

*Holly Hill Road East
Community Development District*

Agenda

November 12, 2024

AGENDA

Holly Hill Road East

Community Development District

Meeting Agenda

Tuesday
November 12, 2024
11:00 a.m.

Lake Alfred Public Library
245 N. Seminole Ave
Lake Alfred, FL 33850

Zoom Video Link: <https://us06web.zoom.us/j/81664804962>

Zoom Call-In Information: 1-646-876-9923

Meeting ID: 816 6480 4962

Landowners' Meeting

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of Chairman for the Purposes of Conducting Landowners' Meeting
4. Nominations for the Positions of Supervisor (1)
5. Casting of Ballots
6. Tabulation of Ballots and Announcement of Results
7. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Organizational Matters
 - A. Administration of Oath of Office to Newly Elected Supervisor
 - B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election
 - C. Election of Officers
 - D. Consideration of Resolution 2025-02 Electing Officers
3. Approval of Minutes of the August 13, 2024 Board of Supervisors Meeting
4. Presentation of Engineering Certificates for Assessment Areas 3 and 4
5. Consideration of Work Authorization 2025-1
6. Consideration of Letter of Engagement for Fiscal Year 2024 Audit from McDirmit Davis
7. Presentation of Arbitrage Reports
8. Consideration of Resolution 2025-03 Declaring Board Vacancies
9. Consideration of Renewal of Agreement for Security Services with Securitas
10. Ratification of Deed for Citrus Landing Tract F
11. Consideration of License Agreement with Northridge Estates Association for Special Event December 12th
12. Consideration of Resolution 2025-04 Authorizing Legal Publications on Polk County Website
13. Consideration of License Agreement with Citrus Reserve Homeowners Association, Inc. for the Installation of No Solicitation Sign at Community Entrance
14. Staff Reports

- A. Attorney
 - i. Memorandum Regarding Seat Vacancies
- B. Engineer
- C. Field Manager's Report
 - i. Presentation of Proposal for Installation of No Parking Signs
 - ii. Presentation of Proposal for Fiscal Year 2025 Pool Contract Renewal
 - iii. Presentation of Proposal for Fiscal Year 2025 Janitorial Contract Renewal
- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Notice of Insurance Claim Filed Due to Hurricane Milton Damages
- 15. Other Business
- 16. Supervisors Requests and Audience Comments
- 17. Adjournment

LANDOWNERS' MEETING

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

Notice is hereby given to the public and all landowners within Holly Hill Road East Community Development District ("**District**"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 145.28 acres, generally located in an area south of Forest Lake Dr., east of Highway 27, north of Davenport Boulevard, and east and west of Kingham Road within City of Davenport, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 12, 2024
TIME: 11:00 a.m.
LOCATION: Lake Alfred Public Library
245 N. Seminole Ave
Lake Alfred, FL 33850

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, Ph: (407) 841-5524 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors or staff will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Tricia Adams
District Manager

BOARD OF SUPERVISORS MEETING

SECTION II

SECTION B

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Holly Hill Road East Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Davenport, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held at which the below recited person was duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desires to canvas the votes and declare and certify the results of said election.

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

1. **ELECTION RESULTS.** The following person is found, certified, and declared to have been duly elected as a Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

_____ Seat 3 Votes _____

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

_____ 4 Year Term

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of November 2024.

ATTEST:

**HOLLY HILL ROAD EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson,
Board of Supervisors

SECTION D

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Holly Hill Road East Community Development District (“**District**”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Davenport, Florida; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of November 2024.

ATTEST:

**HOLLY HILL ROAD EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson,
Board of Supervisors

MINUTES

**MINUTES OF MEETING
HOLLY HILL ROAD EAST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Holly Hill Road East Community Development District was held on Tuesday, **August 13, 2024**, at 11:00 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave, Lake Alfred, Florida and via Zoom.

Present and constituting a quorum were:

Adam Morgan	Chairman
Brent Kewley	Vice Chairman
Rob Bonin	Assistant Secretary
Barry Bichard	Assistant Secretary
Kayla Word	Assistant Secretary

Also, present were:

Tricia Adams	District Manager, GMS
Grace Kobitter	District Counsel, Kilinski Van Wyk
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Marshall Tindall	Field Services Manager, GMS

The following is a summary of the discussions and actions taken at the August 13, 2024 Holly Hill Road East Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order. Five Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams noted this is a public comment period for any agenda items. There is also a public hearing to amend and restate parking rules so comments regarding this item can be made at that time. There were no public comments.

THIRD ORDER OF BUSINESS**Public Hearing****A. Public Comment Period**

Ms. Adams asked for a motion to open the public hearing.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Opening the Public Hearing, was approved.

Ms. Adams presented Resolution 2024-14 amending parking and towing policies. Approval of this resolution will amend and restate the parking rules. The CDD owns and maintains the roads but does not have traffic enforcement powers. Florida Statute does allow the CDD to adopt parking policies that can be enforced with towing. There has been feedback from the HOA that the amenity center is being used for overflow parking rather for using the amenity center. Also, there were times that people went to the mailbox kiosk and no parking was available to get in and out to check the mail. District Counsel has prepared some provisions including parking during amenity hours is designated for amenity users and restricts overnight parking. Any vehicle using that for overflow parking and not for the purpose of amenity parking will be subject to immediate towing. Vehicles found parking overnight at the amenity parking lot would be subject to immediate towing. The mailbox parking would be limited to 15 minutes. Parking maps are attached to the proposed amended and restated parking rules. All of the corners are tow away zones. General parking rules allow for parking on one side of the street. Parking is restricted on the other side of the street.

Resident (Courtney Taylor) – suggested no parking signs at the entrance and exit near Citrus Isle Street and Citrus Isle Blvd as residents are blocking the whole area where residents can't get in or out of the development. This is near a school bus stop. Ms. Adams noted this has been reported to local law enforcement to monitor this situation and ensure free flow of traffic. Mr. Taylor noted Chief Parker at Davenport Police Dept said no stopping signs should be posted.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Closing the Public Hearing, was approved.

B. Consideration of Resolution 2024-14 Amending Parking and Towing Policies

Ms. Adams stated adoption of this resolution amends and restates the parking rules commensurate with the document provided by District Counsel as well as the updated parking and tow away zone map attached as an exhibit.

Ms. Adams noted when the parking rules are amended and restated a few things are required. They will be required to ensure appropriate signage is posted, but also ensure no overnight parking at the amenity center and mailbox designating parking will have signs limiting parking to 15 minutes. They will update their agreement with the towing service provider. An email will be sent to notify residents and this will be posted on the CDD website. Mr. Morgan asked Marshall to check into what a couple of no stopping signs would cost to put at the entrance.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2024-14 Amending Parking and Towing Policies, was approved.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the June 11, 2024
Board of Supervisors Meeting**

Ms. Adams presented the minutes of the June 11, 2024 Board of Supervisors meeting. These minutes have been reviewed by District Counsel and the District Manager. If there are no corrections, is there a motion to approve as presented?

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Minutes of the June 11, 2024, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS**Review and Acceptance of Fiscal Year
2023 Audit Report**

Ms. Adams noted the audit was filed by June 30th. On page 52 of the agenda packet is the letter to management showing no findings and no recommendations. It is a clean audit.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Acceptance of the Fiscal Year 2023 Audit Report, was approved.

SIXTH ORDER OF BUSINESS**Adoption of District Goals and Objectives**

Ms. Adams stated there is a new law in Florida that requires CDD's to adopt goals and objectives by October 1, 2024. On page 58 of the agenda package are some suggested goals and objectives. The District is required to report whether they achieved or did not achieve these goals by December 1, 2025.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Adoption of District Goals and Objectives, was approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Kobitter had nothing to report other than a reminder of the ethics training due by the end of December. A Board member mentioned an easement issue with a resident and sending a letter. Ms. Adams noted that easement encroachment at 318 Citrus Isle was a fence installed on a CDD tract. Grace provided a letter on June 12th insisting the homeowner remove the encroachment and if not removed by June 26th it would be subject to field staff removal and sending a bill. Communication was received from the homeowner with questions about being in compliance by adding a gate and key. The answer was no and field services team has been notified to remove the fence and the resident will be billed.

B. Engineer

Mr. Malave had nothing to report at this time unless there are any questions. Ms. Adams asked for any comments regarding signage at the community entrance. Mr. Malave noted his understanding is this is a street that is public and they can ticket too so not sure why the policeman says he can't get in and do that. Signage just needs to be per the requirements for street signs and as long as it meets that, we are legal.

C. Field Manager's Report

Mr. Tindall presented the Field Managers Report on page 64 of the agenda package.

i. Consideration of Proposal for Gate Repair

Mr. Tindall presented a proposal from Williams Fence for gate repair at Citrus Reserve for \$1,189.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Proposal from Williams Fence for Gate Repair, was approved.

ii. Encroachment Report

Mr. Tindall noted there are a couple of additional fences across the CDD tract at Citrus Isle. It is hard to inspect and confirm which fences are owned by which house due to the impediment that the current fence is taking up. Once that fence is out, they will go through and identify any additional encroachments and deal with those as needed. There are also some plantings by the homeowner in the tract that the CDD owns on lot 322 Citrus Isle. Ms. Adams noted they will be identifying neighboring properties that potentially have encroachments.

D. District Manager's Report

Ms. Adams noted the Board previously adopted a meeting schedule starting in October with meeting start time at 11:00 a.m. They can keep that start time at 11:00 but anticipate with Peace Creek immediately preceding this meeting there will be continued public comments/participation which may mean this meeting doesn't start on time. It is legally fine if the meeting is noticed at 11:00 and doesn't start until later. The Board preferred to keep the meeting at 11:00 and monitor.

i. Approval of Check Register

Ms. Adams presented the check register from June 21st through August 1st totaling \$39,772.95 for review. Immediately following the register is a detailed run summary.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Check Register totaling \$39,772.95, was approved.

ii. Balance Sheet & Income Statement

Ms. Adams reviewed the unaudited financials through the end of June on page 83 of the agenda package. The District is fully collected on tax revenue for the current fiscal year. They have also collected the District's intergovernmental revenue from North Blvd CDD to help pay for the amenity expenditures, as of the end of June received \$87,366.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

Ms. Adams opened the audience comment period.

Resident Courtney Taylor (204 Citrus Isle Loop) asked if it's legal to have a no solicitors sign posted at the entrance. Ms. Adams noted no solicitation is related to the HOA and private property matters in the District. If the HOA would like to install a no soliciting sign at the entrance, typically they would request that of the Board. If the Board grants permission, District Counsel would recommend a license agreement for the HOA to agree to install and maintain the sign. The CDD just gives permission for it to be there. If a request is received from the HOA, it can be brought to the next meeting. Mr. Taylor asked about bringing a food truck into the community. Ms. Adams noted a request like this would typically come from the HOA or other organization. If the Board wanted to grant a food truck to be parked on CDD property, a license agreement would be needed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

CERTIFICATE OF DISTRICT ENGINEER

I, Reinardo Malave, P.E. of Dewberry Engineers, Inc., as District Engineer of the Holly Hill Road East Community Development District, hereby furnish this Certificate in accordance with Section 4.01(a) of that certain Third Supplemental Trust Indenture, dated as of June 1, 2020 ("Third Supplemental Indenture") relating to the \$3,660,000 Holly Hill Road East Community Development District Special Assessment Bonds, Series 2020 (Assessment Area 3 Project) and state that, to the best of my knowledge, all lots within Assessment Area Three, as defined in the Third Supplemental Indenture, have been fully developed and platted.

