,000.00	\$ -	\$ 134,315.00	\$ 355,563.75
05/01/30	\$ 4,915,000.00	\$ 90,000.00	\$ 134,315.00	
11/01/30	\$ 4,825,000.00	\$ -	\$ 132,267.50	\$ 356,582.50
05/01/31	\$ 4,825,000.00	\$ 95,000.00	\$ 132,267.50	
11/01/31	\$ 4,730,000.00	\$ -	\$ 130,106.25	\$ 357,373.75
05/01/32	\$ 4,730,000.00	\$ 100,000.00	\$ 130,106.25	
11/01/32	\$ 4,630,000.00	\$ -	\$ 127,456.25	\$ 357,562.50
05/01/33	\$ 4,630,000.00	\$ 105,000.00	\$ 127,456.25	
11/01/33	\$ 4,525,000.00	\$ -	\$ 124,673.75	\$ 357,130.00
05/01/34	\$ 4,525,000.00	\$ 110,000.00	\$ 124,673.75	
11/01/34	\$ 4,415,000.00	\$ -	\$ 121,758.75	\$ 356,432.50
05/01/35	\$ 4,415,000.00	\$ 115,000.00	\$ 121,758.75	
11/01/35	\$ 4,300,000.00	\$ -	\$ 118,711.25	\$ 355,470.00
05/01/36	\$ 4,300,000.00	\$ 120,000.00	\$ 118,711.25	
11/01/36	\$ 4,180,000.00	\$ -	\$ 115,531.25	\$ 354,242.50
05/01/37	\$ 4,180,000.00	\$ 130,000.00	\$ 115,531.25	
11/01/37	\$ 4,050,000.00	\$ -	\$ 112,086.25	\$ 357,617.50
05/01/38	\$ 4,050,000.00	\$ 135,000.00	\$ 112,086.25	
11/01/38	\$ 3,915,000.00	\$ -	\$ 108,508.75	\$ 355,595.00
05/01/39	\$ 3,915,000.00	\$ 145,000.00	\$ 108,508.75	
11/01/39	\$ 3,770,000.00	\$ -	\$ 104,666.25	\$ 358,175.00
05/01/40	\$ 3,770,000.00	\$ 150,000.00	\$ 104,666.25	
11/01/40	\$ 3,620,000.00	\$ -	\$ 100,691.25	\$ 355,357.50
05/01/41	\$ 3,620,000.00	\$ 160,000.00	\$ 100,691.25	
11/01/41	\$ 3,290,000.00	\$ -	\$ 96,451.25	\$ 357,142.50
05/01/42	\$ 2,930,000.00	\$ 170,000.00	\$ 96,451.25	
11/01/42	\$ 2,930,000.00	\$ -	\$ 91,946.25	\$ 358,397.50
05/01/43	\$ 2,930,000.00	\$ 175,000.00	\$ 91,946.25	
11/01/43	\$ 2,930,000.00	\$ -	\$ 87,308.75	\$ 354,255.00
05/01/44	\$ 2,930,000.00	\$ 185,000.00	\$ 87,308.75	
11/01/44	\$ 2,930,000.00	\$ -	\$ 82,406.25	\$ 354,715.00
05/01/45	\$ 2,930,000.00	\$ 200,000.00	\$ 82,406.25	
11/01/45	\$ 2,730,000.00	\$ -	\$ 76,781.25	\$ 359,187.50
05/01/46	\$ 2,730,000.00	\$ 210,000.00	\$ 76,781.25	
11/01/46	\$ 2,520,000.00	\$ -	\$ 70,875.00	\$ 357,656.25
05/01/47	\$ 2,520,000.00	\$ 220,000.00	\$ 70,875.00	
11/01/47	\$ 2,300,000.00	\$ -	\$ 64,687.50	\$ 355,562.50
05/01/48	\$ 2,300,000.00	\$ 235,000.00	\$ 64,687.50	
11/01/48	\$ 2,065,000.00	\$ -	\$ 58,078.13	\$ 357,765.63
05/01/49	\$ 2,065,000.00	\$ 250,000.00	\$ 58,078.13	
11/01/49	\$ 1,815,000.00	\$ -	\$ 51,046.88	\$ 359,125.00
05/01/50	\$ 1,815,000.00	\$ 260,000.00	\$ 51,046.88	
11/01/50	\$ 1,555,000.00	\$ -	\$ 43,734.38	\$ 354,781.25
05/01/51	\$ 1,555,000.00	\$ 275,000.00	\$ 43,734.38	
11/01/51	\$ 1,280,000.00	\$ -	\$ 36,000.00	\$ 354,734.38
05/01/52	\$ 1,280,000.00	\$ 295,000.00	\$ 36,000.00	
11/01/52	\$ 985,000.00	\$ -	\$ 27,703.13	\$ 358,703.13
05/01/53	\$ 985,000.00	\$ 310,000.00	\$ 27,703.13	
11/01/53	\$ 675,000.00	\$ -	\$ 18,984.38	\$ 356,687.50
05/01/54	\$ 675,000.00	\$ 330,000.00	\$ 18,984.38	
11/01/54	\$ 345,000.00	\$ -	\$ 9,703.13	\$ 358,687.50
05/01/55	\$ 345,000.00	\$ 345,000.00	\$ 9,703.13	\$ 354,703.13
		\$ 5,235,000.00	\$ 5,729,635.58	\$ 10,964,635.58

SECTION V

RESOLUTION 2025-06

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

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

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

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

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

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

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Anthony Iorio	November 2027
2	Doug Beasley	November 2025
3	Jason Lonas	November 2025
4	Shane Blanton	November 2027
5	Rocky Owen	November 2025

This year, Seat 2, currently held by Doug Beasley, Seat 3, currently held by Jason Lonas, and Seat 5, currently held by Rocky Owen, are subject to election by landowners in November 2025. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 3rd day of November 2025, at 9:30 a.m., and located at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida 34711.

