

Holly Hill Road East Community Development District

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

The following is the proposed agenda for the meetings of the Board of Supervisors for the Holly Hill Road East Community Development District, scheduled to be held **Wednesday, March 21, 2018 at 10:45 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. As always, the personal attendance of three (3) Board Members will be required to constitute a quorum.

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

Phone: 1-877-864-6450 Participant Code: 454943

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 February 21, 2018 Board of Supervisors Meeting**

Business Matters

2. **Consideration of Notice of Boundary Amendment**
3. **Presentation of Amended & Restated Engineer's Report**
4. **Presentation of Amended & Restated Assessment Methodology**
5. **Consideration of Resolution 2018-06, Declaring Special Assessments on the Expansion Area**
6. **Consideration of Resolution 2018-07, Setting a Public Hearing on the Imposition of Special Assessments on the Expansion Area**
7. **Consideration of Resolution 2018-08, Setting a Public Hearing on the District's Intent to Use the Uniform Method of Collection for the Expansion Area**
8. **Ratification of Payment Authorization Nos. 20 - 22**
9. **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

Monday February 21, 2018 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	
Andrew Rhinehart	Board Member	
John Mazuchowski	Board Member	
Lauren Schwenk	Board Member	(via phone)
Scott Shapiro	Board Member	(via phone)

Also, Present:

Roy Van Wyk	Hopping Green & Sams, P.A.	
Jane Gaarlandt	Fishkind & Associates, Inc.	
Dennis Wood	District Engineer	(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 members of the public present.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the January 17, 2018 Board of Supervisors Meeting and Auditor Selection Committee Meeting

The Board reviewed the minutes of the January 17, 2018 Board of Supervisors Meeting.

On MOTION by Mr. Rhinehart, seconded by Mr. Heath, with all in favor, the Board approved the Minutes of the January 17, 2018 Board of Supervisors Meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2018-04, Re-Appointing Secretary

Ms. Gaarlandt noted that Mr. MacLaren, who was the previous Secretary, is no longer at Fishkind and requested that the Board appoint her as the Secretary.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board approved Resolution 2018-04, Re-Appointing Secretary.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-05, Granting Authority to the District Manager and Chairperson to Execute Certain Work Authorizations related to the Development of the District's Improvements

The Board reviewed Resolution 2018-05.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board approved Resolution 2018-05, Granting Authority to the District Manager and Chairperson to Execute Certain Work Authorizations related to the Development of the District's Improvements.

SIXTH ORDER OF BUSINESS

Consideration of Agreement between the District and Florida Wall Concepts, Inc. regarding

**Installation of Citrus Isle
Perimeter Wall**

Ms. Gaarlandt explained that the proposal is attached to the agreement and noted that the total cost is \$66,229.70. Ms. Schwenk asked that the Board approve a not-to-exceed amount of an additional \$10,000.00 because there might be some upgrade to the trim work.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board approved the Agreement between the District and Florida Wall Concepts, Inc. regarding Installation of Citrus Isle Perimeter Wall in the amount of \$66,229.70, but not to exceed \$76,229.70.

SEVENTH ORDER OF BUSINESS

**Consideration of Agreement
between the District and Stewart
and Associates Property Services,
Inc. regarding Installation of
landscaping and Irrigation**

Ms. Gaarlandt explained that the proposal is attached. Mr. Heath asked Ms. Schwenk if she wanted to do the same with this proposal and she answered that she thinks that this one should be fine, but they could always add \$5,000.00 to make sure they do not go over. Mr. Van Wyk said that the Board can just do a change order if that is the case.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board approved the Agreement between the District and Stewart and Associates Property Services, Inc. Regarding Installation of Landscape and Irrigation in the amount of \$112,614.00.

EIGHTH ORDER OF BUSINESS

**Consideration of Statement of
Qualifications for the Position of
District Engineer**

Ms. Gaarlandt explained that the District ran a RFQ for District Engineer and the District received one response, which was from Dennis Wood Engineering. It is included in the agenda package.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board Approved ranking Dennis Wood Engineering the Number One respondent.

Ms. Gaarlandt asked if the District needs to separately approve the contract. Mr. Van Wyk stated that given that the District ranked Dennis Wood Engineering as No. 1 there is a form of the agreement that District staff would like to authorize with Dennis Wood Engineering at the same rates as they were for Interim Engineer. Exhibit A is attached. Mr. Van Wyk stated that there is also Work Authorization No. 1 that he requested the Board to approve the same time as they approve the contract. Work Authorization No.1 includes three proposals, one for South Parcel for 96 lots for a total of \$53,940.00, the North Parcel for 169 lots for a total of \$94,660.00, and the Amenity Center for a total of \$29,700.00. Mr. Van Wyk requested a motion to approve the agreement with Wood Engineering and approve Work Authorization No. 1.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board Approved the Agreement with Wood Engineering and Work Authorization No. 1.

NINTH ORDER OF BUSINESS

Ratification of Payment Authorization Nos. 15-19

The Board reviewed Payment Authorization Nos. 15-19.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board ratified Payment Authorization Nos 15-19.

TENTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the month financials. There was no Board action required at this time.

ELEVENTH ORDER OF BUSINESS

Staff Reports

District Counsel – Mr. Van Wyk mentioned that he had two more items that were brought up for field work for the Board’s consideration. He presented a proposal for Pro Playgrounds for installation of playground equipment and material for a total of \$21,050.74. Ms. Schwenk noted that the District is going to enter into a leasing agreement so that should be the final number as if it were being purchased. She requested that this be approved in form and allow the District to enter into a lease agreement. Mr. Van Wyk asked if the proposal before the Board is to purchase the playground equipment. Ms. Schwenk said that the leasing company would purchase the equipment and provide the District with a monthly lease amount. Mr. Heath asked if the District is approving the purchase of the equipment. Mr. Van Wyk stated that the Board is approving a Lease Agreement up to that amount of the playground equipment and there will be a separate lease agreement the District will enter into amortizing the cost of this over the length of the lease.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board approved the Pro Playground Proposal in the amount of \$21,050.74 with a not-to-exceed amount of \$25,000.00 and enter into a lease Agreement for this Equipment.

Mr. Van Wyk presented a proposal from Danielle Fence to put in some fencing. The proposal is in the amount of \$73,337.00. Mr. Van Wyk asked Ms. Schwenk if she needs a not-to-exceed amount on this proposal to which she responded that this amount should not change.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board approved the proposal from Danielle Fence in the amount of \$73,337.00.

Mr. Van Wyk brought up the timing of the annexation parcels. He noted that the District has a hearing on March 5, 2018 to bring in the 15 additional acres. It is the second reading and that ordinance would be effective immediately because it is the City. There is also a meeting on March 21, 2018 at which the District could start the

assessment process and the Uniform method process at the same time and he asked if the Board would want to try to move the next scheduled Board meeting up. Mr. Shapiro said that there is no rush because the sites have not been engineered yet. The Board meeting will remain on March 21, 2018.

District Engineer – No Report

District Manager – No Report

TWELFTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

There were no Supervisor requests or Audience comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There were no other questions or comments. Ms. Gaarlandt adjourned the meeting.

Secretary / Assistant Secretary

Chairman / Vice Chairman



**Holly Hill Road East
Community Development District**

Notice of Boundary Agreement

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

Roy Van Wyk, Esq.
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

**NOTICE OF BOUNDARY AMENDMENT OF THE
HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on March 5, 2018, the City Commission of the City of Davenport, Florida, adopted Ordinance No. 841, effective March 5, 2018, amending the boundaries of the Holly Hill Road East Community Development District ("District"). The legal description of the lands encompassed within the District, after amendment, is attached hereto as Exhibit "A." The Holly Hill Road East Community Development District was established by City of Davenport Ordinance No. 814, which became effective on July 10, 2017. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District's registered agent as designated to the Department of Economic Opportunity in accordance with Section 189.416, *Florida Statutes*.

**THE HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT
DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH
TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND
ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND
MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES
OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING**

**BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN
ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND
ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED
FOR BY LAW.**

IN WITNESS WHEREOF, this Notice has been executed on this ____ day of March,
2018, and recorded in the Official Records of Polk County, Florida.

**HOLLY HILL ROAD EAST COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

Witness

Witness

Print Name

Print Name

**STATE OF FLORIDA
COUNTY OF _____**

The foregoing instrument was acknowledged before me this ____ day of
_____, 2018, by _____, Chairperson of the Holly Hill Road East
Community Development District, who is personally known to me or who has produced
_____ as identification, and did [] or did not [] take the oath.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

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

AND

BEGIN AT A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE SOUTHWEST CORNER OF SAID TRACT 22, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT 27 OF SAID HOLLY HILL GROVE & FRUIT COMPANY SUBDIVISION, AND RUN ALONG THE WEST LINE OF SAID TRACT 22 N-00°23'47"-W, 642.49 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE SOUTH MAINTAINED RIGHT-OF-WAY OF FOREST LAKE DRIVE PER MAP BOOK 17, PAGE 100, PUBLIC RECORDS OF POLK COUNTY, FLORIDA: THENCE ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES; 1) N-89°47'53"-E, 100.29 FEET; 2) THENCE S-89°09'22"-E, 206.27 FEET; THENCE 3) S-89°49'49"-E, 20.44 FEET TO THE INTERSECTION OF SAID SOUTH MAINTAINED RIGHT-OF-WAY AND THE EAST LINE OF SAID TRACT 22; THENCE ALONG SAID EAST LINE S-00°22'41"-E, 640.18 FEET TO A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE SOUTHEAST CORNER OF SAID TRACT 22, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 27; THENCE ALONG THE SOUTH LINE OF SAID TRACT 22, ALSO BEING THE NORTH LINE OF SAID TRACT 27, N-89°55'26"-W, 326.76 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN 4.82 ACRES, MORE OR LESS.

AND

BEGIN AT A 5/8" IRON ROD WITH CAP "LB 8135" STANDING AT THE INTERSECTION OF THE WEST LINE OF SAID TRACT 25 AND THE NORTH RIGHT-OF-WAY OF NORTH BOULEVARD WEST PER OFFICIAL RECORDS BOOK 794, PAGE 787, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND RUN ALONG SAID WEST LINE N-00°22'38"-W, 635.40 FEET TO A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE NORTHWEST CORNER OF SAID TRACT 25, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 24: THENCE ALONG THE WEST LINE OF SAID TRACT 24 N-00°22'38"-W, 640.57 FEET TO A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE INTERSECTION OF SAID WEST LINE AND THE SOUTH MAINTAINED RIGHT-OF-WAY OF FOREST LAKE DRIVE PER MAP BOOK 17, PAGE 100, PUBLIC RECORDS OF POLK COUNTY, FLORIDA: THENCE ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES; 1) N-89°47'20"-E, 165.81 FEET; THENCE 2) S-89°23'34"-E, 56.51 FEET; THENCE 3) S-84°02'15"-E, 28.73 FEET; THENCE (4) S-69°03'33"-E, 26.63 FEET; THENCE (5) S-59°18'02"-E, 25.17 FEET; THENCE (6) S-40°32'53"-E, 25.66 FEET; THENCE (7) S-22°07'34"-E, 27.32 FEET; THENCE (8) S-07°00'55"-E, 14.43 FEET TO THE EAST LINE OF SAID TRACT 24: THENCE ALONG SAID EAST LINE S-00°19'41"-E, 556.53 FEET TO A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE SOUTHEAST CORNER OF SAID TRACT 24, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 25; THENCE ALONG THE EAST LINE OF SAID TRACT 25 S-00°19'41"-E, 636.04 FEET TO THE NORTH RIGHT-OF-WAY OF NORTH BOULEVARD WEST PER OFFICIAL RECORDS BOOK 794, PAGE 787, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY N-89°48'36"-W, 324.57 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN 9.48 ACRES, MORE OR LESS.

