

Holly Hill Road East Community Development District

12051 Corporate Boulevard, Orlando, FL 32817; 407-382-3256

The following is the proposed agenda for the meeting of the Board of Supervisors for the Holly Hill Road East Community Development District, scheduled to be held **Wednesday, October 18, 2017 at 11:00 a.m. at the Offices of Cassidy Homes, 346 East Central Ave., Winter Haven, FL 33880.** Questions or comments on the Board Meeting or proposed agenda may be addressed to Jane Gaarlandt at janeg@fishkind.com or (407) 382-3256. A quorum (consisting of at least three of the five Board Members) will be confirmed prior to the start of the Board Meeting.

If you would like to attend the Board Meeting by phone, you may do so by dialing:

Phone: 1-877-864-6450
Participant Code: 345750

PROPOSED BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*
- 1. **Consideration of the Minutes of the September 20, 2017 Board of Supervisors Meeting**

Business Matters

- 2. **Consideration of Resolution 2018-01, Supplemental Assessment Resolution**
- 3. **Ratification of Payment Authorization Nos. 4-6**
- 4. **Review of Monthly Financials**

Other Business

Staff Reports

District Counsel
Interim Engineer
District Manager

Supervisor Requests and Audience Comments

Adjournment

**Holly Hill Road East
Community Development District**

Minutes

MINUTES OF MEETING

HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Wednesday September 20, 2017 at 11:00 a.m.

Offices of Cassidy Homes

346 East Central Ave.,

Winter Haven, Florida 33880

Board Members present at roll call:

Rennie Heath	Board Member	
Scott Shapiro	Board Member	
Andrew Rhinehart	Board Member	
John Mazuchowski	Board Member	
Lauren Schwenk	Board Member	(via phone)

Also, Present:

Joe MacLaren	Fishkind & Associates, Inc.
Jane Gaarlandt	Fishkind & Associates, Inc.
Kevin Plenzler	Fishkind & Associates, Inc.
Roy Van Wyk	Hopping Green & Sams, P.A.
Jennings Cooksey	Hopping Green & Sams, P.A.
Dennis Wood	Dennis Wood Engineering, LLC (via phone)
Bob Gang	Greenberg Traurig (via phone)
Camille Evans	Greenberg Traurig (via phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order at 11:00 a.m. Those in attendance are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments at this time.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of
the August 16, 2017 Landowners'
Meeting and Board of Supervisors
Meeting**

The Board reviewed the minutes of the August 16, 2017 Meetings.

On MOTION by Mr. Rhinehart, seconded by Mr. Heath, with all in favor, the Board approved the Minutes of the August 16, 2017 Landowners' Meeting and Board of Supervisors Meeting.

FOURTH ORDER OF BUSINESS

Public Hearing on the adoption of District Rules of Procedure

- a) Public Comments and Testimony**
- b) Board Comments**
- c) Consideration of Resolution 2017-29, Adopting Rules of Procedure**

Mr. Cooksey explained that this resolution is setting forth the rules and procedures of the District as set forth in Exhibit A. Mr. MacLaren requested a motion to open the public hearing.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board opened the Public Hearing.

Mr. Cooksey called for questions about the resolution, hearing none he requested approval of Resolution 2017-29.

On MOTION by Mr. Rhinehart, seconded by Mr. Heath, with all in favor, the Board approved Resolution 2017-29.

Mr. MacLaren requested a motion to close the public hearing.

On MOTION by Mr. Rhinehart, seconded by Mr. Heath, with all in favor, the Board closed the Public Hearing.

FIFTH ORDER OF BUSINESS

Public Hearing on the District's Use of the Uniform Method of Levying, Collection, and Enforcing Non Ad-Valorem Assessments

- a) Public Comments and
Testimony**
- b) Board Comments**
- c) Consideration of Resolution
2017-30, Adopting the Uniform
Method adopting Rules of
Procedure**

Mr. Cooksey explained that this resolution sets forth the adoption of the Uniform Method, which is the method of collection for the enforcement of Non Ad-Valorem Assessments in the District. He requested a motion to open the public hearing.

On MOTION by Mr. Rhinehart, seconded by Mr. Heath, with all in favor, the Board opened the Public Hearing.

Mr. MacLaren requested a motion to close the public hearing.

On MOTION by Mr. Rhinehart, seconded by Mr. Heath, with all in favor, the Board closed the Public Hearing.

Mr. MacLaren requested a motion from the Board to approve Resolution 2017-30.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board approved Resolution 2017-30, Adopting the Uniform Method.

SIXTH ORDER OF BUSINESS

Public Hearing on the Adoption of the District's Fiscal Years 2016- 2017 and 2017-2018 Budgets

- a) Public Comments and
Testimony**

- b) Board Comments
- c) Consideration of Resolution 2017-31, Adopting Fiscal Years 2016-2017 & 2017-2018 Budgets and Appropriating Funds

Mr. MacLaren recommended a motion to open the public hearing.

On MOTION by Mr. Rhinehart, seconded by Mr. Heath, with all in favor, the Board opened the Public Hearing.

Mr. MacLaren noted that the budgets are found behind tab 4 in the agenda package showing a budget of \$48,000.00 for the remainder of the fiscal year and \$180,000.00 for Fiscal Year 2017-2018. There were no questions pertaining to the budgets so Mr. MacLaren requested a motion to close the public hearing.

On MOTION by Mr. Rhinehart, seconded by Mr. Heath, with all in favor, the Board closed the Public Hearing.

Mr. MacLaren requested a motion to approve resolution 2017-31.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board approved Resolution 2017-31, Adopting Fiscal Years 2016-2017 & 2017-2018 Budgets and Appropriating Funds.

SEVENTH ORDER OF BUSINESS

Public Hearing on the Imposition of Special Assessments

- a) Public Comments and Testimony
- b) Board Comments

**c) Consideration of Resolution
2017-32, Levying Special
Assessments**

Mr. Cooksey requested a motion to open the public hearing.

On MOTION by Mr. Rhinehart, seconded by Mr. Heath with all in favor, the Board opened the Public Hearing.

Mr. Cooksey asked Mr. MacLaren to confirm that the notice of this hearing was published according to Florida Law and Mr. MacLaren so confirmed. Mr. Cooksey explained that this resolution is the Special Assessment Resolution and asked Mr. Plenzler to walk through the Methodology. Mr. Plenzler explained that the Master Assessment methodology report outlines the maximum assessments that will be issued by the District to fund Capital Improvements. He noted that the District's Land Use Plan is found in Table 1. He noted that there are 403 single family lots and they will be developed in two Phases. The Capital Improvement Costs are shown in Table 2 of the Methodology. Mr. Plenzler explained that the District Engineer estimates that it will take approximately \$5,300,000.00 for public infrastructure improvements to develop Phase 1, and \$5,200,000.00 to develop Phase 2 and also estimates that it will take as much as \$7,450,000.00 in Bond Principle to fund the Phase 1 improvements and \$7,035,000.00 in Bond Principle to fund Phase 2 improvements. Table 4 outlines the Maximum Bond Assessments, which indicates that Phase 1 assessments shall not exceed \$34,877.00 in Principle and \$2,872.00 annually. Phase 2 lots shall not exceed \$35,352.00 in Principle and \$2,911.00 annually. Mr. Plenzler stated that he found the assessments to be reasonable and equitably allocated and he also found that the benefits received by the property owners is equal to or greater than the burden being placed on the property. Mr. Cooksey opened the floor for questions. Mr. MacLaren noted that he did have one proposed change to Section 1.5 to reflect the estimated average value of finished home and lot as \$200,000.00 rather than \$175,000.00, which is a more accurate reflection.

Mr. Cooksey asked Mr. Plenzler: In your professional opinion, do the lands subject to the assessments receive special benefits from the District's Capital Improvement Plan? Mr. Plenzler replied: Yes. Without the improvements provided by the District's Capital Improvement Plan the development of the properties within the boundaries of the District would be prohibited by law. Any properties outside the boundaries that generally benefit from the District's Capital Improvement Plan do not depend upon the District's Capital Improvement Plan to obtain, or to maintain, their development entitlements. The District's Capital Improvement Plan enables the properties within the District's boundaries to be developed. Without the District's Capital Improvement Plan there would be no infrastructure to support development of land within the District.

Mr. Cooksey asked Mr. Plenzler: Is it your professional opinion that the special benefits that the lands will receive from the Capital Improvement Plan, as set forth in the final assessment roll, will be equal to or in excess of the special assessments thereon when allocated as set forth in the methodology? Mr. Plenzler replied: Yes.

Mr. Cooksey asked Mr. Plenzler: In your professional opinion, will the shared amenity center, to be acquired by the District and North Boulevard Community Development District pursuant to that certain Joint Acquisition Agreement dated as of September 20, 2017 and financed pursuant to the terms of that certain Interlocal Agreement dated as of September 20, 2017, provide a special benefit to the lands within the District as set forth in the methodology? Mr. Plenzler replied: Yes.

Mr. Cooksey asked Mr. Plenzler: In your professional opinion, are the special assessments reasonably apportioned among the lands within the District subject to the special assessments? Mr. Plenzler replied: Yes.

Mr. Cooksey asked Mr. Plenzler: In your professional opinion, is it reasonable, proper and just to assess the costs of the Capital Improvement Plan against the lands in the District on an equal acre by acre basis in accordance with your methodology, which results in the special assessments set forth on the final assessment roll? Mr. Plenzler replied: Yes.

Mr. Cooksey asked Mr. Plenzler: Is it your professional opinion that it is in the best interests of the District that the special assessments be paid and collected in accordance with the methodology and the District's assessment resolutions? Mr. Plenzler replied: Yes.

Mr. Cooksey asked Mr. Woods, the District Engineer: Is it your professional opinion that the project serves a public purpose? Mr. Woods replied: Yes.

Mr. Cooksey asked Mr. Woods: In your professional opinion is there any reason that the project cannot be constructed. Mr. Wood replied: There was none.

Mr. Cooksey asked Mr. Woods: In your professional opinion are the cost and scope of the project reasonable for the area? Mr. Woods answered: Yes, the costs are based on budget costs within the area.

Mr. Cooksey asked Mr. Woods: Are there were any modifications to the Engineer's report? Mr. Woods replied: Yes. The Engineer's report had a minor modification in that he changed 'preliminary' to 'final' on the cover sheet and that Exhibit 7 was revised to properly distribute the estimated costs of the Amenity area between Phase 1 and Phase 2.

Mr. Cooksey asked if there were any further questions. There were no further questions. .

On MOTION by Mr. Rhinehart, seconded by Mr. Heath with all in favor, the Board approved Resolution 2017-32, levying Special Assessments

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2017-33, Delegation Resolution

Ms. Evans provided an overview of the Delegation Resolution to the Board. She explained that this resolution contains authorization for the District's first issuance of Bonds which will be the Series 2017 Bonds, which are intended to finance the improvements for Phase 1 of the development only. Ms. Evans explained the delegation parameters for the sale of the Bonds. These will be secured by the assessments approved and described in the methodology. The Bonds will be issued under a First Supplemental Trust Indenture as well as the Master Indenture, which was approved under the Bond Resolution adopted previously and sold according to the authorization provided in this resolution to FMS Bonds as Underwriter pursuant to a Bond Purchase Contract and offered to the public under the Preliminary Limited Offering Memorandum. It will also provide for the authorization of the Continuing Disclosure Agreement. Ms. Evans proposed that in Section 5 the District include an optional redemption date of no later than November 1, 2032. The not-to-exceed aggregate principle amount of the Bonds should be \$7,500,000.00. The final maturity date for the Bonds should be no later than November 1, 2050. The price at which the bonds should be sold should be not less than 97.5%. Schedule 1 shows Phase 1 improvements for a total of \$5,472,300.00. There were no questions from the Board.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board approved Resolution 2017-33, Delegation Resolution.

NINTH ORDER OF BUSINESS

Consideration of Interlocal Agreement between the District and Highland Meadows II CDD

Mr. Cooksey explained the Interlocal Agreement to the Board. Mr. Cooksey explained that this sets forth a Temporary Use Agreement in which Highland Meadows II Community Development District is allowing the District to use their Amenities while the District's Amenities are being constructed.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board approved the Interlocal Agreement between the District and Highland Meadows II CDD regarding the Amenity Facilities.

TENTH ORDER OF BUSINESS

Consideration of Interlocal Agreement between the District and North Boulevard CDD

Mr. Cooksey explained that this Interlocal Agreement is setting forth a fair agreement to use the shared Amenity Center as determined by the number residential units in the respective Districts. The costs of constructing, acquiring and operating the Amenities shall be allocated as follows: 51% of costs shall be funded by the District and the remaining 49% of costs shall be funded by the North Boulevard Community Development District. Further, the Amenities will be operated by and located in the District; provided, however, that residents of the North Boulevard Community Development District will have equal access to the Amenities.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board approved the Interlocal Agreement between the District and North Boulevard CDD.

ELEVENTH ORDER OF BUSINESS

Consideration of Joint Acquisition Agreement between the District and North Boulevard CDD

Mr. Cooksey explained that the Joint Acquisition Agreement sets forth the terms by which the District will be acquiring and constructing the Amenities and the costs will be divided as follows: 51% of costs shall be funded by the District and the remaining 49% of costs shall be funded by the North Boulevard Community Development District.

On MOTION by Mr. Rhinehart, seconded by Mr. Shapiro, with all in favor, the Board approved the Joint Acquisition Agreement between the District and North Boulevard CDD.

TWELFTH ORDER OF BUSINESS

**Ratification of Payment
Authorization Nos. 2-3**

These have already been approved and funded and just needs to be ratified by the Board.

On MOTION by Mr. Rhinehart, seconded by Mr. Mazuchowski, with all in favor, the Board ratified Payment Authorization Nos. 2-3.

THIRTEENTH ORDER OF BUSINESS

Review of Monthly Financials

Mr. MacLaren explained that as of the end of August the District had operations expenditures of \$875.00. There was no action required by the Board.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – District Counsel reminded the Board about the Bond Validation Hearing on October 2, 2017 at 2:15 p.m. District Counsel requested the presence of Mr. Heath and Mr. Woods.

District Engineer – No Report

District Manager – No Report

FIFTEENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

There were no Supervisor requests or Audience comments.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

There were no other questions or comments. Mr. MacLaren requested a motion to adjourn.

On MOTION by Mr. Shapiro, seconded by Mr. Rhinehart, with all in favor, the Board adjourned the September 20, 2017 Board of Supervisors Meeting.

Secretary / Assistant Secretary

Chairman / Vice Chairman

1. [Introduction](#)

2. [Background](#)

3. [Methodology](#)

4. [Results](#)

5. [Discussion](#)

6. [Conclusion](#)

7. [References](#)

8. [Appendix](#)

9. [Bibliography](#)

10. [Index](#)

11. [Glossary](#)

12. [List of Figures](#)

13. [List of Tables](#)

14. [List of Abbreviations](#)

15. [List of Symbols](#)

16. [List of Equations](#)

17. [List of Figures](#)

18. [List of Tables](#)

19. [List of Abbreviations](#)

20. [List of Symbols](#)

**Holly Hill Road East
Community Development District**

Resolution 2018-01

RESOLUTION 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2017; CONFIRMING THE DISTRICT'S PROVISION OF IMPROVEMENTS; CONFIRMING THE ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING THE SERIES 2017 BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2017 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Holly Hill Road East Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

WHEREAS, the District's Board of Supervisors ("**Board**") has previously adopted, after notice and public hearing, Resolution 2017-32, relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2017-32, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

WHEREAS, on October __, 2017, the District entered into a Bond Purchase Contract, whereby it agreed to sell \$_____ of its Special Assessment Bonds, Series 2017 (the "**Series 2017 Bonds**"); and

WHEREAS, pursuant to and consistent with Resolution 2017-32, the District desires to set forth the particular terms of the sale of the Series 2017 Bonds and to confirm the liens of the levy of special assessments securing the Series 2017 Bonds.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, *Florida Statutes*, and Resolution 2017-32.

SECTION 2. FINDINGS. The Board of Supervisors of the Holly Hill Road East Community Development District hereby finds and determines as follows:

(a) On September 20, 2017, the District, after due notice and public hearing, adopted Resolution 2017-32, which, among other things, equalized, approved, confirmed and levied special assessments on property benefiting from the improvements authorized by the District. That Resolution provides that as each series of bonds is issued to fund all or any portion of the District's improvements, a supplemental resolution will be adopted to set forth the specific terms of each series of the bonds and certifying the amount of the liens of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, any True-Up amounts and the application of receipt of any True-Up proceeds.

(b) The *Holly Hill Road East Community Development District Engineer's Report for Capital Improvements*, dated June 2017, attached to this Resolution as **Exhibit A** (the "**Engineer's Report**"), identifies and describes the presently expected components of the infrastructure improvements for the Series 2017 Project to be financed all or in part with the Series 2017 Bonds (the "**Improvements**"), and the estimated costs of the Series 2017 Project as \$5,277,263.00. The District hereby confirms that the Series 2017 Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Series 2017 Bonds.