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

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting

and election have been announced by the Board at its May 28, 2025, meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, located at 219 East Livingston Street, Orlando, Florida 32801.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED THIS 28th DAY OF MAY 2025.

**HICKS DITCH COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

Chair/Vice Chair, Board of Supervisors

Secretary / Assistant Secretary

EXHIBIT A

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 Hicks Ditch Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 244.043 acres, located north of County Road 44, southwest of the Pine Meadows Conservation Area, and east of County Road 19A, in the City of Eustis, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board 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:	November 3, 2025
TIME:	9:30 a.m
PLACE:	Cooper Memorial Library 2525 Oakley Seaver Drive Clermont, Florida 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, Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, Ph: (407) 841-5524 ("**District Manager's 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 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 Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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.

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

District Manager

**HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 3, 2025**

TIME: **9:30 A.M.**

LOCATION: **Cooper Memorial Library
2525 Oakley Seaver Drive
Clermont, Florida 34711**

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

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

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

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

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

LANDOWNER PROXY

**HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT
CITY OF EUSTIS, LAKE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2025**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Hicks Ditch Community Development District to be held at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida 34711, on November 3, 2025, at 9:30 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

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

Total Number of Authorized Votes:

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT
CITY OF EUSTIS, LAKE COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 3, 2025

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

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

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

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

or

Attach Proxy.

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

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
2		
3		
5		

Date: _____

Signed: _____

Printed Name: _____

SECTION VI

SECTION C

SECTION 1

Hicks Ditch
Community Development District

Unaudited Financial Reporting
March 31, 2025



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Debt Service Fund - Series 2024</u>
4	<u>Capital Projects Fund</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Schedule</u>

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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 16,692	\$ -	\$ -	\$ 16,692
Due from Developer	\$ 734	\$ -	\$ -	\$ 734
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	\$ 17,426	\$ 448,419	\$ 10,296	\$ 476,141
Liabilities:				
Accounts Payable	\$ 5,790	\$ -	\$ -	\$ 5,790
Total Liabilities	\$ 5,790	\$ -	\$ -	\$ 5,790
Fund Balance:				
Restricted For:				
Debt Service - Series 2024	\$ -	\$ 448,419	\$ -	\$ 448,419
Capital Projects - Series 2024	\$ -	\$ -	\$ 10,296	\$ 10,296
Unassigned	\$ 11,635	\$ -	\$ -	\$ 11,635
Total Fund Balances	\$ 11,635	\$ 448,419	\$ 10,296	\$ 470,350
Total Liabilities & Fund Balance	\$ 17,426	\$ 448,419	\$ 10,296	\$ 476,141

Hicks Ditch

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<u>Revenues:</u>				
Developer Contributions	\$ 149,498	\$ 46,441	\$ 46,441	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 11,671	\$ 11,671
Total Revenues	\$ 149,498	\$ 46,441	\$ 58,112	\$ 11,671
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 12,000	\$ 6,000	\$ 400	\$ 5,600
FICA Expense	\$ 918	\$ 459	\$ 31	\$ 428
Engineering	\$ 15,000	\$ 7,500	\$ 4,893	\$ 2,608
Attorney	\$ 25,000	\$ 12,500	\$ 3,742	\$ 8,759
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 2,500	\$ 1,250	\$ 1,250
Trustee Fees	\$ 4,100	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 20,000	\$ 16,667	\$ 3,333
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 100	\$ 50	\$ -	\$ 50
Postage & Delivery	\$ 1,000	\$ 500	\$ 34	\$ 466
Insurance	\$ 5,500	\$ 5,200	\$ 5,200	\$ -
Printing & Binding	\$ 1,000	\$ 500	\$ 4	\$ 496
Legal Advertising	\$ 12,750	\$ 6,375	\$ 175	\$ 6,200
Contingency	\$ 2,500	\$ 1,250	\$ 873	\$ 377
Office Supplies	\$ 300	\$ 150	\$ 0	\$ 150
Travel Per Diem	\$ 605	\$ 303	\$ -	\$ 303
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 139,398	\$ 64,962	\$ 34,942	\$ 30,020
<u>Operation and Maintenance</u>				
Field Expenditures				
Water & Sewer	\$ -	\$ -	\$ 16,791	\$ (16,791)
Contingency	\$ 10,100	\$ -	\$ -	\$ -
Total O&M Expenditures:	\$ 10,100	\$ -	\$ 16,791	\$ (16,791)
Total Expenditures	\$ 149,498	\$ 64,962	\$ 51,733	\$ 13,229
Excess Revenues (Expenditures)	\$ (0)		\$ 6,379	
Fund Balance - Beginning	\$ -		\$ 5,257	
Fund Balance - Ending	\$ (0)		\$ 11,635	

Hicks Ditch

Community Development District

Debt Service Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	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 March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 6,211	\$ 6,211
Interest	\$ -	\$ -	\$ 53	\$ 53
Total Revenues	\$ -	\$ -	\$ 6,264	\$ 6,264
Expenditures:				
Capital Outlay-Construction	\$ -	\$ -	\$ 4,499,848	\$ (4,499,848)
Capital Outlay-COI	\$ -	\$ -	\$ 284,856	\$ (284,856)
Total Expenditures	\$ -	\$ -	\$ 4,784,704	\$ (4,784,704)
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