IN WITNESS WHEREOF, I have set my hand and filed this Certificate with the Trustee under the Third Supplemental Indenture referred to above.

Dated: 9-10-24

DEWBERRY ENGINEERS, INC.



Digitally signed by Reinardo Malave
Reason: This item has been digitally signed
and sealed by Reinardo Malave PE on the
date adjacent to the seal. Printed copies of
this document are not considered signed and
sealed and the signature must be verified on
any electronic copies.

By: Reinardo Malave, P.E., District Engineer
Florida License No. 31588

CERTIFICATE OF DISTRICT ENGINEER

I, Reinardo Malave, P.E. of Dewberry Engineers, Inc., as District Engineer of the Holly Hill Road East Community Development District, hereby furnish this Certificate in accordance with Section 4.01(a) of that certain Fourth Supplemental Trust Indenture, dated as of August 1, 2020 ("Fourth Supplemental Indenture") relating to the \$3,325,000 Holly Hill Road East Community Development District Special Assessment Bonds, Series 2020 (Assessment Area 4 Project) and state that, to the best of my knowledge, all lots within Assessment Area Four, as defined in the Fourth Supplemental Indenture, have been fully developed and platted.

IN WITNESS WHEREOF, I have set my hand and filed this Certificate with the Trustee under the Fourth Supplemental Indenture referred to above.

Dated: 9-10-24

DEWBERRY ENGINEERS, INC.



Digitally signed by Reinardo Malave
Reason: This item has been digitally
signed and sealed by Reinardo Malave PE
on the date adjacent to the seal. Printed
copies of this document are not
considered signed and sealed and the
signature must be verified on any
electronic copies.

By: Reinardo Malave, P.E., District Engineer
Florida License No. 31588

SECTION V



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: tadams@gmscfl.com

September 13, 2024

Ms. Tricia Adams, District Manager
Holly Hill Road East Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization Number 2025-1
Holly Hill Road East Community Development District
District Engineering Services**

Dear Ms. Adams:

Dewberry Engineers Inc. is pleased to submit this Work Authorization to provide professional consulting engineering services for the Holly Hill Road East Community Development District (CDD). We will provide these services pursuant to our current agreement ("District Engineering Agreement") as follows:

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2025 only. We estimate a budget of \$10,000, plus other direct costs.

II. Other Direct Costs

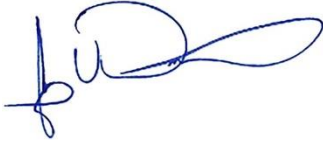
Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

This Work Authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign where indicated and return one complete copy to Aimee Powell, Administrative Assistant in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Ms. Tricia Adams
Holly Hill Road East CDD
Work Authorization 2025-1
September 13, 2024

Thank you for choosing Dewberry Engineers Inc. We look forward to working with you and your staff.

Sincerely,



Joey V. Duncan, PE
Principal Engineer



Reinardo Malavé, P.E.
Associate Vice President

JD:RM:ap

Q: \Holly Hill Road East CDD_50151880\Adm\Correspondence\AAS\Holly Hill Road CDD District Engineering Services – 09-13-2024

Enclosures

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Holly Hill Road Community Development District

Date: _____

SECTION VI

September 17, 2024

Board of Supervisors
Holly Hill Road East Community Development District
219 East Livingston Street
Orlando, FL 32801

The following represents our understanding of the services we will provide *Holly Hill Road East Community Development District*.

You have requested that we audit the governmental activities, each major fund, and the aggregate remaining fund information of *Holly Hill Road East Community Development District*, as of September 30, 2024, and for the year then ended and the related notes, which collectively comprise *Holly Hill Road East Community Development District's* basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) and in accordance with Government Auditing Standards, will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

Accounting principles generally accepted in the United States of America, (U.S. GAAP,) as promulgated by the Governmental Accounting Standards Board (GASB) require that certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America, (U.S. GAAS). These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by U.S. GAAP. This RSI will be subjected to certain limited procedures but will not be audited:

1. Management's Discussion and Analysis

Auditor Responsibilities

We will conduct our audit in accordance with GAAS and in accordance with *Government Auditing Standards*, and Chapter 10.550, *Rules of the Auditor General*. As part of an audit in accordance with GAAS, Government Auditing Standards, and Chapter 10.550, *Rules of the Auditor General*, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of controls.
- Obtain an understanding of the system of internal control in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and Government Auditing Standards.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

Compliance with Laws and Regulations

As previously discussed, as part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of *Holly Hill Road East Community Development District's* compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Management Responsibilities

Our audit will be conducted on the basis that management acknowledge and understand that they have responsibility:

- a. For the preparation and fair presentation of the basic financial statements in accordance with accounting principles generally accepted in the United States of America;
- b. For the design, implementation, and maintenance of the system of internal control relevant to the preparation and fair presentation of basic financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements; and
- c. To provide us with:
 - i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters;
 - ii. Additional information that we may request from management for the purpose of the audit;
 - iii. Unrestricted access to persons within the entity and others from whom we determine it necessary to obtain audit evidence.
- d. For including the auditor's report in any document containing basic financial statements that indicates that such basic financial statements have been audited by us;
- e. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities;
- f. For adjusting the basic financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the basic financial statements as a whole; and
- g. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
- h. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
- i. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in the system of internal control and others where fraud could have a material effect on the financials; and
- j. For the accuracy and completeness of all information provided.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited basic financial statements, or if the supplementary information will not be presented with the audited basic financial statements, to make the audited basic financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon. The accompanying supplementary information will be presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information, which is the responsibility of management, will be subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. Our auditor's report will provide an opinion on the supplementary information in relation to the basic financial statements as a whole.

As part of our audit process, we will request from management, and when appropriate, those charged with governance, written confirmation concerning representations made to us in connection with the audit.

Nonattest Services

With respect to any nonattest services we perform, such as drafting the financial statements and proposing adjusting or correcting journal entries to be reviewed and approved by management, we will not assume management responsibilities on behalf of the District. However, we will provide advice and recommendations to assist management of the District in performing its responsibilities.

The District's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) designing, implementing, and maintaining the system of internal control, including the process used to monitoring the system of internal control.

Our responsibilities and limitations of the nonattest services are as follows:

- We will perform the services in accordance with applicable professional standards, including Government Auditing Standards
- The nonattest services are limited to the services previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries.

Government Auditing Standards require that we document an assessment of the skills, knowledge, and experience of management, should we participate in any form of the preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

Reporting

We will issue a written report upon completion of our audit of *Holly Hill Road East Community Development District's* basic financial statements. Our report will be addressed to the governing body of *Holly Hill Road East Community Development District*. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or if necessary, withdraw from the engagement. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance will not be an objective of the audit and, therefore, no such opinion will be expressed.

We also will issue a written report on the District's compliance with the requirements of Section 218.415, Florida Statutes upon completion of our audit.

Other

We understand that your employees will prepare all confirmations we request and will locate any documents or support for any other transactions we select for testing.

If you intend to publish or otherwise reproduce the basic financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

Provisions of Engagement Administration, Timing and Fees

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

We expect to begin our audit in January 2025 and the audit reports and all corresponding reports will be issued no later than June 1, 2025.

Tamara Campbell is the engagement partner for the audit services specified in this letter. Her responsibilities include supervising McDirmitt Davis, LLC's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fee for these services described in this letter will be \$4,100 for the year ended September 30, 2024, inclusive of all costs and out-of-pocket expenses, unless the scope of the engagement is changed; the assistance that *Holly Hill Road East Community Development District* has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding.

Our invoices for fees shall be rendered upon completion of the work, shall provide sufficient detail to demonstrate that fees charged are solely for the specified services as actually rendered and shall demonstrate compliance with the terms of this agreement.

This Agreement provides for the agreement period of one (1) year, unless terminated earlier in accordance with this Agreement. This agreement may be renewed subject to the mutual agreement by both parties to the terms and fees for such renewal. The District agrees that Auditor may terminate this Agreement with or without cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Auditor agrees that the District may terminate this Agreement immediately with cause. Auditor further agrees that the District may terminate this Agreement by providing thirty (30) days' written notice of termination to Auditor. Upon any termination of this Agreement, Auditor shall be entitled to payment for all work and/or services rendered up until the effective termination date, subject to whatever claims or off-sets the District may have against Auditor.

Whenever possible, we will attempt to use *Holly Hill Road East Community Development District's* personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the basic financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

This audit engagement letter with any addendum, if any, constitute the complete and exclusive statement of the agreement between the parties.

Public Records

Auditor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and accordingly, Auditor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Auditor acknowledges that the designated public records custodian for the District is Government Management Services ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Auditor shall 1) Keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Auditor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Auditor, Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District, in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT 407-841-5524, JBURNS@GMSCFL.COM, OR AT 219 EAST LIVINGSTON ST., ORLANDO, FL 32801.

At the conclusion of our audit engagement, we will communicate to the Board of Supervisors the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of McDirmit Davis, LLC and constitutes confidential information. However, we may be requested to make certain audit documentation available to a federal or state agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities, pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of McDirmit Davis, LLC's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the basic financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,

McDirmit Davis

McDirmit Davis, LLC
Orlando, FL

RESPONSE:

This letter correctly sets forth our understanding.

Acknowledged and agreed on behalf of Holly Hill Road East Community Development District by:

Title: _____

SECTION VII

REBATE REPORT

\$3,660,000

**Holly Hill Road East
Community Development District**

(City of Davenport, Florida)

**Special Assessment Bonds, Series 2020
(Assessment Area 3 Project)**

**Dated: June 23, 2020
Delivered: June 23, 2020**

**Rebate Report to the Computation Date
June 23, 2025
Reflecting Activity To
August 31, 2024**



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

September 6, 2024

Holly Hill Road East Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$3,660,000 Holly Hill Road East Community Development District (City of Davenport, Florida)
Special Assessment Bonds, Series 2020 (Assessment Area 3 Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Holly Hill Road East Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of June 23, 2025. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the June 23, 2025 Computation Date
Reflecting Activity from June 23, 2020 through August 31, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	0.006033%	44.47	(47,870.73)
Cost of Issuance Fund	0.009021%	0.01	(7.25)
Capitalized Interest Fund	0.004513%	1.02	(1,466.74)
Debt Service Reserve Fund	1.852597%	11,139.80	(22,994.27)
Totals	0.815512%	\$11,185.30	\$(72,338.99)
Bond Yield	5.148535%		
Rebate Computation Credits			(8,660.54)
		Net Rebatable Arbitrage	\$(80,999.53)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from June 23, 2020, the date of the closing, to August 31, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 23, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between June 23, 2020 and August 31, 2024, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

June 23, 2025.

