

# Holly Hill Road East Community Development District

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

[www.hollyhillroadeastcdd.com](http://www.hollyhillroadeastcdd.com)

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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, February 20, 2019 at 10:00 a.m. at the Offices of Cassidy Homes, 346 East Central Ave., Winter Haven, FL 33880.** Questions or comments on the Board Meeting or proposed agenda may be addressed to Jane Gaarlandt at [janeg@fishkind.com](mailto: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 January 16, 2019 Board of Supervisors Meeting**

### **Business Matters**

- 2. **Public Hearing on the Imposition of Special Assessments for the Expansion Area**
  - Presentation of Amended and Restated Engineer's Report
  - Presentation of Amended and Restated Master Assessment Methodology Report
  - Public Comments and Testimony
  - Board Comments
  - **Consideration of Resolution 2019-09, Levying Special Assessments**
- 3. **Public Hearing on the District's Intent to Use the Uniform Method of Collection for the Expansion Area**
  - Public Comments and Testimony
  - Board Comments
  - **Consideration of Resolution 2019-10, Adopting the Uniform Method**
- 4. **Consideration of Bill of Sale for Improvements to City of Haines City**
- 5. **Consideration of Wood & Associates Engineering, LLC Work Authorization**
- 6. **Consideration of Agreement between the District and Prince & Sons Inc. for Slope Cutting Services *(provided under separate cover)***
- 7. **Ratification of Payment Authorization Nos. 57 - 61**
- 8. **Review of Monthly Financials**

### **Other Business**

Staff Reports

District Counsel

Engineer

District Manager

Supervisor Requests and Audience Comments

Adjournment



**Holly Hill Road East  
Community Development District**

**Minutes**

## **MINUTES OF MEETING**

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

***Wednesday January 16, 2019 at 10:06 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	
Scott Shapiro	Board Member	(joined via phone approx. 10:15am)

Also, Present:

Jane Gaarlandt	Fishkind & Associates, Inc.
Sonali Patil	Fishkind & Associates, Inc.
Roy Van Wyk	Hopping Green & Sams, P.A.
Drew White	Cassidy Holdings

### **FIRST ORDER OF BUSINESS**

### **Call to Order and Roll Call**

The meeting was called to order at 10:06 a.m. Those in attendance are outlined above.

### **SECOND ORDER OF BUSINESS**

### **Public Comment Period**

There were no public comments at this time.

### **THIRD ORDER OF BUSINESS**

### **Consideration of the Minutes of the December 19, 2018 Board of Supervisors Meeting**

The Board reviewed the Minutes of the December 19, 2018 Board of Supervisors Meeting.

On MOTION by Mr. Heath, seconded by Mr. Mazuchowski, with all in favor, the Board approved the Minutes of the December 19, 2018 Board of Supervisors Meeting.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2019-08, Designating District Manager, Assessment Consultant, and Financial Advisor**

Ms. Gaarlandt explained that Fishkind & Associates has been sold to PFM and therefore, District staff is asking for new agreements to be signed as well as the resolution that authorizes Fishkind to assign those contracts to PFM. She noted that there will be no change in staff, fees, or costs.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Board approved Resolution 2019-08, Designating District Manager, Assessment Consultant, and Financial Advisor.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Agreement between the District and Florida Wall Concepts, Inc. for Citrus Pointe Wall**

Mr. Van Wyk stated that this came in from the Developer, who is ready for the wall construction. District staff prepared a standard form contract for the Board to review. He directed the Board's attention to the development plan which shows the location of the wall along with the description of the type of improvements that will be installed.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Board approved the Agreement between the District and Florida Wall Concepts, Inc. for Citrus Pointe Wall.

## **SIXTH ORDER OF BUSINESS**

### **Ratification of Agreement between the District and Pro Playgrounds for Playground Equipment Installation Services**

Ms. Gaarlandt noted that at the previous meeting the board approved the lease agreement and this agreement is for the actual installation of that same equipment.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board approved the Agreement between the District and Pro Playgrounds for Playground Equipment Installation Services.

## **SEVENTH ORDER OF BUSINESS**

### **Ratification of Payment Authorization Nos. 55 - 56**

Ms. Gaarlandt stated that these have been previously approved and just need to be ratified by the Board.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Board ratified Payment Authorization Nos. 55 – 56.

## **EIGHTH ORDER OF BUSINESS**

### **Review of Monthly Financials**

Ms. Gaarlandt presented the monthly financials to the Board. There was no action required by the Board.

## **NINTH ORDER OF BUSINESS**

### **Staff Reports**

**District Counsel –** Mr. Van Wyk asked if there is anything the District needs to turn over or convey. Mr. Heath responded no. Mr. Van Wyk asked how the Clubhouse is coming along. Ms. Schwenk responded that the roof is on, she does not think they sprayed the pool yet but it is progressing.

Mr. Shapiro joined the meeting in progress at 10:15 a.m.

Ms. Gaarlandt noted that someone called asking when the construction started on the Amenities. Mr. Shapiro said it has been about 6 weeks.

Ms. Schwenk asked if there are any improvements that need to be dedicated to the District. Mr. Heath responded no. Mr. Rhinehart noted that the District has been getting bills from the City of Davenport for the Lift Station and the City owns the Lift Station. He wasn't sure if the District needed to do something because Ms. Lane sent an email and they did not respond. He noted that the District has been paying these utility bills, however, it should not have been paying anything and the District should get a reimbursement. He asked if there is anything else the District needs to do besides dedicating it to notify them that they now own the Lift Station. Mr. Heath will call the City when the meeting is over.

**District Engineer** – Not Present

**District Manager** – Ms. Patil noted that the Sales Team notified the District Manager that 10 lights are out in Holly Hill. Duke Energy has been contacted and will address it; they are also aware that it might happen occasionally during construction.

#### **TENTH ORDER OF BUSINESS**

#### **Supervisor Requests and Audience Comments**

There were no Supervisor requests or Audience comments.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Adjournment**

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

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Board adjourned the January 16, 2019 Board of Supervisors meeting for Holly Hill Road East.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman





**Holly Hill Road East  
Community Development District**

**Resolution 2019-09**

## RESOLUTION 2019-09

**A RESOLUTION AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITTED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

### RECITALS

**WHEREAS**, the Holly Hill Road East Community Development District (the “**District**”) previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

**WHEREAS**, the District’s Board of Supervisors (the “**Board**”) noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of the assessments; and

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

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

### **SECTION 2. DISTRICT AUTHORITY AND PREVIOUS ACTIONS.**

(a) The District is a local unit of special purpose government established by Ordinance No. 814 of the Board of City Commissioners of the City of Davenport, Florida, effective July 10, 2017, as amended by Ordinance No. 841, effective March 5, 2018, and by Ordinance 864, effective November 5, 2018, expanding the District’s boundaries to incorporate additional acreage (the “**Expansion Area**”), all pursuant to the Chapter 190, *Florida Statutes*, as amended.

(b) The District, after notice and public hearing and pursuant to Section 170.08, *Florida Statutes*, adopted Resolution 2017-32, authorizing the capital improvement plan (“**Improvement Plan**”) described in that certain *Engineer’s Report for Capital Improvements*

dated June 2017 (the “**Master Engineer’s Report**”), equalizing and levying special assessments to defray the costs of the Improvement Plan, and levying a master assessment lien over all of the District Lands (the “**Master Lien**”), as further described in that certain *Master Assessment Methodology Report* dated September 20, 2017 (the “**Master Assessment Report**”).

(c) In order to reflect the amendment to the District’s boundaries to include the Expansion Area and additional infrastructure associated with the Expansion Area, the District’s Board has determined to amend and restate its Improvement Plan pursuant to that certain *Third Amended and Restated Engineer’s Report for Capital Improvements* dated January 23, 2019 (the “**Amended Master Engineer’s Report**”) (attached as **Exhibit A** hereto and incorporated herein by this reference), to include the Expansion Area (the “**Phase 4 Assessment Area**”), as identified in the assessment roll set forth in that certain *Third Amended and Restated Master Assessment Methodology Report* dated January 31, 2019 (the “**Amended Master Assessment Report**” attached hereto as **Exhibit B** and incorporated herein by this reference).

(d) Pursuant to this Resolution and the Amended Master Assessment Report presented herein, an assessment lien will be equalized, approved, confirmed and levied on the Phase 4 Assessment Area, all as specified in the Amended Master Assessment Report, which lien will be levied on the terms and conditions set forth in this Resolution and the attachments hereto and as set forth herein.

(e) The previously imposed liens levied on the lands within the District, as identified in the assessment roll set forth in the Amended Master Assessment Report shall remain unaffected by this Resolution and is hereby ratified and shall remain in full force and effect and secured by the valid and existing assessment liens established by the District.

### **SECTION 3. FINDINGS.** The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, water facilities, sewer facilities, reclaimed water facilities, stormwater management and control facilities, electrical facilities, landscaping, irrigation and hardscaping in certain roadways, conservation mitigation, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District, together the (“**Improvements**”).

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the “Improvements,” the nature and location of which was initially described in Resolution 2019-05, and is shown in the Amended Master Engineer’s

Report, and which the plans and specifications are on file at 12051 Corporate Boulevard, Orlando, Florida 32817 (“**District Records Offices**”) and the District’s local office; (ii) the cost of such Improvements be assessed against the lands specially benefited by such Improvements; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Improvements, the levying of such Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Improvements which are to be assessed against the benefitted properties, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its Special Assessment Bonds, in one or more series (the “**Bonds**”).

(g) By Resolution 2019-05, the Board determined to provide the Improvements and to defray the costs thereof by making Assessments on benefitted property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Improvements prior to the collection of such Assessments. Resolution 2019-05 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2019-05, said Resolution 2019-05 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2019-05, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2019-06 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of the Improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefitted property or parcel, and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On February 20, 2019, at the time and place specified in the resolution and notice referred to in paragraph (k) above, the Board met as an Equalization Board, conduct such public hearing, and heard and considered all complaints and testimony as to the matters described in

paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just, and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Improvements, estimates of financing costs, and all comments, complaints, and evidence presented at such public hearing, the Board further finds and determines:

(i) that the total estimated cost of the Improvements is as specified in the Amended Master Engineer's Report, which Amended Master Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Improvements against the properties within the District specially benefited thereby using the method determined by the Board set forth in the Amended Master Assessment Report, which results in the special assessments set forth on the final assessment roll included within such Exhibit B (the "Assessments") and the assessment lien; and

(iii) the Amended Master Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the issuance of the Bonds; and

(iv) it is hereby declared that the Improvements will constitute a special benefit to the parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Assessments thereon when allocated as set forth in Exhibit B; and

(v) it is in the best interests of the District that the Assessments be paid and collected as herein provided; and

(vi) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the Improvements are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due.

**SECTION 4. AUTHORIZATION OF DISTRICT PROJECT.** That construction of the Improvements initially described in Resolution No. 2019-05, and more specifically identified and described in Exhibit A attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

**SECTION 5. ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs

of the Improvements and the costs to be paid by Assessments on all specially benefited property are set forth in Exhibits A and B, respectively, hereto.

**SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS.** The lien and the Assessments on the parcels specially benefited by the Improvements, all as specified in the final assessment roll set forth in Exhibit B, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Assessments, as reflected in Exhibit B, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any Bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of Bonds, including refunding bonds, by the District would result in a decrease of the Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such Bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

**SECTION 7. FINALIZATION OF SPECIAL ASSESSMENTS.** When all or a portion of the Improvements have both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessments as hereby made, approved and confirmed and the proportionate part of the actual costs of the Improvements, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Assessments for the entire Improvements has been determined, the term "Assessment" shall, with respect to each parcel, mean the sum of the costs of the Improvements.

**SECTION 8. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.**

- (a) The Assessments may be paid in not more than thirty (30) substantially equal

consecutive annual installments of principal and interest. The Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Improvements and the adoption by the Board of a resolution accepting the Improvements, unless such option has been waived by the owner of the land subject to the Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. All impact fee credits received and/or value received for impact fee credits shall be applied against the Improvements costs and/or the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits which application may be addressed by such resolutions. At any time subsequent to thirty (30) days after the Improvements have been completed and a resolution accepting the Improvements has been adopted by the Board, the Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Assessments may prepay the entire remaining balance of the Assessments at any time, or a portion of the remaining balance of the Assessment one time if there is also paid, in addition to the prepaid principal balance of the Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the “**Uniform Method**”). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem 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. The District may, in its sole discretion, collect Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Polk County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

## **SECTION 9. APPLICATION OF TRUE-UP PAYMENTS.**

(a) Pursuant to the Amended Master Assessment Report, attached hereto as Exhibit B, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, the Assessments securing the Bonds shall be allocated as set forth in the Amended Master Assessment Report. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all

initial plats of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Assessments to be reallocated to the units being platted and the remaining property in accordance with Exhibit B, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in Exhibit B, which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding with the developer that it intends to develop the unit numbers and types shown in Exhibit B, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in Exhibit B from being developed. In no event shall the District collect Assessments pursuant to this Resolution in excess of the total debt service related to the Improvements, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Assessments collected in excess of the District's total debt service obligation for the Improvements, the Board shall by resolution take appropriate action to equitably reallocate the Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Each such supplemental resolution shall also address the allocation of any impact fee credits expected to be received from the provision of the project funded by the corresponding series of Bonds issued or to be issued.

**SECTION 10. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT.** Property owned by units of local, state, and federal government shall not be subject to the Assessments without specific



consent thereto. If at any time, any real property on which Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

**SECTION 11. ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record a general Amended and Restated Notice of Assessments in the Official Records of Polk County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

**SECTION 12. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 13. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 14. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Holly Hill Road East Community Development District.

**[Remainder of page intentionally left blank.]**

**APPROVED THIS 20<sup>th</sup> DAY OF FEBRUARY, 2019.**

**ATTEST:**

**HOLLY HILL ROAD EAST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

- Exhibit A:** *Third Amended and Restated Engineer's Report for Capital Improvements dated January 23, 2019*
- Exhibit B:** *Third Amended and Restated Master Assessment Methodology Report dated January 31, 2019*

**Exhibit A:**

*Third Amended and Restated Engineer's Report for Capital Improvements  
dated January 23, 2019*

**HOLLY HILL ROAD EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**THIRD AMENDED AND RESTATED  
ENGINEER'S REPORT  
FOR CAPITAL IMPROVEMENTS**

**Prepared for:**

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

**Prepared by:**



1925 Bartow Road • Lakeland, FL 33801 • 863-940-2040

**January 23, 2019**

# **HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT**

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EXHIBIT 2- Existing District Legal Description

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EXHIBIT 4- Overall CDD Legal Description

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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 Nos. 841 and 864, effective March 5, 2018 and November 5, 2018. This Third Amended and Restated Engineer's Report amends the previously adopted Engineer's Report to reflect the change in parcel numbers in Phase 4. The land area remains the same. 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 of the public improvements is 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 single-family homes and associated infrastructure ("Development"). The Development is a planned residential community located on the north and south side of North Boulevard West, and east and west 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 Four (4) phases.

### **IV. THE CAPITAL IMPROVEMENTS**

The Capital Improvement Plan, (the "CIP"), consists of public infrastructure in Phases 1, 2, 3, and 4. 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 and a small portion in Zone A. Based on this information and the site topography, it does not appear that floodplain compensation is required, but if any is required proper mitigation shall be provided.

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. Lift stations are anticipated for this CIP. Flow from the lift stations shall be connected to either a force main along North Blvd or within the unopened right of way of 10<sup>th</sup> Street, and along Holly Hill Road East.