[illegible]

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 #34
February 10, 2025

Bill to: TLC Pine Meadows, LLC

Payee		General Fund FY2025	
1	City of Eustis		
	1100 Willow Garden Loop -Billing period 12/13/24-01/14/25	\$	78.63
	1990 Pine Meadows Golf Course- Billing period 12/13/24-01/14/25	\$	16,595.87
2	Governmental Management Services		
	Invoice # 30- Management Fees -February 2025	\$	4,002.33
		\$	20,676.83
		\$	20,676.83

Please make check payable to:

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



CITY OF EUSTIS
10 S. EUSTIS STREET
EUSTIS, FL 32726
(352)589-4333
www.eustis.org

SERVICE IS SUBJECT TO DISCONNECTION FOR NONPAYMENT 8 DAYS AFTER DUE DATE.
ANY AMOUNT SHOWN AS A PREVIOUS/PAST DUE BALANCE IS DUE IMMEDIATELY.
TO AVOID A LATE FEE OF \$5 OR 5%, PLEASE PAY CURRENT CHARGES ON OR BEFORE THE DUE DATE.
ONLINE OR PHONE PAYMENTS REQUIRE THE CONFIRMATION NUMBER TO BE REPORTED TO THE
OFFICE IN ORDER TO STOP DISCONNECTION OR REINSTATE SERVICES.
EMERGENCY / AFTERHOURS CALL LINE IS 352-589-4333 OPTION 3

PDF BILL

ACCOUNT INFORMATION

ACCOUNT NO: 2546-0 PIN: 511200
LOCATION: 1100 WILLOW GARDEN LOOP
BILLING DATE: 01/14/25
DUE DATE: 02/11/25
BILLING PERIOD: 12/13/24 to 01/14/25

PID: 36-18-26-0002-000-00100

AMOUNT DUE

LAST PAYMENT: DATE: 10/23/24 AMOUNT: 121.36
PREVIOUS BALANCE: 10.19
CURRENT CHARGES: 68.44
TOTAL DUE: 78.63

CURRENT METER ACTIVITY

METER NUM	PREVIOUS READING	CURRENT READING	USAGE	DAYS
GARBAGE\RW 1576854962	11/05/24 89000	01/08/25 157000	68000	64

CURRENT CHARGES DETAIL

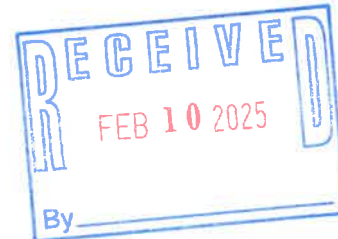
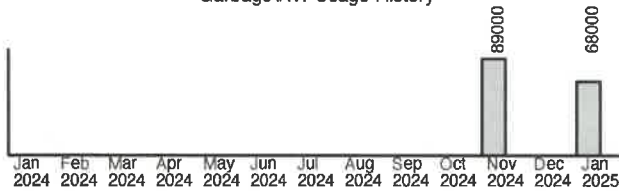
DESCRIPTION	UNITS	TOTAL
STORM WATER COMM	1.00	12.00
COMM INSIDE RW	1.00	56.44

SPECIAL MESSAGE

* PAPERLESS INCENTIVE PROGRAM IS AVAILABLE! SIGN UP FOR E-BILLING AND AUTO WITHDRAWAL AND GET A ONE TIME CREDIT OF \$25.00 ON YOUR NEXT MONTHLY INVOICE. CALL 352-589-4333 FOR MORE INFORMATION

* KEEP VEGETATION AND SWALES IN PLACE ALONG SHORELINES

Garbage\RW Usage History



PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

ACCOUNT INFORMATION

ACCOUNT NO: 2546-0 PIN: 511200
LOCATION: 1100 WILLOW GARDEN LOOP
BILLING DATE: 01/14/25 YEAR: 2025 PERIOD: 1
PID: 36-18-26-0002-000-00100

AMOUNT DUE

DUE DATE: 02/11/25
TOTAL DUE: 78.63



AMOUNT ENCLOSED

MAKE CHECKS PAYABLE TO:

HIBISCUS COMPANY LLC
3512 SHAMROCK CT
ORLANDO, FL 32806-7320

City of Eustis
Customer Service
PO BOX 1946
Eustis, FL 32727-1946



CITY OF EUSTIS
10 S. EUSTIS STREET
EUSTIS, FL 32726
(352)589-4333
www.eustis.org

SERVICE IS SUBJECT TO DISCONNECTION FOR NONPAYMENT 8 DAYS AFTER DUE DATE.
ANY AMOUNT SHOWN AS A PREVIOUS/PAST DUE BALANCE IS DUE IMMEDIATELY.
TO AVOID A LATE FEE OF \$5 OR 5%, PLEASE PAY CURRENT CHARGES ON OR BEFORE THE DUE DATE.
ONLINE OR PHONE PAYMENTS REQUIRE THE CONFIRMATION NUMBER TO BE REPORTED TO THE
OFFICE IN ORDER TO STOP DISCONNECTION OR REINSTATE SERVICES.
EMERGENCY / AFTERHOURS CALL LINE IS 352-589-4333 OPTION 3

PDF BILL

ACCOUNT INFORMATION

ACCOUNT NO: 2548-0 PIN: 511200
LOCATION: 1990 PINE MEADOWS GOLF COURSE
BILLING DATE: 01/14/25
DUE DATE: 02/11/25
BILLING PERIOD: 12/13/24 to 01/14/25