ALL THE ABOVE DESCRIBED LANDS CONTAIN 111.52 ACRES, MORE OR LESS

**Holly Hill Road East
Community Development District**

Amended & Restated Engineer's Report

**HOLLY HILL ROAD EAST
COMMUNITY DEVELOPMENT DISTRICT
AMENDED AND RESTATED**

**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**

MARCH 21, 2018

HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

TABLE OF CONTENTS

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

LIST OF EXHIBITS

EXHIBIT 1- Location Map

EXHIBIT 2- Legal 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

**AMENDED AND RESTATED
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 111 acres, and is expected to consist of 486 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, as amended by City Ordinance No. 841, which was approved by the City on March 5, 2018. This Amended and Restated Engineer's Report amends the previously adopted Engineer's Report to reflect the addition of lands to the District by Ordinance 841. The additional lands are reflected as part of Phase 3. 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 486 single family homes and associated infrastructure ("Development"). 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 three (3) phases.

IV. THE CAPITAL IMPROVEMENTS

The Capital Improvement Plan, (the "CIP"), consists of public infrastructure in Phases 1, 2, and 3. 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; Phase 3 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 all phases 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

PHASE 3

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	October 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.



LLC

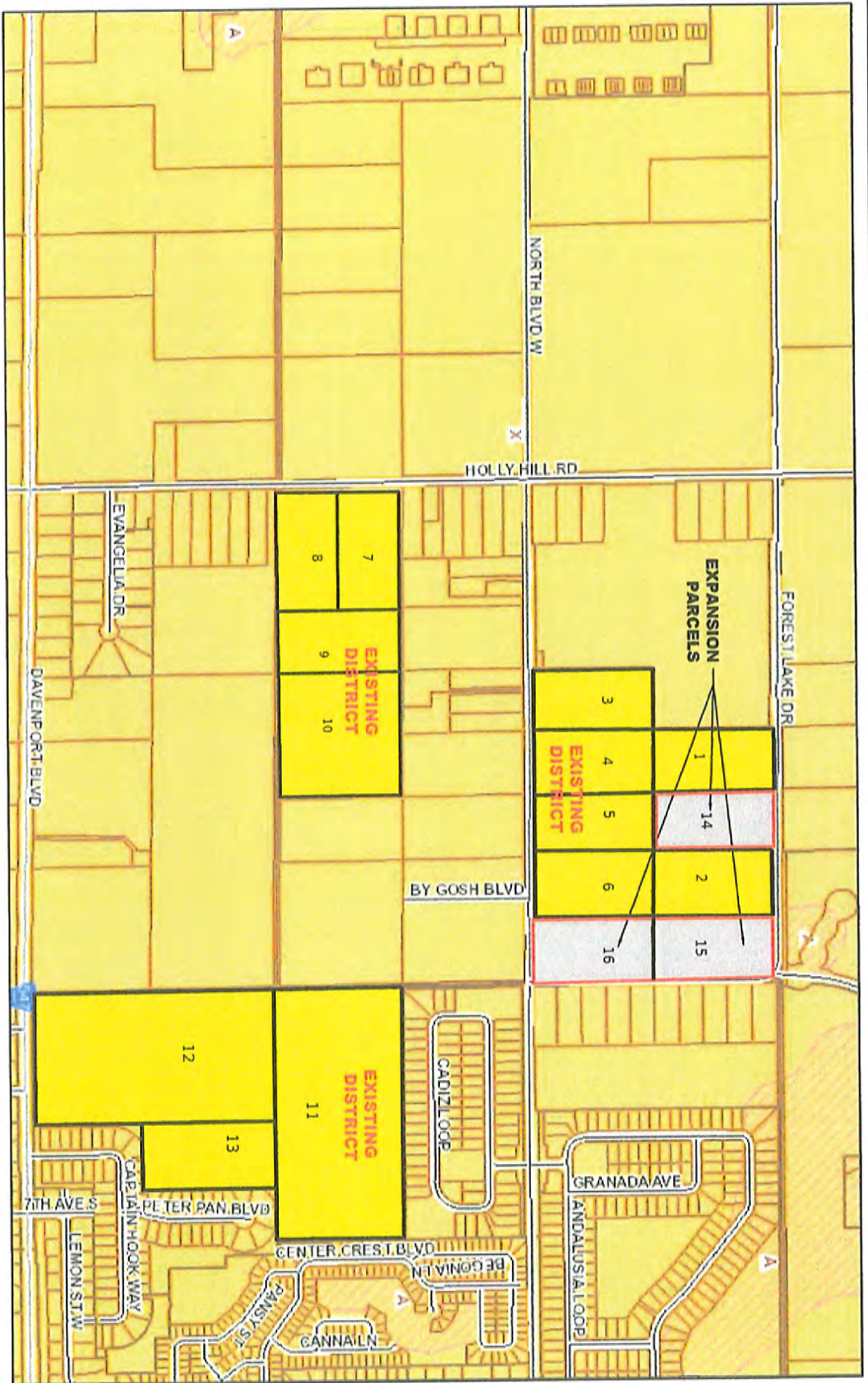
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EXHIBIT 1 HOLLY HILL ROAD EAST CDD LOCATION MAP



LEGAL DESCRIPTION
HOLLY HILL ROAD EAST - COMMUNITY DEVELOPMENT DISTRICT

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, 635.98 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; 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

AND

BEGIN AT A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE SOUTHWEST CORNER OF SAID TRACT 22, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT 27 OF SAID HOLLY HILL GROVE & FRUIT COMPANY SUBDIVISION, AND RUN ALONG THE WEST LINE OF SAID TRACT 22 N-00°23'47"-W, 642.49 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE SOUTH MAINTAINED RIGHT-OF-WAY OF FOREST LAKE DRIVE PER MAP BOOK 17, PAGE 100, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: 1) N-89°47'53"-E, 100.29 FEET; 2) THENCE S-89°09'22"-E, 206.27 FEET; THENCE 3) S-89°49'49"-E, 20.44 FEET TO THE INTERSECTION OF SAID SOUTH MAINTAINED RIGHT-OF-WAY AND THE EAST LINE OF SAID TRACT 22; THENCE ALONG SAID EAST LINE S-00°22'41"-E, 640.18 FEET TO A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE SOUTHEAST CORNER OF SAID TRACT 22, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 27; THENCE ALONG THE SOUTH LINE OF SAID TRACT 22, ALSO BEING THE NORTH LINE OF SAID TRACT 27, N-89°55'26"-W, 326.76 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 4.82 ACRES, MORE OR LESS.

AND

BEGIN AT A 5/8" IRON ROD WITH CAP "LB 8135" STANDING AT THE INTERSECTION OF THE WEST LINE OF SAID TRACT 25 AND THE NORTH RIGHT-OF-WAY OF NORTH BOULEVARD WEST PER OFFICIAL RECORDS BOOK 794, PAGE 787, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND RUN ALONG SAID WEST LINE N-00°22'38"-W, 635.40 FEET TO A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE NORTHWEST CORNER OF SAID TRACT 25, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 24; THENCE ALONG THE WEST LINE OF SAID TRACT 24 N-00°22'38"-W, 640.57 FEET TO A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE INTERSECTION OF SAID WEST LINE AND THE SOUTH MAINTAINED RIGHT-OF-WAY OF FOREST LAKE DRIVE PER MAP BOOK 17, PAGE 100, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES: 1) N-89°47'20"-E, 165.81 FEET; THENCE 2) S-89°23'34"-E, 56.51 FEET; THENCE 3) S-84°02'15"-E, 28.73 FEET; THENCE (4) S-69°03'33"-E, 26.63 FEET; THENCE (5) S-59°18'02"-E, 25.17 FEET; THENCE (6) S-40°32'53"-E, 25.66 FEET; THENCE (7) S-22°07'34"-E, 27.32 FEET; THENCE (8) S-07°00'55"-E, 14.43 FEET TO THE EAST LINE OF SAID TRACT 24; THENCE ALONG SAID EAST LINE S-00°19'41"-E, 556.53 FEET TO A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE SOUTHEAST CORNER OF SAID TRACT 24, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 25; THENCE ALONG THE EAST LINE OF SAID TRACT 25 S-00°19'41"-E, 636.04 FEET TO THE NORTH RIGHT-OF-WAY OF NORTH BOULEVARD WEST PER OFFICIAL RECORDS BOOK 794, PAGE 787, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY N-89°48'36"-W, 324.57 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 9.48 ACRES, MORE OR LESS.