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 2018; Phase 3 in 2019; Phase 4 in 2020. 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 (Citrus Isle)

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)	Approved
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 (Citrus Pointe)

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

**PHASE 3 (Citrus Landing)**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval (Davenport)	City of Davenport City Ordinance (Approved)
Preliminary Plat (Davenport)	December 2018
SWFWMD ERP	February 2019
Construction Permits (Davenport)	February 2019
FDEP Water	February 2019
FDEP Sewer	February 2019
FDEP NOI	February 2019

**PHASE 4 (Citrus Reserve)**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval (Davenport)	City of Davenport City Ordinance (Approved)
Preliminary Plat (Davenport)	March 2019
SWFWMD ERP	April 2019
Construction Permits (Davenport)	April 2019
FDEP Water	April 2019
FDEP Sewer	April 2019
FDEP NOI	April 2019

**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, City of Haines City, 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

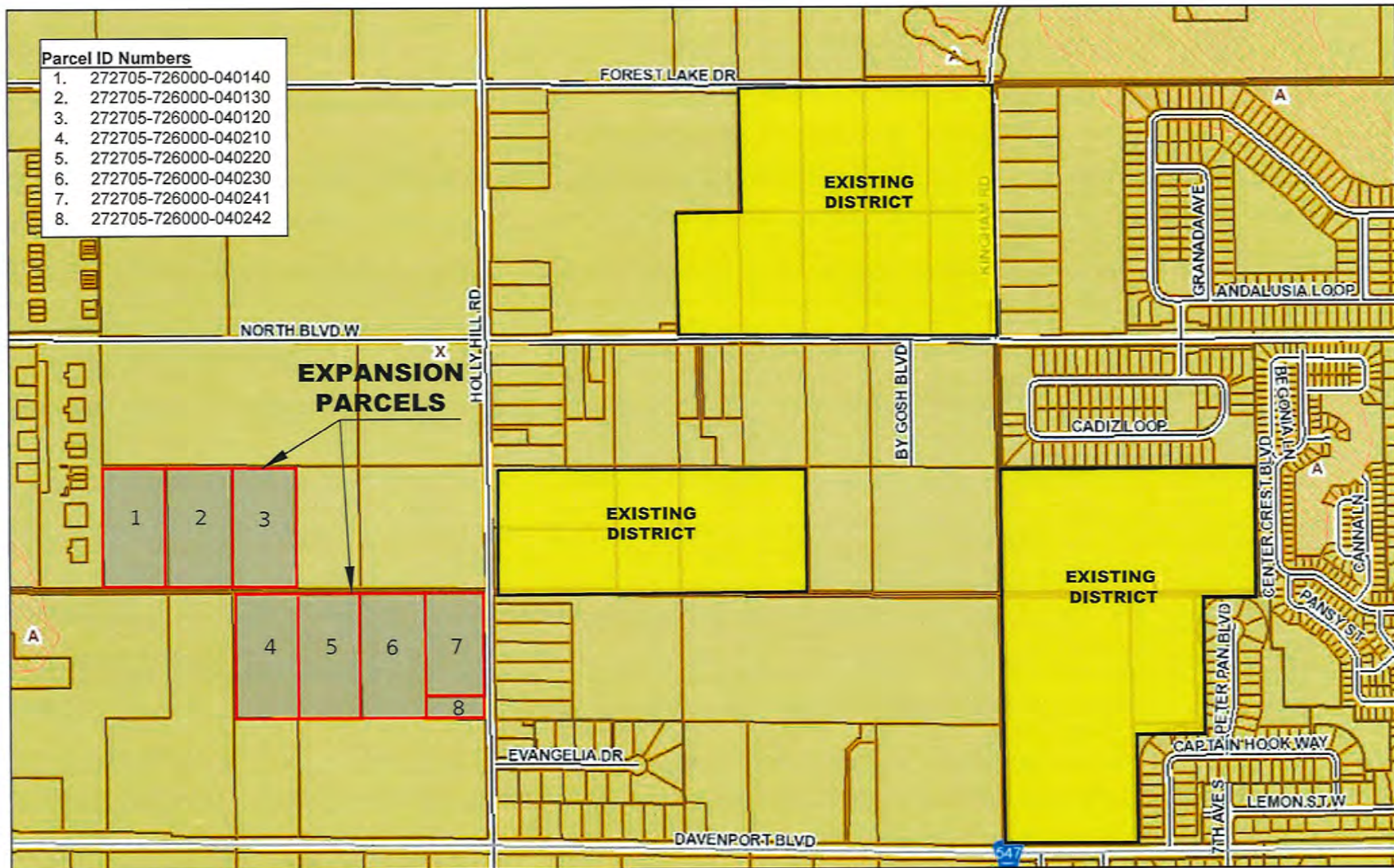
It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at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

**Parcel ID Numbers**

1. 272705-726000-040140
2. 272705-726000-040130
3. 272705-726000-040120
4. 272705-726000-040210
5. 272705-726000-040220
6. 272705-726000-040230
7. 272705-726000-040241
8. 272705-726000-040242



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- EXISTING DISTRICT
- EXPANSION PARCELS

**EXHIBIT 1**  
**LOCATION MAP - CITY OF DAVENPORT**  
**HOLLY HILL ROAD EAST CDD**  
**EXPANSION**



**EXISTING 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, 635.38 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



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**EXHIBIT 2  
EXISTING DISTRICT  
LEGAL DESCRIPTION  
(NOT A SURVEY)**



LEGAL DESCRIPTION

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

TRACT 14 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACT 13 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACT 12 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ALL ALSO BEING DESCRIBED AS

BEGIN AT A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE NORTHEAST CORNER OF SAID TRACT 12, AND RUN THENCE ALONG THE EAST LINE THEREOF S-00°29'07"-E, 641.93 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE SOUTHEAST CORNER OF SAID TRACT 12; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 12, 13 AND 14 N-89°38'18"-W, 992.51 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE SOUTHWEST CORNER OF SAID TRACT 14; THENCE ALONG THE WEST LINE THEREOF N-00°28'48"-W, 640.28 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE NORTHWEST CORNER OF SAID TRACT 14; THENCE ALONG THE NORTH LINE OF SAID TRACTS 12, 13, AND 14 S-89°44'01"-E, 992.43 FEET TO THE POINT OF BEGINNING

PROPERTY DESCRIBED CONTAINING 14.61 ACRES, MORE OR LESS.



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EXHIBIT 3  
EXPANSION PARCELS 1-3  
LEGAL DESCRIPTION  
(NOT A SURVEY)

PAGE 1 OF 1

LEGAL DESCRIPTION

HOLLY HILL ROAD EAST - COMMUNITY DEVELOPMENT DISTRICT PARCELS 4, 5, 6, 7, AND 8

TRACT 21 AND 22 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACT 23 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACT 24 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE SOUTH 114 FEET THEREOF, AND LESS THE EAST 25 FEET THEREOF FOR RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 781, PAGE 721, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

THE SOUTH 114 FEET OF TRACT 24 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE EAST 25 FEET THEREOF FOR RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 781, PAGE 721, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ALL, ALSO BEING DESCRIBED AS

BEGIN AT A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE NORTHWEST CORNER OF SAID TRACT 21, AND RUN THENCE ALONG THE NORTH LINE OF SAID TRACTS 21-24, S-89°38'18"-E, 1298.35 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE INTERSECTION OF SAID NORTH LINE AND THE WEST RIGHT-OF-WAY OF HOLLY HILL ROAD PER OFFICIAL RECORDS BOOK 781, PAGE 721 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY, S-00°29'26"-E, 643.54 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY AND THE SOUTH LINE OF SAID TRACT 24; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 21-24 N-89°32'35"-W, 1298.46 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE SOUTHWEST CORNER OF SAID TRACT 21; THENCE ALONG THE WEST LINE THEREOF N-00°29'00"-W, 641.38 FEET TO THE POINT OF BEGINNING

PROPERTY DESCRIBED CONTAINING 19.15 ACRES, MORE OR LESS.



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EXHIBIT 3  
EXPANSION PARCELS 4-8  
LEGAL DESCRIPTION  
(NOT A SURVEY)



**OVERALL 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, 635.38 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.

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.

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

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.

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.



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**EXHIBIT 4  
OVERALL LEGAL  
LEGAL DESCRIPTION  
(NOT A SURVEY)**



AND

TRACT 14 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACT 13 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACT 12 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ALL ALSO BEING DESCRIBED AS:

BEGIN AT A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE NORTHEAST CORNER OF SAID TRACT 12, AND RUN THENCE ALONG THE EAST LINE THEREOF S-00°29'07"-E, 641.93 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE SOUTHEAST CORNER OF SAID TRACT 12; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 12, 13 AND 14 N-89°38'18"-W, 992.51 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE SOUTHWEST CORNER OF SAID TRACT 14; THENCE ALONG THE WEST LINE THEREOF N-00°28'48"-W, 640.28 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE NORTHWEST CORNER OF SAID TRACT 14; THENCE ALONG THE NORTH LINE OF SAID TRACTS 12, 13, AND 14 S-89°44'01"-E, 992.43 FEET TO THE POINT OF THE BEGINNING.

AND

TRACT 21 AND 22 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACT 23 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACT 24 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE SOUTH 114 FEET THEREOF, AND LESS THE EAST 25 FEET THEREOF FOR RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 781, PAGE 721, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

THE SOUTH 114 FEET OF TRACT 24 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE EAST 25 FEET THEREOF FOR RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 781, PAGE 721, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ALL, ALSO BEING DESCRIBED AS:

BEGIN AT A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE NORTHWEST CORNER OF SAID TRACT 21, AND RUN THENCE ALONG THE NORTH LINE OF SAID TRACTS 21-24, S-89°38'18"-E, 1298.35 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE INTERSECTION OF SAID NORTH LINE AND THE WEST RIGHT-OF-WAY OF HOLLY HILL ROAD PER OFFICIAL RECORDS BOOK 781, PAGE 721 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY, S-00°29'26"-E, 643.54 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY AND THE SOUTH LINE OF SAID TRACT 24; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 21-24 N-89°32'35"-W, 1298.46 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE SOUTHWEST CORNER OF SAID TRACT 21; THENCE ALONG THE WEST LINE THEREOF N-00°29'00"-W, 641.38 FEET TO THE POINT OF BEGINNING.

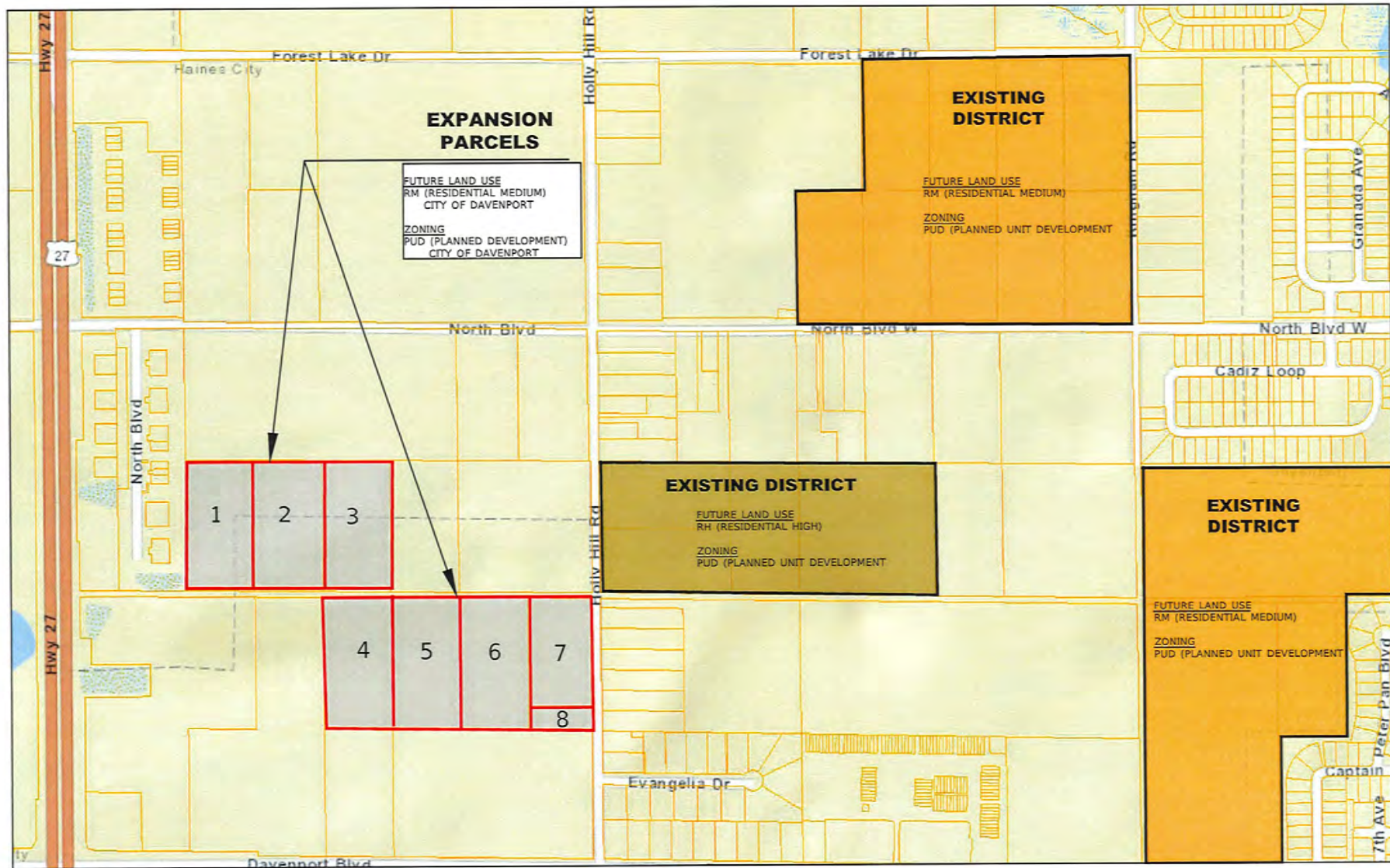
ALL THE ABOVE DESCRIBED LANDS CONTAIN 145.28 ACRES MORE OR LESS.



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EXHIBIT 4  
OVERALL LEGAL  
LEGAL DESCRIPTION  
(NOT A SURVEY)



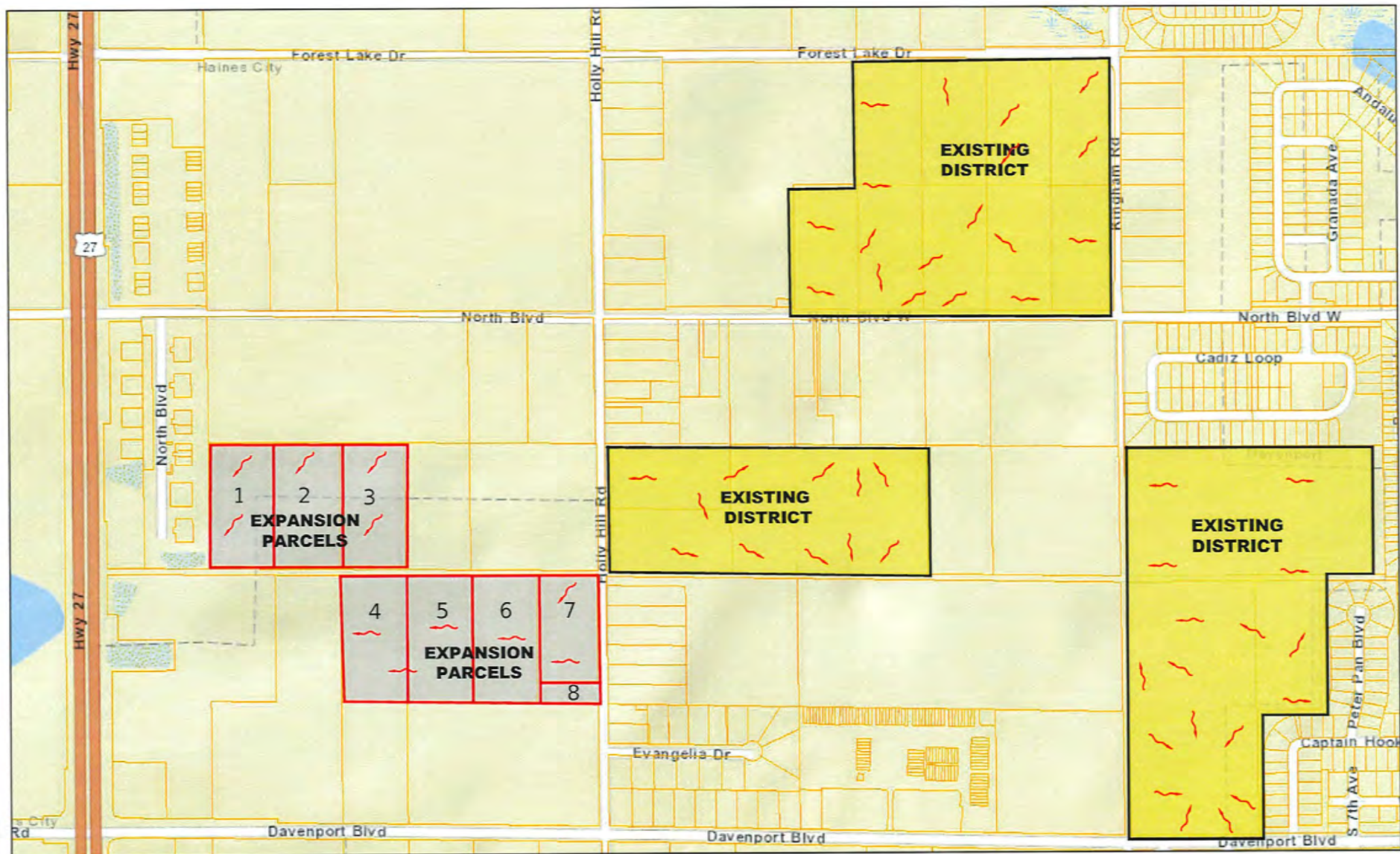


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**EXHIBIT 5**  
**HOLLY HILL ROAD EAST CDD EXPANSION**  
**CITY OF DAVENPORT**  
**FUTURE LAND USE & ZONING MAP**