PID: 36-18-26-0002-000-00100

AMOUNT DUE

PREVIOUS BALANCE: 14,203.92
CURRENT CHARGES: 2,391.95
TOTAL DUE: 16,595.87

CURRENT METER ACTIVITY

	METER NUM	PREVIOUS READING	CURRENT READING	USAGE	DAYS
IRRIGATION	1579822240	11/05/24 2245000	01/08/25 2655000	410000	64

CURRENT CHARGES DETAIL

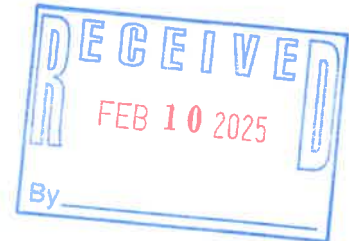
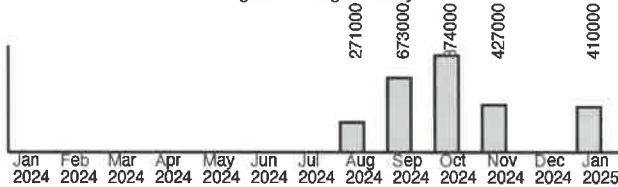
DESCRIPTION	UNITS	TOTAL
COMM INSIDE IRR	1.00	2,174.50
IRRIGATION UT TAX	1.00	217.45

SPECIAL MESSAGE

* PAPERLESS INCENTIVE PROGRAM IS AVAILABLE! SIGN UP FOR E-BILLING AND AUTO WITHDRAWAL AND GET A ONE TIME CREDIT OF \$25.00 ON YOUR NEXT MONTHLY INVOICE. CALL 352-589-4333 FOR MORE INFORMATION

* KEEP VEGETATION AND SWALES IN PLACE ALONG SHORELINES

Irrigation Usage History



PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

ACCOUNT INFORMATION

ACCOUNT NO: 2548-0 PIN: 511200
LOCATION: 1990 PINE MEADOWS GOLF COURSE
BILLING DATE: 01/14/25 **YEAR:** 2025 **PERIOD:** 1
PID: 36-18-26-0002-000-00100

AMOUNT DUE

DUE DATE: 02/11/25
TOTAL DUE: 16,595.87



AMOUNT ENCLOSED

MAKE CHECKS PAYABLE TO:

HIBISCUS COMPANY LLC
3512 SHAMROCK CT
ORLANDO, FL 32806-7320

City of Eustis
Customer Service
PO BOX 1946
Eustis, FL 32727-1946

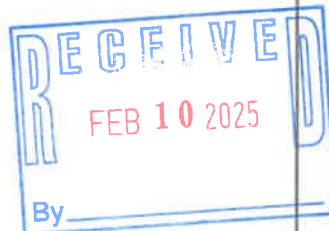
GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 30
Invoice Date: 2/1/25
Due Date: 2/1/25
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - February 2025		3,333.33	3,333.33
Website Administration - February 2025		100.00	100.00
Information Technology - February 2025		150.00	150.00
Dissemination Agent Services - February 2025		416.67	416.67
Office Supplies		0.09	0.09
Postage		2.24	2.24



Total	\$4,002.33
Payments/Credits	\$0.00
Balance Due	\$4,002.33

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1998 (Department of Health 1999).

There is a growing emphasis on the need to improve the quality of care in the public sector. The Department of Health (1999) has set out a number of key objectives for the public sector, including the need to improve the quality of care, to reduce waiting times, to improve the efficiency of the system, and to improve the experience of patients. The Department of Health (1999) has also set out a number of key principles for the public sector, including the need to be patient-centred, to be transparent, to be accountable, and to be efficient.

The Department of Health (1999) has also set out a number of key strategies for the public sector, including the need to improve the quality of care, to reduce waiting times, to improve the efficiency of the system, and to improve the experience of patients.

The Department of Health (1999) has also set out a number of key measures for the public sector, including the need to improve the quality of care, to reduce waiting times, to improve the efficiency of the system, and to improve the experience of patients.

The Department of Health (1999) has also set out a number of key targets for the public sector, including the need to improve the quality of care, to reduce waiting times, to improve the efficiency of the system, and to improve the experience of patients.

The Department of Health (1999) has also set out a number of key indicators for the public sector, including the need to improve the quality of care, to reduce waiting times, to improve the efficiency of the system, and to improve the experience of patients.

The Department of Health (1999) has also set out a number of key outcomes for the public sector, including the need to improve the quality of care, to reduce waiting times, to improve the efficiency of the system, and to improve the experience of patients.

The Department of Health (1999) has also set out a number of key results for the public sector, including the need to improve the quality of care, to reduce waiting times, to improve the efficiency of the system, and to improve the experience of patients.

The Department of Health (1999) has also set out a number of key achievements for the public sector, including the need to improve the quality of care, to reduce waiting times, to improve the efficiency of the system, and to improve the experience of patients.