ALL THE ABOVE DESCRIBED LANDS CONTAIN 111.52 ACRES, MORE OR LESS

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DENNIS WOOD, PROFESSIONAL ENGINEER
EMAIL: dennis@woodcivil.com

EXHIBIT 2
LEGAL DESCRIPTION
(NOT A SURVEY)



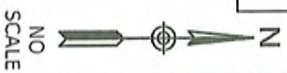
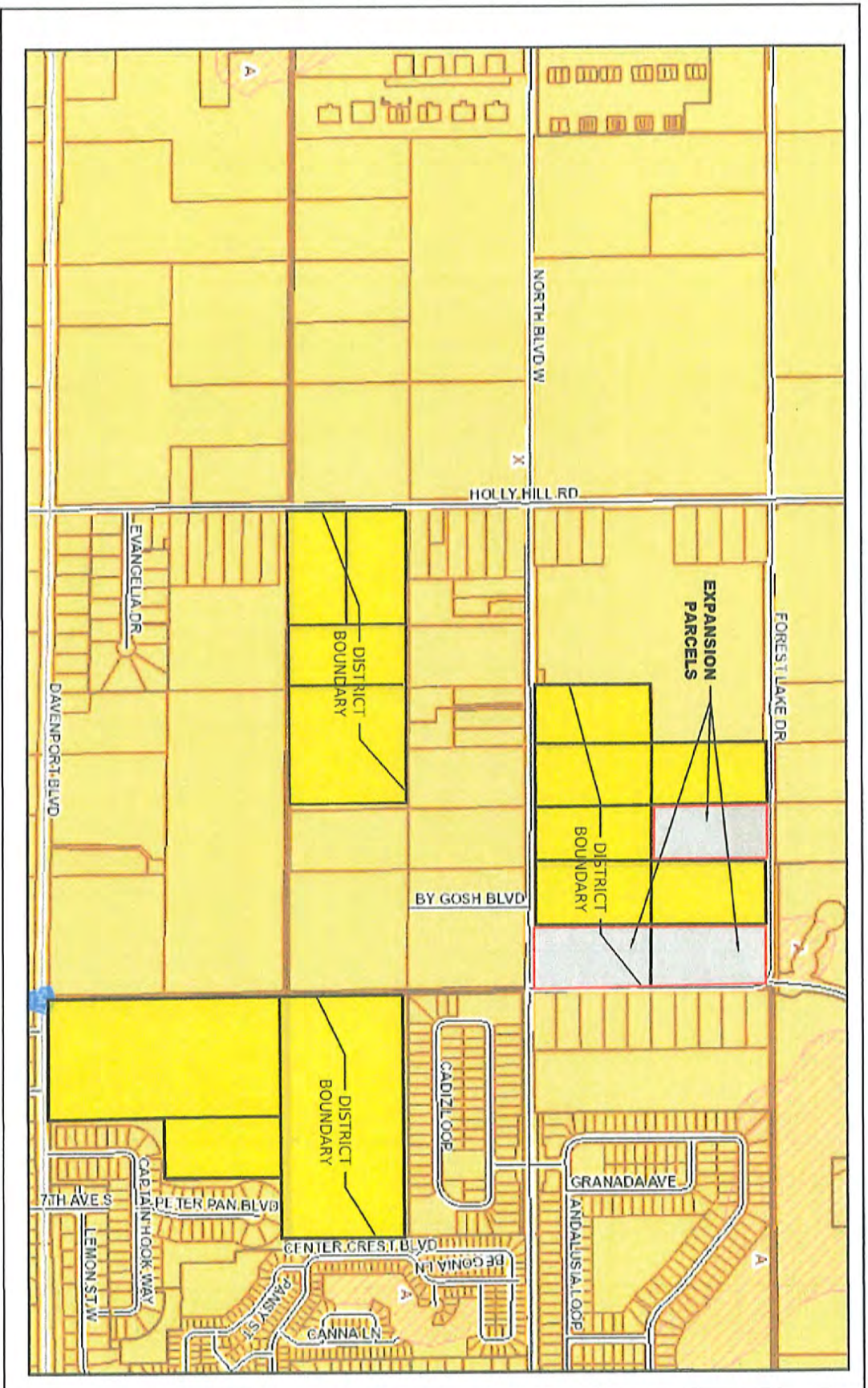
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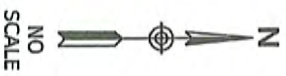
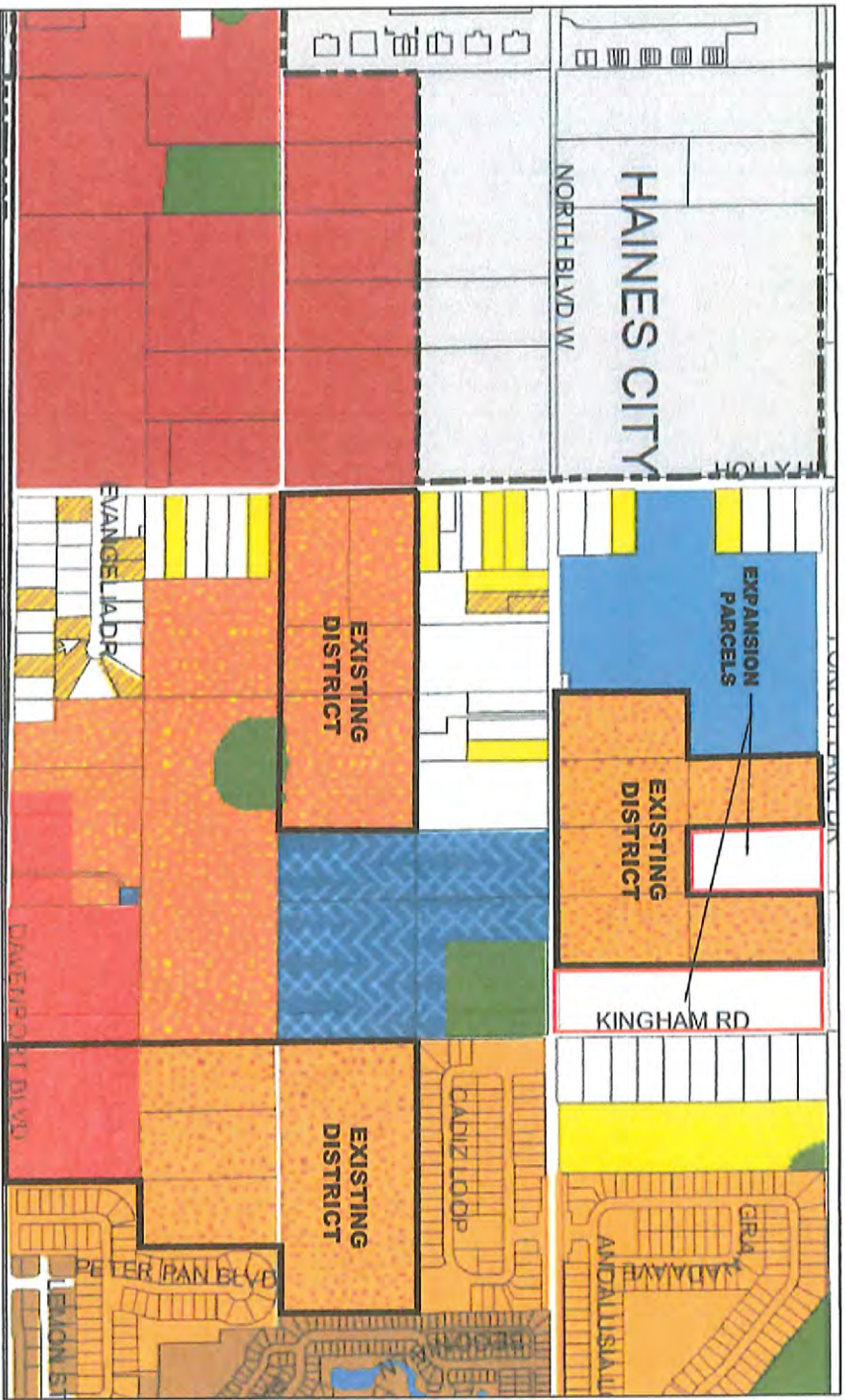
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EXHIBIT 3 **HOLLY HILL ROAD EAST CDD** **DISTRICT BOUNDARY MAP**



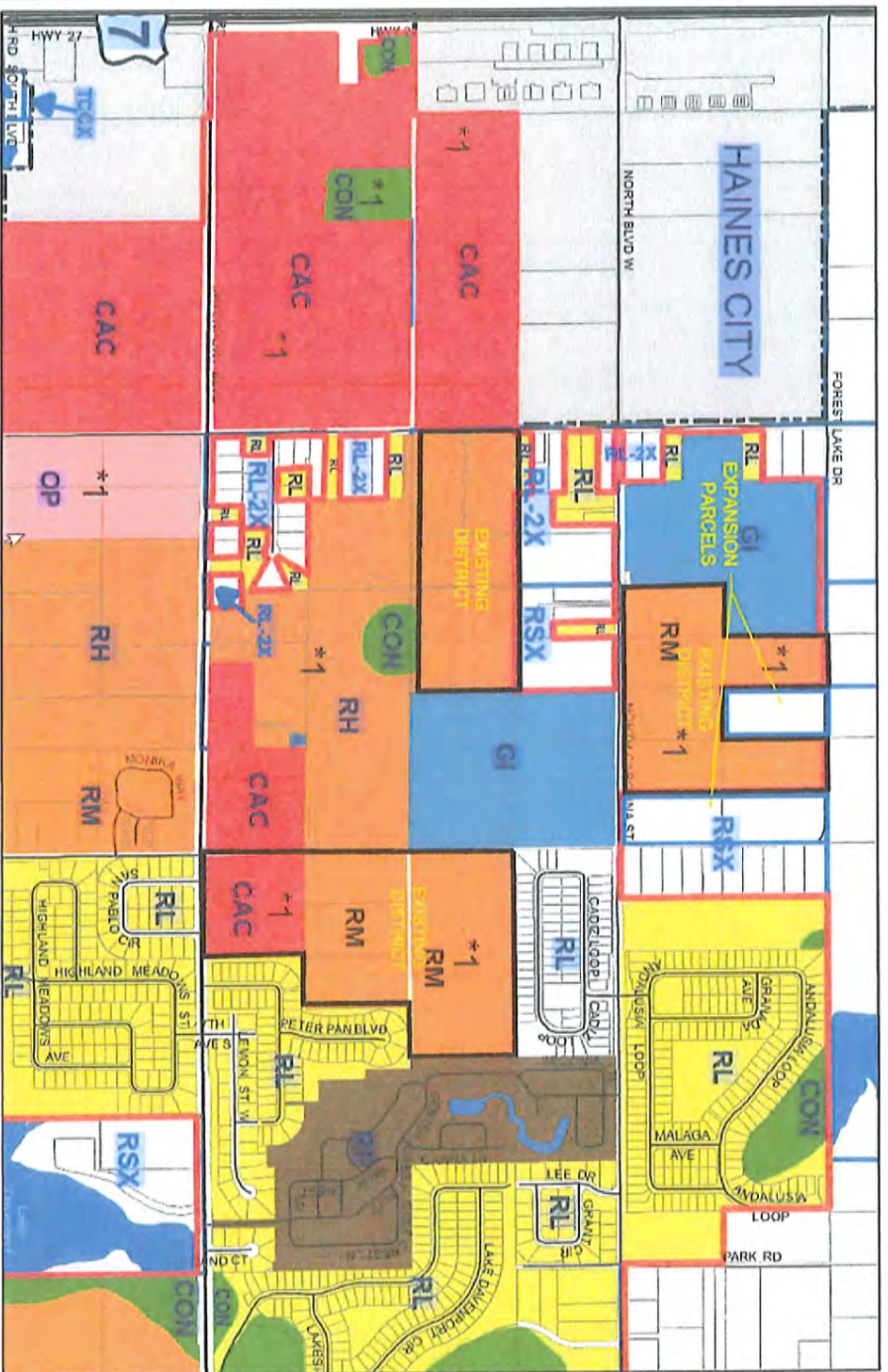


- EXISTING CDD DISTRICT
- EXPANSION PARCELS

EXHIBIT 4
HOLLY HILL ROAD EAST CDD
ZONING MAP
CITY OF DAVENPORT

Davenport Zoning	
 AG Agriculture	 C-1 Office
 TN-1 Traditional Neighborhood	 O-2 Office Parks
 TN-2 Traditional Neighborhood	 DSD Downtown Business District
 RE-1 Residential Estate	 MU-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