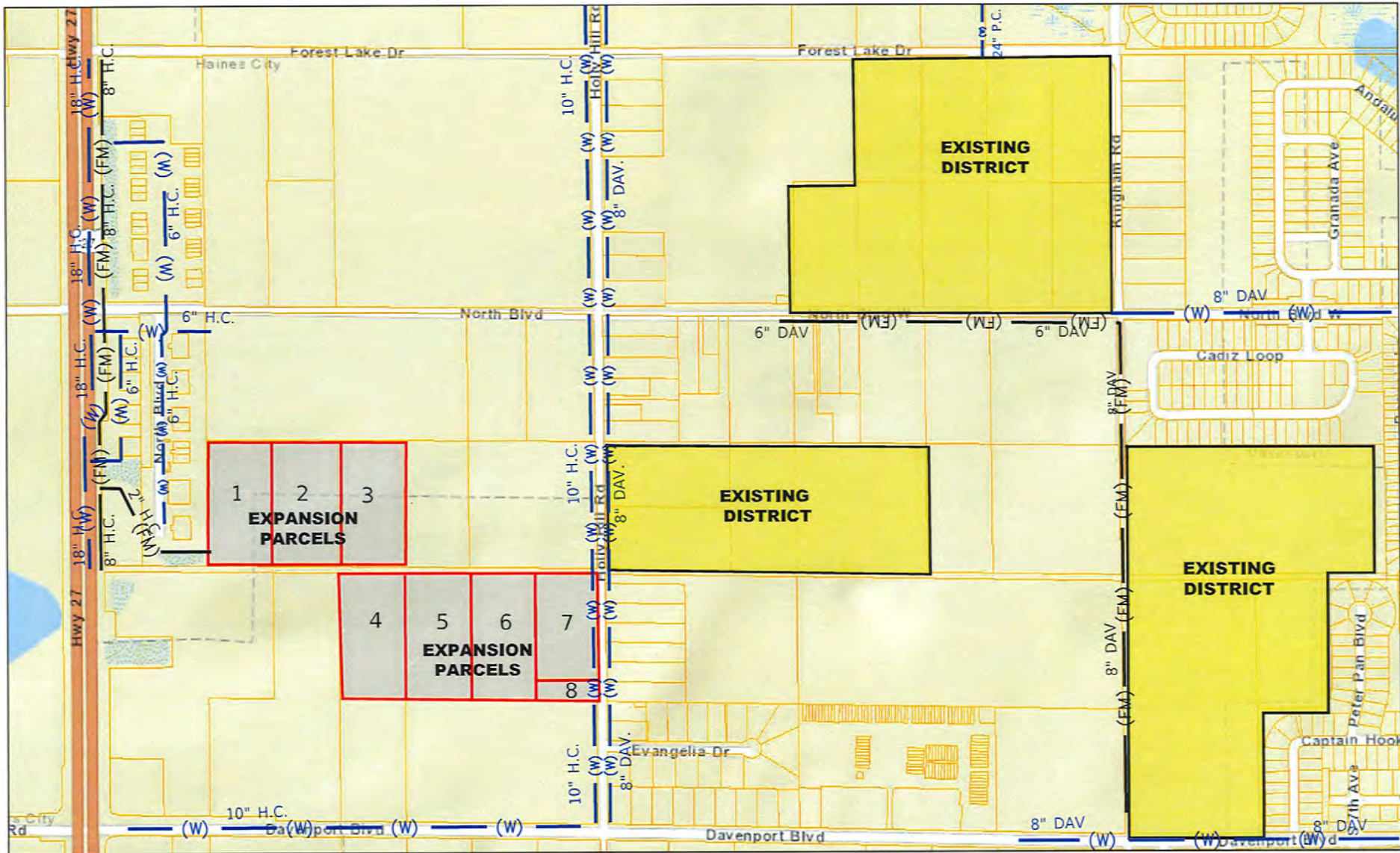
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**LEGEND**  
— — — FLOW DIRECTION

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







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#### LEGEND

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

### EXHIBIT 6 HOLLY HILL ROAD EAST CDD EXPANSION CITY OF DAVENPORT UTILITY LOCATION MAP



**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>142</u>	<u>628</u>
<u>Infrastructure</u> <sup>(3)(6)</sup>	<u>Phase 1</u> <u>Constructed</u>	<u>Phase 2</u> <u>2018</u>	<u>Phase 3</u> <u>2019</u>	<u>Phase 4</u> <u>2020</u>	<u>Total</u>
Offsite Improvements <sup>(1)(5)(7)</sup>	\$ 120,000	\$ 125,000	\$ 180,000	\$ 125,000	\$ 550,000
Stormwater Management <sup>(1)(2)(3)(5)(6)(7)</sup>	\$ 2,427,600	\$ 1,190,000	\$ 2,165,800	\$ 1,700,000	\$ 7,483,400
Utilities (Water, Sewer, & Street Lighting) <sup>(1)(5)(7)(9)</sup>	\$ 1,142,400	\$ 560,000	\$ 1,019,200	\$ 800,000	\$ 3,521,600
Roadway <sup>(1)(4)(5)(7)</sup>	\$ 882,300	\$ 432,500	\$ 787,150	\$ 615,000	\$ 2,716,950
Entry Feature & Signage <sup>(1)(7)(8)</sup>	\$ 100,000	\$ 170,000	\$ 365,000	\$ 280,000	\$ 915,000
Parks and Amenities <sup>(1)(7)</sup>	\$ 404,963	\$ 210,000	\$ 382,200	\$ 250,000	\$ 1,247,163
Contingency	\$ 200,000	\$ 105,000	\$ 191,000	\$ 150,000	\$ 646,000
<b>TOTAL</b>	<b>\$ 5,277,263</b>	<b>\$ 2,792,500</b>	<b>\$ 5,090,350</b>	<b>\$ 3,920,000</b>	<b>\$ 17,080,113</b>

**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 2018 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 628 lots.

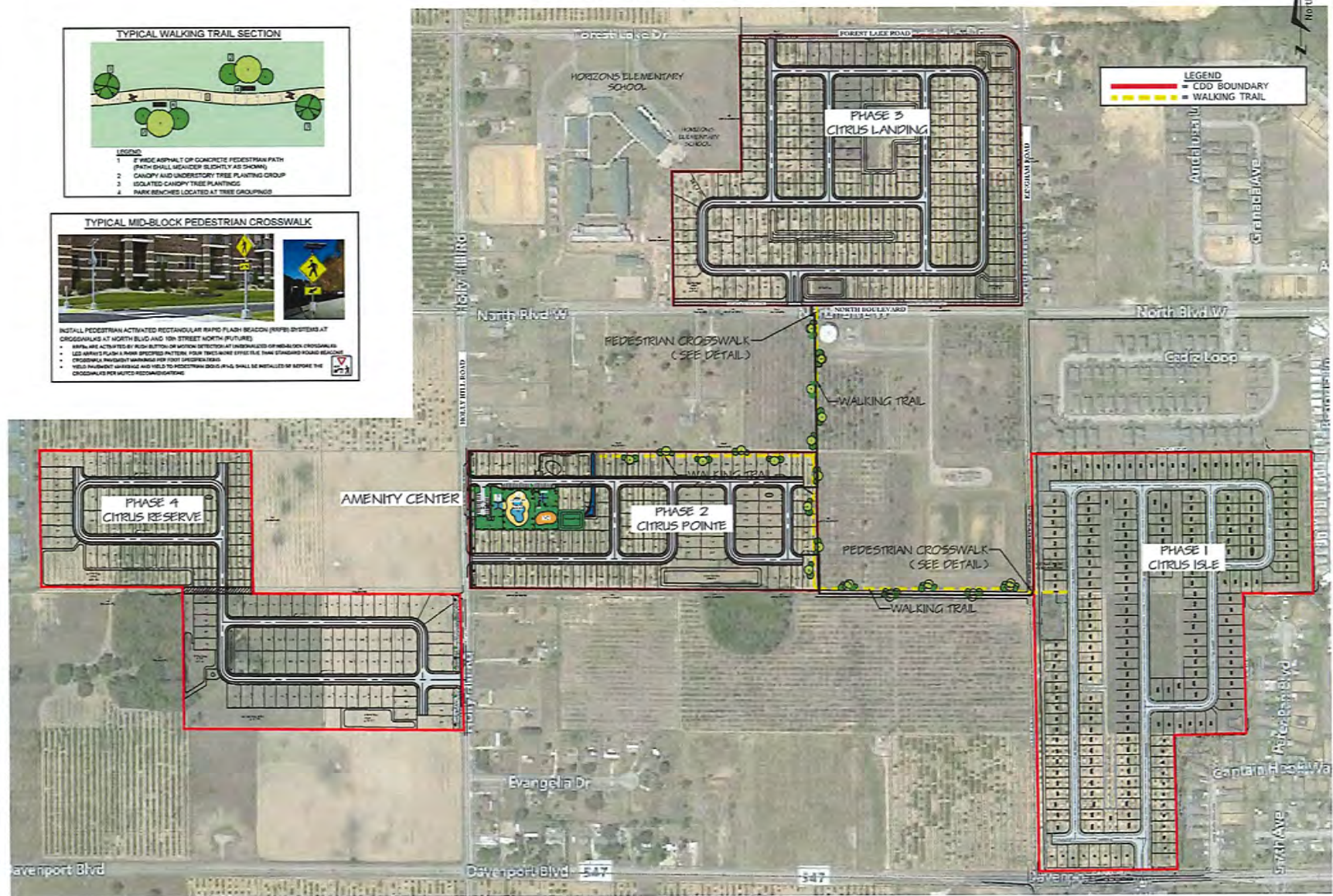
**Exhibit 8**  
**Holly Hill Road East Community Development District**  
**Summary of Proposed District Facilities**

<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 & City of Haines City	District Bonds	City of Davenport & City of Haines City
Street Lighting/Conduit	District	District	District Bonds	District
Road Construction	District	District	District Bonds	District
Parks and Amenities	District	District	District Bonds	District
Offsite Improvements	District	District	District Bonds	Polk County

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



North  $1^{\circ} = 200'$

[illegible]

**Dennis Wood Engineering**  
  
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 1225 BARTON ROAD  
 LAUREL, FL 33161  
 DENNIS WOOD, P.E.  
 EMAIL: dennis@woodengr.com

**HOLLY HILL ROAD EAST**  
**CDD**  
**CITY OF DAVENPORT**  
**POLK COUNTY, FLORIDA**

[illegible]OVERALL  
CDD PLAN

EXHIBIT  
9

NOT TO SCALE

**Exhibit B:**

*Third Amended and Restated Master Assessment Methodology Report*  
dated January 31, 2019



# **THIRD AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY REPORT**

## **HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT**

January 31, 2019

Prepared for:

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

Prepared by:

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

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

January 31, 2019

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**1.0 Introduction**

**1.1 Purpose**

This "Third Amended & Restated Master Assessment Methodology" dated January 31, 2019 ("Third Methodology"), effectively amends and restates the District's "Second Amended & Restated Master Assessment Methodology" dated December 19, 2018 ("Second Methodology"); the "Amended & Restated Master Assessment Methodology" dated March 31, 2018 ("Methodology") and the "Master Assessment Methodology Report," dated September 20, 2017 ("Adopted Methodology") in order to reflect changes to parcel identification numbers associated with the amendment to the District's boundaries to include additional acres and associated infrastructure improvements not included in the Second Methodology, Adopted Methodology and Methodology. The Third 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 Third 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 Third 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 145 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 628 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 \$17,080,113. The District plans to issue bonds to fund these costs, with total District bond principal estimated at a maximum of \$23,165,000. There are 145.28 assessable acres within the District. Therefore, the average cost per assessable acre in the District is \$159,451 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 \$23,920 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 \$183,371 per acre.

### Demonstration of Special Benefit for Properties in the District

<u>Category</u>	<u>Amount</u>
Maximum Bonds Necessary to Fund CIP	\$23,165,000
Assessable Acres within District	145
CIP Financed Cost Per Gross Acre	\$159,451
Value of Unimproved Land/Acre*	<u>\$23,920</u>
<b>Total Cost of Improved Land per Acre</b>	<b>\$183,371</b>
Est. Avg. Value of Finished Home and Lot	\$200,000
Value of Lot @ 25%	\$50,000
Density/Assessable Acre	4.32
<b>Est. Value of Finished Lots/Land per Acre</b>	<b><u>\$216,134</u></b>
<b>Net Benefit per Acre from CDD Improvements</b>	<b>\$32,763</b>

\*Average of the 2018 values of all assessable District land provided by the Polk County Property Appraiser.

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

The land use plan anticipates a gross residential density of 4.32 units per assessable acre. Therefore, the average value per acre for properties developed into residential lots is \$216,134. Thus, the estimated net special benefit to District lands averages \$32,763 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; as amended by the Second Amended and Restated Master Engineer's Report, dated December 4, 2018; as amended by the Third Amended and Restated Master Engineer's Report, dated January 23, 2019 (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, 3 and 4. 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, 3 and 4 are designed to serve and specially benefit the lands within Phases 2, 3 and 4, respectively. The estimated costs of the Phase 1, 2, 3 and 4 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 were issued in the 2017 calendar year ("Series 2017 Bonds") and helped 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, Phase 2, Phase 3 and Phase 4 District infrastructure and improvements will be assessed solely to properties located within Phase 2, Phase 3 and Phase 4, 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, 3 and 4 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, 3 and 4 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, 3 and 4 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, 3 and 4, 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, 3 and 4 properties will initially be assigned to Phases 2, 3 and 4 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 Third Methodology.

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### 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, \$7,115,000 in bond principal was allocated to Phase 1 at the time of issuance. This \$7,115,000 in bond principal is allocated equally to the 204 lots planned for Phase 1 at the time Phase 1 was platted. However, should it happen at the time of platting that only 203 lots were 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, Phase 2, and Phases 3 and 4 are found in the table below.

**Initial True-Up Thresholds**

<b><u>Category</u></b>	<b><u>50%</u></b>	<b><u>75%</u></b>	<b><u>90%</u></b>	<b><u>100%</u></b>
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 Acres	\$162,964	\$162,964	\$162,964	\$162,964
Ph. 2 Developed Acres	11.0	16.4	19.7	21.9
Ph. 2 Undev. Acres	11.0	5.5	2.2	0.0
Debt per Undev. Ph. 2 Acres	\$176,779	\$176,779	\$176,779	\$176,779
Ph. 3 & 4 Developed Acres	39.9	59.8	71.7	79.7
Ph. 3 & 4 Undev. Acres	39.9	19.9	8.0	0.0
Debt per Undev. Ph. 3 & 4 Acres	\$152,760	\$152,760	\$152,760	\$152,760

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 Third Methodology will be re-applied to include such new parcels. The additional land, as a result of applying this Third 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 Phases 1, 2, 3 and 4.