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Hicks Ditch

Community Development District

Funding Request #35
March 11, 2025

Bill to: TLC Pine Meadows, LLC

Payee		General Fund FY2025
1	Governmental Management Services Invoice # 31- Management Fees -March 2025	\$ 4,027.73
2	City of Eustis 1100 Willow Garden Loop -Billing period - 01/15/25-02/11/25 1990 Pine Meadows Golf Course- Billing period - 01/15/25-02/11/25	\$ 87.12 \$ 29.43
3	Kutak Rock LLP Invoice # 3527978A-General Counsel - December 2024 Invoice # 3527978B -General Counsel - January 2025	\$ 33.00 \$ 337.50
		\$ 4,514.78
		<u>\$ 4,514.78</u>

Please make check payable to:

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

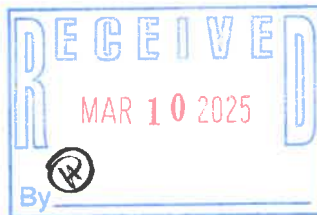
GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 31**Invoice Date:** 3/1/25**Due Date:** 3/1/25**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - March 2025 - 340		3,333.33	3,333.33
Website Administration - March 2025 - 362		100.00	100.00
Information Technology - March 2025 - 351		150.00	150.00
Dissemination Agent Services - March 2025 313		416.67	416.67
Postage - 420		24.58	24.58
Copies - 425		3.15	3.15

**Total** \$4,027.73**Payments/Credits** \$0.00**Balance Due** \$4,027.73



CITY OF EUSTIS
10 S. EUSTIS STREET
EUSTIS, FL 32726
(352)589-4333
www.eustis.org

SERVICE IS SUBJECT TO DISCONNECTION FOR NONPAYMENT 8 DAYS AFTER DUE DATE.
ANY AMOUNT SHOWN AS A PREVIOUS/PAST DUE BALANCE IS DUE IMMEDIATELY.
TO AVOID A LATE FEE OF \$5 OR 5%, PLEASE PAY CURRENT CHARGES ON OR BEFORE THE DUE DATE.
ONLINE OR PHONE PAYMENTS REQUIRE THE CONFIRMATION NUMBER TO BE REPORTED TO THE
OFFICE IN ORDER TO STOP DISCONNECTION OR REINSTATE SERVICES.
EMERGENCY / AFTERHOURS CALL LINE IS 352-589-4333 OPTION 3

PDF BILL

ACCOUNT INFORMATION

ACCOUNT NO: 2548-0 PIN: 511200
LOCATION: 1990 PINE MEADOWS GOLF COURSE
BILLING DATE: 02/11/25
DUE DATE: 03/11/25
BILLING PERIOD: 01/15/25 to 02/11/25

PID: 36-18-26-0002-000-00100

AMOUNT DUE

LAST PAYMENT: DATE: 02/12/25 AMOUNT: 16,595.87
PREVIOUS BALANCE: 0.00
CURRENT CHARGES: 87.12
TOTAL DUE: 87.12

CURRENT METER ACTIVITY

	METER NUM	PREVIOUS READING	CURRENT READING	USAGE	DAYS
IRRIGATION	1579822240	01/08/25 2655000	02/06/25 2679000	24000	29

CURRENT CHARGES DETAIL

DESCRIPTION	UNITS	TOTAL
COMM INSIDE IRR	1.00	79.20
IRRIGATION UT TAX	1.00	7.92

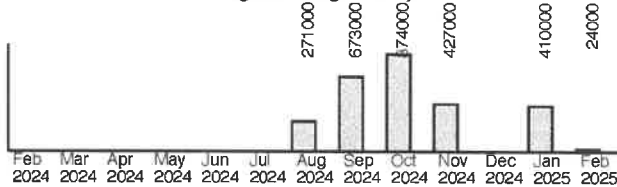
SPECIAL MESSAGE

*RESIDENTIAL CUSTOMERS INSIDE CITY LIMITS: THE NEW WASTE-TO-ENERGY PROGRAM HAS BEGUN. YOU MAY NOW PLACE HOUSEHOLD TRASH, RECYCLING AND YARD WASTE IN EITHER OF YOUR CURBSIDE COLLECTION CARTS - NO SEPARATING NECESSARY. STARTING NEXT MONTH THE NEW MONTHLY RATE OF \$21.80 WILL BE REFLECTED.

*WATERING DAYS HAVE BEEN INCREASED TO TWICE A WEEK. RESIDENTIAL ADDRESSES ENDING IN ODD NUMBERS MAY WATER ON WEDNESDAY & SATURDAY. ADDRESSES ENDING IN EVEN NUMBERS MAY WATER ON THURSDAY & SUNDAY. NONRESIDENTIAL WATERING IS ALLOWED ON TUESDAY AND FRIDAY.

*MAINTAIN A 15' CHEMICAL-FREE BUFFER ZONE ALONG SHORELINES.

Irrigation Usage History



PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

ACCOUNT INFORMATION

ACCOUNT NO: 2548-0 PIN: 511200
LOCATION: 1990 PINE MEADOWS GOLF COURSE
BILLING DATE: 02/11/25 **YEAR:** 2025 **PERIOD:** 2
PID: 36-18-26-0002-000-00100

AMOUNT DUE

DUE DATE: 03/11/25
TOTAL DUE: 87.12



AMOUNT ENCLOSED

MAKE CHECKS PAYABLE TO:

HIBISCUS COMPANY LLC
3512 SHAMROCK CT
ORLANDO, FL 32806-7320

City of Eustis
Customer Service
PO BOX 1946
Eustis, FL 32727-1946



CITY OF EUSTIS
10 S. EUSTIS STREET
EUSTIS, FL 32726
(352)589-4333

www.eustis.org

SERVICE IS SUBJECT TO DISCONNECTION FOR NONPAYMENT 8 DAYS AFTER DUE DATE.
ANY AMOUNT SHOWN AS A PREVIOUS/PAST DUE BALANCE IS DUE IMMEDIATELY.
TO AVOID A LATE FEE OF \$5 OR 5%, PLEASE PAY CURRENT CHARGES ON OR BEFORE THE DUE DATE.
ONLINE OR PHONE PAYMENTS REQUIRE THE CONFIRMATION NUMBER TO BE REPORTED TO THE
OFFICE IN ORDER TO STOP DISCONNECTION OR REINSTATE SERVICES.
EMERGENCY / AFTERHOURS CALL LINE IS 352-589-4333 OPTION 3