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- Legend**
- Railroads
 - Major Roads
 - Local Roads
 - Parcels
 - Water Bodies
 - Davenport City Limits
 - Polk County Future Land Use
- Davenport Future Land Use**
- Residential Low (RL)
 - Residential Medium (RM)
 - Residential High (RH)
 - Commercial Activity Center (CAC)
 - Office Park (OP)
 - Mixed Use (MU)
 - Manufacturing/Warehouse (MW)
 - Industrial (IND)
 - Government/Institutional (GI)
 - Recreation (REC)
 - Conservation (CON)

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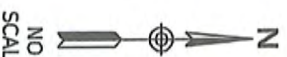
- EXISTING DISTRICT
- EXPANSION PARCELS

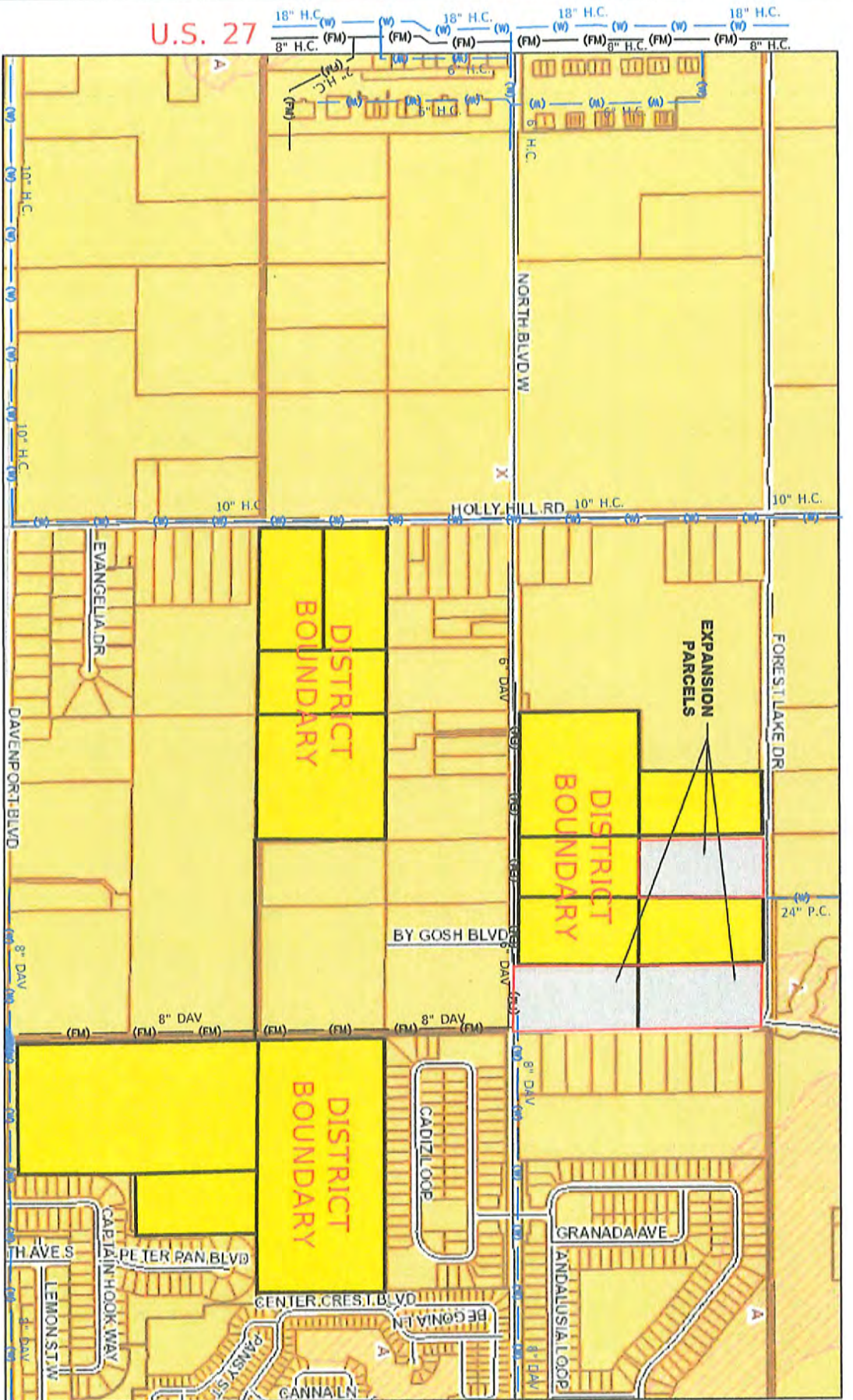
EXHIBIT 5

HOLLY HILL ROAD EAST CDD

2030 FUTURE LAND USE

CITY OF DAVENPORT





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LEGEND

- CDD DISTRICT
- (W) EXISTING WATER MAIN AS NOTED
- (FM) EXISTING FORCE MAIN AS NOTED

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



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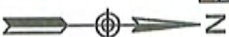
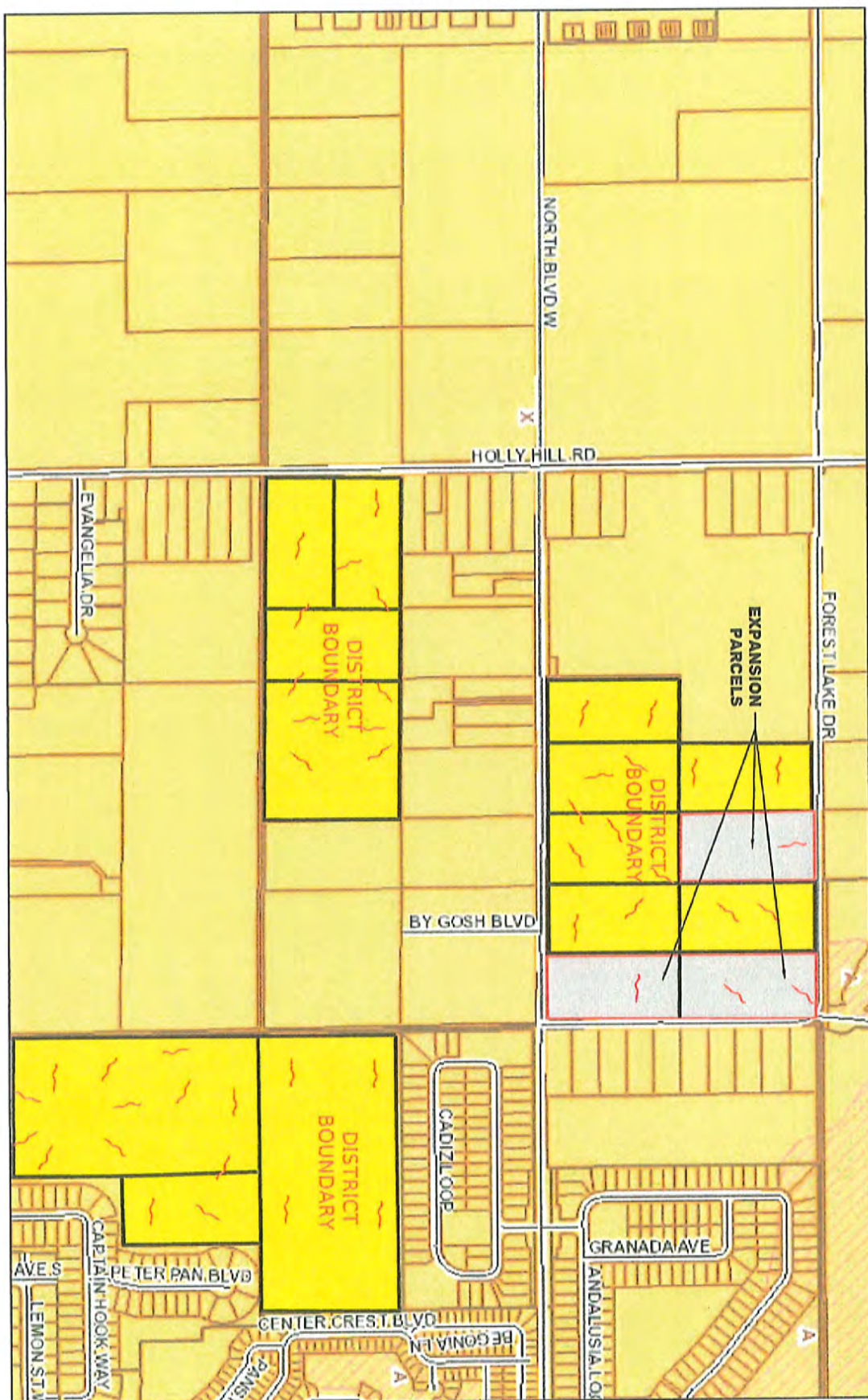
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LEGEND

 FLOW DIRECTION

 CDD DISTRICT

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

NO
SCALE

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

<u>Number of Lots</u>	<u>204</u>	<u>100</u>	<u>182</u>	<u>486</u>
<u>Infrastructure</u> ⁽³⁾⁽⁶⁾	<u>Phase 1</u>	<u>Phase 2</u>	<u>Phase 3</u>	<u>Total</u>
Offsite Improvements ⁽¹⁾⁽⁵⁾⁽⁷⁾	\$ 120,000	\$ 125,000	\$ 180,000	\$ 425,000
Stormwater Management ⁽¹⁾⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾⁽⁷⁾	\$ 2,427,600	\$ 1,190,000	\$ 2,165,800	\$ 5,783,400
Utilities (Water, Sewer, & Street Lighting) ⁽¹⁾⁽⁵⁾⁽⁷⁾⁽⁹⁾	\$ 1,142,400	\$ 560,000	\$ 1,019,200	\$ 2,721,600
Roadway ⁽¹⁾⁽⁴⁾⁽⁵⁾⁽⁷⁾	\$ 882,300	\$ 432,500	\$ 787,150	\$ 2,101,950
Entry Feature & Signage ⁽¹⁾⁽⁷⁾⁽⁸⁾	\$ 100,000	\$ 170,000	\$ 365,000	\$ 635,000
Parks and Amenities ⁽¹⁾⁽⁷⁾	\$ 404,963	\$ 140,000	\$ 255,037	\$ 800,000
Contingency	\$ 200,000	\$ 105,000	\$ 191,000	\$ 496,000
TOTAL	\$ 5,277,263	\$ 2,722,500	\$ 4,963,187	\$ 12,962,950

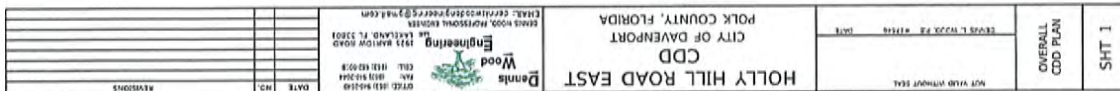
Notes:

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 2017 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 486 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
Parks and Amenities	District	District	District Bonds	District

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



Holly Hill Road East Community Development District

Amended & Restated Assessment Methodology



AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY REPORT

HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

March 21, 2018

Prepared for:

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

Prepared by:

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**AMENDED & RESTATED
MASTER ASSESSMENT METHODOLOGY REPORT
HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT**

March 21, 2018

1.0 Introduction

1.1 Purpose

This "Amended & Restated Master Assessment Methodology" dated March 21, 2018 ("Methodology"), effectively amends and restates the District's "Master Assessment Methodology Report," dated September 20, 2017 ("Adopted Methodology") in order to reflect an amendment to the District's boundaries to include additional acres and associated infrastructure improvements not included in the Adopted 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. 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 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, as amended, includes approximately 111 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 486 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 \$12,962,950. The District plans to issue bonds to fund these costs, with total District bond principal estimated at a maximum of \$17,575,000. There are 110.86 assessable acres within the District. Therefore, the average cost per assessable acre in the District is \$158,533 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 \$20,612 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 \$179,145 per acre.