### 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>
	<b>Subtotal, Phase 1</b>	<b><u>43.66</u></b>	<b><u>\$7,115,000</u></b>	<b><u>\$585,859</u></b>
2	272705726000020153	3.92	\$692,267	\$57,002
2	272705726000020140	4.46	\$788,082	\$64,892
2	272705726000020151	3.70	\$653,376	\$53,800
2	272705726000020120	9.85	\$1,741,275	\$143,379
	<b>Subtotal, Phase 2</b>	<b><u>21.92</u></b>	<b><u>\$3,875,000</u></b>	<b><u>\$319,073</u></b>
3	272705725500010210	5.00	\$767,039	\$63,159
3	272705725500010230	5.00	\$767,039	\$63,159
3	272705725500010290	4.95	\$759,361	\$62,527
3	272705725500010280	4.95	\$759,361	\$62,527
3	272705725500010270	4.97	\$762,432	\$62,780
3	272705725500010260	4.97	\$762,432	\$62,780
3	272705725500010221	5.01	\$768,575	\$63,285
3	272705725500010251	4.84	\$742,469	\$61,136
3	272705725500010240	4.93	\$756,290	\$62,274
	<b>Subtotal, Phase 3</b>	<b><u>44.58</u></b>	<b><u>\$6,845,000</u></b>	<b><u>\$563,626</u></b>
4	272705726000040140	5.06	\$767,067	\$63,161
4	272705726000040130	5.07	\$768,584	\$63,286
4	272705726000040120	5.07	\$768,584	\$63,286
4	272705726000040210	4.99	\$757,704	\$62,390
4	272705726000040220	5.00	\$759,222	\$62,515
4	272705726000040230	5.00	\$759,222	\$62,515
4	272705726000040241	3.92	\$594,079	\$48,917
4	272705726000040242	1.03	\$155,539	\$12,807
	<b>Subtotal, Phase 4</b>	<b><u>35.12</u></b>	<b><u>\$5,330,000</u></b>	<b><u>\$438,879</u></b>
	<b>Grand Totals</b>	<b><u>145.28</u></b>	<b><u>\$23,165,000</u></b>	<b><u>\$1,907,437</u></b>

(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

### OVERALL 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°23'16"-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°23'13"-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°35'30"-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, 635.36 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.

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, 1628.00 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, 1626.64 FEET TO THE POINT OF BEGINNING.

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  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SAID SECTION 04; THENCE ALONG SAID SOUTH LINE N-89°38'02"-W, 331.52 FEET; THENCE ALONG THE NORTHERLY PROJECTION OF THE EAST LINE OF SAID TRACT 19 AND THE EAST LINE OF SAID TRACT 19 S-00°48'45"-E, 687.55 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, 847.50 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, 1208.68 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SAID SECTION 04, ALSO BEING THE SOUTH LINE OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SAID SECTION 04; THENCE ALONG THE SOUTHERLY PROJECTION OF THE WEST LINE OF SAID TRACT 16, AND ALONG SAID WEST LINE N-00°45'52"-W, 669.51 FEET TO THE POINT OF BEGINNING.

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°49'40"-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.

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°22'36"-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, 255.81 FEET; THENCE 2) S-89°23'34"-E, 56.51 FEET; THENCE 3) S-84°02'15"-E, 26.73 FEET; THENCE 4) S-89°03'33"-E, 26.63 FEET; THENCE 5) S-89°18'02"-E, 25.17 FEET; THENCE 6) S-40°32'53"-E, 25.86 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-60°48'36"-W, 324.57 FEET TO THE POINT OF BEGINNING.

## EXHIBIT A – Legal Description (continued)

AND

TRACT 14 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACT 13 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACT 12 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ALL ALSO BEING DESCRIBED AS:

BEGIN AT A  $\frac{5}{8}$ " IRON ROD (NO IDENTIFICATION) STANDING AT THE NORTHEAST CORNER OF SAID TRACT 12, AND RUN THENCE ALONG THE EAST LINE THEREOF S-00°29'07"E, 641.93 FEET TO A  $\frac{5}{8}$ " IRON ROD (NO IDENTIFICATION) STANDING AT THE SOUTHEAST CORNER OF SAID TRACT 12; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 12, 13 AND 14 N-89°38'18"W, 992.51 FEET TO A  $\frac{5}{8}$ " IRON ROD (NO IDENTIFICATION) STANDING AT THE SOUTHWEST CORNER OF SAID TRACT 14; THENCE ALONG THE WEST LINE THEREOF N-00°28'48"W, 640.28 FEET TO A  $\frac{5}{8}$ " IRON ROD (NO IDENTIFICATION) STANDING AT THE NORTHWEST CORNER OF SAID TRACT 14; THENCE ALONG THE NORTH LINE OF SAID TRACTS 12, 13, AND 14 S-89°44'01"E, 992.43 FEET TO THE POINT OF THE BEGINNING.

AND

TRACT 21 AND 22 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACT 23 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACT 24 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE SOUTH 114 FEET THEREOF, AND LESS THE EAST 25 FEET THEREOF FOR RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 781, PAGE 721, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

THE SOUTH 114 FEET OF TRACT 24 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE EAST 25 FEET THEREOF FOR RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 781, PAGE 721, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ALL ALSO BEING DESCRIBED AS:

BEGIN AT A  $\frac{5}{8}$ " IRON ROD (NO IDENTIFICATION) STANDING AT THE NORTHWEST CORNER OF SAID TRACT 21, AND RUN THENCE ALONG THE NORTH LINE OF SAID TRACTS 21-24, S-89°38'18"E, 1298.35 FEET TO A  $\frac{5}{8}$ " IRON ROD (NO IDENTIFICATION) STANDING AT THE INTERSECTION OF SAID NORTH LINE AND THE WEST RIGHT-OF-WAY OF HOLLY HILL ROAD PER OFFICIAL RECORDS BOOK 781, PAGE 721 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY, S-00°29'26"E, 643.54 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY AND THE SOUTH LINE OF SAID TRACT 24; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 21-24 N-89°32'35"W, 1298.46 FEET TO A  $\frac{5}{8}$ " IRON ROD (NO IDENTIFICATION) STANDING AT THE SOUTHWEST CORNER OF SAID TRACT 21; THENCE ALONG THE WEST LINE THEREOF N-00°29'30"W, 641.38 FEET TO THE POINT OF BEGINNING.

ALL THE ABOVE DESCRIBED LANDS CONTAIN 145.28 ACRES MORE OR LESS.

**APPENDIX TABLES**

APPENDIX TABLE 1  
 HOLLY HILL ROAD EAST CDD  
DISTRICT LAND USE PLAN  
 THIRD AMENDED & RESTATED  
 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	2019	2020	182
Phase 4	2020	2021	142
<b>Total</b>			<b>628</b>

APPENDIX TABLE 2  
HOLLY HILL ROAD EAST CDD  
CIP COST ESTIMATES  
THIRD AMENDED & RESTATED  
MASTER ASSESSMENT METHODOLOGY REPORT

<u>Infrastructure Component</u>	<u>Estimated Costs,</u> <u>Phase 1</u>	<u>Estimated Costs,</u> <u>Phase 2</u>	<u>Estimated Costs,</u> <u>Phase 3</u>	<u>Estimated Costs,</u> <u>Phase 4</u>	<u>Total Estimated Costs</u>
Offsite Improvements	\$120,000	\$125,000	\$180,000	\$125,000	\$550,000
Stormwater Management	\$2,427,600	\$1,190,000	\$2,165,800	\$1,700,000	\$7,483,400
Utilities (Water, Sewer, & Street Lighting)	\$1,142,400	\$560,000	\$1,019,200	\$800,000	\$3,521,600
Roadways	\$882,300	\$432,500	\$787,150	\$615,000	\$2,716,950
Entry Features & Signage	\$100,000	\$170,000	\$365,000	\$280,000	\$915,000
Parks and Amenities	\$404,963	\$210,000	\$382,200	\$250,000	\$1,247,163
Contingency	<u>\$200,000</u>	<u>\$105,000</u>	<u>\$191,000</u>	<u>\$150,000</u>	<u>\$646,000</u>
<b>Total</b>	<b>\$5,277,263</b>	<b>\$2,792,500</b>	<b>\$5,090,350</b>	<b>\$3,920,000</b>	<b>\$17,080,113</b>

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

<u>Bond Fund</u>	<u>Phase 1 Bonds Value</u> <u>(1)</u>	<u>Phase 2 Bonds Value</u> <u>(1)</u>	<u>Phase 3 Bonds Value</u> <u>(1)</u>	<u>Phase 4 Bonds</u> <u>Value (1)</u>	<u>Total Bonds (all</u> <u>Phases) Value (1)</u>
Construction/Acquisition Fund	\$5,277,263	\$2,792,500	\$5,090,350	\$3,920,000	\$17,080,113
Debt Service Reserve	\$544,849	\$296,738	\$524,173	\$408,158	\$1,773,916
Capitalized Interest	\$924,950	\$503,750	\$889,850	\$692,900	\$3,011,450
Costs of Issuance (Including Underwriter's Fee)	\$367,300	\$277,500	\$336,900	\$306,600	\$1,288,300
Contingency	\$638	\$4,512	\$3,727	\$2,342	\$11,221
<b>Total Bonds Principal</b>	<b>\$7,115,000</b>	<b>\$3,875,000</b>	<b>\$6,845,000</b>	<b>\$5,330,000</b>	<b>\$23,165,000</b>
<b><u>Bonds Details</u></b>					
Average Annual Interest Rate:	6.50%	6.50%	6.50%	6.50%	
Term (Years):	30	30	30	30	
Capitalized Interest (Months):	24	24	24	24	
Net Annual Debt Service:	\$544,849	\$296,738	\$524,173	\$408,158	\$1,773,916
Gross Annual Debt Service (2):	\$585,859	\$319,073	\$563,626	\$438,879	\$1,907,437

(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  
THIRD AMENDED & RESTATED  
MASTER ASSESSMENT METHODOLOGY REPORT

<u>Phase</u>	<u>Planned Lots/ERUs</u>	<u>Bonds Max Principal</u> <u>Assmt./ Category</u>	<u>Bonds Max Principal</u> <u>Assmt./ Unit</u>
Phase 1	204	\$7,115,000	\$34,877
Phase 2	100	\$3,875,000	\$38,750
Phase 3	182	\$6,845,000	\$37,610
Phase 4	142	\$5,330,000	\$37,535
<b>Total, all Phases</b>	<b>628</b>	<b>\$23,165,000</b>	

<u>Phase</u>	<u>Planned Lots/ERUs</u>	<u>Bonds Max Net</u> <u>Annual Assmt./</u> <u>Category</u>	<u>Bonds Max Net</u> <u>Annual Assmt./ Unit</u>	<u>Bonds Max Gross</u> <u>Annual Assmt./</u> <u>Category (1)</u>	<u>Bonds Max Gross</u> <u>Annual Assmt./ Unit</u> <u>(1)</u>
Phase 1	204	\$544,849	\$2,671	\$585,859	\$2,872
Phase 2	100	\$296,738	\$2,967	\$319,073	\$3,191
Phase 3	182	\$524,173	\$2,880	\$563,626	\$3,097
Phase 4	142	\$408,158	\$2,874	\$438,879	\$3,091
<b>Total, all Phases</b>	<b>628</b>	<b>\$1,773,916</b>		<b>\$1,907,437</b>	

(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 2019-10**

## RESOLUTION 2019-10

### RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Holly Hill Road East Community Development District (“District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes*, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170 and 197, *Florida Statutes*, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board has previously adopted Resolution 2019-07 authorizing the use of the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, (the “Uniform Method”), over certain lands within the District as described therein; and

**WHEREAS**, pursuant to Ordinance No. 864 adopted by the City of Davenport City Commission, the external boundaries of the District have since been expanded to include an additional 33.76 acres, more or less, as described in **Exhibit A**, attached hereto and incorporated herein by reference (the “Expansion Area”); and

**WHEREAS**, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, for special assessments, including benefit and maintenance assessments, over the lands described in **Exhibit A**; and

**WHEREAS**, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

**WHEREAS**, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Polk County for four (4) consecutive weeks prior to such hearing.

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

**SECTION 1.** The Holly Hill Road East Community Development District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its need and intent to use the uniform method of collecting assessments imposed by the District over the lands described in **Exhibit A**, as provided in Chapters 170 and 190, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. By virtue of the passage of Resolution 2019-07 and this Resolution, the District will have expressed its intent to use the uniform method of collecting assessments imposed by the District over all the lands within the current boundaries of the District, as described in **Exhibit B**. The non-ad valorem assessments and the District's use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

**SECTION 2.** The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Polk County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of February, 2019.

ATTEST:

**HOLLY HILL ROAD EAST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Legal Description of Expansion Area

**Exhibit B:** Legal Description of Holly Hill Road Each Community Development District

**EXHIBIT A**  
**LEGAL DESCRIPTION OF EXPANSION AREA**

LEGAL DESCRIPTION

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

TRACT 14 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACT 13 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACT 12 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ALL ALSO BEING DESCRIBED AS:

BEGIN AT A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE NORTHEAST CORNER OF SAID TRACT 12, AND RUN THENCE ALONG THE EAST LINE THEREOF S-00°29'07"-E, 641.93 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE SOUTHEAST CORNER OF SAID TRACT 12; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 12, 13 AND 14 N-89°38'18"-W, 992.51 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE SOUTHWEST CORNER OF SAID TRACT 14; THENCE ALONG THE WEST LINE THEREOF N-00°28'48"-W, 640.28 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE NORTHWEST CORNER OF SAID TRACT 14; THENCE ALONG THE NORTH LINE OF SAID TRACTS 12, 13, AND 14 S-89°44'01"-E, 992.43 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIBED CONTAINING 14.61 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

HOLLY HILL ROAD EAST - COMMUNITY DEVELOPMENT DISTRICT PARCELS 4, 5, 6, AND 7

TRACT 21 AND 22 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACT 23 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACT 24 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE SOUTH 114 FEET THEREOF, AND LESS THE EAST 25 FEET THEREOF FOR RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 781, PAGE 721, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

THE SOUTH 114 FEET OF TRACT 24 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE EAST 25 FEET THEREOF FOR RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 781, PAGE 721, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ALL, ALSO BEING DESCRIBED AS:

BEGIN AT A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE NORTHWEST CORNER OF SAID TRACT 21, AND RUN THENCE ALONG THE NORTH LINE OF SAID TRACTS 21-24, S-89°38'18"-E, 1298.35 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE INTERSECTION OF SAID NORTH LINE AND THE WEST RIGHT-OF-WAY OF HOLLY HILL ROAD PER OFFICIAL RECORDS BOOK 781, PAGE 721 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY, S-00°29'26"-E, 643.54 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY AND THE SOUTH LINE OF SAID TRACT 24; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 21-24 N-89°32'35"-W, 1298.46 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE SOUTHWEST CORNER OF SAID TRACT 21; THENCE ALONG THE WEST LINE THEREOF N-00°29'00"-W, 641.38 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIBED CONTAINING 19.15 ACRES, MORE OR LESS.

**EXHIBIT B**  
**LEGAL DESCRIPTION OF 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, 635.38 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**.

**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**.

**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.

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.

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.

AND

TRACT 14 IN THE SOUTHWEST ¼ OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACT 13 IN THE SOUTHWEST ¼ OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACT 12 IN THE SOUTHWEST ¼ OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ALL ALSO BEING DESCRIBED AS:

BEGIN AT A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE NORTHEAST CORNER OF SAID TRACT 12, AND RUN THENCE ALONG THE EAST LINE THEREOF S-00°29'07"-E, 641.93 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE SOUTHEAST CORNER OF SAID TRACT 12; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 12, 13 AND 14 N-89°38'18"-W, 992.51 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE SOUTHWEST CORNER OF SAID TRACT 14; THENCE ALONG THE WEST LINE THEREOF N-00°28'48"-W, 640.28 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE NORTHWEST CORNER OF SAID TRACT 14; THENCE ALONG THE NORTH LINE OF SAID TRACTS 12, 13, AND 14 S-89°44'01"-E, 992.43 FEET TO THE POINT OF THE BEGINNING.