(c) The *Master Assessment Methodology Report*, dated September 20, 2017 ("**Master Report**"), as supplemented by that certain *Supplemental Assessment Methodology Report, Series 2017 Bonds*, dated _____, 2017 (the "**Supplemental Report**"), and together with the Master Report referred to as the "**Assessment Report**"), attached to this Resolution as **Exhibit B**, applies to the Improvements and the actual terms of the Series 2017 Bonds. The Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2017 Bonds.

(d) The Series 2017 Project will specially benefit certain property within the District which property is known as Phase One, a legal description of which is attached hereto as **Exhibit C** (the "**Series 2017 Assessment Area Lands**"). It is reasonable, proper, just and right to assess the portion of the costs of the Series 2017 Project financed with the Series 2017 Bonds to the specially benefited properties within the District as set forth in Resolution 2017-32, and this Resolution.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2017 BONDS. As provided in Resolution 2017-32, this Resolution is intended to set forth the terms of the Series 2017 Bonds and the final amount of the liens of the special assessments securing those bonds.

Florida Statutes. This provision is subject to waiver by the owner of property at any time prior to or after the issuance of the Series 2017 Bonds.

(g) The District hereby certifies the special assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by Polk County and Florida law for collection. The District intends, to the extent possible and subject to entering into the appropriate agreements with the Polk County Tax Collector and Polk County Property Appraiser (or other appropriate Polk County, Florida officials) to collect the Series 2017 Assessments on platted lands contained within a plat or certificate of occupancy using the Uniform Method in Chapter 197, *Florida Statutes*. The District intends, to the extent possible, to directly bill, collect and enforce the Series 2017 Assessments on lands not included within an approved plat or certificate of occupancy unless in any year, the District determines it to be in its best interest to collect such assessments using the Uniform Method in Chapter 197, *Florida Statutes*. The District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect special assessments on property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service.

SECTION 5. APPROVAL OF TRUE-UP PROCESS AND APPLICATION OF TRUE-UP PAYMENTS. Pursuant to Resolution 2017-32, there may be required from time to time certain True-Up payments. As parcels of land are included in a plat or certificate of occupancy, the special assessments securing the Series 2017 Bonds shall be allocated as set forth in Resolution 2017-32, this Resolution, and the Assessment Report, including, without limitation, the application of the True-Up process set forth in the Assessment Report.

Based on the final par amount of \$_____ in Series 2017 Bonds, the True-Up calculations will be made in accordance with the process set forth in the Assessment Report. The District shall apply all True-Up payments related to the Series 2017 Bonds only to the credit of the Series 2017 Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the First Supplemental Trust Indenture, dated as of November 1, 2017, governing the Series 2017 Bonds.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2017-32, which remains in full force and effect. This Resolution and Resolution 2017-32 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series 2017 Special Assessments securing the Series 2017 Bonds in the Official Records of Polk County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 9. SEVERABILITY. If any section or part of a section of this resolution be 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.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED this 18th day of October, 2017.

ATTEST:

**HOLLY HILL ROAD EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A:	<i>Engineer's Report for Capital Improvements</i> , dated June 2017
Exhibit B:	<i>Supplemental Assessment Methodology Report, Series 2017 Bonds</i> , dated _____, 2017
Exhibit C:	Legal Description of Series 2017 Assessment Area Lands
Exhibit D:	Maturities and Coupons of Series 2017 Bonds
Exhibit E:	Sources and Uses of Funds for Series 2017 Bonds
Exhibit F:	Annual Debt Service Payment Due on Series 2017 Bonds

**HOLLY HILL ROAD EAST
COMMUNITY DEVELOPMENT DISTRICT**

**ENGINEER'S REPORT
FOR CAPITAL IMPROVEMENTS**

Prepared for:

**BOARD OF SUPERVISORS
HOLLY HILL ROAD EAST
COMMUNITY DEVELOPMENT DISTRICT**

Prepared by:

**DENNIS WOOD ENGINEERING, LLC
1925 BARTOW ROAD
LAKELAND, FL 33801
PH: 863-940-2040**

JUNE 2017

HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

TABLE OF CONTENTS

I.	INTRODUCTION	1
II.	PURPOSE AND SCOPE	2
III.	THE DEVELOPMENT	3
IV.	THE CAPITAL IMPROVEMENTS	3
V.	CAPITAL IMPROVEMENT PLAN COMPONENTS	4
	Stormwater Management Facilities	4
	Public Roadways	5
	Water and Wastewater Facilities	6
	Off-site Improvements	7
	Miscellaneous	7
VI.	PERMITTING	8
VII.	RECOMMENDATION	9
VIII.	REPORT MODIFICATION	9
IX.	CONCLUSION	10

LIST OF EXHIBITS

EXHIBIT 1- Location Map

EXHIBIT 2- Property Sketch and Description

EXHIBIT 3- District Boundary Map

EXHIBIT 4- Existing Land Use Map

EXHIBIT 5- Future Land Use Map

EXHIBIT 6- Utility Location Map & Drainage Flow Pattern Map

EXHIBIT 7- Summary of Opinion of Probable Costs

EXHIBIT 8- Summary of Proposed District Facilities

EXHIBIT 9- Overall Site Plan

**ENGINEER'S REPORT
HOLLY HILL ROAD EAST
COMMUNITY DEVELOPMENT DISTRICT**

I. INTRODUCTION

The Holly Hill Road East Community Development District (the "District") is bisected by North Boulevard West, east of Holly Hill Road, City of Davenport (the "City"), Polk County, (the "County"), Florida. The District currently contains approximately 97.22 acres, and is expected to consist of 403 single family lots, recreation / amenity areas, parks, and associated infrastructure.

The CDD was established under City Ordinance No. 814, which was approved by the City Commission on July 10, 2017. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the City, the County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost is of the public improvements provided in Exhibit 7 of this report.

This "Capital Improvement Plan" or "Report" reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated to the City for ownership and maintenance.

II. PURPOSE AND SCOPE

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

III. THE DEVELOPMENT

The development will consist of 403 single family homes and associated infrastructure. The Development is a planned residential community is located on the north and south side of North Boulevard West, and east of Holly Hill Road in the City of Davenport and lies within Section 4 and 5, Township 27 South, Range 27 East, all within the City. The development has received zoning approval by the City. PUD approval shall be obtained prior to plan submission to the City, and the property has an underlying Future Land Use Designation of RM & RH (Residential Medium and Residential High). The development will be constructed in two (2) phases.

IV. THE CAPITAL IMPROVEMENTS

The Capital Improvement Plan, (the "CIP"), consists of public infrastructure in Phases 1 and 2. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes and extension of water and sewer mains to serve the development).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time. Below ground installation of power, telecommunications and cable TV will occur, but will not be funded by the District. Installation of street lights within the public right of way will be funded by the District.

As a part of the recreational component of the CIP, a public park will be constructed adjacent to Holly Hill Road and will have connectivity via walking trails to the other portions of the District. The public park will be accessed by the public roadways and walking trails.

V. CAPITAL IMPROVEMENT PLAN COMPONENTS

The Capital improvement Plan includes the following:

Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the City, the County, and the SWFWMD. There are no known surface waters or natural wetlands on or immediately adjacent to the development.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0220G and 12105C-0240G (dated 12/22/2016) demonstrates that the property is located within Flood Zone X. Based on this information and the site topography, it does not appear that floodplain compensation is required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

Public Roadways

The proposed public roadway sections are to be 50' R/W with 24' of asphalt and Miami curb or Type F curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets. Underdrain is provided as necessary to control groundwater and protect the roadway base material.

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

Water and Wastewater Facilities

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the City of Davenport Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. A lift station is anticipated for this CIP. Flow from the lift station shall be connected to either a force main along North Blvd or within the unopened right of way of 10th Street.

Reclaimed water is not available for this site. An irrigation well to be funded by the District will be installed onsite to provide irrigation within the public right of way or irrigation water service shall be provided as part of the domestic water system design. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the development entrance. The site construction activities associated with the CIP are anticipated for completion by phases based on the following estimated schedule: Phase 1 in 2018; Phase 2 in 2019. Upon completion of each phase of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Polk County Environmental Protection Commission (HCEPC) (wastewater collection) and the City.

Amenities and Parks

The District will provide funding for an Amenity Center to include the following: parking area, pavilion with restroom facilities, pool, tot lot, dog park/all-purpose play field, and walking trails between the phases to provide connectivity to the Amenity Center.

Miscellaneous:

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family planned development.

VI. PERMITTING

Construction permits for Phase 1 & 2 are required and include the SWFWMD Environmental Resource Permit (ERP), and City construction plan approval. There are no Army Corps of Engineer (ACOE) jurisdictional wetlands within the CIP boundaries; therefore no permits are required from that agency.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

PHASE 1

Permits / Approvals	Approval / Expected Date
Zoning Approval (City of Davenport)	City of Davenport Ordinance (Approved)
Preliminary Plat (City of Davenport)	City of Davenport (Approved)
SWFWMD ERP	Approved
Construction Permits (Davenport)	July 2017
FDEP Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved

*Amenity Center shall require separate permitting. Permits required are Construction Permit, FDEP, Water, FDEP Sewer, SWFWMD, and FDEP NOI.

PHASE 2

Permits / Approvals	Approval / Expected Date
Zoning Approval (Davenport)	City of Davenport City Ordinance (Approved)
Preliminary Plat (Davenport)	July 2018
SWFWMD ERP	October 2018
Construction Permits (Davenport)	October 2018
FDEP Water	October 2018
FDEP Sewer	October 2018
FDEP NOI	September 2018

VII. RECOMMENDATION

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the City. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the City of Davenport, and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the City regulations.

VIII. REPORT MODIFICATION

During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

IX. CONCLUSION

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the proposed CIP can be completed at the cost as stated.

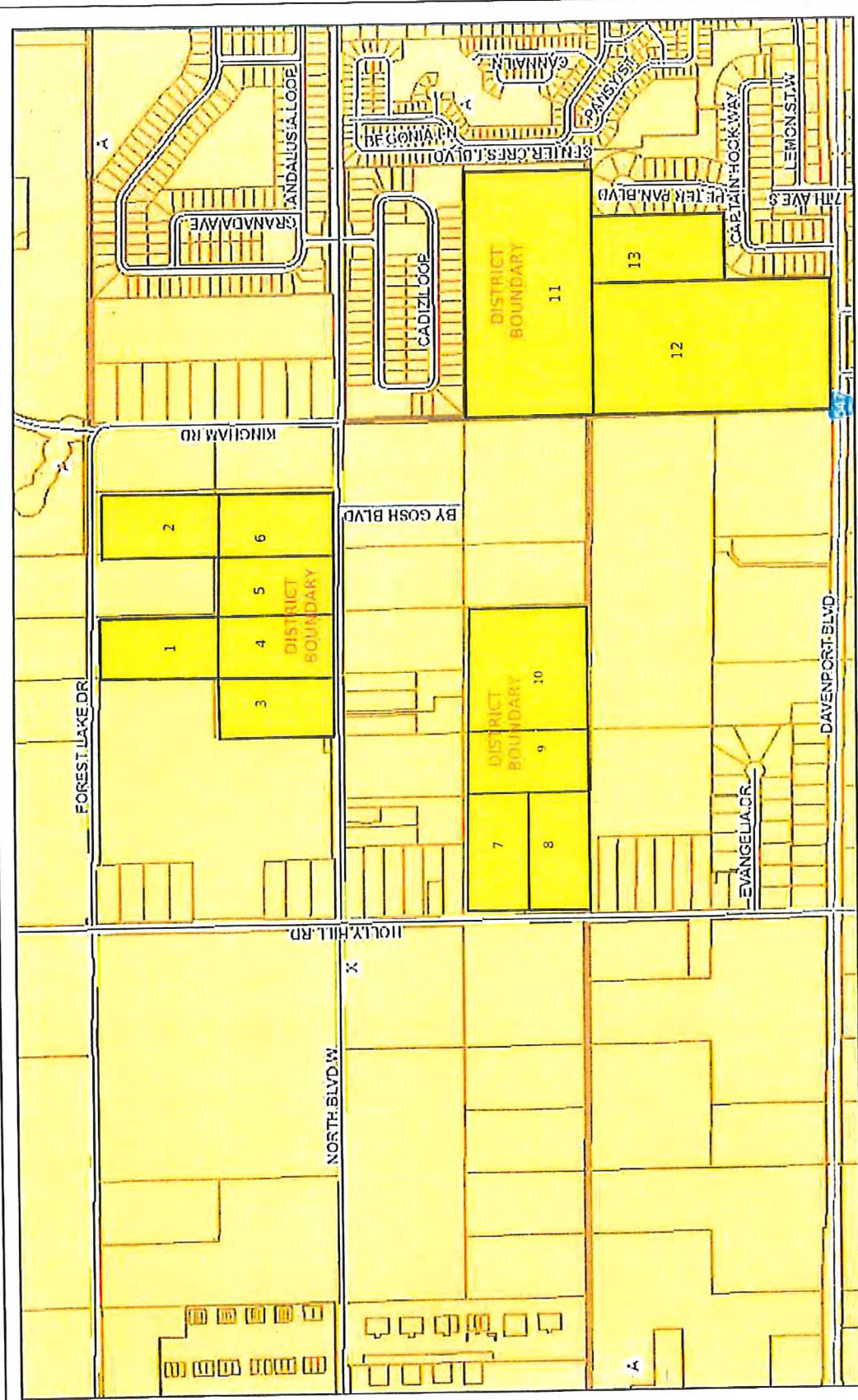



EXHIBIT 1 HOLLY HILL ROAD EAST CDD LOCATION MAP

 CDD DISTRICT

Dennis Wood Engineering LLC
 OFFICE: (863) 940-2040
 FAX: (863) 940-2044
 CELL: (863) 662-0018
 1925 BARTOW ROAD
 LAKELAND, FL 33801
 DENNIS WOOD, PROFESSIONAL ENGINEER
 EMAIL: denniswoodengineering@gmail.com

EXHIBIT 2
OVERALL LEGAL DESCRIPTION

HOLLY HILL ROAD EAST - COMMUNITY DEVELOPMENT DISTRICT
PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13

TRACTS 21 AND 23 IN THE NORTHEAST ¼ OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "HOLLY HILL GROVE AND FRUIT COMPANY", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 10. PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS MAINTAINED RIGHT-OF-WAY PER MAP BOOK 17, PAGES 100-108, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

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AND

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AND

TRACTS 28 AND 29 IN THE NORTHEAST ¼ OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "HOLLY HILL GROVE AND FRUIT COMPANY", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 10, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS RIGHT-OF-WAY PER O.R. BOOK 781, PAGE 695, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TRACTS 12 AND 13 IN THE SOUTHEAST ¼ OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF "FLORIDA DEVELOPMENT COMPANY TRACT," ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 03, PAGES 60 – 63 PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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AND

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AND

THE SOUTH ½ OF TRACTS 15 AND 16 IN THE SOUTHEAST ¼ OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF "FLORIDA DEVELOPMENT COMPANY TRACT," ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 03, PAGE 60-63 PUBLIC RECORDS OF POLK

COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF SAID PROPERTY CONVEYED TO POLK COUNTY, FLORIDA BY THAT CERTAIN QUIT CLAIM DEED AS RECORDED IN O.R. BOOK 781, PAGE 713 PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

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AND

TRACTS 13, 14, 15, 16, 17, 18, 19, 31, AND 32, IN THE SOUTHWEST ¼ OF SECTION 04, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT COMPANY TRACT" ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 03, PAGES 60 – 63 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF THE PROPERTY DESCRIBED IN THE EMINENT DOMAIN PROCEEDINGS EVIDENCED BY THE ORDER OF TAKING RECORDED IN O.R. BOOK 139, PAGE 596, AND THE FINAL JUDGEMENT RECORDED IN O.R. BOOK 275, PAGE 369 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH THE 15.00 FOOT WIDE PLATTED RIGHT-OF-WAY COINCIDENT WITH THE SOUTH LINE OF SAID TRACTS 13, 14, 15, AND 16, AND COINCIDENT WITH THE NORTH LINE OF SAID TRACTS 17, 18, AND 19.