7. Computation Period

The period beginning on June 23, 2020, the date of the closing, and ending on August 31, 2024.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund / Account	Account Number
Revenue	242931000
Sinking	242931001
Interest	242931002
Prepayment	242931003
Debt Service Reserve	242931004
Project Rating Agency	242931005
Acquisition & Construction	242931006
Cost of Issuance	242931007

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of August 31, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 23, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 23, 2025, is the Rebatable Arbitrage.

\$3,660,000
Holly Hill Road East Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2020 (Assessment Area 3 Project)
Delivered: June 23, 2020

Sources of Funds

Par Amount	\$3,660,000.00
Net Original Issue Discount	-88,663.45
Total	\$3,571,336.55

Uses of Funds

Acquisition & Construction Fund	\$3,022,410.99
Debt Service Reserve Fund	238,250.00
Cost of Issuance Fund	174,400.00
Capitalized Interest Fund	63,075.56
Underwriter's Discount	73,200.00
Total	\$3,571,336.55

PROOF OF ARBITRAGE YIELD

\$3,660,000
Holly Hill Road East Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area 3 Project)

Date	Debt Service	Present Value to 06/23/2020 @ 5.1485349998%
11/01/2020	63,075.56	61,945.76
05/01/2021	88,700.00	84,925.02
11/01/2021	148,700.00	138,798.44
05/01/2022	87,500.00	79,623.86
11/01/2022	147,500.00	130,854.53
05/01/2023	86,300.00	74,639.57
11/01/2023	151,300.00	127,573.02
05/01/2024	85,000.00	69,871.56
11/01/2024	150,000.00	120,208.26
05/01/2025	83,700.00	65,392.82
11/01/2025	153,700.00	117,068.51
05/01/2026	82,300.00	61,112.16
11/01/2026	152,300.00	110,252.71
05/01/2027	80,725.00	56,971.68
11/01/2027	155,725.00	107,144.74
05/01/2028	79,037.50	53,016.04
11/01/2028	159,037.50	104,000.45
05/01/2029	77,237.50	49,240.84
11/01/2029	157,237.50	97,727.09
05/01/2030	75,437.50	45,709.63
11/01/2030	160,437.50	94,773.70
05/01/2031	73,525.00	42,342.70
11/01/2031	163,525.00	91,809.85
05/01/2032	71,500.00	39,135.67
11/01/2032	166,500.00	88,846.95
05/01/2033	69,125.00	35,960.44
11/01/2033	169,125.00	85,774.70
05/01/2034	66,625.00	32,942.02
11/01/2034	171,625.00	82,728.50
05/01/2035	64,000.00	30,075.73
11/01/2035	174,000.00	79,716.27
05/01/2036	61,250.00	27,356.81
11/01/2036	176,250.00	76,744.98
05/01/2037	58,375.00	24,780.46
11/01/2037	178,375.00	73,820.68
05/01/2038	55,375.00	22,341.86
11/01/2038	180,375.00	70,948.55
05/01/2039	52,250.00	20,036.19
11/01/2039	182,250.00	68,133.06
05/01/2040	49,000.00	17,858.62
11/01/2040	189,000.00	67,154.53
05/01/2041	45,500.00	15,761.10
11/01/2041	190,500.00	64,332.68
05/01/2042	41,875.00	13,786.47
11/01/2042	191,875.00	61,585.46
05/01/2043	38,125.00	11,929.75
11/01/2043	198,125.00	60,439.69
05/01/2044	34,125.00	10,148.86
11/01/2044	199,125.00	57,734.03
05/01/2045	30,000.00	8,479.86
11/01/2045	205,000.00	56,491.50
05/01/2046	25,625.00	6,884.22
11/01/2046	210,625.00	55,164.83
05/01/2047	21,000.00	5,362.08
11/01/2047	216,000.00	53,768.67
05/01/2048	16,125.00	3,913.24
11/01/2048	221,125.00	52,316.24

PROOF OF ARBITRAGE YIELD

\$3,660,000
Holly Hill Road East Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area 3 Project)

Date	Debt Service	Present Value
		to 06/23/2020 @ 5.1485349998%
05/01/2049	11,000.00	2,537.19
11/01/2049	226,000.00	50,819.49
05/01/2050	5,625.00	1,233.12
11/01/2050	230,625.00	49,289.16
		<hr/>
		7,155,000.56 3,571,336.55
		<hr/>

Proceeds Summary

Delivery date	06/23/2020
Par Value	3,660,000.00
Premium (Discount)	-88,663.45
	<hr/>
Target for yield calculation	3,571,336.55

BOND DEBT SERVICE

\$3,660,000
Holly Hill Road East Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area 3 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/23/2020					
11/01/2020			63,075.56	63,075.56	63,075.56
05/01/2021			88,700.00	88,700.00	
11/01/2021	60,000	4.000%	88,700.00	148,700.00	237,400.00
05/01/2022			87,500.00	87,500.00	
11/01/2022	60,000	4.000%	87,500.00	147,500.00	235,000.00
05/01/2023			86,300.00	86,300.00	
11/01/2023	65,000	4.000%	86,300.00	151,300.00	237,600.00
05/01/2024			85,000.00	85,000.00	
11/01/2024	65,000	4.000%	85,000.00	150,000.00	235,000.00
05/01/2025			83,700.00	83,700.00	
11/01/2025	70,000	4.000%	83,700.00	153,700.00	237,400.00
05/01/2026			82,300.00	82,300.00	
11/01/2026	70,000	4.500%	82,300.00	152,300.00	234,600.00
05/01/2027			80,725.00	80,725.00	
11/01/2027	75,000	4.500%	80,725.00	155,725.00	236,450.00
05/01/2028			79,037.50	79,037.50	
11/01/2028	80,000	4.500%	79,037.50	159,037.50	238,075.00
05/01/2029			77,237.50	77,237.50	
11/01/2029	80,000	4.500%	77,237.50	157,237.50	234,475.00
05/01/2030			75,437.50	75,437.50	
11/01/2030	85,000	4.500%	75,437.50	160,437.50	235,875.00
05/01/2031			73,525.00	73,525.00	
11/01/2031	90,000	4.500%	73,525.00	163,525.00	237,050.00
05/01/2032			71,500.00	71,500.00	
11/01/2032	95,000	5.000%	71,500.00	166,500.00	238,000.00
05/01/2033			69,125.00	69,125.00	
11/01/2033	100,000	5.000%	69,125.00	169,125.00	238,250.00
05/01/2034			66,625.00	66,625.00	
11/01/2034	105,000	5.000%	66,625.00	171,625.00	238,250.00
05/01/2035			64,000.00	64,000.00	
11/01/2035	110,000	5.000%	64,000.00	174,000.00	238,000.00
05/01/2036			61,250.00	61,250.00	
11/01/2036	115,000	5.000%	61,250.00	176,250.00	237,500.00
05/01/2037			58,375.00	58,375.00	
11/01/2037	120,000	5.000%	58,375.00	178,375.00	236,750.00
05/01/2038			55,375.00	55,375.00	
11/01/2038	125,000	5.000%	55,375.00	180,375.00	235,750.00
05/01/2039			52,250.00	52,250.00	
11/01/2039	130,000	5.000%	52,250.00	182,250.00	234,500.00
05/01/2040			49,000.00	49,000.00	
11/01/2040	140,000	5.000%	49,000.00	189,000.00	238,000.00
05/01/2041			45,500.00	45,500.00	
11/01/2041	145,000	5.000%	45,500.00	190,500.00	236,000.00
05/01/2042			41,875.00	41,875.00	
11/01/2042	150,000	5.000%	41,875.00	191,875.00	233,750.00
05/01/2043			38,125.00	38,125.00	
11/01/2043	160,000	5.000%	38,125.00	198,125.00	236,250.00
05/01/2044			34,125.00	34,125.00	
11/01/2044	165,000	5.000%	34,125.00	199,125.00	233,250.00
05/01/2045			30,000.00	30,000.00	
11/01/2045	175,000	5.000%	30,000.00	205,000.00	235,000.00
05/01/2046			25,625.00	25,625.00	
11/01/2046	185,000	5.000%	25,625.00	210,625.00	236,250.00
05/01/2047			21,000.00	21,000.00	
11/01/2047	195,000	5.000%	21,000.00	216,000.00	237,000.00
05/01/2048			16,125.00	16,125.00	
11/01/2048	205,000	5.000%	16,125.00	221,125.00	237,250.00

BOND DEBT SERVICE

\$3,660,000
Holly Hill Road East Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area 3 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2049			11,000.00	11,000.00	
11/01/2049	215,000	5.000%	11,000.00	226,000.00	237,000.00
05/01/2050			5,625.00	5,625.00	
11/01/2050	225,000	5.000%	5,625.00	230,625.00	236,250.00
	3,660,000		3,495,000.56	7,155,000.56	7,155,000.56

\$3,660,000
Holly Hill Road East Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area 3 Project)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.148535%)
06/23/20	Beg Bal	-3,022,410.99	-3,897,066.01
07/20/20		152,687.28	196,124.27
07/20/20		96,666.73	124,166.81
07/20/20		37,773.36	48,519.25
07/23/20		26,423.00	33,925.53
07/23/20		163,184.87	209,519.47
07/23/20		9,400.00	12,069.03
07/23/20		49,055.00	62,983.64
07/29/20		260,106.88	333,678.63
07/29/20		326.20	418.47
07/29/20		11,950.00	15,330.08
09/14/20		427,856.33	545,399.72
09/14/20		174,109.34	221,941.76
09/14/20		3,000.00	3,824.18
09/14/20		96,093.24	122,492.58
09/14/20		16,286.27	20,760.54
09/14/20		339.75	433.09
09/14/20		315.56	402.25
09/14/20		9,098.00	11,597.46
09/14/20		38,760.00	49,408.39
09/14/20		6,300.00	8,030.78
09/14/20		1,500.00	1,912.09
09/21/20		-5,023.00	-6,396.62
09/21/20		-35,133.00	-44,740.71
09/23/20		3,000.00	3,819.32
09/25/20		571,727.23	727,664.62
09/25/20		-9,400.00	-11,963.83
09/28/20		467.50	594.76
10/06/20		3,000.00	3,812.32
10/22/20		2,373.65	3,009.56
10/26/20		3,000.00	3,801.57
10/27/20		378,280.60	479,285.25
11/05/20		-19,434.06	-24,595.35
11/06/20		298,125.94	377,248.78
11/06/20		53,361.17	67,523.26
11/06/20		3,000.00	3,796.20
11/18/20		29.00	36.63
11/24/20		49,931.55	63,023.03
11/30/20		16,700.00	21,060.70
12/01/20		12,749.73	16,076.66
12/01/20		58,500.00	73,765.08
12/08/20		3,000.00	3,779.09
12/23/20		9,000.00	11,313.27
12/23/20		3,225.00	4,053.92
12/23/20		607.50	763.65
12/23/20		40,133.75	50,449.35
03/15/21		-99,125.00	-123,168.71