AND

TRACT 21 AND 22 IN THE SOUTHWEST ¼ OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACT 23 IN THE SOUTHWEST ¼ OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACT 24 IN THE SOUTHWEST ¼ OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS

RECORDED IN BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE SOUTH 114 FEET THEREOF, AND LESS THE EAST 25 FEET THEREOF FOR RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 781, PAGE 721, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

THE SOUTH 114 FEET OF TRACT 24 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE EAST 25 FEET THEREOF FOR RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 781, PAGE 721, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ALL, ALSO BEING DESCRIBED AS:

BEGIN AT A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE NORTHWEST CORNER OF SAID TRACT 21, AND RUN THENCE ALONG THE NORTH LINE OF SAID TRACTS 21-24, S-89°38'18"-E, 1298.35 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE INTERSECTION OF SAID NORTH LINE AND THE WEST RIGHT-OF-WAY OF HOLLY HILL ROAD PER OFFICIAL RECORDS BOOK 781, PAGE 721 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY, S-00°29'26"-E, 643.54 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY AND THE SOUTH LINE OF SAID TRACT 24; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 21-24 N-89°32'35"-W, 1298.46 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) STANDING AT THE SOUTHWEST CORNER OF SAID TRACT 21; THENCE ALONG THE WEST LINE THEREOF N-00°29'00"-W, 641.38 FEET TO THE POINT OF BEGINNING.

ALL THE ABOVE DESCRIBED LANDS CONTAIN 145.28 ACRES MORE OR LESS.



**Holly Hill Road East  
Community Development District**

**Bill of Sale for Improvements to City of Haines City**

**BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS, that NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT ("Transferor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does grant, bargain, sell, transfer and deliver unto the City of Haines City, Florida ("City"), its successors and assigns, all those certain goods and chattels located on or below that certain real property (the "Real Property"), located in the City, as more particularly described in Exhibit "A", attached hereto and made a part hereof, such goods and chattels described as follows:

All pipelines, pipes, tees, ells, manholes, connections, cut-offs, fire hydrants, valves and all other equipment used or useful for and/or in connection with the water distribution system and/or wastewater collection system constructed, acquired or installed by Transferor, including pump station and generator, together with all of the rights of the Transferor arising out of any and all guarantees, performance bonds, contracts and agreements of Transferor in connection with said water supply distribution and/or wastewater collection system.

TOGETHER, with every right, privilege, permit and easement of any kind and nature of Transferor, in and relating to connection with the aforesaid water distribution system and/or wastewater collection system.

TO HAVE AND TO HOLD the same unto the City, its successors and assigns, forever.

AND TRANSFEROR does for itself, its successors and assigns, covenant to and with the City, its successors and assigns, that Transferor is the lawful owner of the above described goods and chattels and that the said property is free and clear of all liens, encumbrances, and charges whatsoever; that it has good right and lawful authority to sell the same as aforesaid, and that it does warrant to defend the title and the sale of the said properties hereby made, unto the City, its successors and assigns, against the claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, Transferor has caused this Bill of Sale to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

WITNESS:

BY:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Warren K. Heath II, as Chairperson of the North Boulevard  
Community Development District

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by Warren K. Heath II, as Chairperson of North Boulevard Community Development District. Said person of (check one) is [ ] personally known to me, or [ ] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name  
Notary Public, State of \_\_\_\_\_

BILL OF SALE

EXHIBIT "A"

LEGAL DESCRIPTION

Tract I (Pump Station Site), together with Tracts L and M (streets, public roads, rights-of-way and utility easements) as depicted in that certain plat of Northridge Estates, Plat Book 167, Pages 6 through 10 as recorded in the public records of Polk County, Florida



**Holly Hill Road East  
Community Development District**

**Wood & Associates Engineering, LLC  
Work Authorization**





## Proposal

Engineering Services For:  
Holly Hill Road East CDD

Citrus Pointe Plat  
100 Lots

### Scope of Work

### FEE

1. PLAT

\$17,250.00

- Prepare a plat for recording in the public records of Polk County, Florida
- Process plat through all applicable agencies to achieve approval including the Engineers Estimate for bonding and preparation of subdivision's agreement
- Coordinate & Respond to Comments for Plat Approval

2. OUT OF POCKET (Travel, postage, printing)

\$ 500.00

TOTAL:

\$17,750.00

The above estimate is based on the following criteria:

1. Holly Hill Road East CDD will provide the following information to Wood & Associates Engineering, LLC
  - A copy of the warranty deed of the property.
  - A Letter of Authorization to act on behalf of the owner.
2. The fee does not include construction layout, soil testing, attorney fees, and title opinion for plat.
3. All fees will be paid by Holly Hill Road East CDD (Impact, Review, Permit, etc.).
4. All surveying activities shall be complete in accordance with the guidelines established by the minimum technical standards for land surveying, Chapter 21 HH-6, Florida Administrative Code.

### Professional Fees

Our fee for the previously described work is a lump sum fee of \$17,750.00. Design modification after we begin work, requested by Holly Hill Road East CDD under circumstances beyond our control, will be accomplished upon your authorization as extra work at our normal hourly rates as shown on attachment "A".

**Method of Payment**

Billed monthly on percentage of work completed to date.

Payment is due when rendered and work will be halted if payment is not received within a reasonable period of time (approximately two weeks), unless prior arrangements are made. Payments overdue by more than 30 days are subject to assessment of 1.5% per month (18% annual) interest.

**Ownership of Drawings**

Wood & Associates Engineering, LLC will retain ownership of field notes and all original tracings. Copies, certified drawings and reproducible will be provided as necessary.

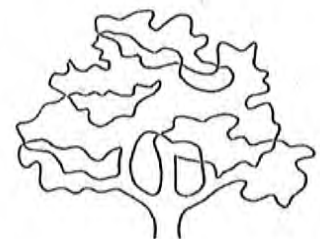
**Termination**

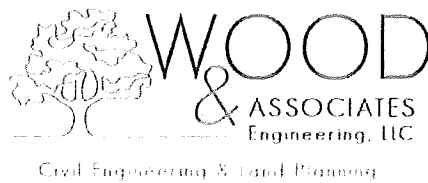
The obligation to provide further services under this agreement may be terminated by either party upon seven (7) days written notice, in the event of substantial failure by the other party to perform in accordance with the terms hereof, through no fault of the termination party. In the event of any termination, Wood & Associates Engineering, LLC will be paid for all services rendered to the date of termination.

This agreement shall be binding in the form if a photocopy or fax as in the original. The persons signing warrant that they are authorized to obligate the purchasing company or business (purchaser), and do further hereby jointly and severally guarantee payment of all amounts due to Wood & Associates Engineering, LLC. The guaranty is absolute and continuing, notwithstanding extension of time for payment or failure to file any notice, which may be required by law. The persons signing agree that in the event of legal action, the forum will be Polk County, Florida, and any objections to venue are hereby waived. Interest shall run on all unpaid amounts at the highest rate allowed by law, and the said interest shall carry over and become the final judgment interest rate for all monies awarded in the event of legal action. On the event of non-payment, purchaser agrees to pay all cost of collection, including pre-suit collections, including attorney's fees and costs of litigation.

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_  
Name: Holly Hill Road East CDD

Accepted By: D - Wood Date: 1-30-19  
Name: Dennis L. Wood, P.E.  
Wood & Associates Engineering, LLC





## ATTACHMENT A PROFESSIONAL SERVICES FEE SCHEDULE

<u>JOB CLASSIFICATION</u>	<u>HOURLY RATE</u>
Principal Engineer	\$125
Project Manager	\$100
Senior Designer	\$100
Senior Planner	\$100
Design Engineer	\$ 90
Engineer	\$ 85
Planner	\$ 90
Designer	\$ 85
CADDperson	\$ 65
Administrative Assistant	\$ 60
Clerical	\$ 40

## REIMBURSABLE COST SCHEDULE

<u>ITEM</u>	<u>COST</u>
<b>REPRODUCTION COSTS</b>	
<i>B/W Copies</i>	
8 1/2" x 11"	<i>Single Side</i> \$0.10 <i>Double Side</i> \$0.15
8 1/2" x 14"	\$0.10 \$0.15
11" x 17"	\$0.15 \$0.20
<i>Color Copies</i>	
All sizes	\$ 1.00 per page
<i>Plotter Prints – B/W, Color Paper</i>	
11" x 17"	\$ 2.00 per sheet
24" x 36"	\$ 5.00 per sheet
<i>Plotter Prints – Mylar</i>	
11" x 17"	\$ 4.00 per sheet
24" x 36"	\$15.00 per sheet
<i>Plotter Prints – Vellum</i>	
11" x 17"	\$ 3.50 per sheet
24" x 36"	\$12.00 per sheet
<i>Blueline Prints</i>	
24" x 36"	\$ 2.00 per sheet
<i>Travel</i>	
Local Driving	\$ .48 per mile
<i>Postage, Federal Express, UPS</i> Actual Cost	
<i>Computer Disk Copies – CD or DVD</i> Actual Cost	



**Holly Hill Road East  
Community Development District**

**Agreement between the District and Prince & Sons Inc.  
for Slope Cutting Services**

*(provided under separate cover)*

**Holly Hill Road East  
Community Development District**

**Payment Authorization No. 57 – 61**

**HOLLY HILL ROAD EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 057**

1/11/2019

Item No.	Vendor	Invoice Number	General Fund
1	<b>Business Observer</b> Legal Advertising on 01/04/2019	19-00015K	\$ 48.13
2	<b>City of Davenport</b> Acct: 8485 ; Service 12/05/2018 - 01/04/2019 Acct: 8487 ; Service 12/05/2018 - 01/04/2019	2940 2942	\$ 10.73 \$ 10.73
3	<b>Duke Energy</b> Acct: 57840 25499 ; Service 12/04/2018 - 01/04/2019 Acct: 95745 35139 ; Service 12/06/2018 - 01/08/2019	-- --	\$ 61.43 \$ 838.21
4	<b>Egis Insurance Advisors</b> Playground and Dog Park Insurance	8432	\$ 215.00
5	<b>Hopping Green &amp; Sams</b> General Counsel Through 11/30/2018	104805	\$ 2,159.06
6	<b>US Bank</b> Trustee Services 12/01/2018 - 11/30/2019	5221390	\$ 3,717.38

**TOTAL      \$    7,060.67**

  
Board Member

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

RECEIVED JAN 14 2019

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236

941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 19-00015K

Date 01/04/2019

Attn:  
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

Serial # 19-00015K

### Notice of Board Supervisors' Meeting

RE: Holly Hill Road East Community Development District

Published: 1/4/2019

### Amount

\$48.13

### Important Message

Paid

()

Total

\$48.13

Payment is expected within 30 days of the  
first publication date of your notice.

RECEIVED JAN 04 2019

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.



Serial Number  
19-00015K

# Business Observer

Published Weekly  
Lakeland, Polk County, Florida

COUNTY OF POLK

S.S.

STATE OF FLORIDA

Before the undersigned authority personally appeared Adella Roberts who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Lakeland, Polk County, Florida; that the attached copy of advertisement,

being a Notice of Board Supervisors' Meeting

in the matter of Holly Hill Road East Community Development District

in the Court, was published in said newspaper in the

issues of 1/4/2019

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

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

  
Adella Roberts

Sworn to and subscribed before me this

4th day of January, 2019 A.D.

by Adella Roberts who is personally known to me.



Notary Public, State of Florida  
(SEAL)



Karen S. Ovadia  
COMMISSION # GG263700  
EXPIRES: August 29, 2022  
Bonded Thru Aaron Notary

**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, January 16, 2019 at 10:00 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. There may be occasions when staff or other individuals may participate by speaker telephone.

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.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 382-3266 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

January 4, 2019

19-00015K



# CITY OF DAVENPORT

1 S ALLAPAHA AVE  
PO BOX 125  
DAVENPORT FL 33836-0125

FOR BILLING INFORMATION  
CALL: (863)419-3300

HOLLY HILL ROAD EAST CDD

CYCLE A

6JPA

41255

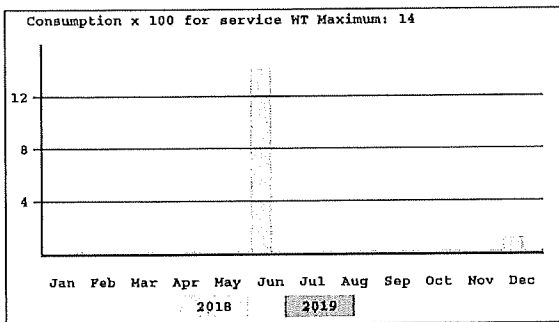
HOLLY HILL ROAD EAST CDD

STEELE

Account #	Service Address	Billing Period	Bill Date	Due Date	TOTAL DUE			
8485	950 Davenport Blvd Lift Station	12/05/18 to 01/04/19	01/10/2019	02/01/2019	\$ 21.46			
Service Code & Description	Date	Previous Reading	Date	Current Reading	Mult	Usage	Year Ago	Charge
WT UTILITY BILL	12/04	15	01/03	15	100.000			
PRIOR CHARGES DUE								10.73
								9.75
* TAXES								0.98
CURRENT CHARGES								10.73
TOTAL AMOUNT DUE								21.46

RECEIVED JAN 10 2019

RECEIVED JAN 10 2019



CITY HALL WILL BE CLOSED ON MONDAY JANUARY 21st- IN OBSERVANCE OF MARTIN LUTHER KING  
GARBAGE, RECYCLE, YARD AND BULK TRASH IS PICKED UP EVERY WEDNESDAY  
\*\*\*\*\*  
COMMISSION MEETING RESCHEDULED THIS MONTH TO TUES. JANUARY 22nd AT 7PM  
IN COMMISSION CHAMBERS- CAN'T MAKE IT IN-LISTEN ONLINE  
\*\*\*\*\*  
CODE ENFORCEMENT FORUM-THURSDAY, JANUARY 17th: 5:30-7pm, COMMISSION CHAMBERS  
GRILLS GONE WILD-FEBRUARY 15th AT 5:00pm. SEE WEBSITE FOR DETAILS.  
DETACH AND RETURN STUB WITH REMITTANCE  
\*\*\*\*\*  
NOTICE: ALL BILLS ARE DUE ON THE 1ST OF EACH MONTH AND CONSIDERED PAST DUE ON THE 10TH AND SUBJECT TO TERMINATION OF UTILITY SERVICES.