ALL, ALSO BEING DESCRIBED AS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 29, AND RUN THENCE ALONG THE NORTH LINE THEREOF S-89°53'06"-E, 326.18 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 21; THENCE ALONG THE WEST LINE OF SAID TRACT 21 N-00°25'33"-W, 640.90 FEET TO A POINT ON THE SOUTH MAINTAINED RIGHT-OF-WAY LINE OF FOREST LAKE DRIVE ACCORDING TO THE MAP AS RECORDED IN MAP BOOK 17, PAGES 100-108, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) S-89°49'04"-E, 95.08 FEET; THENCE 2) S-88°09'06"-E, 71.24 FEET; THENCE 3) S-89°58'57"-E, 160.16 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 21; THENCE DEPARTING SAID MAINTAINED RIGHT-OF-WAY LINE, AND ALONG THE EAST LINE OF SAID TRACT 21 S-00°23'18"-E, 638.91 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TRACT 27; THENCE ALONG THE NORTH LINE OF SAID TRACT 27 S-89°53'06"-E, 326.98 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID TRACT 23 N-00°23'11"-W, 635.57 FEET TO A POINT ON SAID SOUTH MAINTAINED RIGHT-OF-WAY LINE OF FOREST LAKE DRIVE; THENCE ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) S-89°36'39"-E, 187.39 FEET; THENCE 2) S-89°59'30"-E, 139.69 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 23; THENCE DEPARTING SAID SOUTH MAINTAINED RIGHT-OF-WAY LINE, AND ALONG THE EAST LINE OF SAID TRACT 23 S-00°23'04"-E, 634.92 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 26; THENCE ALONG THE EAST LINE OF SAID TRACT 26 S-00°22'59"-E, 635.38 FEET TO A POINT ON THE

NORTH RIGHT-OF-WAY LINE OF NORTH BOULEVARD WEST PER O.R. BOOK 781, PAGE 709 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE PER O.R. BOOK 781, PAGE 709, AND PER O.R. BOOK 781, PAGE 667, AND PER O.R. BOOK 781, PAGE 696, ALL IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, N-89°48'44"-W, 1305.66 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 29; THENCE ALONG THE WEST LINE OF SAID TRACT 29 N-00°26'06"-E, 633.72 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIBED CONTAINS 28.58 ACRES, MORE OR LESS.

AND

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 12 AND RUN THENCE ALONG THE EAST LINE THEREOF, S-00°39'44"-E, 650.29 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 12, 13, 14, 15 AND 16 N-89°20'55"-W, 1628.90 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HOLLY HILL ROAD, PER O.R. BOOK 781, PAGE 713 PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, AND THEN CONTINUING ALONG THE EAST RIGHT-OF-WAY OF HOLLY HILL ROAD, PER O.R. BOOK 781, PAGE 715 PUBLIC RECORDS OF POLK COUNTY, FLORIDA N-00°29'26"-W, 643.68 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 16; THENCE ALONG THE NORTH LINE OF SAID TRACTS 16, 15, 14, 13 AND 12, S-89°34'47"-E, 1626.84 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIBED CONTAINS: 24.17 ACRES, MORE OR LESS.

AND

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 16, AND RUN THENCE ALONG THE NORTH LINE OF SAID TRACTS 16, 15, 14, AND 13 N-89°43'00"-E, 1309.54 FEET TO THE NORTHEAST CORNER OF SAID TRACT 13; THENCE ALONG THE EAST LINE OF SAID TRACT 13 AND THE SOUTHERLY PROJECTION THEREOF, S-00°47'35"-E, 667.62 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 04; THENCE ALONG SAID SOUTH LINE N-89°38'02"-W, 331.52 FEET; THENCE ALONG THE NORTHERLY PROJECTION OF THE EAST LINE OF SAID TRACT 19 AND THE EAST LINE OF SAID TRACT 19 S-00°48'45"-E, 667.55 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID TRACT 19 S-89°30'27"-W, 331.42 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 19, ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 31; THENCE ALONG THE EAST LINE OF SAID TRACT 31 S-00°47'10"-E, 628.70 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 547 (80' RIGHT-OF-WAY WIDTH); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S-89°29'00"-W, 647.50 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 32; THENCE ALONG SAID WEST LINE THEREOF, AND ALONG THE WEST LINE OF SAID TRACT 17 AND THE NORTHERLY PROJECTION THEREOF, N-00°46'25"-W, 1298.68 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 04, ALSO BEING THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 04; THENCE ALONG THE SOUTHERLY PROJECTION OF THE WEST LINE OF SAID TRACT 16, AND ALONG SAID WEST LINE N-00°45'52"-W, 669.51 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIBED CONTAINS: 44.47 ACRES, MORE OR LESS

LEGAL DESCRIPTION

HOLLY HILL ROAD EAST - COMMUNITY DEVELOPMENT DISTRICT
PARCELS 1, 2, 3, 4, 5 AND 6

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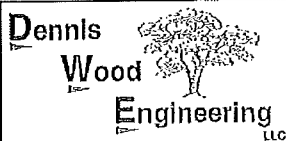
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PROPERTY DESCRIBED CONTAINS 28.58 ACRES, MORE OR LESS.



DENNIS WOOD, PROFESSIONAL ENGINEER
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OFFICE: (863) 940-2040
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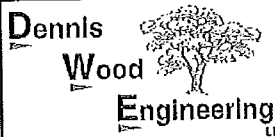
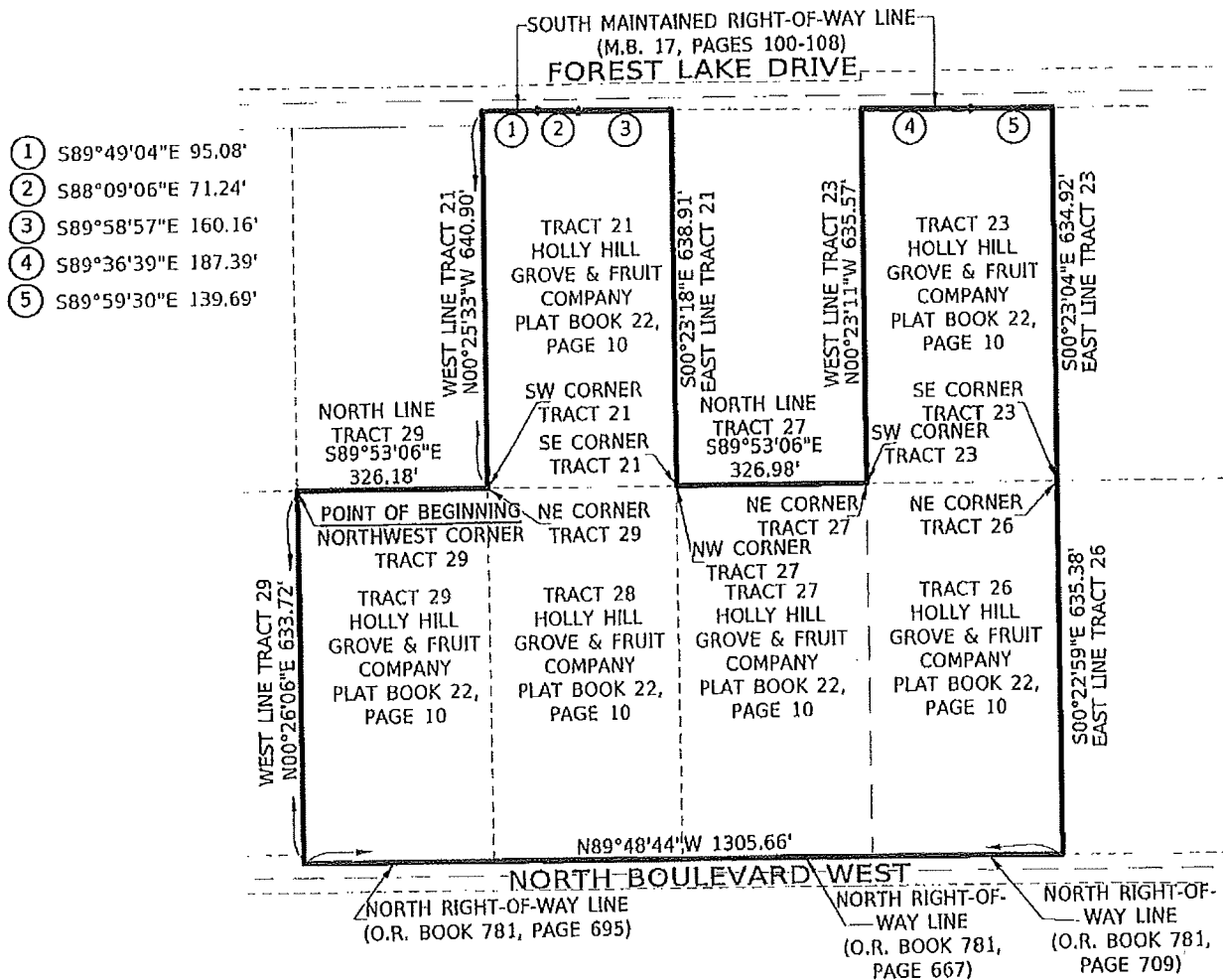
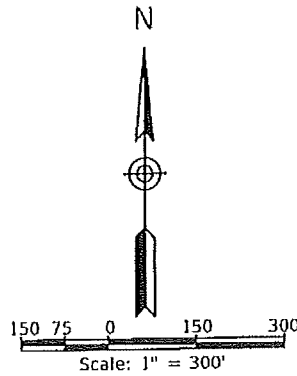
1925 BARTOW ROAD
LAKELAND, FL 33801

HOLLY HILL ROAD EAST -
COMMUNITY DEVELOPMENT DISTRICT
PARCELS 1, 2, 3, 4, 5 AND 6

LEGAL DESCRIPTION

(NOT A SURVEY)

EXHIBIT A CONSISTS OF TWO (2) PAGES,
AND IS NOT COMPLETE WITHOUT BOTH PAGES PAGE 1 OF 2



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1925 BARTOW ROAD
LAKELAND, FL 33801

HOLLY HILL ROAD EAST - COMMUNITY DEVELOPMENT DISTRICT PARCELS 1, 2, 3, 4, 5 AND 6 SKETCH TO ACCOMPANY LEGAL DESCRIPTION

(NOT A SURVEY)
 EXHIBIT A CONSISTS OF TWO (2) PAGES,
 AND IS NOT COMPLETE WITHOUT BOTH PAGES

LEGAL DESCRIPTION

HOLLY HILL ROAD EAST - COMMUNITY DEVELOPMENT DISTRICT
PARCELS 7, 8, 9, & 10

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AND

THE SOUTH $\frac{1}{2}$ OF TRACTS 15 AND 16 IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF "FLORIDA DEVELOPMENT COMPANY TRACT," ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 03, PAGE 60-63 PUBLIC RECORDS OF POLK COUNTY, FLORIDA, **LESS AND EXCEPT** THAT PORTION OF SAID PROPERTY CONVEYED TO POLK COUNTY, FLORIDA BY THAT CERTAIN QUIT CLAIM DEED AS RECORDED IN O.R. BOOK 781, PAGE 713 PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

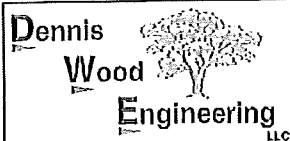
AND

THE NORTH $\frac{1}{2}$ OF TRACTS 15 AND 16 IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF "FLORIDA DEVELOPMENT COMPANY TRACT," ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 03, PAGES 60-63 PUBLIC RECORDS OF POLK COUNTY, FLORIDA, **LESS AND EXCEPT** THAT PORTION OF SAID PROPERTY CONVEYED TO POLK COUNTY, FLORIDA BY THAT CERTAIN QUIT CLAIM DEED AS RECORDED IN O.R. BOOK 781, PAGE 715 PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ALL, ALSO BEING DESCRIBED AS

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 12 AND RUN THENCE ALONG THE EAST LINE THEREOF, S-00°39'44"-E, 650.29 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 12, 13, 14, 15 AND 16 N-89°20'55"-W, 1628.90 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HOLLY HILL ROAD, PER O.R. BOOK 781, PAGE 713 PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, AND THEN CONTINUING ALONG THE EAST RIGHT-OF-WAY OF HOLLY HILL ROAD, PER O.R. BOOK 781, PAGE 715 PUBLIC RECORDS OF POLK COUNTY, FLORIDA N-00°29'26"-W, 643.68 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 16; THENCE ALONG THE NORTH LINE OF SAID TRACTS 16, 15, 14, 13 AND 12, S-89°34'47"-E, 1626.84 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIBED CONTAINS: 24.17 ACRES, MORE OR LESS.



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1925 BARTOW ROAD
LAKELAND, FL 33801

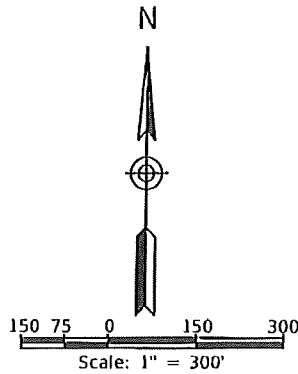
HOLLY HILL ROAD EAST -
COMMUNITY DEVELOPMENT DISTRICT
PARCELS 7, 8, 9 AND 10

LEGAL DESCRIPTION

(NOT A SURVEY)

EXHIBIT A CONSISTS OF TWO (2) PAGES,
AND IS NOT COMPLETE WITHOUT BOTH PAGES

PAGE 1 OF 2

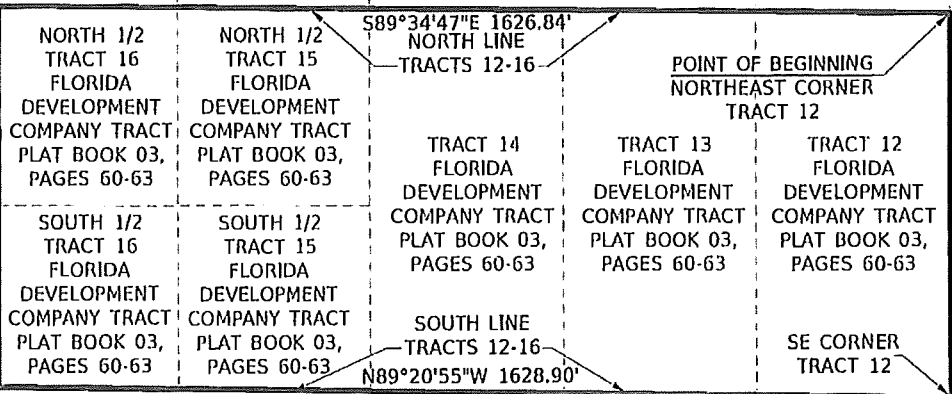


EAST RIGHT-OF-WAY LINE
(O.R. BOOK 781, PAGE 715)

N00°29'26"W 643.68'

HOLLY HILL ROAD

EAST RIGHT-OF-WAY LINE
(O.R. BOOK 781, PAGE 713)



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HOLLY HILL ROAD EAST - COMMUNITY DEVELOPMENT DISTRICT PARCELS 7, 8, 9 AND 10 SKETCH TO ACCOMPANY LEGAL DESCRIPTION

(NOT A SURVEY)
EXHIBIT A CONSISTS OF TWO (2) PAGES,
AND IS NOT COMPLETE WITHOUT BOTH PAGES

LEGAL DESCRIPTION

HOLLY HILL ROAD EAST - COMMUNITY DEVELOPMENT DISTRICT
PARCELS 11, 12, & 13

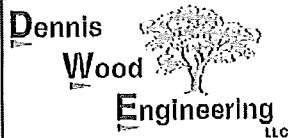
TRACTS 13, 14, 15, 16, 17, 18, 19, 31, AND 32, IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 04, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT COMPANY TRACT" ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 03, PAGES 60 – 63 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF THE PROPERTY DESCRIBED IN THE EMINENT DOMAIN PROCEEDINGS EVIDENCED BY THE ORDER OF TAKING RECORDED IN O.R. BOOK 139, PAGE 596, AND THE FINAL JUDGEMENT RECORDED IN O.R. BOOK 275, PAGE 369 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH THE 15.00 FOOT WIDE PLATTED RIGHT-OF-WAY COINCIDENT WITH THE SOUTH LINE OF SAID TRACTS 13, 14, 15, AND 16, AND COINCIDENT WITH THE NORTH LINE OF SAID TRACTS 17, 18, AND 19.