Demonstration of Special Benefit for Properties in the District

<u>Category</u>	<u>Amount</u>
Maximum Bonds Necessary to Fund CIP	\$17,575,000
Assessable Acres within District	111
CIP Financed Cost Per Gross Acre	\$158,533
Value of Unimproved Land/Acre*	<u>\$20,612</u>
Total Cost of Improved Land per Acre	\$179,145
Est. Avg. Value of Finished Home and Lot	\$200,000
Value of Lot @ 25%	\$50,000
Density/Assessable Acre	3.64
Est. Value of Finished Lots/Land per Acre	<u>\$181,761</u>
Net Benefit per Acre from CDD Improvements	\$2,615

*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 3.64 units per assessable acre. Therefore, the average value per acre for properties developed into residential lots is \$181,761. Thus, the estimated net special benefit to District lands averages \$2,615 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, as amended by the Amended and Restated Master Engineer's Report, dated March 21, 2018 (together, the "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 Phases 1, 2 and 3. Descriptions of the District lands can be found in Exhibit "A". 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 Phases 2 and 3 are designed to serve and specially benefit the lands within Phases 2 and 3, respectively. The estimated costs of the Phase 1, 2 and 3 District infrastructure and improvements (and the estimated costs for the District's entire CIP) are presented in Table 2.

2.2 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 series of bonds is expected to be issued in the 2017 calendar year ("Series 2017 Bonds") and 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 and 3 District infrastructure and improvements will be assessed solely to properties located within Phase 2 and 3, respectively. 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 initial bond issuances required to fund the Phase 1, 2 and 3 District infrastructure and improvements is found in Table 3. As bonds are issued by the District over time, Fishkind will issue supplemental assessment methodology report(s) detailing the particulars of each specific bond issue. The supplemental report(s) will detail the terms, interest rates, and costs associated with a specific series of bonds. The supplemental report(s) will also detail the specific bond debt service assessments for properties that have been assessed to secure each bond issuance.

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 maximum amount of bonds required to fund the Phase 1, 2 and 3 infrastructure costs has been calculated and is shown in Table 3. The bonds principal and related annual debt service assessments assigned to Phase 1, 2 and 3 will then be equally divided among the number of lots platted for each phase. The resulting bonds principal and related annual debt service assessments for Phase 1, 2 and 3, and each lot planned for each of these phases, are 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. Similarly, assessments securing bonds issued to fund Phases 2 and 3 properties will initially be assigned to Phases 2 and 3 properties on an equal per-acre basis, respectively. The assessments for each phase will then be equally divided among the lots within that 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 (a platted single-family lot will be referred to herein as a “Development Unit”). The specific bond debt assessment that is assigned to platted Development Units will be detailed in one or more future supplemental assessment reports, in accordance with the principles and allocations set forth in this Methodology.

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, District bond debt shall be allocated to each phase as outlined in Table 3. This bonds debt shall, prior to platting, be allocated equally to each of the undeveloped developable acres within each phase. As property 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 \$7,115,000 in bonds principal will be allocated to Phase 1 at the time of issuance. This \$7,115,000 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 Phase 1 and Phases 2 and 3 are found in the table below.

Initial 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
Ph. 2 & 3 Developed Acres	33.6	50.4	60.5	67.2
Ph. 2 & 3 Undev. Acres	33.6	16.8	6.7	0.0
Debt per Undev. Ph. 2 & 3 Acre	\$155,655	\$155,655	\$155,655	\$155,655

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 Contribution of District Infrastructure and/or Improvements

The costs of the District's CIP will likely be funded by two mechanisms. The first mechanism is the issuance of special assessment bonds. The second mechanism is the contribution of funds or CIP components to the District ("Contribution"). Property owners within the District will have the opportunity to make such a Contribution upon approval by the District.

A District property owner's Contribution will give rise to assessment credits that can be applied by the property owner to reduce or eliminate bond debt service assessments that would otherwise be assigned to lands within the District to fund the costs of the CIP. Prior to a property owner reducing or eliminating bond debt service assessments through a Contribution, it must be shown that the improvements funded or contributed by the property owner are a component of the CIP, as outlined in the Engineer's Report. The property owner will be permitted to apply assessment credits equal to the value of the Contribution plus the costs of financing the improvement(s) that would otherwise have been incurred by the District if the District were required to issue bonds to fund or acquire the improvement(s) (such that the property would not be responsible for bond financing costs if the Contribution was made prior to the District's issuance of special assessment bonds). A property owner possessing assessment credits due to a Contribution will, in the

District's discretion, have the opportunity to use the assessment credits to adjust bond debt service assessment levels of Development Units.

5.0 Bond Assessment Roll

The table below outlines the maximum bond principal assessment per developable acre for lands within Phase 1 and Phases 2 and 3.

Bond Assessment Roll

<u>Phase</u>	<u>Parcel ID</u>	<u>Acres</u>	<u>Max Bond Principal</u>	<u>Max 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>
	Subtotal, Phase 1	<u>43.66</u>	<u>\$7,115,000</u>	<u>\$585,859</u>
2 & 3	272705725500010210	4.80	\$747,143	\$61,521
2 & 3	272705725500010230	4.80	\$747,143	\$61,521
2 & 3	272705725500010290	4.75	\$739,360	\$60,880
2 & 3	272705725500010280	4.75	\$739,360	\$60,880
2 & 3	272705725500010270	4.77	\$742,473	\$61,136
2 & 3	272705725500010260	4.77	\$742,473	\$61,136
2 & 3	272705726000020153	4.82	\$750,256	\$61,777
2 & 3	272705726000020151	4.60	\$716,012	\$58,957
2 & 3	272705726000020140	4.91	\$764,265	\$62,931
2 & 3	272705725500010221	4.81	\$748,699	\$61,649
2 & 3	272705725500010260	4.77	\$742,473	\$61,136
2 & 3	272705725500010230	4.80	\$747,143	\$61,521
2 & 3	272705726000020120	<u>9.85</u>	<u>\$1,533,199</u>	<u>\$126,246</u>
	Subtotal, Phases 2 & 3	<u>67.20</u>	<u>\$10,460,000</u>	<u>\$861,290</u>
Grand Totals		110.86	\$17,575,000	\$1,447,149

(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.

EXHIBIT A

LEGAL DESCRIPTION HOLLY HILL ROAD EAST - COMMUNITY DEVELOPMENT DISTRICT

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°58'37"-E, 160.15 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°25'11"-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, 139.89 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 666, 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 78.58 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, 1526.84 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 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

AND

BEGIN AT A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE SOUTHWEST CORNER OF SAID TRACT 22, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT 27 OF SAID HOLLY HILL GROVE & FRUIT COMPANY SUBDIVISION, AND RUN ALONG THE WEST LINE OF SAID TRACT 22 N-00°23'47"-W, 642.49 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE SOUTH MAINTAINED RIGHT-OF-WAY OF FOREST LAKE DRIVE PER MAP BOOK 17, PAGE 100, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: 1) N-89°47'53"-E, 100.29 FEET; 2) THENCE S-89°09'22"-E, 206.27 FEET; THENCE 3) S-89°49'49"-E, 20.44 FEET TO THE INTERSECTION OF SAID SOUTH MAINTAINED RIGHT-OF-WAY AND THE EAST LINE OF SAID TRACT 22; THENCE ALONG SAID EAST LINE S-00°22'41"-E, 640.18 FEET TO A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE SOUTHEAST CORNER OF SAID TRACT 22, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 27; THENCE ALONG THE SOUTH LINE OF SAID TRACT 27, ALSO BEING THE NORTH LINE OF SAID TRACT 27, N-89°55'26"-W, 326.76 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 4.82 ACRES, MORE OR LESS.

AND

BEGIN AT A 5/8" IRON ROD WITH CAP "LB 8135" STANDING AT THE INTERSECTION OF THE WEST LINE OF SAID TRACT 25 AND THE NORTH RIGHT-OF-WAY OF NORTH BOULEVARD WEST PER OFFICIAL RECORDS BOOK 794, PAGE 787, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND RUN ALONG SAID WEST LINE N-00°22'38"-W, 635.40 FEET TO A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE NORTHWEST CORNER OF SAID TRACT 25, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 24; THENCE ALONG THE WEST LINE OF SAID TRACT 24 N-00°22'38"-W, 640.57 FEET TO A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE INTERSECTION OF SAID WEST LINE AND THE SOUTH MAINTAINED RIGHT-OF-WAY OF FOREST LAKE DRIVE PER MAP BOOK 17, PAGE 100, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES: 1) N-89°47'20"-E, 165.81 FEET; THENCE 2) S-89°23'34"-E, 56.51 FEET; THENCE 3) S-84°02'13"-E, 28.73 FEET; THENCE 4) S-69°03'33"-E, 26.63 FEET; THENCE 5) S-59°18'02"-E, 25.17 FEET; THENCE 6) S-40°32'53"-E, 25.66 FEET; THENCE 7) S-22°07'34"-E, 27.32 FEET; THENCE 8) S-07°00'55"-E, 14.43 FEET TO THE EAST LINE OF SAID TRACT 24; THENCE ALONG SAID EAST LINE S-00°19'41"-E, 556.53 FEET TO A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE SOUTHEAST CORNER OF SAID TRACT 24, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 25; THENCE ALONG THE EAST LINE OF SAID TRACT 25 S-00°19'41"-E, 635.04 FEET TO THE NORTH RIGHT-OF-WAY OF NORTH BOULEVARD WEST PER OFFICIAL RECORDS BOOK 794, PAGE 787, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY N-89°40'36"-W, 324.57 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 9.48 ACRES, MORE OR LESS.