# CITY OF DAVENPORT

1 S ALLAPAHA AVE  
PO BOX 125  
DAVENPORT FL 33836-0125

Account #	Bill Date	TOTAL DUE
8485	01/10/2019	\$ 21.46
Type	Due Date	
CYCLE A	02/01/2019	
PayID	Bill No	
6JPA	2940	

|||||  
HOLLY HILL ROAD EAST CDD  
12051 CORPORATE BLVD  
ORLANDO FL 32817

AMOUNT PAID \_\_\_\_\_

00000084855 0000021461



# CITY OF DAVENPORT

1 S ALLAPAHA AVE  
PO BOX 125  
DAVENPORT FL 33836-0125

FOR BILLING INFORMATION  
CALL: (863)419-3300

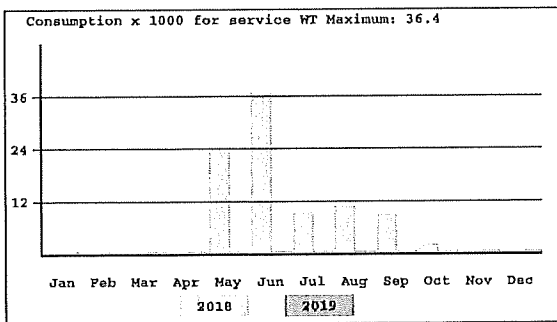
HOLLY HILL ROAD EAST CDD

CYCLE A

6JRA

41010

Account #	Service Address	Billing Period	Bill Date	Due Date	TOTAL DUE			
8487	950 Davenport Blvd	12/05/18 to 01/04/19	01/10/2019	02/01/2019	\$ 21.46			
Service Code & Description	Date	Previous Reading	Date	Current Reading	Mult	Usage	Year Ago	Charge
WT UTILITY ACCOUNT	12/04	894	01/03	894	100.000			
PRIOR CHARGES DUE							10.73	
							9.75	*
* TAXES							0.98	
RECEIVED JAN 10 2019								
CURRENT CHARGES							10.73	
TOTAL AMOUNT DUE							21.46	



CITY HALL WILL BE CLOSED ON MONDAY JANUARY 21st- IN OBSERVANCE OF MARTIN LUTHER KING  
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# CITY OF DAVENPORT

1 S ALLAPAHA AVE  
PO BOX 125  
DAVENPORT FL 33836-0125

Account #	Bill Date	TOTAL DUE
8487	01/10/2019	\$ 21.46
Type	Due Date	
CYCLE A	02/01/2019	
PayID	Bill No	
6JRA	2942	

|||||  
HOLLY HILL ROAD EAST CDD  
HOLLY HILL ROAD EAST CDD  
12051 CORPORATE BLVD  
ORLANDO FL 32817

AMOUNT PAID \_\_\_\_\_

00000084871 0000021461



# STATEMENT OF ELECTRIC SERVICE

JANUARY 2019

ACCOUNT NUMBER  
**57840 25499**

FOR CUSTOMER SERVICE OR  
PAYMENT LOCATIONS CALL:  
1-877-372-8477

WEB SITE: [www.duke-energy.com](http://www.duke-energy.com)

TO REPORT A POWER OUTAGE:  
1-800-228-8485

HOLLY HILL ROAD EAST CDD  
ATTN: JOE MCCLAREN  
12051 CORPORATE BLVD  
ORLANDO FL 32817

SERVICE ADDRESS  
569 CITRUS ISLE LOOP, WELL  
DAVENPORT FL 33837

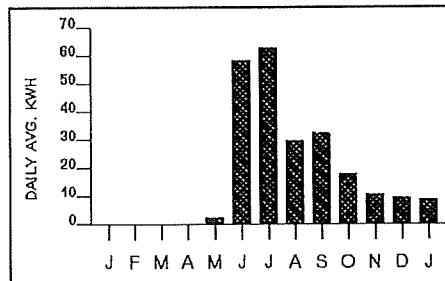
DUE DATE TOTAL AMOUNT DUE  
JAN 25 2019 61.43

NEXT READ DEPOSIT AMOUNT  
DATE ON OR ON ACCOUNT  
ABOUT  
FEB 04 2019 240.00

PIN: 568174431

## METER READINGS

METER NO. 001000030  
PRESENT (ESTIMATE) 007140  
PREVIOUS (ESTIMATE) 006849  
DIFFERENCE 000291  
TOTAL KWH 291



ENERGY USE  
DAILY AVG. USE - 9 KWH/DAY  
USE ONE YEAR AGO - 0 KWH/DAY  
\*DAILY AVG. ELECTRIC COST - \$1.56

PAYMENTS RECEIVED AS OF DEC 20 2018

60.99 THANK YOU

GS-1 060 GENERAL SERVICE - NON DEMAND SEC  
BILLING PERIOD..12-04-18 TO 01-04-19 31 DAYS  
CUSTOMER CHARGE 12.78  
ENERGY CHARGE 291 KWH @ 8.07800¢ 23.51  
FUEL CHARGE 291 KWH @ 3.97400¢ 11.56  
ASSET SECURITIZATION CHARGE 291 KWH @ 0.20600¢ 0.60

\*TOTAL ELECTRIC COST 48.45  
GROSS RECEIPTS TAX 1.24  
MUNICIPAL FRANCHISE FEE 3.19  
MUNICIPAL UTILITY TAX 4.34  
STATE AND OTHER TAXES ON ELECTRIC 4.21

TOTAL CURRENT BILL 61.43

TOTAL DUE THIS STATEMENT

\$61.43

Payment of this statement within 90 days from the billing date will  
avoid a 1% late charge being applied to this account.

RECEIVED JAN 03 2019

DETACH AND RETURN THIS SECTION

EB72 0025204

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 57840 25499

HOLLY HILL ROAD EAST CDD  
ATTN: JOE MCCLAREN  
12051 CORPORATE BLVD  
ORLANDO FL 32817 - 1450

DUE DATE

JAN 25 2019

TOTAL DUE

61.43

PLEASE ENTER  
AMOUNT PAID

578402549960000000614320000000000000000000614320100000000009





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

# INVOICE

<b>Customer</b>	Holly Hill Road East Community Development District
<b>Acct #</b>	751
<b>Date</b>	01/09/2019
<b>Customer Service</b>	Charisse Bitner
<b>Page</b>	1 of 1

Payment Information	
<b>Invoice Summary</b>	\$ 215.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#8432
100118314	

Thank You

Please detach and return with payment



Customer: Holly Hill Road East Community Development District

Invoice	Effective	Transaction	Description	Amount
8432	12/21/2018	Policy change	Policy #100118314 10/01/2018-10/01/2019 Florida Insurance Alliance Package - Add Playground & Dog Park Due Date: 2/8/2019	215.00

RECEIVED JAN 11 2019

				<b>Total</b>
				\$ 215.00
				Thank You
FOR PAYMENTS SENT OVERNIGHT: Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453				

<b>Remit Payment To: Egis Insurance Advisors, LLC</b>	(321)320-7665	<b>Date</b>
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	cbitner@egisadvisors.com	01/09/2019



Florida<sup>TM</sup>  
Insurance  
Alliance

### Coverage Agreement Endorsement

Endorsement No.: 2  
Member: Holly Hill Road East Community Development  
District

Effective Date: 12/21/2018  
Agreement No.: 100118314

Coverage Period: October 1, 2018 to October 1, 2019

---

In consideration of an additional premium of \$215.00, the coverage agreement is amended as follows:

Property

Added:

Unit # 1

Description: Playground Equipment  
Address: 0 Holly Hill Road  
City: Davenport  
State: FL  
Zip: 33837  
County: Polk  
Year Built: 2018  
Construction Type: Non Combustible  
Building Replacement Value: \$11,558

Unit # 2

Description: Shade Sail Structure (2)  
Address: 0 Holly Hill Road  
City: Davenport  
State: FL  
Zip: 33837  
County: Polk  
Year Built: 2018  
Construction Type: Non Combustible  
Building Replacement Value: \$26,018

Unit # 3

Description: Dog Park  
Address: 0 Holly Hill Road

---

Subject otherwise to the terms, conditions and exclusions of the coverage agreement.

Issued: January 09, 2019

Authorized by: 





Florida<sup>TM</sup>  
Insurance  
Alliance

### Coverage Agreement Endorsement

**Endorsement No.:** 2  
**Member:** Holly Hill Road East Community Development District  
**Effective Date:** 12/21/2018  
**Agreement No.:** 100118314

**Coverage Period:** October 1, 2018 to October 1, 2019

---

City: Davenport  
State: FL  
Zip: 33837  
County: Polk  
Year Built: 2018  
Construction Type: Non Combustible  
Building Replacement Value: \$4,992

---

Subject otherwise to the terms, conditions and exclusions of the coverage agreement.

Issued: January 09, 2019

Authorized by:



**Florida  
Insurance  
Alliance™**

Property Schedule

Schedule Items Effective As of: 10/01/2018

**Holly Hill Road East Community Development District**

Policy No.: 100118314

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
1	Playground Equipment		2018	12/21/2018	\$11,558	\$11,558	
	0 Holy Hill Road Davenport FL 33837		Non combustible	10/01/2019			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
2	Shade Sail Structure (2)		2018	12/21/2018	\$26,018	\$26,018	
	0 Holy Hill Road Davenport FL 33837		Non combustible	10/01/2019			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
3	Dog Park		2018	12/21/2018	\$4,992	\$4,992	
	0 Holy Hill Road Davenport FL 33837		Non combustible	10/01/2019			
			Total:	Building Value \$42,568	Contents Value \$0	Insured Value \$42,568	

# Hopping Green & Sams

Attorneys and Counselors

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

RECEIVED JAN 11 2019

===== STATEMENT =====

December 31, 2018

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

Bill Number 104805  
Billed through 11/30/2018

## General Counsel/Monthly Meeting

HHECDD 00001 RVW

### FOR PROFESSIONAL SERVICES RENDERED

10/03/18	AHJ	Review district website regarding website compliance requirements.	1.20 hrs
11/01/18	SRS	Review website compliance; confer with Gaarlandt regarding same.	0.20 hrs
11/02/18	SRS	Prepare for board meeting; prepare documents regarding same.	0.80 hrs
11/07/18	SRS	Travel to and attend board meeting; return travel.	3.50 hrs
11/08/18	SRS	Attend development status call.	0.20 hrs
11/08/18	AHJ	Prepare amended and restated disclosure of public financing; prepare updates to development status chart; attend development status conference call; confer with Patil regarding district website review.	1.70 hrs
11/09/18	SRS	Conduct board meeting follow-up.	1.30 hrs
11/16/18	AHJ	Confer with Wood regarding status of engineering report for phase 4.	0.10 hrs
11/19/18	AHJ	Prepare assessment resolutions.	0.50 hrs
11/29/18	SRS	Attend development status meeting; conduct follow-up regarding same.	0.40 hrs
11/29/18	AHJ	Confer with Rowan regarding status of engineer's report.	0.10 hrs
Total fees for this matter			\$2,018.00

### DISBURSEMENTS

Document Reproduction	19.50
Travel	100.46
Travel - Meals	21.10
Total disbursements for this matter	\$141.06

### MATTER SUMMARY

Jaskolski, Amy H. - Paralegal	3.60 hrs	125 /hr	\$450.00
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=====

Sandy, Sarah R.	6.40 hrs	245 /hr	\$1,568.00
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TOTAL FEES	\$2,018.00
TOTAL DISBURSEMENTS	\$141.06

**TOTAL CHARGES FOR THIS MATTER** **\$2,159.06**

**BILLING SUMMARY**

Jaskolski, Amy H. - Paralegal	3.60 hrs	125 /hr	\$450.00
Sandy, Sarah R.	6.40 hrs	245 /hr	\$1,568.00

TOTAL FEES	\$2,018.00
TOTAL DISBURSEMENTS	\$141.06

**TOTAL CHARGES FOR THIS BILL** **\$2,159.06**

**Please include the bill number on your check.**



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 5221390  
Account Number: 249066000  
Invoice Date: 12/24/2018  
Direct Inquiries To: JAMES J. AUDETTE  
Phone: 407-835-3820

FISHKIND AND ASSOCIATES INC  
ATTN DISTRICT MANAGER  
12051 CORPORATE BLVD  
ORLANDO FL 32817

HOLLY HILL ROAD EAST CDD 2017

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$3,717.38

All invoices are due upon receipt.

RECEIVED JAN 02 2019

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

HOLLY HILL ROAD EAST CDD 2017

Invoice Number: 5221390  
Account Number: 249066000  
Current Due: \$3,717.38  
  
Direct Inquiries To: JAMES J. AUDETTE  
Phone: 407-835-3820

Wire Instructions:

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 249066000  
Invoice # 5221390  
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 5221390  
Invoice Date: 12/24/2018  
Account Number: 249066000  
Direct Inquiries To: JAMES J. AUDETTE  
Phone: 407-835-3820

HOLLY HILL ROAD EAST CDD 2017

Accounts Included 249066000 249066001 249066002 249066003 249066004 249066005  
In This Relationship: 249066007 249066008

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,450.00	100.00%	\$3,450.00
<b>Subtotal Administration Fees - In Advance 12/01/2018 - 11/30/2019</b>				<b>\$3,450.00</b>
Incidental Expenses	3,450.00	0.0775		\$267.38
<b>Subtotal Incidental Expenses</b>				<b>\$267.38</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$3,717.38</b>

◇  
3,717.38 ÷  
12 =  
309.781 77766 \*  
309.781 77766 x  
10 =  
FY 19 [ 3,097.81 77766 \*  
3,097.81 77766 -  
3,717.38 +  
FY 20 [ 619.56 0334 G+

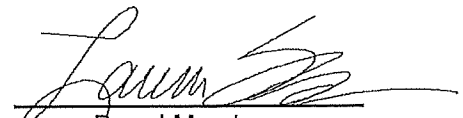
**HOLLY HILL ROAD EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 058**

1/18/2019

Item No.	Vendor	Invoice Number	General Fund
1	<b>Fishkind &amp; Associates</b> DM Fee & Reimbursables: January 2019	24029	\$ 2,032.33
2	<b>Reeves Land Services</b> Slope Mowing	1824	\$ 600.00
3	<b>Supervisor Fees - 12/19/2018 Meeting</b> Rennie Heath Scott Shapiro Lauren Schwenk John Mazuchowski Andrew Rhinehart	-- -- -- -- --	\$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00
4	<b>Supervisor Fees - 01/16/2018 Meeting</b> Rennie Heath Scott Shapiro Lauren Schwenk John Mazuchowski Andrew Rhinehart	-- -- -- -- --	\$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00

**TOTAL      \$    4,632.33**

  
Board Member

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

RECEIVED JAN 28 2019

# Invoice

1/14/2019

Holly Hill Road East

**Fishkind & Associates, Inc.**  
**12051 Corporate Blvd.**  
**Orlando, FL 32817**  
 Ph: 407-382-3256  
 Fax: 407-382-3254  
[www.fishkind.com](http://www.fishkind.com)



10

MODERATOR 84618295 - Jane Gaarlandt				LOCATION								
BILLING REF# 1				BILLING REF# 2				BILLING REF# 3				
BILLING REF# 4												
ONF. NO	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	TIME	SERVICE	ACCESS TYPE	PERSONS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
24777511	24777511	12/04/2018	4073752698	6:26PM - 8:13PM	GLOBALMEET® AUDIO	TOLL FREE	1	107	0.00/MIN	0.00	0.00	0.00
24777511	24777511	12/06/2018	4073823256	1:56PM - 2:31PM	GLOBALMEET® AUDIO	TOLL FREE	1	35	0.00/MIN	0.00	0.00	
		12/06/2018	18504252331	1:56PM - 2:31PM	GLOBALMEET® AUDIO	TOLL FREE	1	35	0.00/MIN	0.00	0.00	
		12/06/2018	12392533560	1:58PM - 2:31PM	GLOBALMEET® AUDIO	TOLL FREE	1	33	0.00/MIN	0.00	0.00	
		12/06/2018	8132049074	1:59PM - 2:31PM	GLOBALMEET® AUDIO	TOLL FREE	1	32	0.00/MIN	0.00	0.00	0.00
24777511	24777511	12/13/2018	18633243698	9:31AM - 1:01PM	GLOBALMEET® AUDIO	TOLL FREE	1	210	0.00/MIN	0.00	0.00	0.00
24777511	24777511	12/19/2018	4073823256	9:56AM - 10:41AM	GLOBALMEET® AUDIO	TOLL FREE	1	45	0.00/MIN	0.00	0.00	4.95

ONF. NO	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	TIME	SERVICE	ACCESS TYPE	PERSONS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
10	North America	12/19/2018	8132541763	9:58AM - 10:41AM	GLOBALMEET® AUDIO	TOLL FREE	1	43	0.00/MIN	0.00	0.00	
		12/19/2018	18633243698	9:59AM - 10:41AM	GLOBALMEET® AUDIO	TOLL FREE	1	42	0.00/MIN	0.00	0.00	
		12/19/2018	18636620018	10:11AM - 10:41AM	GLOBALMEET® AUDIO	TOLL FREE	1	30	0.00/MIN	0.00	0.00	
		12/19/2018	13055790886	10:13AM - 10:38AM	GLOBALMEET® AUDIO	TOLL FREE	1	25	0.00/MIN	0.00	0.00	
		TOTAL PRE-TAX 0.00		TOTAL USF/OTHER 0.00		TOTAL STATE TAX/OTHER 0.00		TOTAL MODERATOR CHARGES		USD\$0.00		

MODERATOR 85735742 - Kim Vanderpool					LOCATION ORLANDO, FL							
BILLING REF# 1			BILLING REF# 2			BILLING REF# 3						
BILLING REF# 4												
ONF. NO	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	TIME	SERVICE	ACCESS TYPE	PERSONS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
66666		12/26/2018		6:59PM - 6:59PM	SERVICE FEE				0.043/EACH	22.79	0.00	22.79
		12/26/2018		6:59PM	ENTERPRISE ALL-IN 1 BUN 10K-M			1	530.00/EACH	530.00	0.00	530.00
TOTAL PRE-TAX 552.79		TOTAL USF/OTHER 0.00		TOTAL STATE TAX/OTHER 0.00		TOTAL MODERATOR CHARGES		USD\$552.79				

## Copy Count

Account: HOLY HILL

Amount of Copies: 1496

Total \$: 224.40

Month: December

## Account Summary Report

Date Range: Dec 1, 2018 to Dec 31, 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	PbP 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		4	\$11.310
Grand Total			\$11.310