ALSO BEING DESCRIBED AS

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 16, AND RUN THENCE ALONG THE NORTH LINE OF SAID TRACTS 16, 15, 14, AND 13 N-89°43'00"-E, 1309.54 FEET TO THE NORTHEAST CORNER OF SAID TRACT 13; THENCE ALONG THE EAST LINE OF SAID TRACT 13 AND THE SOUTHERLY PROJECTION THEREOF, S-00°47'35"-E, 667.62 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 04; THENCE ALONG SAID SOUTH LINE N-89°38'02"-W, 331.52 FEET; THENCE ALONG THE NORTHERLY PROJECTION OF THE EAST LINE OF SAID TRACT 19 AND THE EAST LINE OF SAID TRACT 19 S-00°48'45"-E, 667.55 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID TRACT 19 S-89°30'27"-W, 331.42 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 19, ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 31; THENCE ALONG THE EAST LINE OF SAID TRACT 31 S-00°47'10"-E, 628.70 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 547 (80' RIGHT-OF-WAY WIDTH); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S-89°29'00"-W, 647.50 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 32; THENCE ALONG SAID WEST LINE THEREOF, AND ALONG THE WEST LINE OF SAID TRACT 32 AND 17 AND THE NORTHERLY PROJECTION OF TRACT 17 THEREOF, N-00°46'25"-W, 1298.68 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 04, ALSO BEING THE SOUTH LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 04; THENCE ALONG THE SOUTHERLY PROJECTION OF THE WEST LINE OF SAID TRACT 16, AND ALONG SAID WEST LINE N-00°45'52"-W, 669.51 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIBED CONTAINS: 44.47 ACRES, MORE OR LESS



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HOLLY HILL ROAD EAST -
COMMUNITY DEVELOPMENT DISTRICT
PARCELS 11, 12 & 13

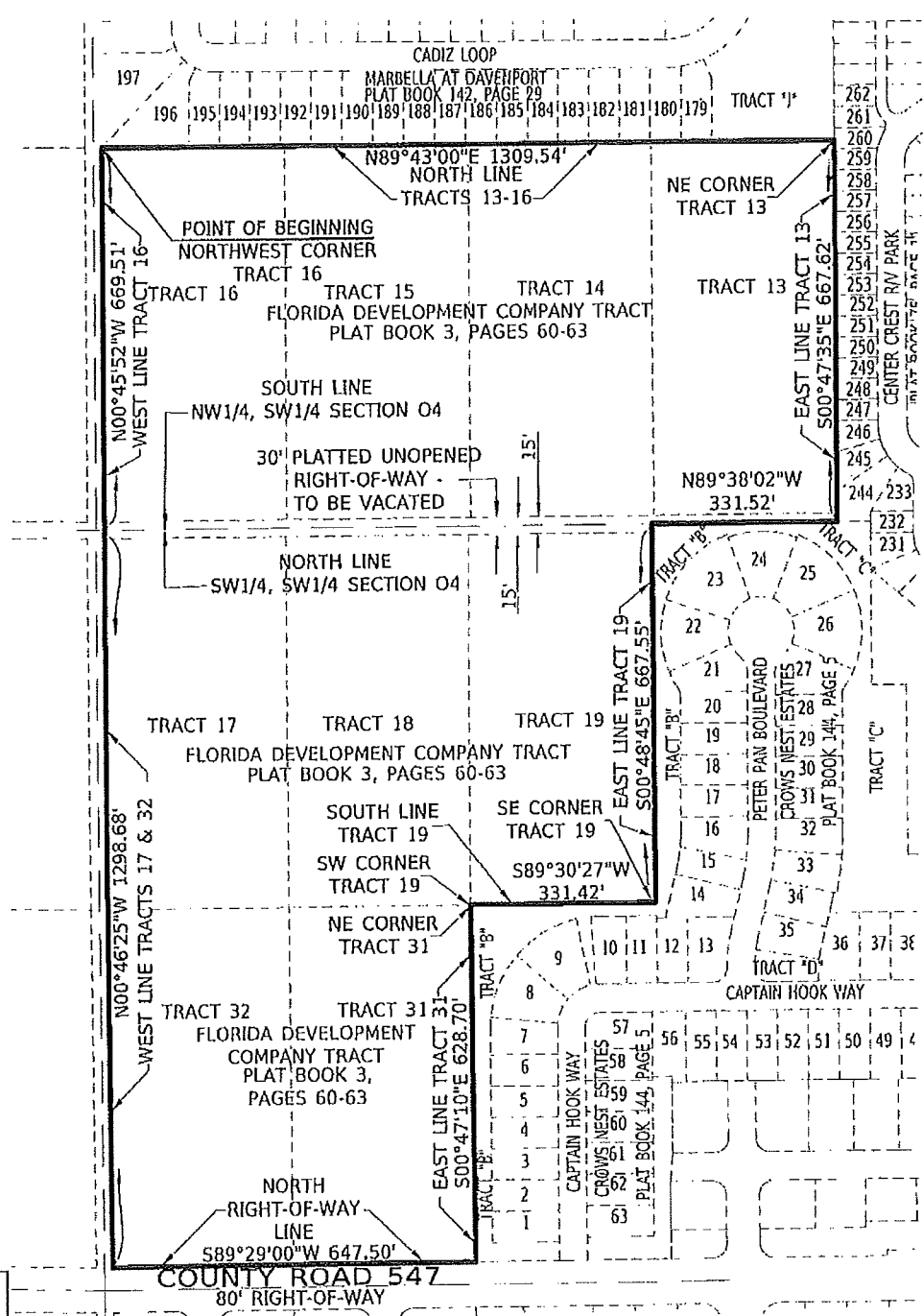
LEGAL DESCRIPTION

(NOT A SURVEY)

EXHIBIT A CONSISTS OF TWO (2) PAGES,
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150 75 0 150 300
Scale: 1" = 300'



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HOLLY HILL ROAD EAST -
COMMUNITY DEVELOPMENT DISTRICT
PARCELS 11, 12 & 13
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
(NOT A SURVEY)

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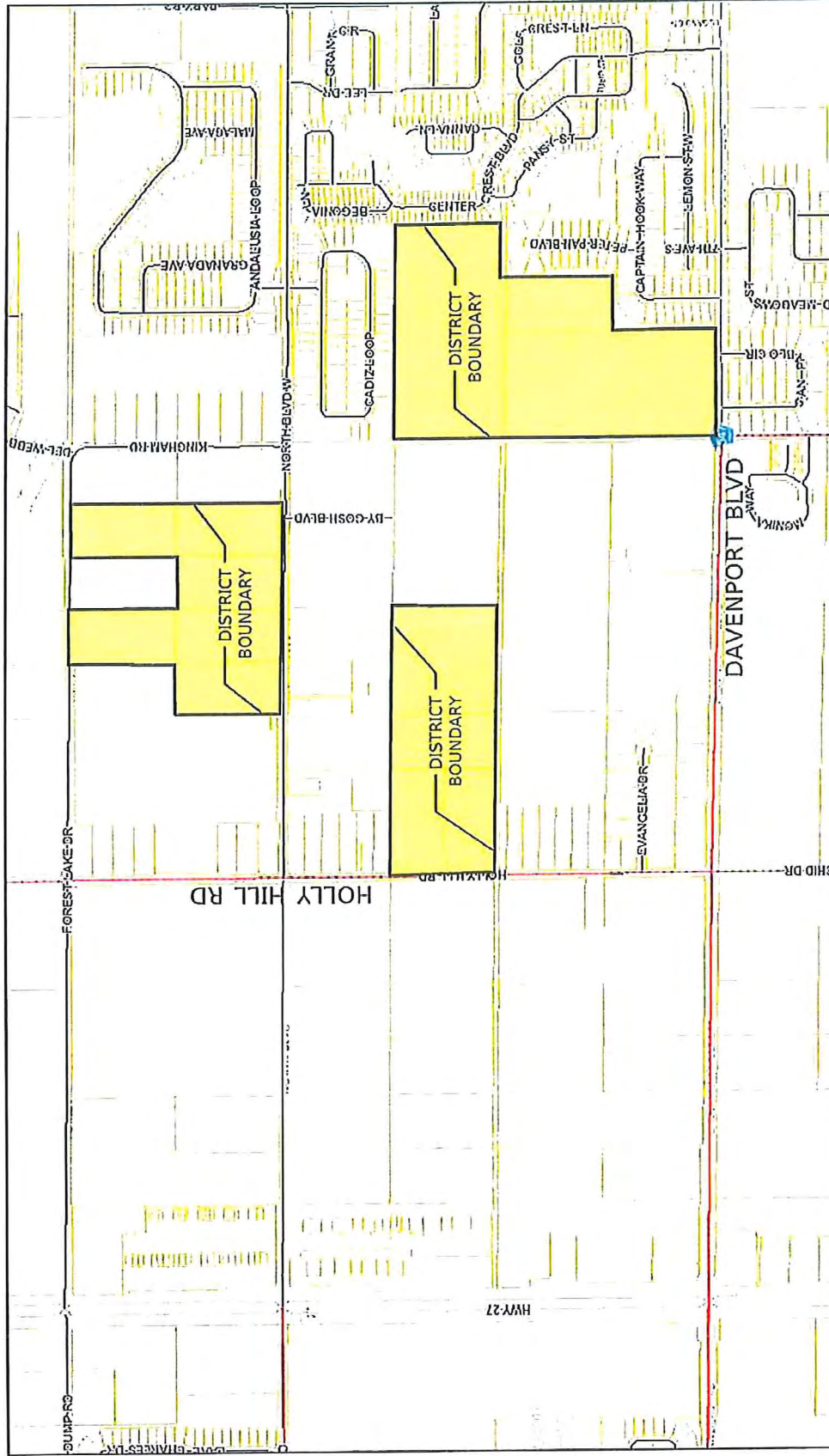
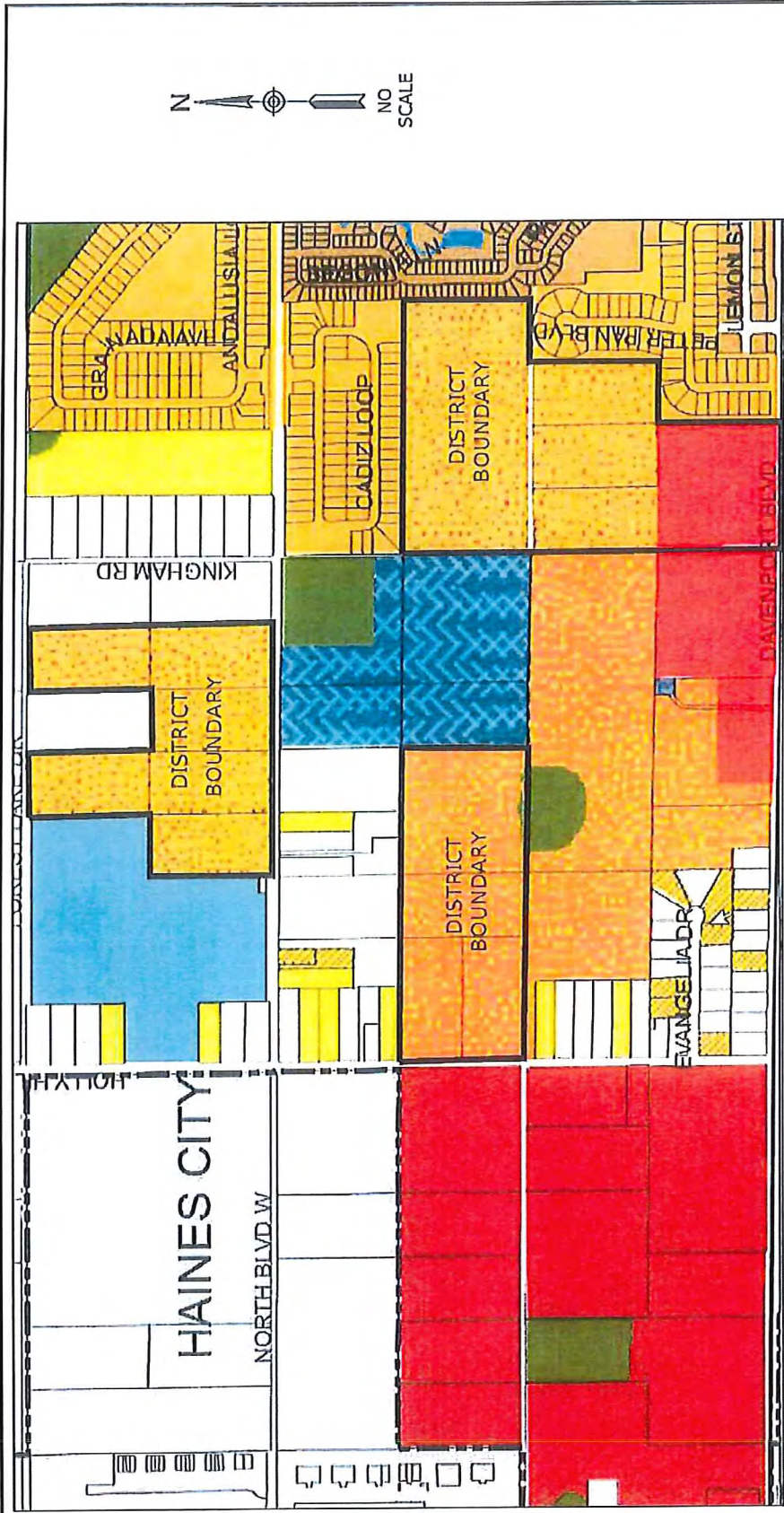


EXHIBIT 3
HOLLY HILL ROAD EAST CDD
DISTRICT BOUNDARY MAP



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 1925 BARTOW ROAD
 LAKELAND, FL 33801
Dennis Wood Engineering LLC
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 EMAIL: denniswoodengineering@gmail.com



Davenport Zoning

AG Agriculture	C-1 Office
TN-1 Traditional Neighborhood	C-2 Office Parks
TN-2 Traditional Neighborhood	DSD Downtown Business District
RE-1 Residential Estate	ML-1 Mixed-Use
RE-2 Residential Estate	C-1 Commercial
R-1 Residential	C-2 Commercial
R-2 Residential	C-3 Commercial
R-3 Residential	C-4 Commercial
R-4 Residential	I-1 Manufacturing/Warehousing
MF-1 Multi-Family	I-2 Industrial
MF-2 Multi-Family	PI-1 Public or Institutional
MF-3 Multi-Family	PI-2 Public or Institutional
MF-4 Multi-Family	PI-3 Public or Institutional
MH-1 Manufactured Homes (Subdivisions)	PI-4 Public or Institutional
MH-2 Manufactured Homes (Parks)	CN Conservation District

EXHIBIT 4
HOLLY HILL ROAD EAST CDD
EXISTING LAND USE MAP
CITY OF DAVENPORT

 CDD DISTRICT


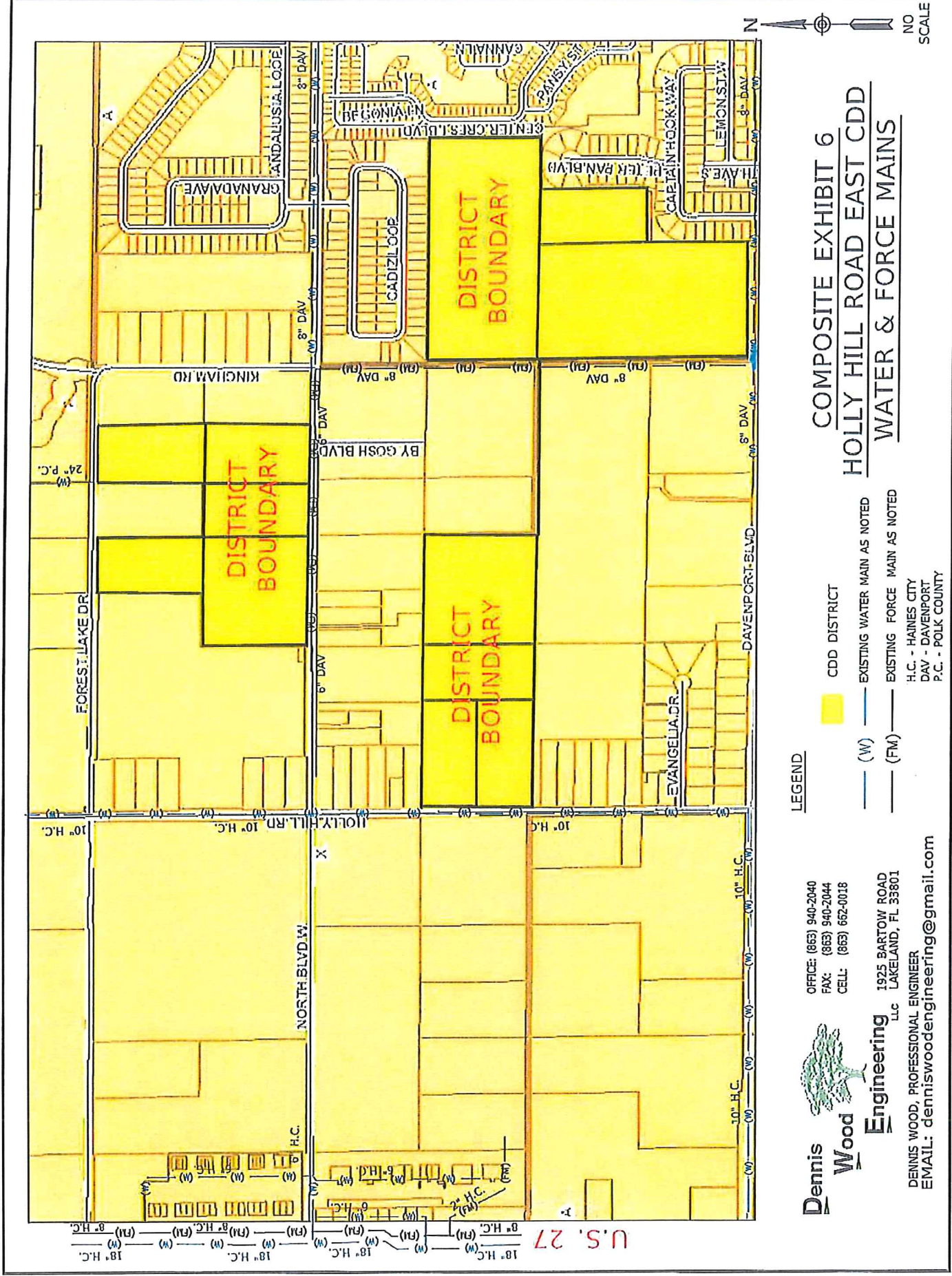
Dennis Wood Engineering LLC

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 1925 BARTOW ROAD
 LAKELAND, FL 33801
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EXHIBIT 5
HOLLY HILL ROAD EAST CDD
2030 FUTURE LAND USE
CITY OF DAVENPORT