ACCOUNT INFORMATION

ACCOUNT NO: 2546-0 PIN: 511200
LOCATION: 1100 WILLOW GARDEN LOOP
BILLING DATE: 02/11/25
DUE DATE: 03/11/25
BILLING PERIOD: 01/15/25 to 02/11/25

PID: 36-18-26-0002-000-00100

PDF BILL

AMOUNT DUE

LAST PAYMENT: DATE: 02/12/25 AMOUNT: 78.63
PREVIOUS BALANCE: 0.00
CURRENT CHARGES: 29.43
TOTAL DUE: 29.43

CURRENT METER ACTIVITY

METER NUM	PREVIOUS READING	CURRENT READING	USAGE	DAYS
GARBAGE\RW 1576854962	01/08/25 157000	02/06/25 178000	21000	29

CURRENT CHARGES DETAIL

DESCRIPTION	UNITS	TOTAL
STORM WATER COMM	1.00	12.00
COMM INSIDE RW	1.00	17.43

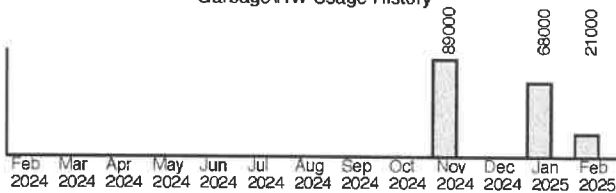
SPECIAL MESSAGE

*RESIDENTIAL CUSTOMERS INSIDE CITY LIMITS: THE NEW WASTE-TO-ENERGY PROGRAM HAS BEGUN. YOU MAY NOW PLACE HOUSEHOLD TRASH, RECYCLING AND YARD WASTE IN EITHER OF YOUR CURBSIDE COLLECTION CARTS - NO SEPARATING NECESSARY. STARTING NEXT MONTH THE NEW MONTHLY RATE OF \$21.80 WILL BE REFLECTED.

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*MAINTAIN A 15' CHEMICAL-FREE BUFFER ZONE ALONG SHORELINES.

Garbage\RW Usage History



PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

ACCOUNT INFORMATION

ACCOUNT NO: 2546-0 PIN: 511200
LOCATION: 1100 WILLOW GARDEN LOOP
BILLING DATE: 02/11/25 YEAR: 2025 PERIOD: 2
PID: 36-18-26-0002-000-00100

AMOUNT DUE

DUE DATE: 03/11/25
TOTAL DUE: 29.43



AMOUNT ENCLOSED

MAKE CHECKS PAYABLE TO:

HIBISCUS COMPANY LLC
3512 SHAMROCK CT
ORLANDO, FL 32806-7320

City of Eustis
Customer Service
PO BOX 1946
Eustis, FL 32727-1946

KUTAK ROCK LLP #4**TALLAHASSEE, FLORIDA 315**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 28, 2025

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. 3527978

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. 3527978-A**29823-1**

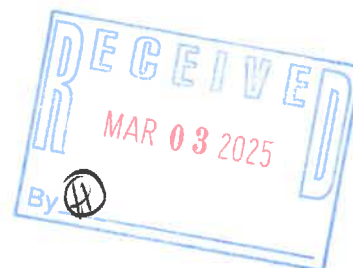
Re: General Counsel

For Professional Legal Services Rendered

12/12/24	S. Sandy	0.10	33.00	Attend project status call
01/09/25	S. Sandy	0.20	68.00	Attend project status call; confer with Flint regarding accounting contact
01/11/25	L. Whelan	0.70	269.50	Monitor legislative process relating to matters impacting special districts

TOTAL HOURS 1.00

TOTAL FOR SERVICES RENDERED \$370.50

TOTAL CURRENT AMOUNT DUE \$370.50PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

KUTAK ROCK LLP #4
315
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

February 28, 2025

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. 3527978
Client Matter No. 29823-1
Notification Email: efgroup@kutakrock.com

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

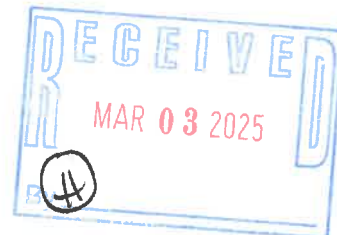
Invoice No. 3527978 - 8
29823-1

Re: General Counsel

For Professional Legal Services Rendered

12/12/24	S. Sandy	0.10	33.00	Attend project status call
01/09/25	S. Sandy	0.20	68.00	Attend project status call; confer with Flint regarding accounting contact
01/11/25	L. Whelan	0.70	269.50	Monitor legislative process relating to matters impacting special districts
TOTAL HOURS		1.00		
TOTAL FOR SERVICES RENDERED				\$370.50
TOTAL CURRENT AMOUNT DUE				<u>\$370.50</u>

\$337.50



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

The first part of the paper discusses the importance of understanding the local context in which a project is implemented. This includes a thorough analysis of the social, economic, and cultural factors that may influence the success or failure of the intervention. It is essential to engage with local stakeholders from the outset to ensure that the project is relevant and sustainable.

The second part of the paper explores the challenges faced by project managers in the field. These challenges often arise from a lack of resources, limited access to information, and a complex regulatory environment. Effective project management requires the ability to anticipate these challenges and develop strategies to overcome them.

The third part of the paper focuses on the role of the project manager as a facilitator and leader. This involves building trust and rapport with the community, encouraging participation, and ensuring that the project's goals are aligned with the community's needs and aspirations.