APPENDIX TABLES

APPENDIX TABLE 1
 HOLLY HILL ROAD EAST CDD
DISTRICT LAND USE PLAN
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 MASTER ASSESSMENT METHODOLOGY REPORT

<u>Development Phase</u>	<u>Estimated Start Date</u>	<u>Estimated Completion Date</u>	<u>Number of Single-Family Lots</u>
Phase 1	2017	2018	204
Phase 2	2018	2019	100
Phase 3	2020	2021	182
Total			486

APPENDIX TABLE 3
HOLLY HILL ROAD EAST CDD
ESTIMATED BONDS DETAILS
AMENDED & RESTATED
MASTER ASSESSMENT METHODOLOGY REPORT

<u>Bond Fund</u>	<u>Phase 1 Bonds</u> <u>Value (1)</u>	<u>Phase 2 Bonds</u> <u>Value (1)</u>	<u>Phase 3 Bonds</u> <u>Value (1)</u>	<u>Total Bonds (all</u> <u>Phases) Value</u> <u>(1)</u>
Construction/Acquisition Fund				
Debt Service Reserve	\$5,277,263	\$2,722,500	\$4,963,187	\$12,962,950
Capitalized Interest	\$544,849	\$289,463	\$511,537	\$1,345,849
Costs of Issuance (Including Underwriter's Fee)	\$924,950	\$491,400	\$868,400	\$2,284,750
Contingency	\$367,300	\$275,600	\$333,600	\$976,500
	\$638	\$1,037	\$3,276	\$4,951
Total Bonds Principal	\$7,115,000	\$3,780,000	\$6,680,000	\$17,575,000
Bonds Details				
Average Annual Interest Rate:	6.50%	6.50%	6.50%	
Term (Years):	30	30	30	
Capitalized Interest (Months):	24	24	24	
Net Annual Debt Service:	\$544,849	\$289,463	\$511,537	
Gross Annual Debt Service (2):	\$585,859	\$311,250	\$550,040	

(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.

APPENDIX TABLE 4
HOLLY HILL ROAD EAST CDD
MAXIMUM BONDS ASSESSMENTS
AMENDED & RESTATED
MASTER ASSESSMENT METHODOLOGY REPORT

Phase	Planned Lots/ERUs	Bonds Max	
		Principal Assmt./	Bonds Max
		Category	Unit
Phase 1	204		\$34,877
Phase 2	100		\$37,800
Phase 3	182		\$36,703
Total, all Phases	486		\$17,575,000

Phase	Planned Lots/ERUs	Bonds Max Net		Bonds Max Gross		Bonds Max	
		Annual Assmt./	Unit	Annual Assmt./	Category (1)	Gross Annual	Assmt./ Unit (1)
Phase 1	204		\$2,671		\$585,859		\$2,872
Phase 2	100		\$2,895		\$311,250		\$3,113
Phase 3	182		\$2,811		\$550,040		\$3,022
Total, all Phases	486		\$1,345,849		\$1,447,149		

(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.



**Holly Hill Road East
Community Development District**

Resolution 2018-06

RESOLUTION 2018-06

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

WHEREAS, the Holly Hill Road East Community Development District was established by Ordinance No. 814 of the Board of City Commissioners of the City of Davenport, Florida, pursuant to Chapter 190, Florida Statutes, as amended (the "District"); and

WHEREAS, on March 5, 2018, the Board of City Commissioners of the City of Davenport, Florida adopted Ordinance No. 841 amending the boundaries of the District to include approximately 14.3 additional acres to those lands within the boundaries of the District (the "Expansion Area"); and

WHEREAS, the Board of Supervisors (the "Board") of the District previously determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements described in the District's *Engineer's Report for Capital Improvements*, dated June 2017, and to defray the cost of such improvements through the levy of special assessments; and

WHEREAS, the Board now hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's *Amended and Restated Master Engineer's Report*, dated March 21, 2018, attached hereto as **Exhibit A** and incorporated herein by reference, which includes the additional improvements necessary for the Expansion Area; and

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

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, including the property within the Expansion Area, in the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Amended and Restated Master Assessment Methodology Report*, dated March 21, 2018, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 12051 Corporate Boulevard, Orlando, Florida 32817 (the "District Records Office"); and

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

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

1. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Offices. **Exhibit B** is also on file and available for public inspection at the same locations.
2. The total estimated cost of the Improvements is \$12,190,263 (the "Estimated Cost").
3. The Assessments will defray approximately \$_____, which includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
4. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
5. The Assessments shall be levied on all lots and lands, including those within the Expansion Area, adjoining and contiguous or bounding and abutting upon such Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
6. There is on file, at the District Records Offices, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
7. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments

may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

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

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

10. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Polk County and to provide such other notice as may be required by law or desired in the best interests of the District.

11. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 21ST DAY OF MARCH, 2018.

ATTEST:

**HOLLY HILL ROAD EAST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Amended and Restated Master Engineer's Report, dated March 21, 2018*

Exhibit B: *Amended and Restated Master Assessment Methodology Report, dated March 21, 2018*

**Holly Hill Road East
Community Development District**

Resolution 2018-07

RESOLUTION 2018-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2018, AT _____.M. AT THE OFFICES OF CASSIDY HOMES, 346 EAST CENTRAL AVENUE, WINTER HAVEN, FLORIDA 33880, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON THE EXPANSION AREA WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors of the Holly Hill Road East Community Development District (the "Board") has previously adopted Resolution 2018-06, entitled

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

WHEREAS, in accordance with Resolution 2018-06, a Preliminary Special Assessment Roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of Fishkind & Associates, Inc., at 12051 Corporate Boulevard, Orlando, Florida 32817 (the "District Records Office").

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

1. There is hereby declared a public hearing to be held at _____.M., on _____, 2018, at the offices of Cassidy Homes, 346 East Central Avenue, Winter Haven, Florida 33880, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the Preliminary Special Assessment Roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager at 12051 Corporate Boulevard, Orlando, Florida 32817; (407) 382-3256.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Polk County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Offices. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 21ST DAY OF MARCH, 2018.

ATTEST:

**HOLLY HILL ROAD EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

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**Holly Hill Road East
Community Development District**

Resolution 2018-08

RESOLUTION 2018-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE COLLECTION OF NON-AD VALOREM ASSESSMENTS ON THE EXPANSION AREA AS AUTHORIZED BY SECTION 197.3632, FLORIDA STATUTES; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Holly Hill Road East Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, and Ordinance No. 814 of the Board of City Commissioners of the City of Davenport, Florida (the "City"), and being situated entirely within the City; and

WHEREAS, on March 5, 2018, the Board of City Commissioners of the City, adopted Ordinance No. 841, amending the boundaries of the District to include approximately 14.3 additional acres to those lands within the boundaries of the District (the "Expansion Area"); and

WHEREAS, pursuant to the provisions of Chapters 170, 190, and 197, Florida Statutes, among others, the District is authorized to levy, collect and enforce certain non-ad valorem assessments for the purposes of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District; and

WHEREAS, the District desires to use the "Uniform Method" for the collection of non-ad valorem special assessments levied on property within the Expansion Area as authorized by Section 197.3632, Florida Statutes.

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

Section 1. A public hearing to adopt the Uniform Method is hereby declared and set for the following date, time and location:

DATE: _____
TIME: _____
LOCATION: Offices of Cassidy Homes
346 East Central Avenue
Winter Haven, Florida 33880

Section 2. The District Manager is hereby directed to publish notice of the public hearing in accordance with Section 197.3632, Florida Statutes.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 21st DAY OF MARCH, 2018.

ATTEST:

**HOLLY HILL ROAD EAST
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

**Holly Hill Road East
Community Development District**

Payment Authorization Nos. 20 - 22

**HOLLY HILL ROAD EAST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 020

2/16/2018

Item No.	Vendor	Invoice Number	General Fund
1	Business Observer Legal Ad on 02/09/2018	18-00216K	\$ 46.75
2	Fishkind & Associates DM Fee & Reimbursables: Feb 2018	22163	\$ 1,826.46

TOTAL \$ 1,873.21



Board Member

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

RECEIVED FEB 18 2018

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 18-00216K

Date 02/09/2018

Attn: Amanda Lane
Fishkind & Associates, Inc.
12051 CORPORATE BLVD.
ORLANDO FL 32817

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 18-00216K

\$46.75

Notice of Board of Supervisors' Meeting

RE: Holly Hill Road East Community Development District

Published: 2/9/2018

Important Message

Paid
Total

()
\$46.75

RECEIVED FEB 12 2018

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
941-906-9386 x322

INVOICE

Legal Advertising

Holly Hill Road East Community
Development District
Notice of

Board of Supervisors' Meeting

The Board of Supervisors of the Holly Hill Road East Community Development District ("Board") will hold a meeting on Wednesday, February 21, 2018 at 10:45 a.m. at the Offices of Cassidy Homes, 346 East Central Ave., Winter Haven, Florida 33880. The meeting is open to the public and will be conducted in accordance with provision of Florida Law related to Special Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda may be obtained at the offices of the District Manager, 12051 Corporate Blvd., Orlando, Florida 32817, during normal business hours.

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at these meetings 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 at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board 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
February 9, 2018