CDD DISTRICT





COMPOSITE EXHIBIT 6 HOLLY HILL ROAD EAST CDD WATER & FORCE MAINS

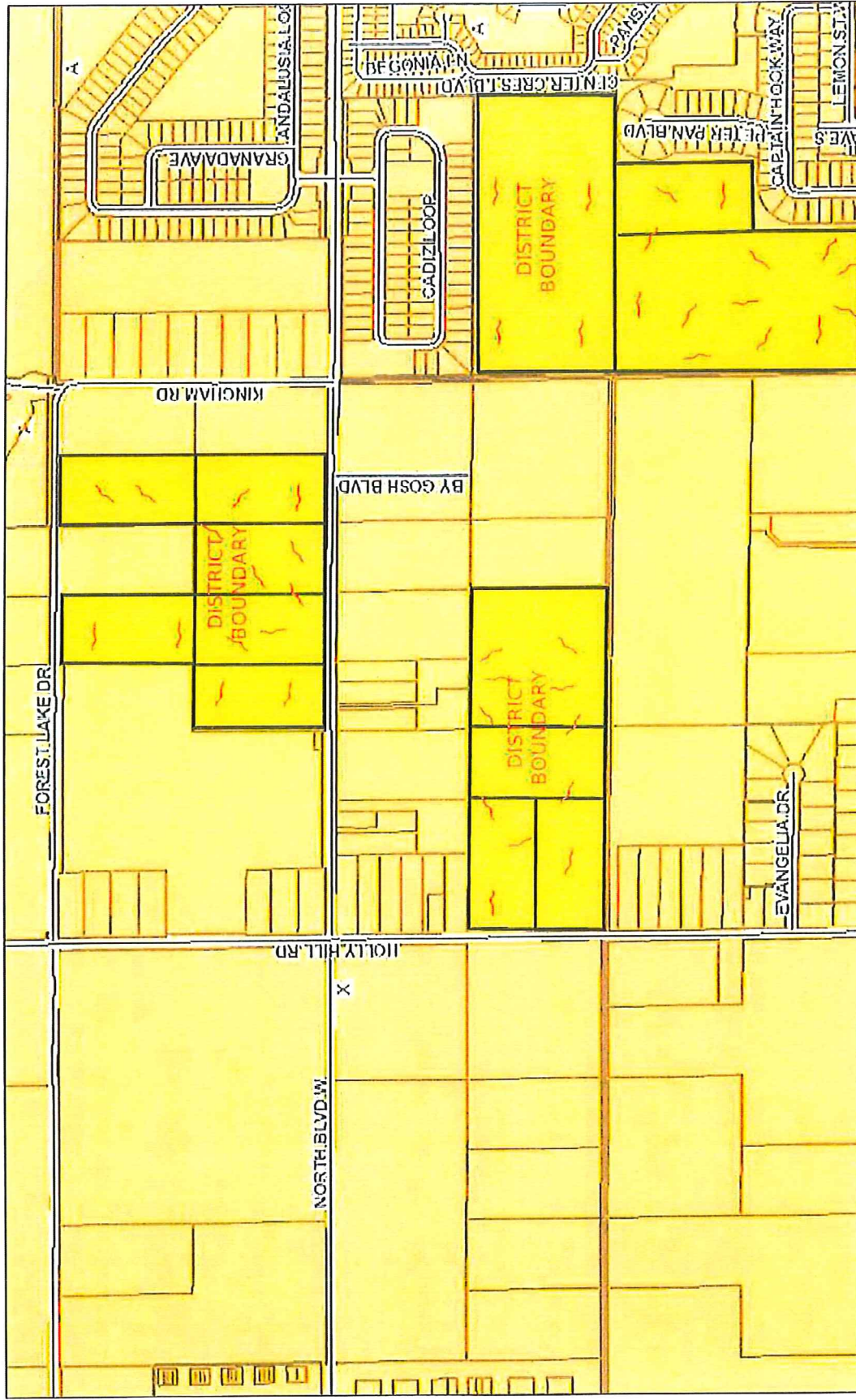
- LEGEND**
- CDD DISTRICT
 - (W) EXISTING WATER MAIN AS NOTED
 - (FM) EXISTING FORCE MAIN AS NOTED
 - H.C. - HAINES CITY
 - DAV - DAVENPORT
 - P.C. - POLK COUNTY

Dennis Wood Engineering LLC
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 FAX: (863) 940-2044
 CELL: (863) 662-0018



U.S. 27



N
NO
SCALE

COMPOSITE EXHIBIT 6 HOLLY HILL RD EAST CDD DRAINAGE FLOW PATTERN MAP

LEGEND
 — FLOW DIRECTION
 — CDD DISTRICT

Dennis Wood Engineering
 LLC

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1925 BARTOW ROAD
 LAKELAND, FL 33801

DENNIS WOOD, PROFESSIONAL ENGINEER
 EMAIL: denniswoodengineering@gmail.com

Exhibit 7
Holly Hill Road East Community Development District
Summary of Probable Cost

<u>Infrastructure</u>	<u>Phase 1</u>	<u>Phase 2</u>	<u>Total</u>
Offsite Improvements ⁽¹⁾⁽⁵⁾⁽⁷⁾	\$ 120,000.00	\$ 150,000.00	\$ 270,000.00
Stormwater Management ⁽¹⁾⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾⁽⁷⁾	\$2,427,600.00	\$2,368,100.00	\$ 4,795,700.00
Utilities (Water, Sewer, & Street Lighting) ^{(1) (5)(7) (9)}	\$1,142,400.00	\$1,114,400.00	\$ 2,256,800.00
Roadway ⁽¹⁾⁽⁴⁾⁽⁵⁾⁽⁷⁾	\$ 882,300.00	\$ 860,675.00	\$ 1,742,975.00
Entry Feature ⁽¹⁾⁽⁷⁾⁽⁸⁾	\$ 100,000.00	\$ 100,000.00	\$ 200,000.00
Parks and Amenities ⁽¹⁾⁽⁷⁾	\$ 404,963.00	\$ 395,037.00	\$ 800,000.00
Contingency	\$ 200,000.00	\$ 250,000.00	\$ 450,000.00
TOTAL	\$5,277,263.00	\$5,238,212.00	\$10,515,475.00

Notes:

1. Infrastructure consists of roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and neighborhood parks.
2. Excludes grading of each lot in conjunction with home construction, which will be provided by home builder.
3. Includes Stormwater pond excavation.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Stormwater does not include grading associated with building pads.
7. Estimates are based on 2016 cost.
8. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
9. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service.
10. Estimates based on 403 lots.

Exhibit 8
Holly Hill Road East Community Development District
Summary of Proposed District Facilities

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Entry Feature & Signage	District	District	District Bonds	District
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	City of Davenport	District Bonds	City of Davenport
Street Lighting/Conduit	District	District	District Bonds	District
Road Construction	District	District	District Bonds	District

*Costs not funded by bonds will be funded by the developer

EXHIBIT 9

EXHIBIT 9

**SUPPLEMENTAL
ASSESSMENT
METHODOLOGY REPORT**

**HOLLY HILL ROAD EAST
COMMUNITY DEVELOPMENT
DISTRICT**

October 11, 2017

Prepared for:

**Members of the Board of Supervisors,
Holly Hill Road East Community Development District**

Prepared by:

**Fishkind & Associates, Inc.
12051 Corporate Boulevard
Orlando, Florida 32817**

SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

October 11, 2017

1.0 Introduction

1.1 Purpose

This "Supplemental Assessment Methodology Report," dated October 11, 2017 ("Supplemental Report") operates pursuant to the provisions of the "Master Assessment Methodology Report," dated March 14, 2017 ("Methodology"). The Methodology provides a system for the allocation of non-ad valorem special assessments securing the repayment of bond debt planned to be issued by the Holly Hill Road East Community Development District ("District") to fund beneficial public infrastructure improvements and facilities. This Supplemental Report applies the Methodology to the details of the District's planned Special Assessment Revenue Bonds, Series 2017 ("Series 2017 Bonds").

The Methodology applied herein has two goals: (1) quantifying the special benefits received by properties within the District as a result of the installation of the District's improvements and facilities, and (2) equitably allocating the costs incurred by the District to provide these benefits to properties in the District. The District plans to implement a capital improvement program ("CIP") that will allow for the development of property within the District. The District plans to fund the majority of its CIP through bond debt financing. This bond debt, including the Series 2017 Bonds, will be repaid from the proceeds of non-ad valorem special assessments levied by the District's Board of Supervisors. These special assessments will serve as liens against properties within the boundary of the District that receive a special benefit from the CIP. This Methodology is designed to conform to the requirements of Chapters 170, 190, and 197 of the Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

1.2 Background

The District includes approximately 97.22 gross acres of property within its boundaries. The District is generally located to the south of Forest Lake Drive and to the east of Holly Hill Road within the City of Davenport, Florida. At build-out, the District is expected to contain approximately 403 single-family lots, landscaping, common and recreation areas, and related infrastructure. The land use plan for the District is found in Table 1 (all tables are found in the attached Appendix).

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create both special benefits and general benefits to property owners located within and surrounding the District. However, the general benefits to the public at large are incidental in nature and are readily distinguishable from the special benefits which accrue to property located within the District. It is the District's CIP that enables properties within the District's boundaries to be developed. Without the District's CIP there would be no infrastructure to support development of land within the District. Without these improvements development of property in the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of District infrastructure. However, these are incidental to the District's CIP, which is designed solely to meet the needs of property owners within the District. Properties outside the District do not depend upon the District's CIP to obtain, or to maintain, their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those properties lying outside of the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

For special assessments to be valid under Florida law, there are two requirements. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed.

If these two characteristics of valid special assessments are adhered to, Florida law provides some latitude to legislative bodies, such as the District's Board of Supervisors, in approving special assessments. Indeed, Florida courts have found that the mathematical perfection of calculating special benefit is likely impossible. Only if the District's Board was to act in an arbitrary, capricious, or grossly unfair fashion would its assessment methods be overturned.

1.5 Special Benefits and General Benefits

The new infrastructure improvements included in the CIP create both: (1) special benefits to the District and (2) general benefits to properties outside the District. However, as discussed below, these general benefits are incidental in nature and are readily distinguishable from the special benefits which accrue to the District. The CIP described in the District Engineer's Report enables the District to be developed. Without the CIP, there would be no infrastructure to support development of the District.

There is no doubt that the general public, and property owners outside the District, will benefit from the provision of the CIP. However, these benefits are incidental to the CIP, which is designed solely to meet the needs of the District. Lands outside the District do not depend upon the CIP to obtain, or to maintain, their development entitlements. This fact alone clearly distinguishes the special benefits which developable property in the District receive compared to those lying outside of the boundaries of the District.

Finally, as shown in the Methodology, the estimated cost of the CIP totals \$10,515,475. The District plans to issue bonds to fund these costs, with total District bond principal estimated at a maximum of \$14,150,000. There are 96.48 assessable acres within the District. Therefore, the average cost per assessable acre in the District is \$146,663 on a financed basis. According to data from the Polk County Property Appraiser ("PA"), the fair market value of the land in the District currently averages \$20,795 per acre. Therefore, as illustrated in the table immediately below, the total cost of the land with the proposed improvements implemented is estimated at approximately \$167,457 per acre.

Demonstration of Special Benefit for Properties in the District

<u>Category</u>	<u>Amount</u>
Maximum Bonds Necessary to Fund CIP	\$14,150,000
Assessable Acres within District	96
CIP Financed Cost Per Gross Acre	\$146,663
Value of Unimproved Land/Acre*	<u>\$20,795</u>
Total Cost of Improved Land per Acre	\$167,457
Est. Avg. Value of Finished Home and Lot	\$200,000
Value of Lot @ 25%	\$50,000
Density/Assessable Acre	4.18
Est. Value of Finished Lots/Land per Acre	<u>\$208,852</u>
Net Benefit per Acre from CDD Improvements	<u>\$41,394</u>

*Average of the 2017 values of all assessable District land provided by the Polk County Property Appraiser.

Based on the land development plan, and market research by the District's Financial Advisor ("FA"), the estimated average value for a single-family home to be developed in the District is \$200,000. The typical relationship between the total price of a new home and its finished lot is 25%. So, the average home lot in the District is expected to have a retail value of \$50,000.

The land use plan anticipates a gross residential density of 4.18 units per assessable acre. Therefore, the average value per acre for properties developed into residential lots is \$208,852. Thus, the estimated net special benefit to District lands averages \$41,394 per acre. In other words, the installation of the CIP will increase the market value of the land within the District in excess of the cost of the assessments.

2.0 CIP Plan of Finance

2.1 Phased Infrastructure Installation

The District will install its public infrastructure and improvements on a phased basis, as outlined in more detail in the "Holly Hill Road East Community Development District Engineer's Report for Capital Improvements", dated September 2017 ("Engineer's Report"), as prepared

by Dennis Wood Engineering, LLC (“District Engineer”). As outlined in the Engineer’s Report, the District will install the infrastructure necessary to serve the lands within both Phases 1 and 2. The District infrastructure and improvements for Phase 1 are designed to serve and specially benefit the lands within Phase 1. Similarly, the District infrastructure and improvements for Phase 2 are designed to serve and specially benefit the lands within Phase 2. The estimated costs of the Phase 1 and 2 District infrastructure and improvements (and the estimated costs for the District’s entire CIP) are presented in Table 2.

2.3 Bond Requirements

The District intends to finance the majority of its CIP by issuing bonds. These bonds will be issued in several series, as development progresses within the District. The District’s first bond issuance, the Series 2017 Bonds, will help fund the costs of the Phase 1 District infrastructure and improvements. The Phase 1 District infrastructure and improvements will be assessed solely to properties located within Phase 1. Similarly, the Phase 2 District infrastructure and improvements will be assessed solely to properties located within Phase 2. A number of component funds comprise the total principal of the bonds to be issued by the District. These funds may include but are not limited to acquisition and construction, capitalized interest, a debt service reserve, underwriter’s discount, and issuance costs. An estimate of the sizing of the Series 2017 Bonds issuance required to fund the Phase 1 District infrastructure and improvements is found in Table 3.

3.0 Assessment Methodology

3.1 Assessment Foundation

The assessment methodology associated with the allocation of the costs of the CIP is a four-step process. First, the District Engineer determines the costs for the District’s infrastructure and related improvements. Second, an estimate of the amount of bonds required to finance the infrastructure improvements is calculated. Third, the District Engineer outlines which parcels benefit from the provision of each phase of infrastructure and improvements. Finally, the as-financed costs of the infrastructure and related improvements are allocated to the benefiting

properties based on the approximate relative benefit each unit receives as expressed by that unit's Equivalent Residential Unit ("ERU") Factor.

In allocating special assessments to benefiting property, Florida governments have used a variety of methods including, but not limited to, front footage, area, trip rates, equivalent residential units, dwelling units, and acreage. Fishkind has determined that an assessment methodology based on equivalent residential unit ("ERU") values is appropriate. These ERU values equate the benefit received by a stated amount of such particular land use category to the benefit received by a typical single-family residence. The use of ERU values to estimate the benefit derived from infrastructure improvements is recognized as a simple, fair, and reasonable method for apportioning benefit. ERU values are a commonly accepted method for calculating special benefit assessments in Florida. Here, Fishkind has chosen to assign an ERU value of 1.0 to each single-family lot.