\$3,660,000
Holly Hill Road East Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area 3 Project)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.148535%)
04/06/21		11,285.00	13,980.77
04/06/21		102.76	127.31
04/12/21		2,515.10	3,113.27
04/15/21		136.74	169.19
04/20/21		14,787.50	18,283.76
05/18/21		70,298.78	86,576.80
06/08/21		-2,000.00	-2,456.16
06/25/21		2,000.20	2,450.52
06/30/22	de minimis	0.01	0.01

06/23/25	TOTALS:	44.47	-47,870.73

ISSUE DATE:	06/23/20	REBATABLE ARBITRAGE:	-47,870.73
COMP DATE:	06/23/25	NET INCOME:	44.47
BOND YIELD:	5.148535%	TAX INV YIELD:	0.006033%

\$3,660,000
Holly Hill Road East Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area 3 Project)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.148535%)
06/23/20	Beg Bal	-174,400.00	-224,869.59
06/23/20		40,000.00	51,575.59
06/23/20		5,000.00	6,446.95
06/23/20		30,000.00	38,681.70
06/23/20		48,000.00	61,890.71
06/23/20		45,000.00	58,022.54
06/29/20		4,900.00	6,312.66
06/30/20		1,500.00	1,932.17
06/30/22	de minimis	0.01	0.01

06/23/25	TOTALS:	0.01	-7.25

ISSUE DATE:	06/23/20	REBATABLE ARBITRAGE:	-7.25
COMP DATE:	06/23/25	NET INCOME:	0.01
BOND YIELD:	5.148535%	TAX INV YIELD:	0.009021%

\$3,660,000
Holly Hill Road East Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area 3 Project)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.148535%)
06/23/20	Beg Bal	-63,075.56	-81,328.99
11/02/20		63,075.56	79,860.95
11/02/20		1.02	1.29

06/23/25	TOTALS:	1.02	-1,466.74

ISSUE DATE:	06/23/20	REBATABLE ARBITRAGE:	-1,466.74
COMP DATE:	06/23/25	NET INCOME:	1.02
BOND YIELD:	5.148535%	TAX INV YIELD:	0.004513%

\$3,660,000
Holly Hill Road East Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area 3 Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.148535%)
06/23/20	Beg Bal	-238,250.00	-307,197.13
09/15/20		2.74	3.49
03/15/21		20,000.00	24,851.19
03/15/21		99,125.00	123,168.71
03/15/21		7.09	8.81
09/23/21		3.89	4.71
05/04/22		3.57	4.19
11/01/22		400.30	457.90
05/03/23		1,965.52	2,191.28
10/04/23		5,694.29	6,214.40
11/02/23		-1,889.71	-2,054.18
05/03/24		1,965.40	2,082.54
08/31/24	Bal	121,608.50	126,745.35
08/31/24	Acc	503.21	524.47

06/23/25	TOTALS:	11,139.80	-22,994.27

ISSUE DATE:	06/23/20	REBATABLE ARBITRAGE:	-22,994.27
COMP DATE:	06/23/25	NET INCOME:	11,139.80
BOND YIELD:	5.148535%	TAX INV YIELD:	1.852597%

\$3,660,000
Holly Hill Road East Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area 3 Project)
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.148535%)
06/23/21		-1,780.00	-2,181.36
06/23/22		-1,830.00	-2,131.48
06/23/23		-1,960.00	-2,169.75
06/23/24		-2,070.00	-2,177.95

06/23/25	TOTALS:	-7,640.00	-8,660.54

ISSUE DATE: 06/23/20 REBATABL ARBITRAGE: -8,660.54
COMP DATE: 06/23/25
BOND YIELD: 5.148535%

REBATE REPORT

\$3,325,000

**Holly Hill Road East
Community Development District**

(City of Davenport, Florida)

**Special Assessment Bonds, Series 2020
(Assessment Area 4 Project)**

**Dated: August 25, 2020
Delivered: August 25, 2020**

**Rebate Report to the Computation Date
August 25, 2025
Reflecting Activity To
July 31, 2024**



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

August 19, 2024

Holly Hill Road East Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$3,325,000 Holly Hill Road East Community Development District (City of Davenport, Florida)
Special Assessment Bonds, Series 2020 (Assessment Area 4 Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Holly Hill Road East Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of August 25, 2025, the Computation Date. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the August 25, 2025 Computation Date
Reflecting Activity from August 25, 2020 through July 31, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	0.006071%	22.12	(17,561.21)
Cost of Issuance Fund	0.006569%	0.04	(25.42)
Capitalized Interest Fund	0.006125%	2.97	(2,317.40)
Debt Service Reserve Fund	1.864695%	8,458.06	(10,993.57)
Redemption Fund	0.000000%	0.00	0.00
Totals	0.971263%	\$8,483.19	\$(30,897.60)
Bond Yield	4.013727%		
Rebate Computation Credits			(6,270.52)
Net Rebatable Arbitrage			\$(37,168.12)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from August 25, 2020, the date of the closing, to July 31, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of August 25, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between August 25, 2020 and July 31, 2024, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

August 25, 2025.

7. Computation Period

The period beginning on August 25, 2020, the date of the closing, and ending on July 31, 2024.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund / Account	Account Number
Revenue	268660000
Interest	268660001
Sinking	268660002
Debt Service Reserve	268660003
Prepayment	268660004
Acquisition & Construction	268660005
Cost of Issuance	268660006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of July 31, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to August 25, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on August 25, 2025, is the Rebatable Arbitrage.

\$3,325,000
Holly Hill Road East Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2020 (Assessment Area 4 Project)
Delivered: August 25, 2020

Sources of Funds

Par Amount	\$3,325,000.00
Net Original Issue Discount	-29,352.70
Total	\$3,295,647.30

Uses of Funds

Acquisition & Construction Fund	\$2,534,072.49
Debt Service Reserve Fund	191,400.00
Cost of Issuance Fund	174,400.00
Capitalized Interest Fund	87,535.00
Redemption Fund	241,739.81
Underwriter's Discount	66,500.00
Total	\$3,295,647.30

PROOF OF ARBITRAGE YIELD

\$3,325,000
Holly Hill Road East Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area 4 Project)

Date	Debt Service	Present Value to 08/25/2020 @ 4.0137267151%
11/01/2020	23,485.00	23,314.52
05/01/2021	64,050.00	62,334.09
11/01/2021	64,050.00	61,107.74
05/01/2022	124,050.00	116,023.10
11/01/2022	63,150.00	57,901.75
05/01/2023	128,150.00	115,188.08
11/01/2023	62,175.00	54,786.72
05/01/2024	127,175.00	109,858.05
11/01/2024	61,200.00	51,826.53
05/01/2025	131,200.00	108,919.39
11/01/2025	60,150.00	48,952.81
05/01/2026	130,150.00	103,838.10
11/01/2026	58,925.00	46,087.46
05/01/2027	128,925.00	98,853.24
11/01/2027	57,700.00	43,371.08
05/01/2028	132,700.00	97,783.57
11/01/2028	56,387.50	40,733.19
05/01/2029	136,387.50	96,585.24
11/01/2029	54,987.50	38,174.27
05/01/2030	134,987.50	91,869.42
11/01/2030	53,587.50	35,752.92
05/01/2031	138,587.50	90,644.76
11/01/2031	52,100.00	33,406.19
05/01/2032	137,100.00	86,178.18
11/01/2032	50,400.00	31,057.11
05/01/2033	140,400.00	84,814.12
11/01/2033	48,600.00	28,781.14
05/01/2034	143,600.00	83,367.49
11/01/2034	46,700.00	26,578.46
05/01/2035	146,700.00	81,849.04
11/01/2035	44,700.00	24,449.03
05/01/2036	144,700.00	77,587.76
11/01/2036	42,700.00	22,445.18
05/01/2037	147,700.00	76,110.82
11/01/2037	40,600.00	20,509.85
05/01/2038	150,600.00	74,581.67
11/01/2038	38,400.00	18,642.71
05/01/2039	153,400.00	73,008.54
11/01/2039	36,100.00	16,843.26
05/01/2040	156,100.00	71,399.05
11/01/2040	33,700.00	15,110.89
05/01/2041	158,700.00	69,760.19
11/01/2041	31,200.00	13,444.85
05/01/2042	161,200.00	68,098.42
11/01/2042	28,600.00	11,844.28
05/01/2043	163,600.00	66,419.63
11/01/2043	25,900.00	10,308.22
05/01/2044	165,900.00	64,729.28
11/01/2044	23,100.00	8,835.62
05/01/2045	168,100.00	63,032.32
11/01/2045	20,200.00	7,425.36
05/01/2046	170,200.00	61,333.31
11/01/2046	17,200.00	6,076.25
05/01/2047	177,200.00	61,367.97
11/01/2047	14,000.00	4,753.10
05/01/2048	179,000.00	59,576.13
11/01/2048	10,700.00	3,491.19
05/01/2049	180,700.00	57,798.77

PROOF OF ARBITRAGE YIELD

\$3,325,000
Holly Hill Road East Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area 4 Project)

Date	Debt Service	Present Value
		to 08/25/2020 @ 4.0137267151%
11/01/2049	7,300.00	2,289.04
05/01/2050	187,300.00	57,575.73
11/01/2050	3,700.00	1,115.00
05/01/2051	188,700.00	55,746.14
	5,828,960.00	3,295,647.30

Proceeds Summary

Delivery date	08/25/2020
Par Value	3,325,000.00
Premium (Discount)	-29,352.70
Target for yield calculation	3,295,647.30