18-00216K

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

FISHKIND
& ASSOCIATES

Invoice

2/13/2018

Holly Hill Road East

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

Copy Count

Account: Holly Hill
Amount of Copies: 132
Total \$: 19.80

Month: January

BILLING REF# 1
BILLING REF# 4

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	COST CENTER	11/15/2017	7039285982	4:56PM - 5:08PM	GLOBALMEET@ AUDIO	TOLL FREE	1	12	0.09/MIN	1.08	0.26			
		11/15/2017	4074327141	4:59PM - 5:08PM	GLOBALMEET@ AUDIO	TOLL FREE	1	9	0.09/MIN	0.81	0.20			
		11/15/2017	6478845774	5:04PM - 5:23PM	GLOBALMEET@ AUDIO	TOLL FREE CANADA	1	19	0.14/MIN	2.66	0.65			
		11/15/2017	7039285982	5:06PM - 5:14PM	GLOBALMEET@ AUDIO	TOLL FREE	1	8	0.09/MIN	0.72	0.18	9.17		
		11/28/2017	1839247841	9:57AM - 10:20AM	GLOBALMEET@ AUDIO	TOLL FREE	1	23	0.09/MIN	2.07	0.51			
9008903	COST CENTER	11/28/2017	18633243698	9:59AM - 10:33AM	GLOBALMEET@ AUDIO	TOLL FREE	1	34	0.09/MIN	3.06	0.75			
		11/28/2017	18636197103	10:01AM - 10:20AM	GLOBALMEET@ AUDIO	TOLL FREE	1	19	0.09/MIN	1.71	0.42			
		11/28/2017	4073823256	10:02AM - 10:33AM	GLOBALMEET@ AUDIO	TOLL FREE	1	31	0.09/MIN	2.79	0.69			
		11/28/2017	18636620018	10:24AM - 10:40AM	GLOBALMEET@ AUDIO	TOLL FREE	1	16	0.09/MIN	1.44	0.35			
		11/28/2017	4073823256	10:31AM - 10:40AM	GLOBALMEET@ AUDIO	TOLL FREE	1	9	0.09/MIN	0.81	0.20			
9008903	COST CENTER	11/28/2017	18633243698	10:31AM - 10:40AM	GLOBALMEET@ AUDIO	TOLL FREE	1	9	0.09/MIN	0.81	0.20	15.81		
		11/30/2017		6:59PM	MEET PLUS - MONTHLY			1	29.00/EACH	29.00	0.00	29.00		
		TOTAL PRE-TAX 97.66										TOTAL MODERATOR CHARGES		USD\$114.58
		9008903	11/02/2017	14074938079	8:58AM - 9:03AM	GLOBALMEET@ AUDIO	TOLL FREE	1	5	0.09/MIN	0.45	0.11		
		9008903	11/02/2017	4073823256	8:58AM - 9:36AM	GLOBALMEET@ AUDIO	TOLL FREE	1	38	0.09/MIN	3.42	0.84		
9008903	COST CENTER	11/02/2017	3052257522	9:06AM - 9:36AM	GLOBALMEET@ AUDIO	TOLL FREE	1	30	0.09/MIN	2.70	0.66			
		11/02/2017	14074938079	9:11AM - 9:36AM	GLOBALMEET@ AUDIO	TOLL FREE	1	25	0.09/MIN	2.25	0.55	10.98		
		11/03/2017	19544547000	9:05AM - 9:23AM	GLOBALMEET@ AUDIO	TOLL FREE	1	18	0.09/MIN	1.62	0.40			
		11/03/2017	14073823256	9:07AM - 9:23AM	GLOBALMEET@ AUDIO	LOCAL ACCESS	1	16	0.00/MIN	0.00	0.00	2.02		
		11/06/2017	1832547653	10:55AM - 11:06AM	GLOBALMEET@ AUDIO	TOLL FREE	1	11	0.09/MIN	0.99	0.25			
9008903	COST CENTER	11/06/2017	18505667618	10:57AM - 11:15AM	GLOBALMEET@ AUDIO	TOLL FREE	1	18	0.09/MIN	1.62	0.40			
		11/06/2017	4073823256	10:58AM - 11:07AM	GLOBALMEET@ AUDIO	TOLL FREE	1	9	0.09/MIN	0.81	0.20			
		11/06/2017	18633243698	10:58AM - 11:06AM	GLOBALMEET@ AUDIO	TOLL FREE	1	8	0.09/MIN	0.72	0.18			
		11/06/2017	1832547653	11:04AM - 11:15AM	GLOBALMEET@ AUDIO	TOLL FREE	1	11	0.09/MIN	0.99	0.25			
		11/06/2017	18633243698	11:04AM - 11:15AM	GLOBALMEET@ AUDIO	TOLL FREE	1	11	0.09/MIN	0.99	0.25			
9008903	COST CENTER	11/06/2017	4073823256	11:05AM - 11:07AM	GLOBALMEET@ AUDIO	TOLL FREE	1	2	0.09/MIN	0.18	0.05			
		11/06/2017	4073823256	11:10AM - 11:15AM	GLOBALMEET@ AUDIO	TOLL FREE	1	5	0.09/MIN	0.45	0.11	8.44		
		11/07/2017	19547647150	12:57PM - 1:06PM	GLOBALMEET@ AUDIO	TOLL FREE	1	9	0.09/MIN	0.81	0.20			
		11/07/2017	14072562503	12:58PM - 1:06PM	GLOBALMEET@ AUDIO	TOLL FREE	1	8	0.09/MIN	0.72	0.18	1.91		
		11/08/2017	4073823256	11:28AM - 12:11PM	GLOBALMEET@ AUDIO	TOLL FREE	1	43	0.09/MIN	3.87	0.95			
9008903	COST CENTER	11/08/2017	13867367700	11:29AM - 12:11PM	GLOBALMEET@ AUDIO	TOLL FREE	1	42	0.09/MIN	3.78	0.94			
		11/08/2017	14074938079	11:36AM - 12:12PM	GLOBALMEET@ AUDIO	TOLL FREE	1	36	0.09/MIN	3.24	0.80	13.58		
		11/14/2017	18632266863	9:56AM - 10:13AM	GLOBALMEET@ AUDIO	TOLL FREE	1	17	0.09/MIN	1.53	0.38			
		11/14/2017	14075457500	9:57AM - 10:13AM	GLOBALMEET@ AUDIO	TOLL FREE	1	16	0.09/MIN	1.44	0.35			
		11/14/2017	18504252350	9:57AM - 10:13AM	GLOBALMEET@ AUDIO	TOLL FREE	1	16	0.09/MIN	1.44	0.35	5.49		
9008903	COST CENTER	11/15/2017	1839247653	10:27AM - 11:12AM	GLOBALMEET@ AUDIO	TOLL FREE	1	45	0.09/MIN	4.05	1.00			
		11/15/2017	18639402040	10:29AM - 11:12AM	GLOBALMEET@ AUDIO	TOLL FREE	1	43	0.09/MIN	3.87	0.95			
		11/15/2017	18633243698	10:31AM - 11:12AM	GLOBALMEET@ AUDIO	TOLL FREE	1	41	0.09/MIN	3.69	0.91			
		11/15/2017	4073823256	10:39AM - 11:12AM	GLOBALMEET@ AUDIO	TOLL FREE	1	33	0.09/MIN	2.97	0.74	18.18		
		11/15/2017	6478845774	4:51PM - 5:06PM	GLOBALMEET@ AUDIO	TOLL FREE CANADA	1	15	0.14/MIN	2.10	0.51			

Account Summary Report

Date Range: Jan 1, 2018 to Jan 31st, 2018

Meter Group: All Meters

Meter 1W00 - 1376538 OLD at ORLANDO, FL

Meter 4W00 - 0347354 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		14	\$6,550
Grand Total			\$6,550

**HOLLY HILL ROAD EAST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 021

2/23/2018

Item No.	Vendor	Invoice Number	General Fund
1	Dennis Wood Engineering Engineering Services Through 01/14/2018	1907	\$ 1,377.50
2	Hopping Green & Sams General Counsel Through 01/31/2018	98588	\$ 756.28

TOTAL \$ 2,133.78


Board Member

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

RECEIVED FEB 25 2018

Dennis Wood Engineering, LLC

1925 Bartow Road, Suite 101
Lakeland, FL 33801

Invoice

Date	Invoice #
1/18/2018	1907

Bill To
Rennie Heath Cassidy Holdings, LLC 346 East Central Avenue Winter Haven, FL 33880

RECEIVED FEB 16 2018

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	Principal Engineer 12-1-17	125.00	125.00
0.5	Principal Engineer 12-18-17	125.00	62.50
3	Principal Engineer 1-2-18	125.00	375.00
1	Principal Engineer 1-4-18	125.00	125.00
1	Administrative Assistant 1-4-18	60.00	60.00
1.5	Principal Engineer 1-5-18	125.00	187.50
0.5	Designer 1-5-18	85.00	42.50
0.5	Principal Engineer 1-6-18	125.00	62.50
2.5	Designer 1-8-18	85.00	212.50
0.5	Principal Engineer 1-9-18	125.00	62.50
0.5	Principal Engineer 1-12-19	125.00	62.50
<div>Citrus Isles - CDD</div>			
Holly Hill Road East CDD (Citrus Isles) 08M Billing 11-27-18 thru 1-14-18		Total	\$1,377.50

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

RECEIVED FEB 22 2018

===== STATEMENT =====

February 19, 2018

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

Bill Number 98588
Billed through 01/31/2018

General Counsel/Monthly Meeting
HHECDD 00001 RVW

FOR PROFESSIONAL SERVICES RENDERED

01/03/18	AHJ	Prepare correspondence to developers regarding disclosure of public financing.	0.30 hrs
01/04/18	RVW	Review assessment notices to owner.	0.60 hrs
01/10/18	SSW	Confer with Gaarlandt regarding agenda items.	0.40 hrs
01/12/18	RVW	Review meeting minutes and provide comments; review draft agenda.	0.60 hrs
01/18/18	RVW	Confer with Gaarlandt regarding engineer request for proposals.	0.30 hrs
01/26/18	AHJ	Prepare updates to Commission on Ethics financial disclosure website.	0.30 hrs
01/30/18	SSW	Review proposal and draft agreement regarding perimeter wall installation; confer with Gaarlandt regarding same.	0.40 hrs
01/30/18	AHJ	Prepare update to securities transaction summary.	0.10 hrs
Total fees for this matter			\$748.50

DISBURSEMENTS

United Parcel Service	7.78
Total disbursements for this matter	\$7.78

MATTER SUMMARY

Jaskolski, Amy H. - Paralegal	0.70 hrs	125 /hr	\$87.50
Van Wyk, Roy	1.50 hrs	310 /hr	\$465.00
Warren, Sarah S.	0.80 hrs	245 /hr	\$196.00

TOTAL FEES	\$748.50
TOTAL DISBURSEMENTS	\$7.78

TOTAL CHARGES FOR THIS MATTER **\$756.28**

BILLING SUMMARY

Jaskolski, Amy H. - Paralegal	0.70 hrs	125 /hr	\$87.50
Van Wyk, Roy	1.50 hrs	310 /hr	\$465.00
Warren, Sarah S.	0.80 hrs	245 /hr	\$196.00

TOTAL FEES	\$748.50
TOTAL DISBURSEMENTS	\$7.78

TOTAL CHARGES FOR THIS BILL	\$756.28
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Please include the bill number on your check.

**HOLLY HILL ROAD EAST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 022

3/2/2018

Item No.	Vendor	Invoice Number	General Fund
1	Carr Riggs & Ingram FY 2017 Audit	16413758	\$ 1,000.00
2	Supervisor Fees - 01/17/2018 Meeting		
	Rennie Heath	--	\$ 200.00
	Scott Shapiro	--	\$ 200.00
	Lauren Schwenk	--	\$ 200.00
	John Mazuchowski	--	\$ 200.00
	Andrew Rhinehart	--	\$ 200.00
3	Supervisor Fees - 02/21/2018 Meeting		
	Rennie Heath	--	\$ 200.00
	Scott Shapiro	--	\$ 200.00
	Lauren Schwenk	--	\$ 200.00
	John Mazuchowski	--	\$ 200.00
	Andrew Rhinehart	--	\$ 200.00

TOTAL \$ 3,000.00



Board Member

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

RECEIVED MAR 06 2018



CRI CARR
RIGGS &
INGRAM

CPAs and Advisors

151 Mary Esther Boulevard, Suite 301
Mary Esther, FL 32569
850-244-8395
Federal ID 72-1396621

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

Invoice No. 16413758 (include on check)
Date 02/28/2018
Client No. 20-05677.000

RECEIVED MAR 05 2018

Professional services rendered as follows:

Second progress billing on audit of financial statements
as of September 30, 2017.