# INVOICE

## Reeves Land Services

17335 lake Iola Rd  
Dade City, Fl. 33523  
Phone 352-206-4643  
E-mail [Reeveslandservices@gmail.com](mailto:Reeveslandservices@gmail.com)  
Web Site [www.reeveslandservices.com](http://www.reeveslandservices.com)  
Face Book [www.facebook.com/ReevesLandServices](http://www.facebook.com/ReevesLandServices)

INVOICE #1824  
DATE:1/16/19

### TO: HOLLY HILL ROAD EAST CDD

Dexter Glasgow  
12051 Corporate Boulevard  
Orlando, Fl. 32817  
[dextergr@fishkind.com](mailto:dextergr@fishkind.com) 407-274-5193 [Amandal@fishkind.com](mailto:Amandal@fishkind.com)

FOR: SLOPE MOW APOX 1.49 ACRES @410 CITRUS ISLE LOOP  
DAVENPORT, FL. 33837

DESCRIPTION	HOURS	RATE	AMOUNT
Slope Mowing			\$600.00
RECEIVED JAN 17 2019			
TOTAL			\$600.00

X\_\_\_\_\_

MAKE CHECKS PAYABLE TO TONY REEVES

## Holly Hill Road East Community Development District

Date of Meeting: December 19, 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

1/17/19  
Date


RECEIVED JAN 17 2019

## Holly Hill Road East Community Development District

Date of Meeting: January 16, 2019

Board Members:	Attendance	Fee
1. Rennie Heath	<u>x</u>	<u>\$200</u>
2. Scott Shapiro	<u>x</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

1/17/19  
Date

RECEIVED JAN 17 2019

**HOLLY HILL ROAD EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 059**

1/25/2019

Item No.	Vendor	Invoice Number	General Fund
1	<b>Business Observer</b>		
	Legal Ad on 01/18, 01/25, 02/01, 02/08	19-00106K	\$ 350.00
	Legal Ad on 01/25, 02/01	19-00148K	\$ 1,137.50
2	<b>Duke Energy</b>		
	Acct: 66949 31127 ; Service 12/20/2018 - 01/22/2019	--	\$ 37.17

**TOTAL      \$    1,524.67**

  
\_\_\_\_\_  
Board Member

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

**RECEIVED JAN 28 2019**

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 19-00106K

Date 01/18/2019

RECEIVED JAN 25 2019

Attn:  
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 # 19-00106K

\$350.00

**Notice of the District's Intent to Use the Uniform Method of  
Collection of Non-Ad Valorem Special Assessments as it  
Relates to Certain Lands Within the District Boundary as  
Revised Due to Boundary Amendment**

**RE: Holly Hill Road East Community Development District**  
**Published: 1/18/2019, 1/25/2019, 2/1/2019, 2/8/2019**

### Important Message

Paid

()

Total

**\$350.00**

**Payment is expected within 30 days of the  
first publication date of your notice.**

**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 THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD  
OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS AS IT  
RELATES TO CERTAIN LANDS WITHIN THE DISTRICT BOUNDARY AS  
REVISED DUE TO BOUNDARY AMENDMENT**

Notice is hereby given that the Holly Hill Road East Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on Wednesday, February 20, 2019 at 10:00 a.m. at 346 East Central Ave., Winter Haven, Florida 33880.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located within the District's revised boundary due to a recent boundary amendment.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, recreation facilities, water, sewer, and stormwater management systems, roadway improvements, landscape, irrigation, signage and lighting improvements, and amenity improvements, and any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

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

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

Jane Gaarlandt  
District Manager

Jan. 18, 25; Feb. 1, 8, 2019

19-00106K

**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

Invoice # 19-00148K

Date 01/25/2019

RECEIVED JAN 25 2019

Attn:  
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 # 19-00148K

\$1,137.50

### Notice of Public Hearings and Regular Meeting

RE: Holly Hill Road East Community Development District

Published: 1/25/2019, 2/1/2019

### Important Message

Paid

()

Total

\$1,137.50

Payment is expected within 30 days of the  
first publication date of your notice.

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.

## FIRST INSERTION

## NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

## NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.063(4)(b), FLORIDA STATUTES, BY THE HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

## NOTICE OF REGULAR MEETING OF THE HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

The Holly Hill Road East Community Development District Board of Supervisors ("Board") will hold public hearings on Wednesday, February 20, 2019 at 10:00 a.m. at 3146 East Central Avenue, Winter Haven, FL 33880, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Holly Hill Road East Community Development District ("District"), a depiction of which lands to be assessed is shown below, and to provide for the levy, collection and enforcement of the special assessments. The area to be improved is depicted below and in the District's *Second Amended and Restated Engineer's Report for Capital Improvements*, dated December 4, 2018 (the "Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District's Records located at 3146 East Central Avenue, Winter Haven, FL 33880 or by calling Jane Gaillard at 407-382-3256 or emailing jgaill@hhdmd.com.

The District is unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to, roadways, water/sewer/sewer facilities, utility improvements, stormwater management systems, landscaping, handicapping, irrigation, recreational facilities, and other improvements, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the addresses provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's *Second Amended and Restated Master Assessment Methodology Report*, dated December 19, 2018 (the "Assessment Report"), which is on file and available during normal business hours at the addresses provided above. The Assessment Report identifies the assessments per parcel for each land use category that is currently expected to be assessed. The initial method of allocating assessments for the Improvements to be funded by the District will be determined on an equal assessment per acre basis. Once platting has begun, the assessments will be levied to the assigned properties based on the benefits they receive. The methodology is explained in more detail in the Assessment Report. Also as described in more detail in the Assessment Report, the District's assessments will be levied against all assessable lands within the District. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over a maximum of thirty (30) years for the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$5,320,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed initial annual schedule of assessments is as follows:

Polk Cty. Parcel ID	Acres	Max Bond Principal	Max Bond Annual <sup>1</sup>
272703726000040140	5.06	\$767,059	\$63,161
272703726000040130	5.07	\$768,586	\$63,286
272703726000040120	5.07	\$768,586	\$63,286
272703726000040210	9.95 <sup>2</sup>	\$1,509,098	\$124,261
272703726000040230 <sup>3</sup>	5.05	\$767,041	\$63,159
272703726000040241	3.92	\$594,080	\$48,517
272703726000040242	1.03	\$155,540	\$12,807
Subtotal, Phase 4	33.12	\$5,320,000	\$438,879

As the property is platted, each residential lot within Phase 4 of the District will be subject to maximum assessments of \$3,355 in bond principal and \$9,574 in annual assessments. The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Polk County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also on Wednesday, February 20, 2019 at 10:00 a.m. at 3146 East Central Avenue, Winter Haven, Florida 33880, the Board will hold a regular public meeting to consider business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

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

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-933-8770 for aid in contacting the District office.

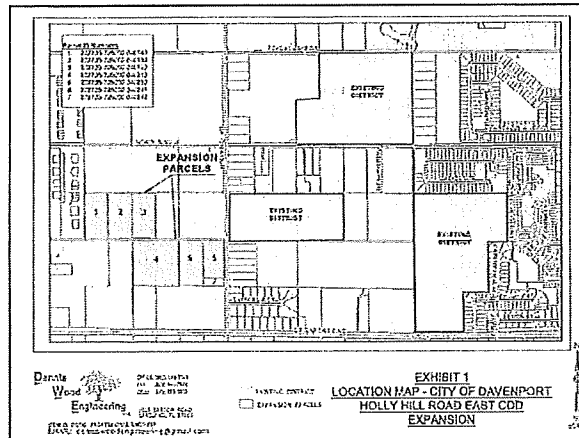
<sup>1</sup> Values include a 7.0% gross-up to account for the statutory early-payment discount and the fees and costs of collection charged by Polk County property appraiser and tax collector.

<sup>2</sup> Parcel ID number 272703726000040210 includes acreage of Parcel ID number 272703726000040230. Polk County Property Appraiser, <http://www.polkpa.org/CanaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=272703726000040220> (accessed January 17, 2019)

<sup>3</sup> Parcel ID number 272703726000040230 is a newly designated portion of Parcel ID number 272703726000040230. Polk County Property Appraiser, <http://www.polkpa.org/CanaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=272703726000040230> (accessed January 17, 2019)

January 24, February 1, 2019

## HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT



## RESOLUTION 2019-03

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 DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the 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 November 5, 2018, the Board of City Commissioners of the City of Davenport, Florida adopted Ordinance No. 864, amending the boundaries of the District to include approximately 33.76 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 *Second Amended and Restated Engineer's Report for Capital Improvements*, dated March 21, 2018, as amended in the *First Amendment to the Amended and Restated Engineer's Report*, dated June 2018, 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 as Phase 4 in the District's *Second Amended and Restated Engineer's Report for Capital Improvements*, dated December 4, 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 *Second Amended and Restated Master Assessment Methodology Report*, dated December 19, 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 Office. Exhibit B is also on file and available for public inspection at the same locations.

2. The total estimated cost of the Improvements is \$5,320,000.00 (the "Estimated Cost").

3. The Assessments will defray approximately \$5,320,000.00, 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 benefited thereby and further designated by the assessment plat hereinafter provided for.

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

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

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 therefor, 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 19th DAY OF DECEMBER, 2018.

ATTEST: HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

Jane Gaillard, J/Rennie Heath  
Secretary, Chairperson, Board of Supervisors

Exhibit A: *Second Amended and Restated Engineer's Report for Capital Improvements*, dated December 4, 2018

Exhibit B: *Second Amended and Restated Master Assessment Methodology Report*, dated December 19, 2018

19-00148K

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**HOLLY HILL ROAD EAST  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 060

2/1/2019

Item No.	Vendor	Invoice Number	General Fund
1	Carr Riggs & Ingram FY 2018 Audit	16599921	\$ 4,000.00

TOTAL      \$    4,000.00

  
\_\_\_\_\_  
Board Member

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

RECEIVED FEB 07 2019

**HOLLY HILL ROAD EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 060**

2/1/2019

Item No.	Vendor	Invoice Number	General Fund
1	Carr Riggs & Ingram FY 2018 Audit	16599921	\$ 4,000.00
TOTAL			\$ 4,000.00

\_\_\_\_\_  
Board Member

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



**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

RECEIVED FEB 01 2019

Invoice No. 16599921 (include on check)  
Date 01/29/2019  
Client No. 20-05677.000

Professional services rendered as follows:

Initial progress billing on audit of financial statements  
as of September 30, 2018.

\$ 4,000.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,000.00	0.00	0.00	0.00	0.00	4,000.00

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

Invoice Date: 01/29/2019 Client No: 20-05677  
Invoice Number: 16599921 Total Amount Due: \$ 4,000.00 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**

**Payment Authorization No. 061**

2/8/2019

Item No.	Vendor	Invoice Number	General Fund
1	<b>Creative Association Services</b> February Landscaping Services	6050	\$ 1,166.00
2	<b>Duke Energy</b> Acct: 57840 25499 ; Service 01/04/2019 - 02/04/2019	--	\$ 65.43
	Acct: 95745 35139 ; Service 01/08/2019 - 02/06/2019	--	\$ 838.21
3	<b>Hopping Green &amp; Sams</b> General Counsel Through 12/31/2018	105161	\$ 3,272.38
<b>TOTAL</b>			<b>\$ 5,342.02</b>

\_\_\_\_\_  
Board Member

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



**Creative Association Services, Inc.**

346 East Central Avenue  
Winter Haven, FL 33880

**Invoice**

Date	Invoice #
2/1/2019	6050

Bill To
---------

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

RECEIVED FEB 06 2019

		Service Month	Terms	Due Date
			Due on receipt	2/1/2019
Quantity	Description	Rate	Class	Amount
1	Monthly Landscaping Service-Citrus Isle	1,166.00	Landscaping	1,166.00
<i>Thank you for your prompt payment!</i>			Invoice Total	\$1,166.00
			Applied Payments/Credits	\$0.00
			Balance Due this Invoice	\$1,166.00

Phone # (863) 293-7400 Fax # (863) 508-1067

E-mail info@creativeassociations.com



# STATEMENT OF ELECTRIC SERVICE

FEBRUARY 2019

ACCOUNT NUMBER  
**57840 25499**

FOR CUSTOMER SERVICE OR  
PAYMENT LOCATIONS CALL:  
1-877-372-8477

WEB SITE: [www.duke-energy.com](http://www.duke-energy.com)

TO REPORT A POWER OUTAGE:  
1-800-228-8485

HOLLY HILL ROAD EAST CDD  
ATTN: JOE MCCLAREN  
12051 CORPORATE BLVD  
ORLANDO FL 32817

SERVICE ADDRESS  
569 CITRUS ISLE LOOP, WELL  
DAVENPORT FL 33837

DUE DATE TOTAL AMOUNT DUE  
FEB 26 2019 65.43

NEXT READ DEPOSIT AMOUNT  
DATE ON OR ON ACCOUNT  
ABOUT  
MAR 06 2019 240.00

PIN: 568174431

## METER READINGS

OLD METER  
PRESENT (ESTIMATE) 007248  
PREVIOUS (ESTIMATE) 007140  
DIFFERENCE 000108  
TOTAL KWH 108

METER NO. 001001682  
PRESENT (ACTUAL) 000209  
PREVIOUS (ACTUAL) 000000  
DIFFERENCE 000209  
TOTAL KWH 209

PAYMENTS RECEIVED AS OF JAN 21 2019

61.43 THANK YOU

GS-1 060 GENERAL SERVICE - NON DEMAND SEC

BILLING PERIOD..01-04-19 TO 02-04-19 31 DAYS

CUSTOMER CHARGE		12.78
ENERGY CHARGE	317 KWH @ 8.07800¢	25.61
FUEL CHARGE	317 KWH @ 3.97400¢	12.60
ASSET SECURITIZATION CHARGE	317 KWH @ 0.20600¢	0.65

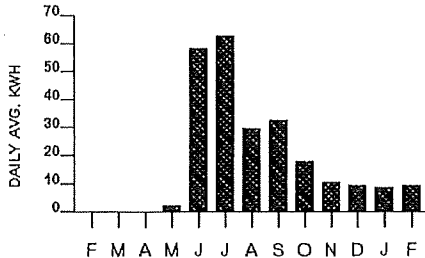
*TOTAL ELECTRIC COST	51.64
GROSS RECEIPTS TAX	1.32
MUNICIPAL FRANCHISE FEE	3.39
MUNICIPAL UTILITY TAX	4.60
STATE AND OTHER TAXES ON ELECTRIC	4.48

TOTAL CURRENT BILL

65.43

TOTAL DUE THIS STATEMENT

\$65.43



ENERGY USE  
DAILY AVG. USE - 10 KWH/DAY  
USE ONE YEAR AGO - 0 KWH/DAY  
\*DAILY AVG. ELECTRIC COST - \$1.67

Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account.  
Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 19%, Purchased Power 16%, Gas 65%, Oil 0%, Nuclear 0% (for prior 12 months ending December 31, 2018).  
Have concerns about a possible environmental or regulatory violation involving Duke Energy? You can report it anonymously 24/7 at 1-855-355-7042 or at [duke-energy-env.alertline.com](http://duke-energy-env.alertline.com)

RECEIVED FEB 05 2019

DETACH AND RETURN THIS SECTION

EB72 0024220

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 57840 25499

HOLLY HILL ROAD EAST CDD  
ATTN: JOE MCCLAREN  
12051 CORPORATE BLVD  
ORLANDO FL 32817 - 1450

P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004

DUE DATE

FEB 26 2019

TOTAL DUE

65.43

PLEASE ENTER  
AMOUNT PAID

57840254996000000065433000000000000000000000654330100000000009

9574535139600000083821900000000000000000000083821901000000000009

# Hopping Green & Sams

Attorneys and Counselors

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

RECEIVED FEB 07 2019

===== STATEMENT =====

January 31, 2019

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

Bill Number 105161  
Billed through 12/31/2018

## General Counsel/Monthly Meeting HHECDD 00001 RVW

### FOR PROFESSIONAL SERVICES RENDERED

12/02/18	SSW	Research status of district business items; update district files.	0.30 hrs
12/03/18	RVW	Review and edit notice from Commission on Ethics.	0.30 hrs
12/04/18	AHJ	Confer with Rowan regarding status of engineer's report.	0.10 hrs
12/06/18	SRS	Prepare for and attend development status conference call.	0.40 hrs
12/10/18	SRS	Follow-up regarding district status.	0.40 hrs
12/10/18	AHJ	Prepare agenda items and amended and restated disclosure of public financing.	2.40 hrs
12/11/18	AHJ	Prepare agenda items; confer with Patil regarding same.	0.80 hrs
12/12/18	SRS	Review and edit amended and restated disclosure of public financing.	0.60 hrs
12/12/18	AHJ	Finalize agenda items and amended and restated disclosure of public financing.	0.60 hrs
12/13/18	AHJ	Prepare updates to district file regarding second amended engineer's report; confer with Patil regarding same.	0.20 hrs
12/13/18	AHJ	Finalize and transmit agenda items to Gaarlandt.	0.30 hrs
12/14/18	RVW	Review agenda materials; prepare for board meeting.	0.70 hrs
12/14/18	MKR	Prepare assignment of engineering agreement.	0.30 hrs
12/14/18	AHJ	Confer with Gaarlandt regarding assignment of contract of engineering services.	0.10 hrs
12/17/18	AHJ	Finalize assignment of engineering agreement; transmit same to Patil.	0.20 hrs
12/18/18	RVW	Travel to board meeting.	2.00 hrs
12/19/18	RVW	Attend board meeting.	2.50 hrs
12/21/18	AHJ	Prepare updates to district file regarding assignment of contract regarding district engineering services; record amended and restated disclosure of public financing; transmit same to Gaskins and Gaarlandt; confer with Patil regarding	1.10 hrs

=====

executed assessment resolutions; prepare updates to district file regarding same; prepare updates to development status chart.