BOND DEBT SERVICE

\$3,325,000
Holly Hill Road East Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area 4 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
08/25/2020					
11/01/2020			23,485.00	23,485.00	
05/01/2021			64,050.00	64,050.00	87,535
11/01/2021			64,050.00	64,050.00	
05/01/2022	60,000	3.000%	64,050.00	124,050.00	188,100
11/01/2022			63,150.00	63,150.00	
05/01/2023	65,000	3.000%	63,150.00	128,150.00	191,300
11/01/2023			62,175.00	62,175.00	
05/01/2024	65,000	3.000%	62,175.00	127,175.00	189,350
11/01/2024			61,200.00	61,200.00	
05/01/2025	70,000	3.000%	61,200.00	131,200.00	192,400
11/01/2025			60,150.00	60,150.00	
05/01/2026	70,000	3.500%	60,150.00	130,150.00	190,300
11/01/2026			58,925.00	58,925.00	
05/01/2027	70,000	3.500%	58,925.00	128,925.00	187,850
11/01/2027			57,700.00	57,700.00	
05/01/2028	75,000	3.500%	57,700.00	132,700.00	190,400
11/01/2028			56,387.50	56,387.50	
05/01/2029	80,000	3.500%	56,387.50	136,387.50	192,775
11/01/2029			54,987.50	54,987.50	
05/01/2030	80,000	3.500%	54,987.50	134,987.50	189,975
11/01/2030			53,587.50	53,587.50	
05/01/2031	85,000	3.500%	53,587.50	138,587.50	192,175
11/01/2031			52,100.00	52,100.00	
05/01/2032	85,000	4.000%	52,100.00	137,100.00	189,200
11/01/2032			50,400.00	50,400.00	
05/01/2033	90,000	4.000%	50,400.00	140,400.00	190,800
11/01/2033			48,600.00	48,600.00	
05/01/2034	95,000	4.000%	48,600.00	143,600.00	192,200
11/01/2034			46,700.00	46,700.00	
05/01/2035	100,000	4.000%	46,700.00	146,700.00	193,400
11/01/2035			44,700.00	44,700.00	
05/01/2036	100,000	4.000%	44,700.00	144,700.00	189,400
11/01/2036			42,700.00	42,700.00	
05/01/2037	105,000	4.000%	42,700.00	147,700.00	190,400
11/01/2037			40,600.00	40,600.00	
05/01/2038	110,000	4.000%	40,600.00	150,600.00	191,200
11/01/2038			38,400.00	38,400.00	
05/01/2039	115,000	4.000%	38,400.00	153,400.00	191,800
11/01/2039			36,100.00	36,100.00	
05/01/2040	120,000	4.000%	36,100.00	156,100.00	192,200
11/01/2040			33,700.00	33,700.00	
05/01/2041	125,000	4.000%	33,700.00	158,700.00	192,400
11/01/2041			31,200.00	31,200.00	
05/01/2042	130,000	4.000%	31,200.00	161,200.00	192,400
11/01/2042			28,600.00	28,600.00	
05/01/2043	135,000	4.000%	28,600.00	163,600.00	192,200
11/01/2043			25,900.00	25,900.00	
05/01/2044	140,000	4.000%	25,900.00	165,900.00	191,800
11/01/2044			23,100.00	23,100.00	
05/01/2045	145,000	4.000%	23,100.00	168,100.00	191,200
11/01/2045			20,200.00	20,200.00	
05/01/2046	150,000	4.000%	20,200.00	170,200.00	190,400
11/01/2046			17,200.00	17,200.00	
05/01/2047	160,000	4.000%	17,200.00	177,200.00	194,400
11/01/2047			14,000.00	14,000.00	
05/01/2048	165,000	4.000%	14,000.00	179,000.00	193,000
11/01/2048			10,700.00	10,700.00	
05/01/2049	170,000	4.000%	10,700.00	180,700.00	191,400

BOND DEBT SERVICE

\$3,325,000
Holly Hill Road East Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area 4 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			7,300.00	7,300.00	
05/01/2050	180,000	4.000%	7,300.00	187,300.00	194,600
11/01/2050			3,700.00	3,700.00	
05/01/2051	185,000	4.000%	3,700.00	188,700.00	192,400
	3,325,000		2,503,960.00	5,828,960.00	5,828,960

\$3,325,000
Holly Hill Road East Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area 4 Project)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.013727%)
08/25/20	Beg Bal	-2,534,072.49	-3,091,099.39
09/02/20		154,527.48	188,349.33
09/02/20		257,522.19	313,886.77
09/02/20		80.00	97.51
09/21/20		5,023.00	6,109.57
09/21/20		35,133.00	42,732.93
09/21/20		114,485.27	139,250.60
09/21/20		47,745.50	58,073.76
09/21/20		140,373.60	170,739.07
09/21/20		35,215.60	42,833.40
09/21/20		339.75	413.24
09/21/20		247.94	301.57
09/21/20		26,270.00	31,952.70
09/21/20		22,394.00	27,238.25
09/21/20		3,000.00	3,648.96
09/21/20		7,325.00	8,909.54
09/23/20		3,000.00	3,648.15
09/25/20		254,763.63	309,737.03
10/06/20		3,000.00	3,642.92
10/22/20		2,128.90	2,580.58
10/26/20		28.58	34.63
10/26/20		3,000.00	3,634.89
10/27/20		563,396.07	682,551.46
10/27/20		35,262.32	42,720.12
11/05/20		19,434.06	23,523.48
11/05/20		489,942.94	593,039.42
11/05/20		6,337.79	7,671.42
11/05/20		3,000.00	3,631.28
11/24/20		43,901.47	53,028.12
11/30/20		17,575.00	21,214.60
11/30/20		2,500.00	3,017.72
12/08/20		17,906.56	21,595.74
12/08/20		3,000.00	3,618.07
12/23/20		17,759.00	21,382.35
12/23/20		9,000.00	10,836.26
12/23/20		712.50	857.87
12/23/20		2,800.00	3,371.28
12/23/20		174,048.96	209,559.97
01/19/21		10,701.21	12,847.64
01/19/21		1,210.00	1,452.70
03/09/21		-31.36	-37.44
05/11/21		-95,700.00	-113,483.56

\$3,325,000
Holly Hill Road East Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area 4 Project)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.013727%)
05/27/21		95,734.40	113,324.02
06/30/23	Balance	0.25	0.27

08/25/25	TOTALS:	22.12	-17,561.21

ISSUE DATE:	08/25/20	REBATABLE ARBITRAGE:	-17,561.21
COMP DATE:	08/25/25	NET INCOME:	22.12
BOND YIELD:	4.013727%	TAX INV YIELD:	0.006071%

\$3,325,000
Holly Hill Road East Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area 4 Project)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.013727%)
08/25/20	Beg Bal	-174,400.00	-212,735.72
08/25/20		48,000.00	58,551.12
08/25/20		1,500.00	1,829.72
08/25/20		5,000.00	6,099.07
08/25/20		40,000.00	48,792.60
08/25/20		45,000.00	54,891.67
08/31/20		30,000.00	36,574.25
09/03/20		4,900.00	5,971.82
02/02/21		0.04	0.05

08/25/25	TOTALS:	0.04	-25.42

ISSUE DATE:	08/25/20	REBATABLE ARBITRAGE:	-25.42
COMP DATE:	08/25/25	NET INCOME:	0.04
BOND YIELD:	4.013727%	TAX INV YIELD:	0.006569%

\$3,325,000
Holly Hill Road East Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area 4 Project)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.013727%)
08/25/20	Beg Bal	-87,535.00	-106,776.50
09/02/20		0.10	0.12
10/02/20		0.43	0.52
11/02/20		23,485.01	28,436.27
11/03/20		0.45	0.54
12/02/20		0.32	0.39
01/05/21		0.33	0.40
02/02/21		0.33	0.40
03/02/21		0.30	0.36
04/02/21		0.33	0.39
05/03/21		64,050.00	76,019.27
05/04/21		0.32	0.38
06/02/21		0.05	0.06

08/25/25	TOTALS:	2.97	-2,317.40

ISSUE DATE:	08/25/20	REBATABLE ARBITRAGE:	-2,317.40
COMP DATE:	08/25/25	NET INCOME:	2.97
BOND YIELD:	4.013727%	TAX INV YIELD:	0.006125%

\$3,325,000
Holly Hill Road East Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area 4 Project)
Debt Service Reserve Fund8-

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.013727%)
08/25/20	Beg Bal	-191,400.00	-233,472.57
09/02/20		0.22	0.27
10/02/20		0.94	1.14
11/03/20		0.98	1.19
12/02/20		0.95	1.15
01/05/21		0.98	1.18
02/02/21		0.97	1.16
03/02/21		0.88	1.05
04/02/21		0.97	1.16
05/04/21		0.95	1.13
05/11/21		95,700.00	113,483.56
06/02/21		0.64	0.76
07/02/21		0.47	0.55
08/03/21		0.49	0.58
09/02/21		0.49	0.57
10/04/21		0.47	0.55
11/02/21		0.49	0.57
12/02/21		0.47	0.55
12/30/21		0.01	0.01
01/04/22		0.49	0.57
02/02/22		0.49	0.56
03/02/22		0.44	0.51
04/04/22		0.49	0.56
05/03/22		0.47	0.54
06/02/22		24.12	27.42
07/05/22		55.09	62.41
08/02/22		96.18	108.63
09/02/22		144.88	163.10
10/04/22		165.50	185.65
11/02/22		216.77	242.42
12/02/22		264.18	294.46
01/04/23		298.46	331.50
02/02/23		317.79	351.88
03/02/23		304.59	336.15
04/04/23		344.31	378.64
05/02/23		347.69	381.18
06/02/23		378.25	413.31
06/30/23	MMkt Bal	95,700.00	104,247.65
06/30/23	MMkt Acc	366.05	398.74

08/25/25	TOTALS:	3,337.61	-12,049.59

ISSUE DATE:	08/25/20	REBATABLE ARBITRAGE:	-12,049.59
COMP DATE:	08/25/25	NET INCOME:	3,337.61
BOND YIELD:	4.013727%	TAX INV YIELD:	0.970607%

\$3,325,000
Holly Hill Road East Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area 4 Project)
Redemption Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.013727%)
08/25/20	Beg Bal	-241,739.81	-294,877.82
08/25/20		241,739.81	294,877.82

08/25/25	TOTALS:	0.00	0.00

ISSUE DATE:	08/25/20	REBATABLE ARBITRAGE:	0.00
COMP DATE:	08/25/25	NET INCOME:	0.00
BOND YIELD:	4.013727%	TAX INV YIELD:	0.000000%

\$3,325,000
Holly Hill Road East Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area 4 Project)
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.013727%)
08/25/21		-1,780.00	-2,086.68
08/25/22		-1,830.00	-2,061.71

08/25/25	TOTALS:	-3,610.00	-4,148.39

ISSUE DATE: 08/25/20 REBATABLE ARBITRAGE: -4,148.39
COMP DATE: 08/25/25
BOND YIELD: 4.013727%

SECTION VIII

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Holly Hill Road East Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, in November 2024, two (2) members of the Board of Supervisors (“**Board**”) were to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for Seat 2 or Seat 5; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare these seats vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to any vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

SECTION 1. The following seat is hereby declared vacant effective as of November 19, 2024, which is the second Tuesday following the November 5, 2024 election day: Seat #2 (currently held by Brent Kewley) and Seat #5 (currently held by Rob Bonin).

SECTION 2. Pursuant to Section 190.006(3)(b), Florida Statutes, and until such time as the District Board nominates a Qualified Elector to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors of those respective seats shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 12th day of November 2024.