3.2 Allocation of Specific Assessments

The CIP cost estimates are outlined in Table 2 and described in detail in the Engineer's Report. The Series 2017 Bonds issuance required to fund the Phase 1 infrastructure costs has been calculated and is shown in Table 3. The bonds principal and related annual debt service assessments assigned to Phase 1 will then be equally divided among the number of lots platted within Phase 1, with estimates of these assessments shown in Table 4. Table 4 becomes important as the land within a phase is platted, as specific bond debt service assessments will be assigned to the individual Development Units within the relevant phases at this time.

3.3 Assignment of Specific Assessments

Assessments securing bonds issued to fund Phase 1 properties will initially be assigned to Phase 1 properties on an equal per-acre basis. The Series 2017 Bond assessments for this phase will then be equally divided among the lots within such phase, as property is *initially* platted. The final assignment of bond debt to a specific lot does not take place until the land containing that lot is platted.

3.4 True-Up Mechanism

In order to ensure that the District's bond debt will not build up on the unplatted land within each phase, the District shall periodically apply a "true-up" test. Initially, the Series 2017 Bonds assessments shall be allocated Phase 1. This bonds debt shall, prior to platting, be allocated equally to each of the undeveloped developable acres within Phase 1. As property within Phase 1 is platted, "true-up" or density reduction payments may become due based upon the amount of bond debt assessments initially assigned to phase. For example, as outlined in Table 3, it is estimated that \$4,125,000 in bonds principal will be allocated to Phase 1 at the time of issuance. This \$4,125,000 in bonds principal is expected to be allocated equally to the 204 lots planned for Phase 1 at the time Phase 1 is platted. However, should it happen at the time of platting that only 203 lots have been identified in the plat, the owner of Phase 1 at the time of platting will be required to make a true-up payment to the District equal to the bonds principal assessment assigned to one single-family residence. The bonds principal true-up test shall be applied at the completion of the platting of 50%, 75%, 90%, and 100% of the developable acreage within such phase. It is the responsibility of the landowner of record of the affected parcel to make or cause to be made any required true-up payments due. This true-up obligation runs with the land within the District. The District will not release any liens on property for which true-up payments are due until provision for such payment has been satisfactorily made. The true-up thresholds for the lands within Phases 1 are found in the table below.

Series 2017 Bonds True-Up Thresholds

<u>Category</u>	<u>50%</u>	<u>75%</u>	<u>90%</u>	<u>100%</u>
Ph. 1 Developed Acres	21.8	32.7	39.3	43.7
Ph. 1 Undev. Acres	21.8	10.9	4.4	0.0
Debt per Undev. Ph. 1 Acre	\$162,964	\$162,964	\$162,964	\$162,964

In the event that additional land not currently subject to the assessments required to repay the debt associated with the CIP is developed in such a manner as to receive special benefit from the CIP, it is contemplated that this Methodology will be re-applied to include such new parcels. The additional land, as a result of applying this Methodology, will be allocated

an appropriate share of the special assessments, while all then-assessed parcels will receive a relative adjustment in their assessment levels.

4.0 Series 2017 Bonds Assessment Roll

The table below outlines the Series 2017 Bonds assessments per developable acre for the lands within Phase 1. As this property is platted, assessments will be refined as outlined in Section 3.2, above.

Series 2017 Bonds Assessment Roll

<u>Phase</u>	<u>Polk County Parcel ID</u>	<u>Acres</u>	<u>Bond Principal</u>	<u>Bond Annual (1)</u>
1	272704722000040130	19.64	\$3,200,609	\$263,542
1	272704722000040170	19.06	\$3,106,090	\$255,760
1	272704722000040190	<u>4.96</u>	<u>\$808,301</u>	<u>\$66,557</u>
Totals		43.66	\$7,115,000	\$585,859

(1) Values include a 7.0% gross-up to account for the statutory early-payment discount and the fees and costs of collection charged by the county property appraiser and tax collector.

APPENDIX TABLES

APPENDIX TABLE 2
HOLLY HILL ROAD EAST CDD
ESTIMATED INFRASTRUCTURE COSTS
SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT

<u>Public Infrastructure Component</u>	<u>Phase 1</u>	<u>Estimated Costs.</u>
Offsite Improvements	\$120,000	
Stormwater Management	\$2,427,600	
Utilities (Water, Sewer, & Street Lighting)	\$1,142,400	
Roadways	\$882,300	
Entry Features & Signage	\$100,000	
Parks and Amenities	\$404,963	
Contingency	\$200,000	
Total		\$5,277,263

APPENDIX TABLE 3

HOLLY HILL ROAD EAST CDD

ESTIMATED SERIES 2017 BONDS DETAILS

SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT

Series 2017 Bonds Fund	Series 2017 Bonds
Construction/Acquisition Fund	Value (1)
Debt Service Reserve	\$3,630,166
Capitalized Interest	\$132,580
Costs of Issuance (Including Underwriter's Fee)	\$84,178
Contingency	\$278,076
Total Bonds Principal	\$0
	\$4,125,000

Bonds Details	
Average Annual Interest Rate:	4.90%
Term (Years):	30
Capitalized Interest (Months):	5
Net Annual Debt Service:	\$265,159
Gross Annual Debt Service (2):	\$285,117

(1) The values shown are estimated and subject to change.

(2) Values include a 7.0% gross-up to account for the statutory early-payment discount and the fees and costs of collection charged by the county property appraiser and tax collector.

EXHIBIT "C"
LEGAL DESCRIPTION OF PHASE I

LEGAL DESCRIPTION

HOLLY HILL ROAD EAST - COMMUNITY DEVELOPMENT DISTRICT
PARCELS 11, 12, & 13

TRACTS 13, 14, 15, 16, 17, 18, 19, 31, AND 32, IN THE SOUTHWEST ¼ OF SECTION 04, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT COMPANY TRACT" ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 03, PAGES 60 – 63 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, **LESS AND EXCEPT** THAT PORTION OF THE PROPERTY DESCRIBED IN THE EMINENT DOMAIN PROCEEDINGS EVIDENCED BY THE ORDER OF TAKING RECORDED IN O.R. BOOK 139, PAGE 596, AND THE FINAL JUDGEMENT RECORDED IN O.R. BOOK 275, PAGE 369 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH THE 15.00 FOOT WIDE PLATTED RIGHT-OF-WAY COINCIDENT WITH THE SOUTH LINE OF SAID TRACTS 13, 14, 15, AND 16, AND COINCIDENT WITH THE NORTH LINE OF SAID TRACTS 17, 18, AND 19.

ALSO BEING DESCRIBED AS

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 16, AND RUN THENCE ALONG THE NORTH LINE OF SAID TRACTS 16, 15, 14, AND 13 N-89°43'00"-E, 1309.54 FEET TO THE NORTHEAST CORNER OF SAID TRACT 13; THENCE ALONG THE EAST LINE OF SAID TRACT 13 AND THE SOUTHERLY PROJECTION THEREOF, S-00°47'35"-E, 667.62 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 04; THENCE ALONG SAID SOUTH LINE N-89°38'02"-W, 331.52 FEET; THENCE ALONG THE NORTHERLY PROJECTION OF THE EAST LINE OF SAID TRACT 19 AND THE EAST LINE OF SAID TRACT 19 S-00°48'45"-E, 667.55 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID TRACT 19 S-89°30'27"-W, 331.42 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 19, ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 31; THENCE ALONG THE EAST LINE OF SAID TRACT 31 S-00°47'10"-E, 628.70 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 547 (80' RIGHT-OF-WAY WIDTH); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S-89°29'00"-W, 647.50 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 32; THENCE ALONG SAID WEST LINE THEREOF, AND ALONG THE WEST LINE OF SAID TRACT 32 AND 17 AND THE NORTHERLY PROJECTION OF TRACT 17 THEREOF, N-00°46'25"-W, 1298.68 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 04, ALSO BEING THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 04; THENCE ALONG THE SOUTHERLY PROJECTION OF THE WEST LINE OF SAID TRACT 16, AND ALONG SAID WEST LINE N-00°45'52"-W, 669.51 FEET TO THE **POINT OF BEGINNING**.

PROPERTY DESCRIBED CONTAINS: 44.47 ACRES, MORE OR LESS



DENNIS WOOD, PROFESSIONAL ENGINEER
EMAIL: denniswoodengineering@gmail.com

OFFICE: (863) 940-2040
FAX: (863) 940-2044
CELL: (863) 662-0018

1925 BARTOW ROAD
LAKELAND, FL 33801

HOLLY HILL ROAD EAST - COMMUNITY DEVELOPMENT DISTRICT PARCELS 11, 12 & 13 LEGAL DESCRIPTION

(NOT A SURVEY)
EXHIBIT A CONSISTS OF TWO (2) PAGES,
AND IS NOT COMPLETE WITHOUT BOTH PAGES

**Holly Hill Road East
Community Development District**


Payment Authorization Nos. 4-6

**HOLLY HILL ROAD EAST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 004

9/15/2017

Item No.	Vendor	Invoice Number	General Fund
1	Egis Insurance & Risk Advisors FY 2018 Insurance	6174	\$ 5,000.00
TOTAL			\$ 5,000.00



Board Member

Please Return To:
Holly Hill Road East CDD
c/o Fishkind & Associates
12051 Corporate Boulevard
Orlando, FL 32817

RECEIVED SEP 17 2017



Holly Hill Road East Community Development District
c/o Fishkind & Associates, Inc.
12051 Corporate Blvd.
Orlando, FL 32817

INVOICE

Customer	Holly Hill Road East Community Development District
Date	09/13/2017
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	5,000.00
Payment Amount	
Payment for:	Invoice#6174
100117314	

Thank You

Please detach and return with payment



Customer: Holly Hill Road East Community Development District

Invoice	Effective	Transaction	Description	Amount
6174	10/01/2017	Renew policy	Policy #100117314 10/01/2017-10/01/2018 Florida Insurance Alliance General Liability - Renew policy Due Date: 10/13/2017	5,000.00

RECEIVED SEP 13 2017

				Total
				5,000.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC	(321)320-7665	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	cbitner@egisadvisors.com	09/13/2017



Florida
Insurance
Alliance™

PREMIUM SUMMARY

Holly Hill Road East Community Development District
c/o Fishkind & Associates, Inc.
12051 Corporate Blvd.
Orlando, FL 32817

Term: October 1, 2017 to October 1, 2018

Quote Number: 100117314

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$2,750
Public Officials and Employment Practices Liability	\$2,250
TOTAL PREMIUM DUE	\$5,000

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)

**HOLLY HILL ROAD EAST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 005

9/22/2017

Item No.	Vendor	Invoice Number	General Fund
1	Fishkind & Associates DM Fee & Reimbursables: September 2017	21294	\$ 4,442.36
TOTAL			\$ 4,442.36



Board Member

Please Return To:
Holly Hill Road East CDD
c/o Fishkind & Associates
12051 Corporate Boulevard
Orlando, FL 32817

RECEIVED SEP 27 2017

Fishkind & Associates, Inc.
12051 Corporate Blvd.
Orlando, FL 32817

FISHKIND
& ASSOCIATES



Invoice

Invoice #:	21294
9/15/2017	

Holly Hill Road East CDD
c/o Fishkind & Associates, Inc.
12051 Corporate Blvd
Orlando, FL 32817

RECEIVED SEP 20 2017

File: HollyHillRoadEastCDD

Holly Hill Road East

Services:	Amount
District Management Fee: Sept 2017	1,666.67
Copies	94.80
Postage	17.89
Conference Calls	21.68
The Ledger	2,630.84
UPS	10.48

**Please include the invoice
number on your remittance
and submit to:**

Fishkind & Associates, Inc.
12051 Corporate Blvd.
Orlando, FL 32817
Ph: 407-382-3256
Fax: 407-382-3254
www.fishkind.com

Balance Due

\$4,442.36

Copy Count

Account: Holly Hill Road

Amount of Copies: 632

Total \$: 94.80

Month August

Account Summary Report

Date Range: August 1, 2017 to August 31, 2017

Meter Group: All Meters

Meter 1W00 - 1376538 OLD at ORLANDO, FL

Meter 4W00 - 0347364 at ORLANDO, FL

Meter Details

Location	Meter Name	Serial Number	PhP Account Number
ORLANDO, FL	4W00 - 0347354	0347354	24978470
ORLANDO, FL	1W00 - 1376538 OLD	1376538	24978470

Account Summary

Account	Sub Account	Pieces	Total Charged
Holly Hill Road East CDD		7	\$17.890

Grand Total

\$17.890

MODERATOR 4751862 - Joe MacLaren

LOCATION

Orlando, FL

BILLING REF# 1

BILLING REF# 2

BILLING REF# 3

BILLING REF# 4

CONF. NO	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	TIME	SERVICE	ACCESS TYPE	PERSONS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
9008903	<i>Call Center</i>	07/05/2017	13867367700	9:58AM - 10:21AM	GLOBALMEET@ AUDIO	TOLL FREE	1	23	0.09/MIN	2.07	0.45	
9008903		07/05/2017	14072562503	9:58AM - 10:21AM	GLOBALMEET@ AUDIO	TOLL FREE	1	23	0.09/MIN	2.07	0.45	5.04
9008903		07/11/2017	4073823256	9:55AM - 10:18AM	GLOBALMEET@ AUDIO	TOLL FREE	1	23	0.09/MIN	2.07	0.45	
9008903	<i>Call Center</i>	07/11/2017	18632266863	9:58AM - 10:18AM	GLOBALMEET@ AUDIO	TOLL FREE	1	20	0.09/MIN	1.80	0.39	
9008903		07/11/2017	14075457500	10:01AM - 10:18AM	GLOBALMEET@ AUDIO	TOLL FREE	1	17	0.09/MIN	1.53	0.33	6.57
9008903	<i>Call Center</i>	07/12/2017	18136189794	7:54AM - 10:20AM	GLOBALMEET@ AUDIO	TOLL FREE	1	146	0.09/MIN	13.14	2.86	
9008903		07/12/2017	18132333400	7:56AM - 8:38AM	GLOBALMEET@ AUDIO	TOLL FREE	1	42	0.09/MIN	3.78	0.82	
9008903		07/12/2017	16143154158	7:57AM - 8:37AM	GLOBALMEET@ AUDIO	TOLL FREE	1	40	0.09/MIN	3.60	0.78	
9008903		07/12/2017	18136333322	7:57AM - 10:21AM	GLOBALMEET@ AUDIO	TOLL FREE	1	144	0.09/MIN	12.96	2.81	
9008903		07/12/2017	18135625250	8:00AM - 8:25AM	GLOBALMEET@ AUDIO	TOLL FREE	1	25	0.09/MIN	2.25	0.49	
9008903		07/12/2017	8044203263	8:04AM - 8:38AM	GLOBALMEET@ AUDIO	TOLL FREE	1	34	0.09/MIN	3.06	0.66	
9008903		07/12/2017	18137737148	8:04AM - 9:56AM	GLOBALMEET@ AUDIO	TOLL FREE	1	112	0.09/MIN	10.08	2.19	
9008903		07/12/2017	18132066200	8:09AM - 8:13AM	GLOBALMEET@ AUDIO	TOLL FREE	1	4	0.09/MIN	0.36	0.07	
9008903		07/12/2017	8137484199	8:09AM - 8:19AM	GLOBALMEET@ AUDIO	TOLL FREE	1	10	0.09/MIN	0.90	0.20	
9008903		07/12/2017	8136799784	8:10AM - 8:58AM	GLOBALMEET@ AUDIO	TOLL FREE	1	48	0.09/MIN	4.32	0.94	
9008903		07/12/2017	7347309627	8:17AM - 9:58AM	GLOBALMEET@ AUDIO	TOLL FREE	1	101	0.09/MIN	9.09	1.98	
9008903		07/12/2017	12397072039	8:19AM - 8:23AM	GLOBALMEET@ AUDIO	TOLL FREE	1	4	0.09/MIN	0.36	0.07	
9008903		07/12/2017	9479129872	8:20AM - 9:37AM	GLOBALMEET@ AUDIO	TOLL FREE	1	77	0.09/MIN	6.93	1.50	
9008903		07/12/2017	18136336053	8:26AM - 8:32AM	GLOBALMEET@ AUDIO	TOLL FREE	1	6	0.09/MIN	0.54	0.12	
9008903		07/12/2017	7032093098	8:30AM - 9:00AM	GLOBALMEET@ AUDIO	TOLL FREE	1	30	0.09/MIN	2.70	0.59	
9008903		07/12/2017	18133602792	9:15AM - 9:30AM	GLOBALMEET@ AUDIO	TOLL FREE	1	15	0.09/MIN	1.35	0.29	91.79
9008903		07/13/2017	8133403773	8:12AM - 8:16AM	GLOBALMEET@ AUDIO	TOLL FREE	1	4	0.09/MIN	0.36	0.07	0.43
9008903		07/13/2017	18636197103	8:59AM - 9:33AM	GLOBALMEET@ AUDIO	TOLL FREE	1	34	0.09/MIN	3.06	0.66	
9008903		07/13/2017	18633243698	9:02AM - 11:19AM	GLOBALMEET@ AUDIO	TOLL FREE	1	137	0.09/MIN	12.33	2.68	
9008903		07/13/2017	18636620018	9:59AM - 10:03AM	GLOBALMEET@ AUDIO	TOLL FREE	1	4	0.09/MIN	0.36	0.07	
9008903		07/13/2017	7703789695	11:01AM - 11:19AM	GLOBALMEET@ AUDIO	TOLL FREE	1	18	0.09/MIN	1.62	0.35	
9008903		07/13/2017	18636197103	11:06AM - 11:19AM	GLOBALMEET@ AUDIO	TOLL FREE	1	13	0.09/MIN	1.17	0.26	22.56
9008903		07/19/2017	13055798886	10:02AM - 10:19AM	GLOBALMEET@ AUDIO	TOLL FREE	1	17	0.09/MIN	1.53	0.33	1.86
9008903		07/19/2017	14079992522	10:26AM - 10:41AM	GLOBALMEET@ AUDIO	TOLL FREE	1	15	0.09/MIN	1.35	0.29	
9008903		07/19/2017	18633243698	10:28AM - 10:54AM	GLOBALMEET@ AUDIO	TOLL FREE	1	26	0.09/MIN	2.34	0.51	
9008903		07/19/2017	4073823256	10:28AM - 12:01 PM	GLOBALMEET@ AUDIO	TOLL FREE	1	93	0.09/MIN	8.37	1.82	
9008903		07/19/2017	13055798886	10:29AM - 10:48AM	GLOBALMEET@ AUDIO	TOLL FREE	1	19	0.09/MIN	1.71	0.37	
9008903		07/19/2017	18639402040	10:31AM - 10:48AM	GLOBALMEET@ AUDIO	TOLL FREE	1	17	0.09/MIN	1.53	0.33	
9008903		07/19/2017	18633243698	10:58AM - 12:04 PM	GLOBALMEET@ AUDIO	TOLL FREE	1	66	0.09/MIN	5.94	1.29	
9008903		07/19/2017	7703789695	10:59AM - 11:08AM	GLOBALMEET@ AUDIO	TOLL FREE	1	9	0.09/MIN	0.81	0.17	
9008903		07/19/2017	14079992522	11:03AM - 12:02 PM	GLOBALMEET@ AUDIO	TOLL FREE	1	59	0.09/MIN	5.31	1.15	
9008903		07/19/2017	13055798886	11:06AM - 12:02 PM	GLOBALMEET@ AUDIO	TOLL FREE	1	56	0.09/MIN	5.04	1.10	
9008903		07/19/2017	7703789695	11:07AM - 12:04 PM	GLOBALMEET@ AUDIO	TOLL FREE	1	57	0.09/MIN	5.13	1.11	
9008903		07/19/2017	18636620018	11:34AM - 11:51AM	GLOBALMEET@ AUDIO	TOLL FREE	1	17	0.09/MIN	1.53	0.33	