Total fees for this matter \$2,914.00

**DISBURSEMENTS**

Document Reproduction	52.50
Travel	165.41
Travel - Meals	20.97
Recording Fees	119.50
Total disbursements for this matter	\$358.38

**MATTER SUMMARY**

Jaskolski, Amy H. - Paralegal	5.80 hrs	125 /hr	\$725.00
Rigoni, Michelle K.	0.30 hrs	225 /hr	\$67.50
Van Wyk, Roy	5.50 hrs	310 /hr	\$1,705.00
Sandy, Sarah R.	1.40 hrs	245 /hr	\$343.00
Warren, Sarah S.	0.30 hrs	245 /hr	\$73.50

TOTAL FEES \$2,914.00

TOTAL DISBURSEMENTS \$358.38

**TOTAL CHARGES FOR THIS MATTER \$3,272.38**

**BILLING SUMMARY**

Jaskolski, Amy H. - Paralegal	5.80 hrs	125 /hr	\$725.00
Rigoni, Michelle K.	0.30 hrs	225 /hr	\$67.50
Van Wyk, Roy	5.50 hrs	310 /hr	\$1,705.00
Sandy, Sarah R.	1.40 hrs	245 /hr	\$343.00
Warren, Sarah S.	0.30 hrs	245 /hr	\$73.50

TOTAL FEES \$2,914.00

TOTAL DISBURSEMENTS \$358.38

**TOTAL CHARGES FOR THIS BILL \$3,272.38**

**Please include the bill number on your check.**



**Holly Hill Road East  
Community Development District**

**Monthly Financials**

**Holly Hill Road East CDD**  
Statement of Financial Position  
As of 1/31/2019

	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	\$133,593.91					\$133,593.91
Accounts Receivable - Due from Developer	29,546.78					29,546.78
Prepaid Expenses	619.56					619.56
Deposits	720.00					720.00
Debt Service Reserve A1 Bond		\$114,878.12				114,878.12
Debt Service Reserve A2 Bond		141,759.38				141,759.38
Revenue A1 Bond		241,329.84				241,329.84
Revenue A2 Bond		505.98				505.98
Interest A2 Bond		65,621.88				65,621.88
Prepayment A1 Bond		3,319.49				3,319.49
Redemption Account A1 Bond		178.23				178.23
Acquisition/Construction A1 Bond			\$10,359.18			10,359.18
Acquisition/Construction A2 Bond			1,017,182.56			1,017,182.56
Acquisition/Construction A1 Bond				\$6.46		6.46
Total Current Assets	<u>\$164,480.25</u>	<u>\$567,592.92</u>	<u>\$1,027,541.74</u>	<u>\$6.46</u>	<u>\$0.00</u>	<u>\$1,759,621.37</u>
<u>Investments</u>						
Amount Available in Debt Service Funds					\$567,592.92	\$567,592.92
Amount To Be Provided					3,007,407.08	3,007,407.08
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,575,000.00</u>	<u>\$3,575,000.00</u>
<b>Total Assets</b>	<u><u>\$164,480.25</u></u>	<u><u>\$567,592.92</u></u>	<u><u>\$1,027,541.74</u></u>	<u><u>\$6.46</u></u>	<u><u>\$3,575,000.00</u></u>	<u><u>\$5,334,621.37</u></u>



**Holly Hill Road East CDD**  
Statement of Financial Position  
As of 1/31/2019

	General Fund	Debt Service Fund	Capital Projects Fund	Amenity Capital Projects Fund	Long-Term Debt	Total
<b><u>Liabilities and Net Assets</u></b>						
<b><u>Current Liabilities</u></b>						
Accounts Payable	\$5,557.00					\$5,557.00
Accounts Payable			\$29,546.78			29,546.78
Retainage Payable			143,066.02			143,066.02
Deferred Revenue			29,546.78			29,546.78
Total Current Liabilities	<u>\$5,557.00</u>	<u>\$0.00</u>	<u>\$202,159.58</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$207,716.58</u>
<b><u>Long Term Liabilities</u></b>						
Revenue Bonds Payable - Long-Term					\$3,575,000.00	\$3,575,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,575,000.00</u>	<u>\$3,575,000.00</u>
<b>Total Liabilities</b>	<u>\$5,557.00</u>	<u>\$0.00</u>	<u>\$202,159.58</u>	<u>\$0.00</u>	<u>\$3,575,000.00</u>	<u>\$3,782,716.58</u>
<b><u>Net Assets</u></b>						
Net Assets, Unrestricted	\$28,907.63					\$28,907.63
Current Year Net Assets, Unrestricted	639.15					639.15
Net Assets - General Government	27,153.80					27,153.80
Current Year Net Assets - General Government	102,222.67					102,222.67
Net Assets, Unrestricted		\$227,501.62				227,501.62
Current Year Net Assets, Unrestricted		340,091.30				340,091.30
Net Assets, Unrestricted			\$359,611.69			359,611.69
Current Year Net Assets, Unrestricted			1,031,593.58			1,031,593.58
Net Assets - General Government			(396,988.85)			(396,988.85)
Current Year Net Assets - General Government			(168,834.26)			(168,834.26)
Net Assets, Unrestricted				\$5.99		5.99
Current Year Net Assets, Unrestricted				0.47		0.47
<b>Total Net Assets</b>	<u>\$158,923.25</u>	<u>\$567,592.92</u>	<u>\$825,382.16</u>	<u>\$6.46</u>	<u>\$0.00</u>	<u>\$1,551,904.79</u>
<b>Total Liabilities and Net Assets</b>	<u>\$164,480.25</u>	<u>\$567,592.92</u>	<u>\$1,027,541.74</u>	<u>\$6.46</u>	<u>\$3,575,000.00</u>	<u>\$5,334,621.37</u>

**Holly Hill Road East CDD**  
**Statement of Activities**  
**As of 1/31/2019**

	General Fund	Debt Service Fund	Capital Projects Fund	Amenity Capital Projects Fund	Long-Term Debt	Total
<b><u>Revenues</u></b>						
On-Roll Assessments	\$138,456.48					\$138,456.48
Off-Roll Assessments	12,704.92					12,704.92
Inter-Fund Transfers In	639.15					639.15
On-Roll Assessments		\$229,974.80				229,974.80
Debt Proceeds		207,381.26				207,381.26
Developer Contributions			\$7,698.52			7,698.52
Developer Advance			100,735.60			100,735.60
Inter-Fund Transfers In			(639.15)			(639.15)
Debt Proceeds			2,522,618.74			2,522,618.74
Total Revenues	<u>\$151,800.55</u>	<u>\$437,356.06</u>	<u>\$2,630,413.71</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,219,570.32</u>
<b><u>Expenses</u></b>						
Supervisor Fees	\$5,000.00					\$5,000.00
D&O Insurance	2,250.00					2,250.00
Trustee Services	3,097.82					3,097.82
Management	6,666.68					6,666.68
Engineering	687.50					687.50
Dissemination Agent	5,000.00					5,000.00
District Counsel	3,526.08					3,526.08
Bond Counsel	1,250.00					1,250.00
Assessment Administration	5,000.00					5,000.00
Travel and Per Diem	53.82					53.82
Telephone	32.23					32.23
Postage & Shipping	117.86					117.86
Copies	607.50					607.50
Legal Advertising	2,270.36					2,270.36
Property Taxes	64.08					64.08
Web Site Maintenance	500.00					500.00
Dues, Licenses, and Fees	175.00					175.00

**Holly Hill Road East CDD**  
**Statement of Activities**  
**As of 1/31/2019**

	General Fund	Debt Service Fund	Capital Projects Fund	Amenity Capital Projects Fund	Long-Term Debt	Total
Electric	119.86					119.86
Equipment Rental	295.00					295.00
General Insurance	2,750.00					2,750.00
Other Insurance	2,744.00					2,744.00
Irrigation	182.15					182.15
Landscaping Maintenance & Material	3,566.00					3,566.00
Streetlights	2,557.29					2,557.29
Swimming Pools	921.71					921.71
Principal Payments		\$15,000.00				15,000.00
Interest Payments		83,519.38				83,519.38
Trustee Services			\$4,750.00			4,750.00
Management			25,000.00			25,000.00
Engineering			24,710.95			24,710.95
District Counsel			65,122.46			65,122.46
Trustee Counsel			5,000.00			5,000.00
Bond Counsel			26,000.00			26,000.00
Developer Advance Repayment			168,834.26			168,834.26
Contingency			1,452,957.44			1,452,957.44
Total Expenses	<u>\$49,434.94</u>	<u>\$98,519.38</u>	<u>\$1,772,375.11</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,920,329.43</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>						
Interest Income	\$496.21					\$496.21
Interest Income		\$1,254.62				1,254.62
Interest Income			\$4,720.72			4,720.72
Interest Income				\$0.47		0.47
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$496.21</u>	<u>\$1,254.62</u>	<u>\$4,720.72</u>	<u>\$0.47</u>	<u>\$0.00</u>	<u>\$6,472.02</u>
<b>Change In Net Assets</b>	<b>\$102,861.82</b>	<b>\$340,091.30</b>	<b>\$862,759.32</b>	<b>\$0.47</b>	<b>\$0.00</b>	<b>\$1,305,712.91</b>
<b>Net Assets At Beginning Of Year</b>	<u><b>\$56,061.43</b></u>	<u><b>\$227,501.62</b></u>	<u><b>(\$37,377.16)</b></u>	<u><b>\$5.99</b></u>	<u><b>\$0.00</b></u>	<u><b>\$246,191.88</b></u>
<b>Net Assets At End Of Year</b>	<u><u><b>\$158,923.25</b></u></u>	<u><u><b>\$567,592.92</b></u></u>	<u><u><b>\$825,382.16</b></u></u>	<u><u><b>\$6.46</b></u></u>	<u><u><b>\$0.00</b></u></u>	<u><u><b>\$1,551,904.79</b></u></u>

**Holly Hill Road East CDD**  
 Budget to Actual  
 For the Month Ending 01/31/2019

	Year To Date			FY 2019 Adopted Budget
	Actual	Budget	Variance	
<b><u>Revenues</u></b>				
On-Roll Assessments	\$ 138,456.48	\$ 46,104.00	\$ 92,352.48	\$ 138,312.00
Off-Roll Assessments	12,704.92	15,896.00	(3,191.08)	47,688.00
Inter-Governmental Revenue (North Blvd CDD)	-	8,333.33	(8,333.33)	25,000.00
<b>Net Revenues</b>	<b>\$ 151,161.40</b>	<b>\$ 70,333.33</b>	<b>\$ 80,828.07</b>	<b>\$ 211,000.00</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Supervisor Fees	\$ 5,000.00	\$ 2,000.00	\$ 3,000.00	\$ 6,000.00
D&O Insurance	2,250.00	933.33	1,316.67	2,800.00
Trustee Services	3,097.82	2,000.00	1,097.82	6,000.00
Management	6,666.68	6,666.67	0.01	20,000.00
Engineering	687.50	5,000.00	(4,312.50)	15,000.00
Dissemination Agent	5,000.00	1,666.67	3,333.33	5,000.00
District Counsel	3,526.08	8,333.33	(4,807.25)	25,000.00
Bond Counsel	1,250.00	-	1,250.00	-
Assessment Administration	5,000.00	-	5,000.00	-
Audit	-	2,000.00	(2,000.00)	6,000.00
Travel and Per Diem	53.82	166.67	(112.85)	500.00
Telephone	32.23	66.67	(34.44)	200.00
Postage & Shipping	117.86	100.00	17.86	300.00
Copies	607.50	166.67	440.83	500.00
Legal Advertising	2,270.36	2,666.67	(396.31)	8,000.00
Bank Fees	-	83.33	(83.33)	250.00
Miscellaneous	-	1,699.99	(1,699.99)	5,100.00
Property Taxes	64.08	-	64.08	-
Web Site Maintenance	500.00	966.67	(466.67)	2,900.00
Dues, Licenses, and Fees	175.00	83.33	91.67	250.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 36,298.93</b>	<b>\$ 34,600.00</b>	<b>\$ 1,698.93</b>	<b>\$ 103,800.00</b>

**Holly Hill Road East CDD**  
 Budget to Actual  
 For the Month Ending 01/31/2019

	Year To Date			FY 2019 Adopted Budget
	Actual	Budget	Variance	
<b><u>Field Expenses</u></b>				
General Insurance	\$ 2,750.00	\$ 1,033.33	\$ 1,716.67	\$ 3,100.00
Irrigation	182.15	333.33	(151.18)	1,000.00
Landscaping Maintenance & Material	3,566.00	6,666.67	(3,100.67)	20,000.00
Flower & Plant Replacement	-	1,833.33	(1,833.33)	5,500.00
Fertilizer / Pesticides	-	833.33	(833.33)	2,500.00
Contingency	-	4,055.00	(4,055.00)	12,165.00
Streetlights	2,557.29	3,264.00	(706.71)	9,792.00
<b>Total Field Expenses</b>	<b>\$ 9,055.44</b>	<b>\$ 18,018.99</b>	<b>\$ (8,963.55)</b>	<b>\$ 54,057.00</b>
<b><u>Cabana &amp; Pool Expenses</u></b>				
Security	\$ -	\$ 2,333.33	\$ (2,333.33)	\$ 7,000.00
Maintenance Staff	-	2,916.67	(2,916.67)	8,750.00
Electric	119.86	3,694.33	(3,574.47)	11,083.00
Clubhouse Electric	-	389.00	(389.00)	1,167.00
Pool Electric	-	4,462.67	(4,462.67)	13,388.00
Equipment Rental	295.00	-	295.00	-
Cable Television	-	175.00	(175.00)	525.00
Property & Casualty	-	1,166.67	(1,166.67)	3,500.00
Other Insurance	2,744.00	-	2,744.00	-
Equipment Repair & Maintenance	-	680.67	(680.67)	2,042.00
Pest Control	-	194.33	(194.33)	583.00
Signage & Amenities Repair	-	146.00	(146.00)	438.00
Swimming Pools	921.71	1,555.67	(633.96)	4,667.00
<b>Total Cabana &amp; Pool Expenses</b>	<b>\$ 4,080.57</b>	<b>\$ 17,714.34</b>	<b>\$ (13,633.77)</b>	<b>\$ 53,143.00</b>
<b>Total Expenses</b>	<b>\$ 49,434.94</b>	<b>\$ 70,333.33</b>	<b>\$ (20,898.39)</b>	<b>\$ 211,000.00</b>
<b>Net Income (Loss)</b>	<b>\$ 101,726.46</b>	<b>\$ -</b>	<b>\$ 101,726.46</b>	<b>\$ -</b>