ATTEST

**HOLLY HILL ROAD EAST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name:_____

Chairperson

SECTION IX

*Item will be
provided under
separate cover.*

SECTION X

PREPARED BY AND RETURN TO:

Lauren Gentry, Esq
Kilinski Van Wyk, PLLC
517 E. College Avenue
Tallahassee, Florida 32301

Parcel No: 27-27-05-726013-001840

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this _____ day of October, 2024, by **ATLANTICBLUE CAPITAL, LLC**, as successor in interest to **CITRUS LANDING DEVELOPMENT, LLC**, a Florida limited liability company, having a mailing address of 212 E. Stuart Ave., Lake Wales, Florida 33853 (hereinafter called the "Grantor"), in favor of **HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of 219 E. Livingston Street, Orlando, Florida 32801 (hereinafter called the "Grantee").

[Wherever used herein, the terms "grantor" and "grantee" shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

WITNESSETH:

That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Polk County, Florida, further described as follows:

**TRACT F AS DEPICTED ON THE PLAT OF 'CITRUS LANDING' AS
RECORDED IN PLAT BOOK 181, PAGES 41 - 44 OF THE PUBLIC RECORDS
OF POLK COUNTY, FLORIDA.**

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever, subject to matters of record, provided reference hereto shall not serve to reimpose same.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

Grantor represents that grantor has complied with the requirements of Section 196.295, *Florida Statutes*.

Note to Recorder: This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

**ATLANTICBLUE CAPITAL, LLC, AS
SUCCESSOR IN INTEREST TO CITRUS
LANDING DEVELOPMENT, LLC, a Florida
limited liability company**

Catherine Mazzullo

Print Name: CATHERINE MAZZULLO
Address: 212 E. STUART AVE
LAKE WALKES, FL. 33853

JDA Alexander

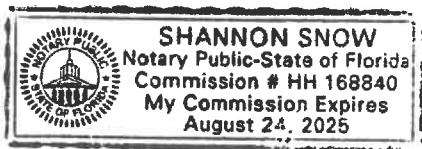
Print Name: JDA Alexander
Title: 212 E. Stuart Ave
Address: Lake Walkes, FL 33853
Manager

Patricia J. Hudson

Print Name: Patricia J. Hudson
Address: 212 E. Stuart Ave
Lake Walkes, FL 33853

STATE OF FLORIDA)
COUNTY OF POLK)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this _____ day of October, 2024, by J.D. Alexander, as
Manager for ATLANTICBLUE CAPITAL, LLC.



Shannon Snow
Name: Shannon Snow
Personally Known _____
OR Produced Identification _____
Type of Identification _____

Note to Recorder: This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.

ACCEPTANCE BY GRANTEE

Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this ____ day of _____ 2024.

Signed, sealed and delivered
in the presence of:

Witnesses:

**HOLLY HILL ROAD EAST COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special-purpose government established under
Chapter 190 of the Florida Statutes

Name: _____
Address: _____

Name: _____
Address: _____

By: _____
Chairperson, Board of Supervisors

Address:
219 E. Livingston Street
Orlando, Florida 32801

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 2024, by **Adam Morgan**, as Chairperson of the Board of Supervisors of the Holly Hill Road East Community Development District.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

Note to Recorder: This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.

Prepared by:

Lauren Gentry, Esq.
KILINSKI VAN WYK, PLLC
517 E. College Avenue
Tallahassee, Florida 32301

**LIMITED LIABILITY COMPANY
AFFIDAVIT FOR DEED**

STATE OF FLORIDA

COUNTY OF POLK

I, J.D. Alexander ("Affiant"), on being duly sworn, state:

1. I am the Manager of AtlanticBlue Capital, LLC, a Florida limited liability company (the "Company"), which is the successor-in-interest to Citrus Landing Development, LLC.

2. On behalf of the Company, Affiant is authorized to transfer, convey, exchange, assign, mortgage or otherwise deal with or dispose of the property more particularly described on the attached Exhibit "A" (the "Property") or any interests therein.

3. There has been no dissolution of the Company resulting from transfers of interests in the Company or otherwise. The Company has never been a debtor in a bankruptcy proceeding.

4. On behalf of the Company, Affiant is authorized to execute, acknowledge and deliver instruments of any kind that are necessary, convenient or incidental to the transfer of any interest in real property owned or controlled by the Company.

5. On behalf of the Company, I acknowledge this affidavit may be relied upon by the holly Hill Road East Community Development District (the "District") for the purpose of acquiring the Property and specifically consent to such reliance by the District.

[Signature]
Affiant

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 21 day of October 2024 by J.D. Alexander, as Manager of AtlanticBlue Capital, LLC, a Florida limited liability company, on behalf of company.



[notary seal]

[Signature]
(Official Notary Signature)

Name: Shannon Snow

Personally Known ☐

OR Produced Identification ☐

Type of Identification _____

EXHIBIT A

**TRACT F AS DEPICTED ON THE PLAT OF 'CITRUS LANDING' AS RECORDED IN PLAT
BOOK 181, PAGES 41 - 44 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA**

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF POLK

BEFORE ME, the undersigned authority, personally appeared J.D. Alexander ("Affiant") as manager of AtlanticBlue Capital, LLC, a Florida limited liability company, who after first being duly sworn deposes and states as follows:

1. Affiant is the manager of AtlanticBlue Capital, LLC, a Florida limited liability company (the "Company" or "Owner"), which is the successor-in-interest to Citrus Landing Development, LLC.
2. That Affiant knows of his own knowledge that the Company, as successor-in-interest to Citrus Landing Development, LLC, is the owner of the fee simple title in and to certain lands located in Polk County, Florida described on the attached Exhibit "A".
3. That the above-described land together with all improvements thereon ("Property") is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever.
4. Affiant knows of no facts by reason of which the title to, or possession of, the Property might be disputed or questioned, or by reason of which any claim to any part of the Property might be asserted adversely.
5. That there are no mechanic's or materialman's or laborer's liens against the above described Property, nor any part thereof, and that no contractor, subcontractor, laborer or materialman, engineer, land engineer, or surveyor has any lien against said Property, or any part thereof.
6. That within the past ninety (90) days, the Owner has not made any improvements, alterations or repairs to the above-described Property for which costs thereof remain unpaid, and that within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving the same at the instance of the Owner which remain unpaid.
7. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.
8. Affiant knows of no action or proceeding relating to the Property, which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property.
9. Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.
10. Affiant further states that he/she is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that she has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

FURTHER AFFIANT SAYETH NOT.

[Signature]
Affiant

Date: 10/2/24

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 21 day of October 2024 by JD Alexander, as Manager of AtlanticBlue Capital, LLC, a Florida limited liability company, on behalf of company, and who ☒ is personally known to me or ☐ produced _____ as identification.



[notary seal]

[Signature]
(Official Notary Signature)
Name: Shannon Snow
Personally Known _____
OR Produced Identification _____
Type of Identification _____

EXHIBIT A

(Legal Description)

**TRACT F AS DEPICTED ON THE PLAT OF 'CITRUS LANDING' AS RECORDED IN PLAT
BOOK 181, PAGES 41 - 44 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA**

SECTION XI



Begin forwarded message:

From: Austin Mitchell <amitchell@edison-mgmt.com>
Subject: Northridge Estates | Community Event
Date: October 28, 2024 at 10:42:32 AM EDT
To: Tricia Adams <tadams@gmscfl.com>

Good morning,

I wanted to reach out to see if you all could see about approving Northridge to have a community event on CDD property. This would take place at the pool cabana area. If that were not possible, we could also host it in the area beside the park in NRE. We wanted to propose two options, in case the pool was not available. This would be on December 12th from 4:00pm – 6:30pm. We will be hosting a meet the management event where residents can meet the Edison staff and CAMs as well as a snow cone truck for the community during the event.

Let me know if there is any other information you need from me or if I can be of any help.

Kind regards,

****For Assessments information and payments, work orders, architectural requests and association documents -- [Download the Edison Association Management App today!!](#)**

Apple App Store <https://apple.co/3NhgFx6>

Google Play <https://bit.ly/3Ngczp9>



Austin Mitchell, LCAM
Edison Association Management
619 East Colonial Dr
Orlando, FL 32803
amitchell@edison-mgmt.com
www.edisonassociationmanagement.com



SECTION XII

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON A PUBLICALLY ACCESSABLE WEBSITE; GRANTING THE AUTHORITY TO EXECUTE A PARTICIPATION AGREEMENT WITH POLK COUNTY; APPROVING THE FORM OF GOVERNMENT AGENCY ORDER; PROVIDING FOR NOTICE OF THE USE OF PUBLICALLY ACCESSABLE WEBSITE; AUTHORIZING THE DISTRICT MANAGER TO TAKE ALL ACTIONS NECESSARY TO COMPLY WITH CHAPTER 50, FLORIDA STATUTES AND POLK COUNTY ORDINANCE 2024-041 AND IMPLIMENTING RESOLUTIONS; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the _____ Community Development District (“**District**”) is a local unit of special purpose government¹ created and existing pursuant to Chapter 190, Florida Statutes, and situated within Polk County, Florida; and

WHEREAS, the District is a political subdivision of the State of Florida and a “governmental agency” as that term is defined in Section 1.01(8) and Section 50.0311, Florida Statutes; and

WHEREAS, Chapter 50, Florida Statutes, provides that a governmental agency may publish certain statutorily required legal advertisements, publications and notices on a Publicly Accessible Website, as defined below, if the cost of publication is less than the cost of publication in a newspaper; and

WHEREAS, the District Board of Supervisors has determined that the cost of publication of legally required advertisements and public notices on the Polk County Publicly Accessible Website is less than the cost of publishing advertisements and public notices in a newspaper; and

WHEREAS, Polk County, Florida has adopted Ordinance 2024-041 and Resolutions 24-124 and 24-125 (“County Regulations”), designating the Publicly Accessible Website of URL <http://polkcounty.column.us/search> (“Publicly Accessible Website”) for the publication of Legal Notices and Advertisements, such Ordinance and Resolutions are hereby adopted by this reference as if fully set forth herein; and

¹ Section 190.003(6), FS

WHEREAS, Polk County Resolution 2024-124 also designates the Publicly Accessible Website for the use of governmental agencies within Polk County; and

WHEREAS, the District desires to publish all legal advertisements and public notices on the Publicly Accessible Website to the extent authorized by law; and

WHEREAS, the District's Board of Supervisors finds that granting to the District Manager and the Chairman the Authority to enter into the Participation Agreement and the Government Agency Order in the substantial form as set forth in Composite Exhibit A, attached hereto and incorporated by this reference, is in the best interests of the District.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE _____ COMMUNITY
DEVELOPMENT DISTRICT:**

1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION. The District hereby authorizes the use of the Publicly Accessible Website, as allowed by law, to be used for the publication of legal advertisements and public notices.

3. DELEGATION OF AUTHORITY. The District Manager and the Chairman are hereby authorized to sign, accept or execute a Participation Agreement and Government Agency Order in substantially the form attached hereto as Composite Exhibit A.