21.61
21.68

Kim Vanderpool

From: Amanda Lane
Sent: Wednesday, August 30, 2017 11:43 AM
To: Kim Vanderpool
Cc: Amy Champagne
Subject: Holly Hills

Kim,

Please see below. Holly Hill's legal advertising balance from The Ledger of \$2,630.84 was paid on August 30 with Jen G's credit card, to be reimbursed on the next Fishkind invoice that you prep.

Thank you!

Amanda Lane
Assistant Chief District Accountant
Fishkind & Associates, Inc.
12051 Corporate Blvd., Orlando, FL 32817
Tel: (407) 382-3256 // Fax: (407) 382-3254
Email: AmandaL@fishkind.com

Follow Fishkind on [LinkedIn](#).

From: Bloompott, Erica [mailto:ebloompott@gatehousemedia.com]
Sent: Wednesday, August 30, 2017 11:39 AM
To: Amanda Lane <amandal@fishkind.com>
Subject: Requested proof.

Just to let you know that I am clearing off \$9.77 in finance charges from account#754041 and \$20.23 from account#755093 as a courtesy.

Name	Value
Transaction ID	6952017083010334334197
Creation Time	08/30/17 10:33:43
Source	FSC
Type	Sale
Status	Pending
Result	Success
Total Amount	2630.84
Tax	0.00
Auth Code	030796
Account Holder	HOLLY HILL ROAD EAST CDD
Account Type	Visa
Token	041756863
Last Four	6213
Expiration	02/28
Email	
Phone	
Notes 1	in full, legal ads
Notes 2	LAKELAND
Notes 3	755093 eeb

Credit & Customer Care
300 W Lime St, Lakeland, FL 33815
T: [863-802-7965](tel:863-802-7965) F: [863-802-7825](tel:863-802-7825)
fsc@gatehousemedia.com
ebloompott@gatehousemedia.com
www.gatehousemedia.com

Adjustment Team - fsc_adj_team@gatehousemedia.com (Manager Deb Archer/ Team Lead Michell Glass)

Customer Care Team - fsc_credit_team@gatehousemedia.com (Supervisor Jamie Wagner / Team Lead Jamie Brown)

TheLedger NEWS CHIEF

LAKELAND, FL • WINTER HAVEN, FL
TEL: (866) 470-7133 • FAX: (863) 802-7825
FEDERAL ID#: 47-2464860

1 BILLING PERIOD	2 ADVERTISER / CLIENT NAME		
07/31/17 - 08/27/17	HOLLY HILL ROAD EAST CDD		
23 TOTAL AMOUNT DUE	*UNAPPLIED AMOUNT		3 TERMS OF PAYMENT
2,651.07			NET 15 DAYS
21 CURRENT AMOUNT DUE	22 30 DAYS	60 DAYS	OVER 90 DAYS
1,302.40	1,348.67	.00	.00

ADVERTISING INVOICE and STATEMENT

24 INVOICE NUMBER	4 PAGE #	5 BILLING DATE	6 BILLED ACCOUNT NUMBER	7 ADVERTISER / CLIENT NUMBER
1003766	1	08/27/17	755093	

8

8 - 312
JANE GAARLANDT
HOLLY HILL ROAD EAST CDD
12051 CORPORATE BLVD
ORLANDO FL 32817-1450



9 REMITTANCE ADDRESS

THE LEDGER / NEWS CHIEF
P.O. BOX 913004
ORLANDO, FL 32891-3004

210100376600002651077

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

SEE REVERSE SIDE FOR CREDIT CARD PAYMENT OPTIONS.

10 DATE	11 NEWSPAPER REFERENCE	12/13/14 DESCRIPTION - OTHER COMMENTS/CHARGES	15 SAU SIZE 16 BILLED UNITS	17 TIMES RUN 18 RATE	19 GROSS AMOUNT	20 NET AMOUNT
07/30		BALANCE FORWARD				1,348.67
08/27	1003888	Finance Charge				w/ - 20.23
08/01	L060G014BN	NOTICE OF LANDOWNERS	1x100L	1	477.17	477.17
	LEGAL LINE AD	MEETING AND ELECTIO PAZ LKL/FULL, LNET/FULL 0001 L060G014BN Jane G				
08/21	L060G015GF	NOTICE OF RULE DEVEL	1x59L	1	285.83	285.83
	LEGAL LINE AD	OPMENT BY THE HOLLY LKL/FULL, LNET/FULL 0001 L060G015GF				
08/22	L060G015GG	JANE GAARLANDT	1x109L	1	519.17	519.17
	LEGAL LINE AD	NOTICE OF RULEMAKING REGARDING THE RULE LKL/FULL, LNET/FULL 0001 L060G015GG Jane				
<p>YOUR ACCOUNT REFLECTS A PAST DUE BAL. RECEIVED BEFORE THE 15TH TO AVOID SU!</p> <p>PA1 < 290.5 + 290.5 + 290.5 + PA2 < 477.17 + 1,348.67 * 1,348.67 + PA2 - 477.17 + 285.83 + 519.17 + 2,630.84 *</p>						

STATEMENT OF ACCOUNT AGING OF PAST DUE ACCOUNTS

21 CURRENT NET AMOUNT DUE	22 30 DAYS	60 DAYS
1,302.40	1,348.67	

23 TOTAL AMOUNT DUE
2,651.07

TheLedger NEWS CHIEF

Question
Tel: (866) 470-7133 Fax: (863) 802-7825

GateHouse Media

24 INVOICE NUMBER	25 BILLING PERIOD	6 BILLED ACCOUNT NUMBER	7 ADVERTISER / CLIENT NUMBER	2 ADVERTISER / CLIENT NAME
1003766	07/31/17 - 08/27/17	755093		HOLLY HILL ROAD EAST

THE LEDGER

Legal Advertising 863-802-7370

FAX 863-802-7814

FEDERAL ID # 27 1136347

BILLED ACCOUNT NUMBER

755093

ADVERTISER/CLIENT NAME

AMOUNT OWED

BILLED ACCOUNT NAME AND ADDRESS

HOLLY HILL ROAD EAST CDD
C/O FISH KIND & Associates
12051 Corporate Blvd
Orlando, FL 32817-1450

REMITTANCE ADDRESS

LAKELAND LEDGER PUBLISHING
PO BOX 913004
ORLANDO, FL 32891

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

DATE	NEWSPAPER REFERENCE	Description	Size			NET AMOUNT
6/13	L060G012KD	ORGANIZATIONAL MEETING NOTICE PA 1	1 X 60			\$ 290.50

RECEIVED JUN 19 2017

ACCT#

755093

TOTAL AMOUNT DUE

\$290.50

The Ledger

theledger.com

300 West Lime St., Lakeland FL 33815

Classified Advertising: (863) 802-7355

Fax Number: (863) 802-7814

East Polk bureau: 455 Sixth St. NW, Winter Haven, FL 33881

Order:	L060G012KD	Pubs:	1,11	Rate:	LA
Phone:	(407)382-3256	Class:	0001	Charges:	\$ 0.00
Account:	597962	Start Date:	06/13/2017	List Price:	\$ 290.50
Name:	PETER	Stop Date:	06/13/2017	Payments:	\$ 0.00
Caller:	Jane	Insertions:	2	Balance:	\$ 290.50
Taken By:	L060	Columns:	1	Lines:	60
Schedule:	6/13 1x, 6/13 1x, , ,			Taken On:	06/12/2017

NOTICE OF ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Holly Hill Road East Community Development District will hold its organizational meeting on June 21, 2017 at 11:00 a.m. at Cassidy Offices, 346 East Central Avenue, Winter Haven, Florida 33880. The purpose of the meeting is to consider the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate by the Board; to consider the services to be provided by the District and the financing plan for same; to consider certain documents related to the issuance of special assessment bonds; and, to conduct any other business that may come before the Board. A copy of the agenda may be obtained from Fishkind & Associates, Inc., 12051 Corporate Boulevard, Orlando, Florida 32817.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District 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 this same 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.

Jane Gaarlandt
District Manager

L3802 6-13; 2017

Attention: _____ Fax: _____

This is a representation of the content of your ad. Your ad may be larger or smaller when printed in the newspaper. If any information is incorrect, please contact your sales representative prior to the deadline of the first insertion. Otherwise your order is accepted as having been approved.

THE LEDGER

LEGAL ADVERTISING

FEDERAL ID # 47 2464860

INVOICE NUMBER

L060G0I3S9

BILLED ACCOUNT NUMBER

597962

BILLED ACCOUNT NAME AND ADDRESS

JANE GAARLANDT
FISHKIND & ASSOCIATES, HOLLY HILL CDD
12051 CORPORATE BLVD
ORLANDO, FL 32817

REMITTANCE ADDRESS

LAKELAND LEDGER PUBLISHING
PO BOX 913004
ORLANDO, FL 32891

PLEASE RETURN THIS INVOICE ALONG WITH YOUR REMITTANCE

DATE	NEWSPAPER REFERENCE	Description	Size	PAID	NET AMOUNT
7/11/2017	L060G0I3S9	ORGANIZATIONAL MEETING PAID RECEIVED JUL 13 2017	1 X 60		\$ 290.50

BILLED ACCOUNT NUMBER: 597962

TOTAL AMOUNT DUE

\$290.50

, PO BOX 406

THE LEDGER, LEGAL ADVERTISING, PO BOX 408, LAKELAND, FL 33801

The Ledger

theledger.com

300 West Lime St., Lakeland FL 33815

Classified Advertising: (863) 802-7355

Fax Number: (863) 802-7814

East Polk bureau: 455 Sixth St. NW, Winter Haven, FL 33881

Order:	L060G0I3S9	Pubs:	1,11	Rate:	LA
Phone:	(407)382-3256	Class:	0001	Charges:	\$ 0.00
Account:	597962	Start Date:	07/11/2017	List Price:	\$ 290.50
Name:	PETER	Stop Date:	07/11/2017	Payments:	\$ 0.00
Caller:	Victoria	Insertions:	2	Balance:	\$ 290.50
Taken By:	L060	Columns:	1	Lines:	60
Schedule:	7/11 1x, 7/11 1x, , ,			Taken On:	07/10/2017

NOTICE OF ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Holly Hill Road East Community Development District will hold its organizational meeting on July 19, 2017 at 11:00 a.m. at Cassidy Offices, 346 East Central Avenue, Winter Haven, Florida 33880. The purpose of the meeting is to consider the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate by the Board; to consider the services to be provided by the District and the financing plan for same; to consider certain documents related to the issuance of special assessment bonds; and, to conduct any other business that may come before the Board. A copy of the agenda may be obtained from Fishkind & Associates, Inc., 12051 Corporate Boulevard, Orlando, Florida 32817.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District 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 this same 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.

Jane Gaarlandt
District Manager

L3802 7-11; 2017

Attention: _____ Fax: _____

This is a representation of the content of your ad. Your ad may be larger or smaller when printed in the newspaper. If any information is incorrect, please contact your sales representative prior to the deadline of the first insertion. Otherwise your order is accepted as having been approved.

THE LEDGER

LEGAL ADVERTISING

FEDERAL ID # 47 2464860

INVOICE NUMBER
L060G0I3S9
BILLED ACCOUNT NUMBER
754041
REMITTANCE ADDRESS
LAKELAND LEDGER PUBLISHING PO BOX 913004 ORLANDO, FL 32891

BILLED ACCOUNT NAME AND ADDRESS
JANE GARLANDT HOLLY HILL ROAD EAST CDD 12051 CORPORATE BLVD ORLANDO, FL 32817

PLEASE RETURN THIS INVOICE ALONG WITH YOUR REMITTANCE

DATE	NEWSPAPER REFERENCE	Description	Size	PAID	NET AMOUNT
11-Jul	L060G0I3S0	HOLLY HILL REVISED AD ORDERED BY VICTORIA	1 X 60		\$ 290.50

BILLED ACCOUNT NUMBER: 754041

TOTAL AMOUNT DUE

\$290.50

THE LEDGER, LEGAL ADVERTISING, PO BOX 408, LAKELAND, FL 33801

RECEIVED AUG 04 2017

THE LEDGER

LEGAL ADVERTISING

FEDERAL ID # 47 2464860

INVOICE NUMBER
L060G014BN
BILLED ACCOUNT NUMBER
754041
REMITTANCE ADDRESS
LAKELAND LEDGER PUBLISHING PO BOX 913004 ORLANDO, FL 32891

BILLED ACCOUNT NAME AND ADDRESS
JANE GARLANDT HOLLY HILL ROAD EAST CDD 12051 CORPORATE BLVD ORLANDO, FL 32817

PLEASE RETURN THIS INVOICE ALONG WITH YOUR REMITTANCE

DATE	NEWSPAPER REFERENCE	Description	Size	PAID	NET AMOUNT
25-Jul 8/1/2017	L060G014BN L060G014BN	FIRST PRINT SECOND PRINT LANDOWNERS MEETING AND ELECTION NOTICE	1 X 100 1 X 100		\$ 477.17 \$ 477.17
BILLED ACCOUNT NUMBER: 754041					TOTAL AMOUNT DUE
					\$954.34

THE LEDGER, LEGAL ADVERTISING, PO BOX 408, LAKELAND, FL 33801

RECEIVED AUG 04 2017

AFFIDAVIT OF PUBLICATION THE LEDGER

Lakeland, Polk County, Florida

STATE OF FLORIDA)
COUNTY OF POLK)

Before the undersigned authority personally appeared Leslie Colon, who on oath says that she is an Account Executive for Advertising at The Ledger, a daily newspaper published at Lakeland in Polk County, Florida; that the attached copy of advertisement, being a

PUBLIC NOTICE

in the matter of LANDOWNERS MEETING

Concerning HOLLY HILL ROAD EAST CDD

was published in said newspaper in the issues of

7-25, 8-1; 2017

Affiant further says that said The Ledger is a newspaper published at Lakeland, in said Polk County, Florida, and that the said newspaper has heretofore been continuously published in said Polk County, Florida, daily, and has been entered as second class matter at the post office in Lakeland, in said Polk County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signed.....