\$ 1,000.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
1,000.00	0.00	0.00	0.00	0.00	1,000.00

We accept most major credit cards. Please complete the following information or contact our office to submit your payment over the phone.

Invoice Date: 02/28/2018 Client No: 20-05677
Invoice Number: 16413758 Total Amount Due: \$ 1,000.00 Holly Hill Road East CDD

Name as it appears on card: _____

Billing Address: _____

Card # _____ Exp Date: _____ Security # _____

Payment Amount: _____ Signature: _____

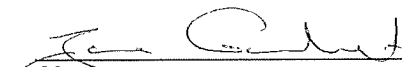
Carr, Riggs & Ingram, LLC reserves the right to assess finance charges on past due balances up to the maximum amount allowed under State law.

Holly Hill Road East Community Development District

Date of Meeting: January 17, 2018

Board Members:	Attendance	Fee
1. Rennie Heath	<u>x</u>	<u>\$200</u>
2. Scott Shapiro	<u>x (p)</u>	<u>\$200</u>
3. Lauren Schwenk	<u>x</u>	<u>\$200</u>
4. John Mazuchowski	<u>x</u>	<u>\$200</u>
6. Andrew Rhinehart	<u>x</u>	<u>\$200</u>
		<u>\$1,000</u>

Approved For Payment:


Manager

2/21/18
Date


RECEIVED FEB 27 2018

Holly Hill Road East Community Development District

Date of Meeting: February 21, 2018

Board Members:	Attendance	Fee
1. Rennie Heath	<u>x</u>	<u>\$200</u>
2. Scott Shapiro	<u>x (p)</u>	<u>\$200</u>
3. Lauren Schwenk	<u>x (p)</u>	<u>\$200</u>
4. John Mazuchowski	<u>x</u>	<u>\$200</u>
6. Andrew Rhinehart	<u>x</u>	<u>\$200</u>
		<u>\$1,000</u>

Approved For Payment:


Manager

2/27/18
Date

RECEIVED FEB 27 2018

**Holly Hill Road East
Community Development District**

Monthly Financials

Holly Hill Road East CDD
Statement of Financial Position
As of 2/28/2018

	General Fund	Debt Service Fund	Capital Projects Fund	Amenity Capital Projects Fund	Long-Term Debt	Total
<u>Assets</u>						
<u>Current Assets</u>						
General Checking Account	\$8,538.11					\$8,538.11
Debt Service Reserve A1 Bond		\$132,279.69				132,279.69
Revenue A1 Bond		429.78				429.78
Interest A1 Bond		92,494.19				92,494.19
Acquisition/Construction A1 Bond			\$1,534,505.57			1,534,505.57
Cost of Issuance A1 Bond			49.60			49.60
Acquisition/Construction A1 Bond				\$345,659.66		345,659.66
Total Current Assets	<u>\$8,538.11</u>	<u>\$225,203.66</u>	<u>\$1,534,555.17</u>	<u>\$345,659.66</u>	<u>\$0.00</u>	<u>\$2,113,956.60</u>
<u>Investments</u>						
Amount Available in Debt Service Funds					\$225,203.66	\$225,203.66
Amount To Be Provided					3,934,796.34	3,934,796.34
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$4,160,000.00</u>	<u>\$4,160,000.00</u>
Total Assets	<u><u>\$8,538.11</u></u>	<u><u>\$225,203.66</u></u>	<u><u>\$1,534,555.17</u></u>	<u><u>\$345,659.66</u></u>	<u><u>\$4,160,000.00</u></u>	<u><u>\$6,273,956.60</u></u>
<u>Liabilities and Net Assets</u>						
<u>Current Liabilities</u>						
Accounts Payable	\$4,006.99					\$4,006.99
Accounts Payable			\$5,075.35			5,075.35
Retainage Payable			115,744.08			115,744.08
Accounts Payable				\$27,880.00		27,880.00
Total Current Liabilities	<u>\$4,006.99</u>	<u>\$0.00</u>	<u>\$120,819.43</u>	<u>\$27,880.00</u>	<u>\$0.00</u>	<u>\$152,706.42</u>
<u>Long Term Liabilities</u>						
Revenue Bonds Payable - Long-Term					\$4,160,000.00	\$4,160,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$4,160,000.00</u>	<u>\$4,160,000.00</u>
Total Liabilities	<u><u>\$4,006.99</u></u>	<u><u>\$0.00</u></u>	<u><u>\$120,819.43</u></u>	<u><u>\$27,880.00</u></u>	<u><u>\$4,160,000.00</u></u>	<u><u>\$4,312,706.42</u></u>
<u>Net Assets</u>						
Net Assets - General Government	(\$12,786.57)					(\$12,786.57)
Current Year Net Assets - General Government	17,317.69					17,317.69
						\$0.00
Current Year Net Assets, Unrestricted		225,203.66				\$225,203.66
Net Assets, Unrestricted			(\$171,505.80)			(171,505.80)
Current Year Net Assets, Unrestricted			1,982,230.39			1,982,230.39
Net Assets - General Government			(396,988.85)			(396,988.85)
						0.00
Current Year Net Assets, Unrestricted				317,779.66		317,779.66
Total Net Assets	<u><u>\$4,531.12</u></u>	<u><u>\$225,203.66</u></u>	<u><u>\$1,413,735.74</u></u>	<u><u>\$317,779.66</u></u>	<u><u>\$0.00</u></u>	<u><u>\$1,961,250.18</u></u>
Total Liabilities and Net Assets	<u><u>\$8,538.11</u></u>	<u><u>\$225,203.66</u></u>	<u><u>\$1,534,555.17</u></u>	<u><u>\$345,659.66</u></u>	<u><u>\$4,160,000.00</u></u>	<u><u>\$6,273,956.60</u></u>

Holly Hill Road East CDD

Statement of Activities

As of 2/28/2018

	General Fund	Debt Service Fund	Capital Projects Fund	Amenity Capital Projects Fund	Long-Term Debt	Total
Revenues						
Developer Contributions	\$51,800.00					\$51,800.00
Inter-Fund Transfers In	(147,713.59)					(147,713.59)
Debt Proceeds		\$224,773.88				224,773.88
Inter-Fund Transfers In			\$147,713.59			147,713.59
Debt Proceeds			3,493,602.82			3,493,602.82
Debt Proceeds				\$345,000.00		345,000.00
Total Revenues	<u>(\$95,913.59)</u>	<u>\$224,773.88</u>	<u>\$3,641,316.41</u>	<u>\$345,000.00</u>	<u>\$0.00</u>	<u>\$4,115,176.70</u>
Expenses						
Supervisor Fees	\$3,000.00					\$3,000.00
D&O Insurance	2,250.00					2,250.00
Management	8,333.35					8,333.35
Engineering	1,377.50					1,377.50
District Counsel	11,032.35					11,032.35
Audit	1,000.00					1,000.00
Telephone	8.44					8.44
Postage & Shipping	51.10					51.10
Copies	102.75					102.75
Legal Advertising	1,776.82					1,776.82
Web Site Maintenance	2,625.00					2,625.00
Dues, Licenses, and Fees	175.00					175.00
General Insurance	2,750.00					2,750.00
Trustee Services			\$4,501.00			4,501.00
Management			23,000.00			23,000.00
Engineering			13,837.50			13,837.50
District Counsel			109,329.33			109,329.33
Trustee Counsel			5,000.00			5,000.00
Bond Counsel			42,500.00			42,500.00
Contingency			1,465,612.64			1,465,612.64
Developer Advance Repayment				\$27,880.00		27,880.00
Total Expenses	<u>\$34,482.31</u>	<u>\$0.00</u>	<u>\$1,663,780.47</u>	<u>\$27,880.00</u>	<u>\$0.00</u>	<u>\$1,726,142.78</u>
Other Revenues (Expenses) & Gains (Losses)						
Interest Income		\$429.78				\$429.78
Interest Income			\$4,694.45			4,694.45
Interest Income				\$659.66		659.66
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>	<u>\$429.78</u>	<u>\$4,694.45</u>	<u>\$659.66</u>	<u>\$0.00</u>	<u>\$5,783.89</u>
Change In Net Assets	(\$130,395.90)	\$225,203.66	\$1,982,230.39	\$317,779.66	\$0.00	\$2,394,817.81
Net Assets At Beginning Of Year	<u>\$134,927.02</u>	<u>\$0.00</u>	<u>(\$568,494.65)</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>(\$433,567.63)</u>
Net Assets At End Of Year	<u><u>\$4,531.12</u></u>	<u><u>\$225,203.66</u></u>	<u><u>\$1,413,735.74</u></u>	<u><u>\$317,779.66</u></u>	<u><u>\$0.00</u></u>	<u><u>\$1,961,250.18</u></u>

Holly Hill Road East CDD
 Budget to Actual
 For the Month Ending 2/28/2018

	YTD Actual	YTD Budget	YTD Variance	FY 2018 Adopted Budget
<u>Revenues</u>				
Developer Contributions	\$ 51,800.00	\$ 75,000.00	\$ (23,200.00)	\$ 180,000.00
Net Revenues	\$ 51,800.00	\$ 75,000.00	\$ (23,200.00)	\$ 180,000.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$ 3,000.00	\$ 2,500.00	\$ 500.00	\$ 6,000.00
D&O Insurance	2,250.00	-	2,250.00	-
Trustee Services	-	2,500.00	(2,500.00)	6,000.00
Management	8,333.35	8,333.35	-	20,000.00
Engineering	1,377.50	6,250.00	(4,872.50)	15,000.00
Dissemination Agent	-	2,083.35	(2,083.35)	5,000.00
District Counsel	11,032.35	10,416.65	615.70	25,000.00
Audit	1,000.00	2,500.00	(1,500.00)	6,000.00
Travel and Per Diem	-	208.35	(208.35)	500.00
Telephone	8.44	83.35	(74.91)	200.00
Postage & Shipping	51.10	125.00	(73.90)	300.00
Copies	102.75	208.35	(105.60)	500.00
Legal Advertising	1,776.82	3,333.35	(1,556.53)	8,000.00
Bank Fees	-	104.15	(104.15)	250.00
Miscellaneous	-	458.25	(458.25)	1,100.00
Web Site Maintenance	2,625.00	1,208.35	1,416.65	2,900.00
Dues, Licenses, and Fees	175.00	104.15	70.85	250.00
Aquatic Contract	-	5,000.00	(5,000.00)	12,000.00
General Insurance	2,750.00	2,500.00	250.00	6,000.00
Landscaping Maintenance & Material	-	27,083.35	(27,083.35)	65,000.00
Total General & Administrative Expenses	\$ 34,482.31	\$ 75,000.00	\$ (40,517.69)	\$ 180,000.00
Total Expenses	\$ 34,482.31	\$ 75,000.00	\$ (40,517.69)	\$ 180,000.00
Net Income (Loss)	\$ 17,317.69	\$ -	\$ 17,317.69	\$ -