4. PUBLICATION OF NOTICE AND REGISTRY. The District Manager shall cause notice of the use of the Publicly Accessible Website for legal advertisements and public notices to be published annually in a newspaper of general circulation within the jurisdiction of the District and to maintain a registry of property owners and residents as set forth in Section 50.0311(6), Florida Statutes.

5. AUTHORIZATION. The District Manager is hereby authorized to take all actions necessary to provide for the implementation of this Resolution and comply with the specific requirements of Section 50.0311 and the County Regulations.

6. CONFLICTING PROVISIONS. All District Rules, Policies or Resolutions in conflict with this Resolution are hereby suspended.

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

8. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2024.

**COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

Composite Exhibit A

Governmental Agency Order

D-R Media and Investments, LLC Publicly Accessible Website Agreement

This Order is between County/[Governmental Agency] ("County")/("Governmental Agency") and D-R Media and Investments, LLC ("Contractor" or "D-R Media") pursuant to Contractor's Agreement with Polk County. Contractor affirms that the representations and warranties in the Agreement are true and correct as of the date this Order is executed by Contractor. In the event of any inconsistency between this Order and the Agreement, the provisions of the Agreement shall govern and control.

Services to be provided pursuant to this Order:

[COMPOSE SIMPLE SUMMARY INCLUDING GO-LIVE DATE]

The time period for this Order, unless otherwise extended or terminated by either party, is as follows:

Contractor shall provide notices on the Publicly Accessible Website at no charge to the County/Governmental Agency as provided in the Agreement.

Additional Terms:

- a. **Form of Notice.** County/Governmental Agency shall comply with all applicable requirements, obligations, duties, and procedures set forth in Chapter 50, Florida Statutes ("Notice Requirements"), as may be amended from time to time, relating to any Notices published on the Website. County/Governmental Agency shall be solely responsible for compliance with the Notice Requirements.
- b. **Sovereign Immunity.** Nothing contained in this Agreement shall be deemed a waiver, expressed or implied, of the County/Governmental Agency's sovereign immunity or an increase in the limits of liability pursuant to Section 768.28, Florida Statutes, regardless of whether any such obligations are based in tort, contract, statute, strict

liability, negligence, product liability or otherwise nor shall anything included herein be construed as consent by County/Governmental Agency to be sued by a third party in any matter arising out of this Order.

c. Notices. Parties shall ensure any Notices are provided in accordance with the "Notices" section of the Agreement at the address for Contractor listed in the Agreement and the address for County/Governmental Agency listed in the Participation Agreement.

d. Public Records. The provisions of Section 119.0701 are hereby incorporated as if fully set forth herein. Governmental Agency's public records custodian is as follows:

Warranties and Disclaimer.

a. Each person signing this Order, represents and warrants that they are duly authorized and have legal capacity to execute and bind the respective party to the terms and conditions of this Order. Each party represents and warrants to the other that the execution and delivery of the Order and the performance of such Party's obligations thereunder have been duly authorized and that this Order is a valid and legal agreement binding on such Party and enforceable in accordance with its terms.

b. D-R Media warrants that the Services will perform substantially in accordance with the Agreement, documentation, and marketing proposals, and free of any material defect. D-R Media warrants to the Governmental Agency that, upon notice given to D-R Media of any defect in design or fault or improper workmanship, D-R Media shall remedy any such defect. D-R Media makes no warranty regarding, and will have no responsibility for, any claim arising out of: (i) a modification of the Services made by anyone other than D- R Media, even in a situation where D- R Media approves of such modification in writing; or (ii) use of the Services in combination with a third-party service, web hosting service, or server not authorized by D-R Media.

c. EXCEPT FOR THE EXPRESS WARRANTIES IN THE AGREEMENT AND THIS ORDER, D-R MEDIA HEREBY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING ANY IMPLIED WARRANTY OF

MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ARISING FROM A PRIOR COURSE OF DEALING.

d. EACH PROVISION OF THIS ORDER THAT PROVIDES FOR A LIMITATION OF LIABILITY, DISCLAIMER OF WARRANTIES, OR EXCLUSION OF DAMAGES IS TO ALLOCATE THE RISKS OF THIS ORDER BETWEEN THE PARTIES. THIS ALLOCATION IS REFLECTED IN THE PRICING OFFERED BY D-R MEDIA TO GOVERNMENTAL AGENCY AND IS AN ESSENTIAL ELEMENT OF THE BASIS OF THE BARGAIN BETWEEN THE PARTIES. EACH OF THESE PROVISIONS IS SEVERABLE AND INDEPENDENT OF ALL OTHER PROVISIONS OF THIS ORDER.

Ownership and Content Responsibility.

a. Upon completion of the Initial Implementation and go-live date, County/Governmental Agency shall assume full responsibility for County/Governmental Agency Content maintenance and administration. County/Governmental Agency, not D- R Media, shall have sole responsibility for the accuracy, quality, integrity, legality, reliability, appropriateness, and intellectual property ownership or right to use of all Governmental Agency Content.

b. At any time during the term of the applicable Order, County/Governmental Agency shall have the ability to download the County/Governmental Agency Content and export the County/Governmental Agency data through the Services.

Responsibilities of the Parties.

a. D-R Media will not be liable for any failure of performance that is caused by or the result of any act or omission by Governmental Agency or any entity employed/contracted on the Governmental Agency's behalf.

b. County/Governmental Agency shall be responsible for all activity that occurs under County/Governmental Agency's accounts by or on behalf of County/Governmental Agency. County/Governmental Agency agrees to (a) be solely responsible for all designated and authorized individuals chosen by Governmental Agency ("User") activity, which must be in accordance with this Order; (b) be solely responsible for County/Governmental Agency content and data; (c) obtain and maintain during the term

all necessary consents, agreements and approvals from end-users, individuals, or any other third parties for all actual or intended uses of information, data, or other content County/Governmental Agency will use in connection with the Services; (d) use commercially reasonable efforts to prevent unauthorized access to, or use of, any User's log-in information and the Services, and notify D-R Media promptly of any known unauthorized access or use of the foregoing; and (e) use the Services only in accordance with applicable laws and regulations.

c. The Parties shall comply with all applicable local, state, and federal laws, treaties, regulations, and conventions in connection with its use and provision of any of the Services or D-R Media Property.

d. In the event of a security breach at the sole fault of the negligence, malicious actions, omissions, or misconduct of D-R Media, D-R Media, as the data custodian, shall comply will all remediation efforts as required by applicable federal and state law.

(Signatures appear on the following page.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Order,
effective as of the date the last party signs this Order.

GOVERNMENTAL AGENCY NAME

ATTEST:

By: _____

GOVERNMENTAL AGENCY NAME/TITLE

CITY CLERK

Print Name
____ day of _____, 20__

Contractor

Signature

Print/Type Name

Title

**Form Participation Agreement for Publication of Legal Notices on County Designated
Publicly Accessible Website**

This Form Participation Agreement ("Participation Agreement") is made and entered into by and between Polk County, a political subdivision of the State of Florida ("County"), and _____, a local government existing under the laws of the State of Florida ("Local Government") (each a "Party," and collectively the "Parties").

RECITALS

- A. During the 2022 legislative session, the Florida Legislature enacted House Bill 7049, which created Section 50.0311, Florida Statutes.
- B. Effective January 1, 2023, Section 50.0311, Florida Statutes, authorizes a local governmental agency to publish legal notices under specified conditions on a publicly accessible website, owned or designated by the applicable county, instead of in a print newspaper.
- C. Local Government represents that it is a governmental agency as defined in Section 50.0311, Florida Statutes. Local Government desires to utilize County's designated publicly accessible website for certain required notices and advertisements.
- D. Pursuant to Section 50.0311, Florida Statutes, County designated the website operated by D-R Media ("Website") as County's publicly accessible website for publication of notices and advertisements ("Publications").

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

- 1. Recitals. The truth and accuracy of each clause set forth above is acknowledged by the Parties.
- 2. Designation of Website. County has entered into an agreement with Website ("Website Contract") for Publications. County may at any time, upon at least ninety (90) days prior to

written notice to Local Government in accordance with the Notices section of this Participation Agreement, designate a different entity as County's publicly accessible website pursuant to Section 50.0311, Florida Statutes. Parties shall consider any such new designation as automatically effective upon the date stated in County's notice without the need for an amendment to this Participation Agreement, and upon the effective date the new website shall be the "Website" for purposes of this Participation Agreement.

3. Utilization of Website. Local Government may utilize the Website for its Publications if and to the extent it elects to do so. Nothing in this Participation Agreement obligates Local Government to utilize the Website for any Publication. However, any utilization of Website by Local Government for Publications pursuant to Section 50.0311, Florida Statutes, shall be obtained exclusively through the Website Contract and not through any other contract or procurement method. Local Government agrees that no other website is County's designated publicly accessible website, and Local Government agrees it may not take any action to challenge or otherwise attempt to disqualify the designation of Website (or any substitute website pursuant to Section 2 above) as the properly designated website of County pursuant to Section 50.0311, Florida Statutes.

4. Term. The term of this Participation Agreement shall commence upon the date it is fully executed by the Parties ("Effective Date") and shall continue until terminated by either Party as otherwise provided herein.

5. Compliance with Notice Requirements. For the duration of this Participation Agreement, Local Government shall comply with all applicable requirements, obligations, duties, and procedures set forth in Chapter 50, Florida Statutes ("Notice Requirements"), as may be amended from time to time, relating to any Publications published on the Website. County shall have no responsibility for ensuring that Local Government, the Website, or the Publications comply with the Notice Requirements or any other applicable law, rule, or regulation.

6. County Actions are Ministerial. Local Government acknowledges that any and all Publications of Local Government are prepared by Local Government and not by County. Local Government shall construe any and all actions of County in conjunction with, or

relating to, the designation of the Website for use by Local Government as, purely ministerial acts.

7. Costs and Payment. Local Government shall be solely responsible for the timely payment of all fees and costs associated with its Publications and use of the Website. Local Government shall utilize the Website Contract to obtain from Website any applicable services Local Government requires relating to Publications and shall pay Website directly for all such services provided in connection with Publications. Additionally, Local Government shall be solely responsible for payment of any and all mailing costs or other costs associated with the Publications or otherwise incurred relating to the Publications pursuant to Chapter 50, Florida Statutes, including without limitation Section 50.0311(6), Florida Statutes. County shall not be responsible for any fees or costs associated with: (a) use of the Website by Local Government; (b) any Publication; or (c) compliance with Chapter 50, Florida Statutes. Local Government recognizes and agrees that if Local Government fails to timely pay Website, then Website may terminate Local Government's access to the Website, and County shall have no liability to Local Government for such termination or lack of access, or any subsequent costs which Local Government might incur due to such termination or lack of access. Likewise, Local Government acknowledges that County has no control over payment processing services.

8. Sovereign Immunity. Except to the extent sovereign immunity may be deemed waived by entering into this Participation Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by either Party nor shall anything included herein be construed as consent by either Party to be sued by a third party in any matter arising out of this Participation Agreement.