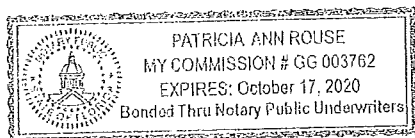
Leslie Colon
Advertising Account Executive
Who is personally known to me.

Sworn to and subscribed before me this 1st day of August ,

A.D. 2017

Notary Public

(Seal)



NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Holly Hill Road East Community Development District (the "District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 96 acres, generally located in an area north and south of North Boulevard West, east of Holly Hill Road and east and west of Kingham Road in the City of Davenport, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: August 16, 2017
TIME: 11:00 a.m.
PLACE: Cassidy Offices
346 East Central Avenue
Winter Haven, Florida 33880

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 12051 Corporate Blvd., Orlando, Florida 32817. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 12051 Corporate Blvd., Orlando, Florida 32817 or by calling (407) 382-3256. There may be an occasion where one or more supervisors or staff will participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 382-3256 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) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Joe MacLaren
District Manager

L3967 7-25, 8-1; 2017

THE LEDGER

LEGAL ADVERTISING

FEDERAL ID # 47 2464860

INVOICE NUMBER
L060G0I5GF
BILLED ACCOUNT NUMBER
755093
REMITTANCE ADDRESS
LAKELAND LEDGER PUBLISHING PO BOX 913004 ORLANDO, FL 32891

BILLED ACCOUNT NAME AND ADDRESS
JANE GARLANDT HOLLY HILL ROAD EAST CDD 12051 CORPORATE BLVD ORLANDO, FL 32817

PLEASE RETURN THIS INVOICE ALONG WITH YOUR REMITTANCE

DATE	NEWSPAPER REFERENCE	Description	Size	PAID	NET AMOUNT
21-Aug	L060G0I5GF	HOLLY HILL ORDERED BY JANE GAARLANDT	1 X 59		\$ 285.83

RECEIVED AUG 23 2017

BILLED ACCOUNT NUMBER: 755093

TOTAL AMOUNT DUE

\$285.83

THE LEDGER, LEGAL ADVERTISING, PO BOX 408, LAKELAND, FL 33801

AFFIDAVIT OF PUBLICATION

THE LEDGER

Lakeland, Polk County, Florida

STATE OF FLORIDA)
COUNTY OF POLK)

Before the undersigned authority personally appeared Leslie Colon, who on oath says that she is an Account Executive for Advertising at The Ledger, a daily newspaper published at Lakeland in Polk County, Florida; that the attached copy of advertisement, being a

PUBLIC NOTICE

in the matter of RULE DEVELOPMENT

Concerning THE HOLLY HILL RD E CDD

was published in said newspaper in the issues of

8-21; 2017

Affiant further says that said The Ledger is a newspaper published at Lakeland, in said Polk County, Florida, and that the said newspaper has heretofore been continuously published in said Polk County, Florida, daily, and has been entered as second class matter at the post office in Lakeland, in said Polk County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

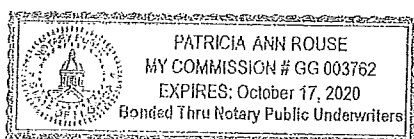
Signed.....

Leslie Colon
Advertising Account Executive
Who is personally known to me.

Sworn to and subscribed before me this 21th day of August, A.D. 2017

Notary Public

(Seal)



NOTICE OF RULE DEVELOPMENT

BY THE HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Holly Hill Road East Community Development District (the "District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations. The legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2016). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.06, 112.3143, 119.07, 189.033, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 287.017, 287.055 and 287.084, Florida Statutes (2016).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at 12051 Corporate Blvd., Orlando, Florida 32817 or by calling (407) 382-3256.

Joe MacLaren, District Manager

L3564 8-21; 2017

THE LEDGER

LEGAL ADVERTISING

FEDERAL ID # 47 2464860

INVOICE NUMBER

L060G0I5GF

BILLED ACCOUNT NUMBER

755093

Amount Due: \$519.17

BILLED ACCOUNT NAME AND ADDRESS

JANE GAARLANDT
HOLLY HILL ROAD EAST CDD
12051 CORPORATE BLVD
ORLANDO, FL 32817

Remittance Address

THE LEDGER
PO BOX 913004
ORLANDO, FL 32891

PLEASE RETURN THIS INVOICE ALONG WITH YOUR REMITTANCE

DATE	NEWSPAPER REFERENCE	Description	Size	PAID	NET AMOUNT
8/22/2017	L060G0I5GG	HOLLY HILL RULES OF PRECUDRE	1 X 109		\$ 519.17
BILLED ACCOUNT NUMBER: 755093					AMOUNT DUE
					\$519.17

RECEIVED AUG 24 2017

PATTI ROUSE 863-802-7370

NEWS CHIEF & THE LEDGER, LEGAL ADVERTISING, PO BOX 408, LAKELAND, FL 33801

The Ledger

theledger.com

300 West Lime St., Lakeland FL 33815

Classified Advertising: (863) 802-7355

Fax Number: (863) 802-7814

East Polk bureau: 455 Sixth St. NW, Winter Haven FL 33881

Order:	L060G015GG	Pubs:	1,11	Rate:	LA
Phone:	(407)382-3256	Class:	0001	Charges:	\$ 0.00
Account:	755093	Start Date:	08/22/2017	List Price:	\$ 519.17
Name:	JANE GAARLANDT,	Stop Date:	08/22/2017	Payments:	\$ 0.00
Caller:	Jane	Insertions:	2	Balance:	\$ 519.17
Taken By:	L060	Columns:	1	Lines:	109
Schedule:	8/22 1x, 8/22 1x, , ,			Taken On:	08/17/2017

NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE OF THE HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Holly Hill Road East Community Development District on September 20, 2017 at 11:00 a.m., at Cassidy Offices, 346 East Central Avenue, Winter Haven, Florida 33880.

In accord with Chapters 120 and 190, Florida Statutes, the Holly Hill Road East Community Development District (the "District") hereby gives the public notice of its intent to adopt its proposed Rules of Procedure. The purpose and effect of the proposed Rules of Procedure is to provide for efficient and effective District operations. Prior notice of rule development was published in The Ledger on August 21, 2017.

The Rules of Procedure may address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rule-making proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, prequalification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2016). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 189.053, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 216.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 287.017, 287.055 and 287.084, Florida Statutes (2016).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at 12051 Corporate Blvd., Orlando, Florida 32817 or by calling (407) 382-3256.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager, 12051 Corporate Blvd., Orlando, Florida 32817.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff, or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 382-3256 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) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Joe MacLaren, District Manager

L3565 8-22; 2017

Attention: _____

Fax: _____

This is a representation of the content of your ad. Your ad may be larger or smaller when printed in the newspaper. If any information is incorrect, please contact your sales representative prior to the deadline of the first insertion. Otherwise your order is accepted as having been approved.

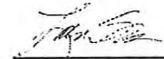
UPS No: 1Z1Y9R280390829748 Pickup Date: 08/09/2017 Service Level: Commercial Ground Weight: 1 lb Zone: 002 Payer: Shipper		Shipper FISHKIND & ASSOCIATES 12051 CORPORATE BLVD ORLANDO FL 32817 AMANDA LANE		Receiver VALLEY NATIONAL BANK-FL DIVISION 450 SOUTH ORANGE AVENUE ORLANDO FL 32801 JENNIFER M. MORALES		Freight 12.44	Fuel Surcharge 0.66	9.95 0.53
Bill Reference: Holly Hill						Total 13.10		10.48
Holly Hill 2						Sub Total 13.10		10.48
1 count								

**HOLLY HILL ROAD EAST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 006

10/6/2017

Item No.	Vendor	Invoice Number	General Fund
1	The Ledger Legal Advertising for FY2018 Meetings	L060G0I6TD	\$ 341.83
TOTAL			\$ 341.83



Board Member

Please Return To:
Holly Hill Road East CDD
c/o Fishkind & Associates
12051 Corporate Boulevard
Orlando, FL 32817

RECEIVED OCT 06 2017

**HOLLY HILL ROAD EAST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 006

10/6/2017

Item No.	Vendor	Invoice Number	General Fund
1	The Ledger Legal Advertising for FY2018 Meetings	L060G0I6TD	\$ 341.83
TOTAL			\$ 341.83

Board Member

Please Return To:
Holly Hill Road East CDD
c/o Fishkind & Associates
12051 Corporate Boulevard
Orlando, FL 32817

THE LEDGER

LEGAL ADVERTISING

FEDERAL ID # 47 2464860

BILLED ACCOUNT NAME AND ADDRESS		INVOICE NUMBER
JANE GAARLANDT HOLLY HILL ROAD EAST CDD 12051 CORPORATE BLVD ORLANDO, FL 32817		L060G0I6TX
		BILLED ACCOUNT NUMBER
		755093
		Amount Due: \$341.83
		Remittance Address
		THE LEDGER PO BOX 913004 ORLANDO, FL 32891

PLEASE RETURN THIS INVOICE ALONG WITH YOUR REMITTANCE

DATE	NEWSPAPER REFERENCE	Description	Size	PAID	NET AMOUNT
9/26/2017	L060G0I6TD	SCHEDULED MEETINGS	1 X 71		\$ 341.83
RECEIVED OCT 06 2017					
BILLED ACCOUNT NUMBER: 755093					
				AMOUNT DUE	
				\$341.83	

PATTI ROUSE 863-802-7370

NEWS CHIEF & THE LEDGER, LEGAL ADVERTISING, PO BOX 408, LAKELAND, FL 33801

AFFIDAVIT OF PUBLICATION

THE LEDGER

Lakeland, Polk County, Florida

STATE OF FLORIDA)
COUNTY OF POLK)

Before the undersigned authority personally appeared Leslie Colon, who on oath says that she is an Account Executive for Advertising at The Ledger, a daily newspaper published at Lakeland in Polk County, Florida; that the attached copy of advertisement, being a

PUBLIC NOTICE

in the matter of SCHEDULED MEETING

Concerning HOLLY HILL CDD

was published in said newspaper in the issues of

9-26; 2017

Affiant further says that said The Ledger is a newspaper published at Lakeland, in said Polk County, Florida, and that the said newspaper has heretofore been continuously published in said Polk County, Florida, daily, and has been entered as second class matter at the post office in Lakeland, in said Polk County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

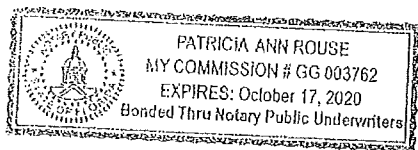
Signed.....

Leslie Colon
Advertising Account Executive
Who is personally known to me.

Sworn to and subscribed before me this 26th day of September, A.D. 2017

Patricia Ann Rouse
Notary Public

(Seal)



**BOARD OF SUPERVISORS
MEETING DATES
HOLLY HILL ROAD EAST
COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2017-2018**

The Board of Supervisors of the Holly Hill Road East Community Development District will hold their regular meetings for Fiscal Year 2017-2018 at the Cassidy Offices, 346 East Central Avenue, Winter Haven, Florida 33880 at 11:00 a.m. unless otherwise indicated as follows:

October 18, 2017
November 15, 2017
December 20, 2017
January 17, 2018
February 21, 2018
March 21, 2018
April 18, 2018
May 16, 2018
June 20, 2018
July 18, 2018
August 15, 2018
September 19, 2018

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 at the meeting. A copy of the agenda for these meetings may be obtained from 12051 Corporate Blvd., Orlando, Florida 32817 or by calling (407) 382-3256.

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 at this meeting because of a disability or physical impairment should contact the District Office at (407) 382-3256 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) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal 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 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
13697-9-26; 2017

**Holly Hill Road East
Community Development District**

Monthly Financials

Holly Hill Road East CDD
Statement of Financial Position
As of 9/30/2017

	General Fund	Capital Projects Fund	Total
<u>Assets</u>			
<u>Current Assets</u>			
General Checking Account	\$1,734.64		\$1,734.64
Prepaid Expenses	5,000.00		5,000.00
Total Current Assets	<u>\$6,734.64</u>	<u>\$0.00</u>	<u>\$6,734.64</u>
 Total Assets	 <u><u>\$6,734.64</u></u>	 <u><u>\$0.00</u></u>	 <u><u>\$6,734.64</u></u>
<u>Liabilities and Net Assets</u>			
<u>Current Liabilities</u>			
Accounts Payable	\$11,365.25		\$11,365.25
Accounts Payable		\$147,713.59	147,713.59
Total Current Liabilities	<u>\$11,365.25</u>	<u>\$147,713.59</u>	<u>\$159,078.84</u>
 Total Liabilities	 <u><u>\$11,365.25</u></u>	 <u><u>\$147,713.59</u></u>	 <u><u>\$159,078.84</u></u>
<u>Net Assets</u>			
Current Year Net Assets - General Government	(4,630.61)		(4,630.61)
Current Year Net Assets, Unrestricted		(147,713.59)	(147,713.59)
Total Net Assets	<u><u>(\$4,630.61)</u></u>	<u><u>(\$147,713.59)</u></u>	<u><u>(\$152,344.20)</u></u>
 Total Liabilities and Net Assets	 <u><u>\$6,734.64</u></u>	 <u><u>\$0.00</u></u>	 <u><u>\$6,734.64</u></u>

Holly Hill Road East CDD

Statement of Activities

As of 9/30/2017

	General Fund	Capital Projects Fund	Total
<u>Revenues</u>			
Developer Contributions	\$15,300.00		\$15,300.00
Developer Contributions		\$30,561.08	30,561.08
Total Revenues	<u>\$15,300.00</u>	<u>\$30,561.08</u>	<u>\$45,861.08</u>
<u>Expenses</u>			
Supervisor Fees	\$2,800.00		\$2,800.00
D&O Insurance	512.00		512.00
Management	3,333.34		3,333.34
District Counsel	9,365.25		9,365.25
Telephone	21.68		21.68
Postage & Shipping	61.95		61.95
Copies	424.80		424.80
Legal Advertising	2,711.59		2,711.59
Dues, Licenses, and Fees	75.00		75.00
General Insurance	625.00		625.00
District Counsel		\$2,848.50	2,848.50
Contingency		175,426.17	175,426.17
Total Expenses	<u>\$19,930.61</u>	<u>\$178,274.67</u>	<u>\$198,205.28</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>			
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
Change In Net Assets	(\$4,630.61)	(\$147,713.59)	(\$152,344.20)
Net Assets At Beginning Of Year	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
Net Assets At End Of Year	<u><u>(\$4,630.61)</u></u>	<u><u>(\$147,713.59)</u></u>	<u><u>(\$152,344.20)</u></u>

Holly Hill Road East CDD
Budget to Actual
For the Month Ending 9/30/2017

	YTD Actual	YTD Budget	YTD Variance	FY 2017 Adopted Budget
<u>Revenues</u>				
Developer Contributions	\$ 15,300.00	\$ 48,000.00	\$ (32,700.00)	\$ 48,000.00
Net Revenues	\$ 15,300.00	\$ 48,000.00	\$ (32,700.00)	\$ 48,000.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$ 2,800.00	\$ 1,500.00	\$ 1,300.00	\$ 1,500.00
D&O Insurance	512.00	1,500.00	(988.00)	1,500.00
Trustee Services	-	1,500.00	(1,500.00)	1,500.00
Management	3,333.34	5,000.00	(1,666.66)	5,000.00
Engineering	-	3,750.00	(3,750.00)	3,750.00
Dissemination Agent	-	1,250.00	(1,250.00)	1,250.00
District Counsel	9,365.25	6,250.00	3,115.25	6,250.00
Audit	-	1,500.00	(1,500.00)	1,500.00
Travel and Per Diem	-	125.00	(125.00)	125.00
Telephone	21.68	50.00	(28.32)	50.00
Postage & Shipping	61.95	75.00	(13.05)	75.00
Copies	424.80	125.00	299.80	125.00
Legal Advertising	2,711.59	2,000.00	711.59	2,000.00
Bank Fees	-	62.50	(62.50)	62.50
Miscellaneous	-	500.00	(500.00)	500.00
Web Site Maintenance	-	3,500.00	(3,500.00)	3,500.00
Dues, Licenses, and Fees	75.00	62.50	12.50	62.50
General Insurance	625.00	-	625.00	-
Lake Maintenance	-	3,000.00	(3,000.00)	3,000.00
Landscaping Maintenance & Material	-	16,250.00	(16,250.00)	16,250.00
Total General & Administrative Expenses	\$ 19,930.61	\$ 48,000.00	\$ (28,069.39)	\$ 48,000.00
Total Expenses	\$ 19,930.61	\$ 48,000.00	\$ (28,069.39)	\$ 48,000.00
Net Income (Loss)	\$ (4,630.61)	\$ -	\$ (4,630.61)	\$ -

[illegible]