The fourth part of the paper discusses the importance of monitoring and evaluation. This process allows project managers to track progress, identify problems, and make adjustments as needed. It also provides a means of assessing the impact of the project and ensuring that it is achieving its intended outcomes.

The fifth part of the paper concludes by emphasizing the need for a holistic approach to project management. This involves considering the project as a whole, rather than as a series of isolated tasks, and ensuring that all aspects of the project are integrated and coordinated.

Hicks Ditch

Community Development District

Funding Request #36
March 25, 2025

Bill to: TLC Pine Meadows, LLC

Payee		General Fund FY2025
1	Kutak Rock LLP Invoice # 3540040 - General Counsel - February 2025	\$ 734.00
		\$ 734.00
		<u>\$ 734.00</u>

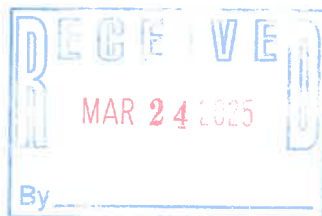
Please make check payable to:

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

KUTAK ROCK LLP #4
TALLAHASSEE, FLORIDA 315
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

March 24, 2025



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. 3540040
Client Matter No. 29823-1
Notification Email: efgroup@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. 3540040
29823-1

Re: General Counsel

For Professional Legal Services Rendered

02/06/25	M. Rigoni	0.10	30.50	Confer with Tran regarding post-acquisition due diligence
02/08/25	J. Johnson	0.70	269.50	Monitor legislative process relating to matters impacting special districts
02/18/25	M. Rigoni	0.10	30.50	Confer with Flint and Brookes regarding agenda items
02/18/25	S. Sandy	0.30	102.00	Review draft agenda; confer with staff regarding same
02/18/25	D. Wilbourn	1.30	240.50	Prepare bond ratification resolution; prepare disclosure of public financing; prepare resolution regarding final requisition
02/26/25	M. Rigoni	0.20	61.00	Confer with Flint regarding post-acquisition due diligence
TOTAL HOURS		2.70		

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

KUTAK ROCK LLP

Hicks Ditch CDD

March 24, 2025

Client Matter No. 29823-1

Invoice No. 3540040

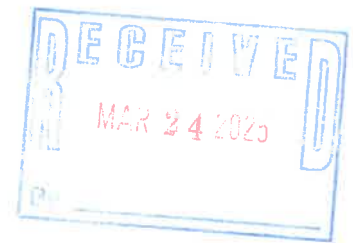
Page 2

TOTAL FOR SERVICES RENDERED

\$734.00

TOTAL CURRENT AMOUNT DUE

\$734.00



the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1998 (Department of Health 1999).

There is a growing emphasis on the need to improve the quality of care in the public sector. The Department of Health (1999) has set out a number of key objectives for the public sector, including the need to improve the quality of care, to reduce waiting times, to improve the efficiency of the system, and to improve the experience of patients. The Department of Health (1999) has also set out a number of key principles for the public sector, including the need to be patient-centred, to be transparent, to be accountable, and to be fair.

The Department of Health (1999) has also set out a number of key strategies for the public sector, including the need to improve the quality of care, to reduce waiting times, to improve the efficiency of the system, and to improve the experience of patients.

The Department of Health (1999) has also set out a number of key measures for the public sector, including the need to improve the quality of care, to reduce waiting times, to improve the efficiency of the system, and to improve the experience of patients.

The Department of Health (1999) has also set out a number of key targets for the public sector, including the need to improve the quality of care, to reduce waiting times, to improve the efficiency of the system, and to improve the experience of patients.

The Department of Health (1999) has also set out a number of key indicators for the public sector, including the need to improve the quality of care, to reduce waiting times, to improve the efficiency of the system, and to improve the experience of patients.

The Department of Health (1999) has also set out a number of key outcomes for the public sector, including the need to improve the quality of care, to reduce waiting times, to improve the efficiency of the system, and to improve the experience of patients.

The Department of Health (1999) has also set out a number of key results for the public sector, including the need to improve the quality of care, to reduce waiting times, to improve the efficiency of the system, and to improve the experience of patients.

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Hicks Ditch

Community Development District

Funding Request #37
April 10, 2025

Bill to: TLC Pine Meadows, LLC

Payee		General Fund FY2025
1	Appian Engineering Invoice # 6203 - Engineering - March 2025	\$ 4,892.50
2	Gannett Florida Local IQ Invoice #0007039611 - March 2025	\$ 88.90
3	Grau and Associates Invoice #27204 - FY24 Annual Audit	\$ 3,300.00
4	Lake Sumter Invoice# A0225401 - March 2025	\$ 75.00
		\$ 8,356.40
		\$ 8,356.40

Please make check payable to:

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



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

Invoice

Invoice Date: Mar 25, 2025
Invoice Num: 6203
Billing Through: Mar 25, 2025

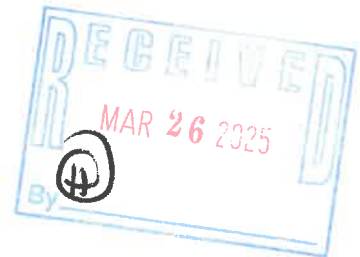
Indhira Arajo
Hicks Ditch Community Development District
219 E. Livingston St
Orlando, FL 32801

Hicks Ditch CDD (HCP-23:) - Managed by (Ovidio Sanchez)

Invoice Summary

	<u>Amount</u>
	\$4,892.50
Total:	\$4,892.50
Total Amount Due This Invoice:	\$4,892.50

This invoice is due upon receipt



Total Amount Due:

\$4,892.50

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



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

Invoice

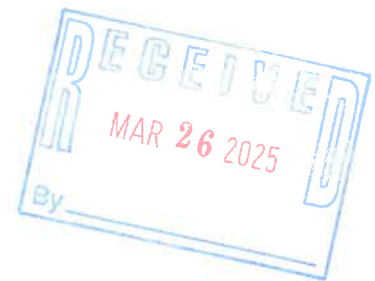
Invoice Date: Mar 25, 2025

Invoice Num: 6203

Invoice Detail

CDD Engineering Expenses (HCP-23:60) - Managed by (Ovidio Sanchez)

<u>Date</u>	<u>Description</u>	<u>Amount</u>
3/25/2025	CDD Engineering Hicks Ditch CDD Engineering	\$4,892.50
Reimbursable Project Expense Total:		<u>\$4,892.50</u>
Expenses Total:		<u>\$4,892.50</u>



* LocaliQ #10

Florida

GANNETT 480

ACCOUNT NAME		ACCOUNT #	INV DATE
Hicks Ditch CDD		1194543	04/01/2025
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007039611	Mar 1- Mar 31, 2025	\$88.90	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$88.90	

BILLING ACCOUNT NAME AND ADDRESS		PAYMENT DUE DATE: APRIL 30, 2025	
Hicks Ditch CDD 219 E Livingston ST Orlando, FL 32801-1508		Legal Entity: Gannett Media Corp. 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. All funds payable in US dollars.	
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com			FEDERAL ID 47-2390983
Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.			

Date	Description	Amount
3/1/25	Balance Forward	\$0.00

Package Advertising:					
Start-End Date	Order Number	Product	Description	PO Number	Package Cost
3/5/25	11079178	LEE Daily Commercial	MTG 3-13		\$88.90



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	\$88.90
Service Fee 3.99%	\$3.55
*Cash/Check/ACH Discount	-\$3.55
*Payment Amount by Cash/Check/ACH	\$88.90
Payment Amount by Credit Card	\$92.45

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT							
ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID	
Hicks Ditch CDD		1194543		0007039611			
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*	
\$88.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$88.90	
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE	
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$92.45	
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com			

0001194543000000000000000070396110000889067173

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

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:

03/05/2025

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 03/05/2025.

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$88.90

Tax Amount: \$0.00

Payment Cost: \$88.90

Order No: 11079178

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

HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

A special meeting of the Board of Supervisors of the Hicks Ditch Community Development District will be held on Thursday, March 13, 2025 at 12:00 PM at the Copper 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
3/5/25 L11079178



Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299 11

Fax: 561-994-5823

322

Hicks Ditch Community Development District
219 East Livingston Street
Orlando, FL 32801

Invoice No. 27204
Date 04/01/2025

SERVICE

AMOUNT

Audit FYE 09/30/2024

\$ 3,300.00

Current Amount Due

\$ 3,300.00



0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,300.00	0.00	0.00	0.00	0.00	3,300.00

Payment due upon receipt.



Hicks Ditch Community Development District

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

Invoice Date: April 9, 2025

Invoice #: A0225401

ID#: X00144369 / CRNT
Purpose: District Board Meetings

Due Date: Upon Receipt

Invoice Amt: \$ 75.00

Contract: Facility Rental - Please see contract

Dates of Usage: March 26, 2025

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:

Lake-Sumter State College
Attn: Financial Services
9501 US Hwy 441
Leesburg, FL 34788



LEESBURG ♦ SUMTER ♦ SOUTH LAKE

9501 U.S. HIGHWAY 441 ♦ LEESBURG, FL ♦ 34788-8751 ♦ 352.787.3747

Hicks Ditch
Community Development District

Funding Request #38
April 16,2025

Bill to: TLC Pine Meadows, LLC

Payee		General Fund
		FY2025
1	Governmental Management Services	
	Invoice # 32- Management Fees - April 2025	\$ 4,006.91
		\$ 4,006.91
		\$ 4,006.91

Please make check payable to:

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

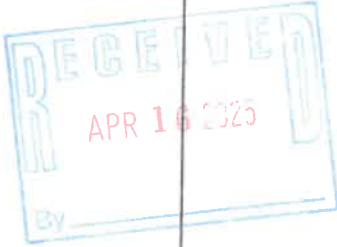
GMS-Central Florida, LLC #1
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 32
Invoice Date: 4/1/25
Due Date: 4/1/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - April 2025 - 340		3,333.33	3,333.33
Website Administration - April 2025 - 352		100.00	100.00
Information Technology - April 2025 - 351		150.00	150.00
Dissemination Agent Services - April 2025 313		416.67	416.67
Office Supplies - 510		0.03	0.03
Postage 420		5.38	5.38
Copies 425		1.50	1.50
			
Total			\$4,006.91
Payments/Credits			\$0.00
Balance Due			\$4,006.91

SECTION 3



www.lakevotes.gov

1898 E. Burleigh Blvd. • P.O. Box 457 • Tavares, FL 32778 P 352-343-9734 F 352-343-3605 E Hays@lakevotes.gov

April 24, 2025

Brittany Brookes, Recording Secretary
219 E. Livingston St.
Orlando FL 32801

Re: District Counts

The number of registered voters within the Hicks Ditch Community Development District as of April 15, 2025 is 0.

If we may be of further assistance, please contact this office.

Sincerely,

A handwritten signature in black ink that reads 'D. Alan Hays'.

D. Alan Hays
Lake County Supervisor of Elections

OUR COMMITMENT

✓ Voter Confidence ✓ Excellent Service ✓ Accurate & Efficient Elections ✓ Responsible Financial Stewardship