9. Indemnification. Local Government shall indemnify and hold harmless County and all of County's current, past, and future officers, agents, and employees (collectively, "Indemnified Party") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Participation Agreement, and caused

or alleged to be caused, in whole or in part, by any breach of this Participation Agreement by Local Government, or any intentional, reckless, or negligent act or omission of Local Government, its officers, employees, or agents, arising from, relating to, or in connection with this Participation Agreement or any Publication. The obligations of this section shall survive the expiration or earlier termination of this Participation Agreement.

10. Termination.

10.1. Termination without cause. Either Party may terminate this Participation Agreement without cause upon at least ninety (90) days' prior written notice to the other Party.

10.2. Termination with cause. If the Party in breach has not corrected the breach within thirty (30) days after receipt of written notice from the aggrieved Party identifying the breach, then the aggrieved Party may terminate this Participation Agreement for cause.

10.3. Automatic Termination. If the publication of electronic notices is determined to be illegal by a court of competent jurisdiction, or if the Florida Legislature modifies Florida law to prohibit utilization of County's designated publicly accessible website for Publications, then this Participation Agreement will be deemed automatically terminated upon such finding becoming final or such law becoming effective, as applicable.

11. Notices. In order for a notice to a Party to be effective under this Participation Agreement, notice must be sent via U.S. first-class mail, with a contemporaneous copy sent via e-mail, to the addresses listed below and shall be effective upon mailing. The addresses for notice shall remain as set forth herein unless and until changed by providing notice of such change in accordance with the provisions of this section.

FOR COUNTY:

County Manager

Polk County Board of County Commissioners

P.O. Box 9005

Bartow, Florida 33830

With a copy to:

County Attorney

Polk County Board of County Commissioners

P.O. Box 9005, Drawer AT01 Bartow,

Florida 33830

FOR LOCAL GOVERNMENT:

Email address: _____

12. Prior Agreements. Parties shall consider this Participation Agreement as representing the final and complete understanding of the subject matter of this Participation Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Participation Agreement are contained herein.

13. Assignment. Neither this Participation Agreement nor any term or provision hereof or right hereunder may be assignable by either Party without the prior written consent of the other Party. Any assignment, transfer, encumbrance, or subcontract in violation of this section shall be void and ineffective.

14. Interpretation. The headings contained in this Participation Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Participation Agreement. All personal pronouns used in this Participation Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Participation Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this

Participation Agreement, such reference is to the section or article as a whole, including all of the subsections of such section, unless the reference is made to a particular subsection or subparagraph of such section or article.

15. Third-Party Beneficiaries. Neither Local Government nor County intends to directly or substantially benefit a third party by this Participation Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Participation Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Participation Agreement.

16. Law. Jurisdiction. Venue. Waiver of Jury Trial. This Participation Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Participation Agreement shall be in the state courts of the Tenth Judicial Circuit in and for Polk County, Florida. If any claim arising from, related to, or in connection with this Participation Agreement must be litigated in federal court, then the exclusive venue for any such lawsuit shall be in the United States District Court, or the United States Bankruptcy Court, for the Middle District of Florida. EACH PARTY EXPRESSLY, VOLUNTARILY, INTENTIONALLY, IRREVOCABLY, AND KNOWINGLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS PARTICIPATION AGREEMENT.

17. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Participation Agreement and executed on behalf of County and Local Government, respectively, by persons authorized to execute same on their behalf.

18. Representation of Authority. Each individual executing this Participation Agreement on behalf of a Party represents and warrants that they are, on the date they sign this Participation Agreement, duly authorized by all necessary and appropriate action to execute this Participation Agreement on behalf of such Party and that they do so with full legal authority.

19. Counterparts and Multiple Originals. This Participation Agreement may be

executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Participation Agreement.

20. Materiality and Waiver or Breach. Each requirement, duty, and obligation set forth herein was bargained for at arm's-length. Each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Participation Agreement, and each is, therefore, a material term. Any Party's failure to enforce any provision of this Participation Agreement shall not be deemed a waiver of such provision or modification of this Participation Agreement. A waiver of any breach of a provision of this Participation Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Participation Agreement. For a waiver to be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

21. Compliance with Laws. Each Party shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Participation Agreement.

(Remainder of this page intentionally left blank.)

IN WITNESS WHEREOF, the Parties have signed this Agreement and through their duly authorized signatories on the dates noted below their names.

ATTEST:

Stacy M. Butterfield
Clerk to the Board

POLK COUNTY

a political subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
County Manager

Date:

ATTEST:

Local Government.

Signature

Signature

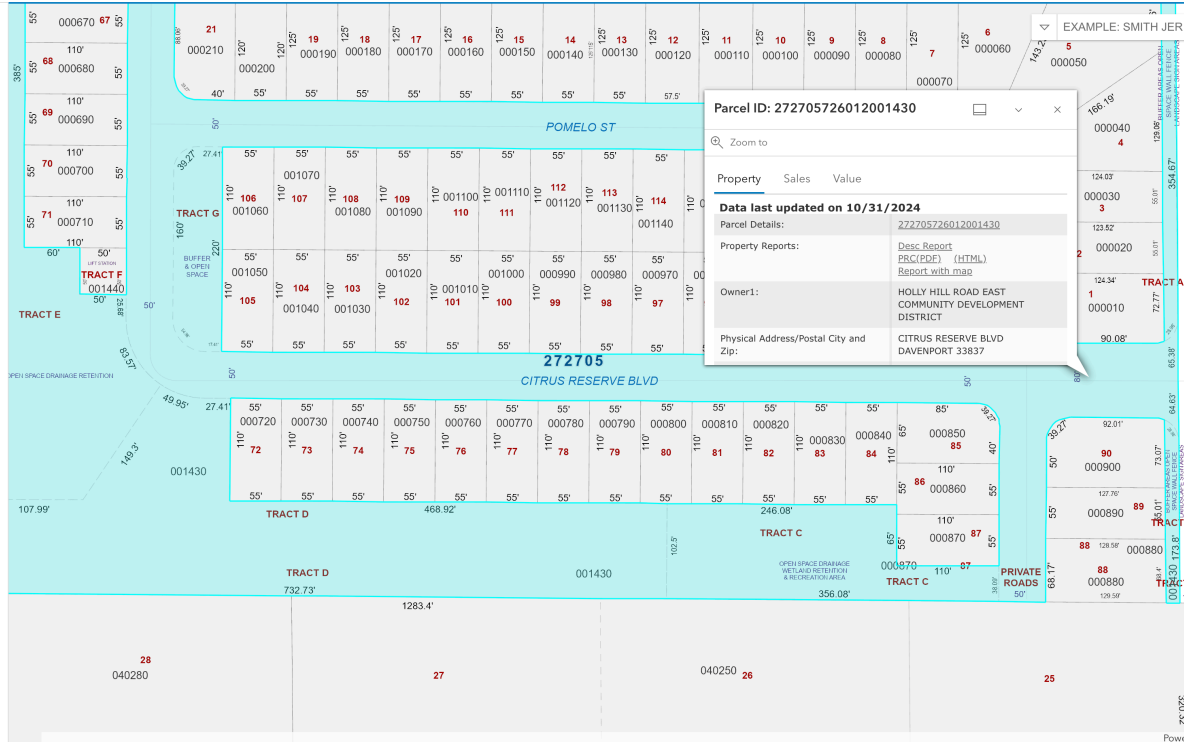
Print Name

Print Name

Title

Title

SECTION XIII



On Oct 31, 2024, at 1:36 PM, citrusreservefl <citrusreservefl@gmail.com> wrote:

Yes please

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Tricia Adams <tadams@gmscfl.com>
Date: 10/31/24 1:32 PM (GMT-05:00)
To: citrusreservefl <citrusreservefl@gmail.com>
Cc: Iman Sakalla <isakalla@gmscfl.com>
Subject: Re: Citrus Reserve Solicitation

Good afternoon Julie,

"No Solicitation" signs are related to the HOA and private property matters. If the HOA would like to install a no soliciting sign at the entrance, typically the HOA would request that of the Board. If the Board grants permission, District Counsel would recommend a license agreement for the HOA to agree to install and maintain the sign. The CDD would have to grant permission for it to be there. If a request is received from the HOA, it can be brought to the next meeting coming up November 12, 2024.

Would you like for me to consider the below e mail from the HOA a request for the HOA to install and maintain a sign on CDD property? If so, we can add the request to the agenda.

All the best,

Tricia L. Adams

District Manager
Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801
Office 407.841.5524 ext 138

Cell 863.241.8050

"It is not the mountain we conquer but ourselves."
—Edmund Hillary

On Oct 31, 2024, at 1:19 PM, citrusreservefl <citrusreservefl@gmail.com> wrote:

Hi Tricia

Can we please get a No Solicitation sign for the entrance of our community? We are getting a lot of solicitors and the Davenport Police recommend a sign at the entrance. That way they can enforce it. Otherwise, all we can do is ask for permits.

Thanks

Julie Steddom

Sent from my Verizon, Samsung Galaxy smartphone

SECTION XIV

SECTION A

SECTION 1



KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors
Holly Hill Road East Community Development District

From: District Counsel

Re: Seat Vacancy

Pursuant to Section 190.006(3)(a)2.b., *Florida Statutes*, once a community development district has been established for six years and has 250 qualified electors, the positions of two board members whose terms are expiring shall be filled by qualified electors of the district, elected by the qualified electors of the district for 4-year terms. A qualified elector is:

1. At least 18 years of age;
2. A citizen of the United States;
3. A legal resident of Florida and of the district; and
4. Registered to vote in the county where the district is located.

This year, the Holly Hill Road East Community Development District (“District”) has met the aforementioned threshold and Seats 2 and 5 will transition to the general election. The District previously published a notice of the qualifying period set by the Supervisor of Elections, which was June 10th to June 14th of this year. At the close of the qualifying period, no one qualified for either Seat 2 or Seat 5.

Pursuant to Florida Statutes, the Board shall declare Seats 2 and 5 vacant, effective the second Tuesday following the general election, and qualified electors are to be appointed to any vacant seat within 90 days after the seats are effectively vacant. There is a resolution in the agenda package that complies with this statutory requirement and declares the two seats vacant.

The Board has flexibility for the process of filling the vacant seats. Some options include working with the HOA to either post on the community bulletin board or send an e-mail blast to the community notifying residents of the vacancy or posting on the District’s website that the Board will be collecting resumes over a certain period of time and interested residents should contact the District Manager. The Board can review any resumes received and/or hear from interested residents at a meeting and subsequently appoint a qualified elector. The only requirement for the Board in filling the vacant seats is to use their best efforts.

The incumbent Board members in Seats 2 and 5 will remain on the Board in their respective seats until an appointment is made.

SECTION C

Holly Hill Road East CDD

Field Management Report



November 12, 2024

Marshall Tindall

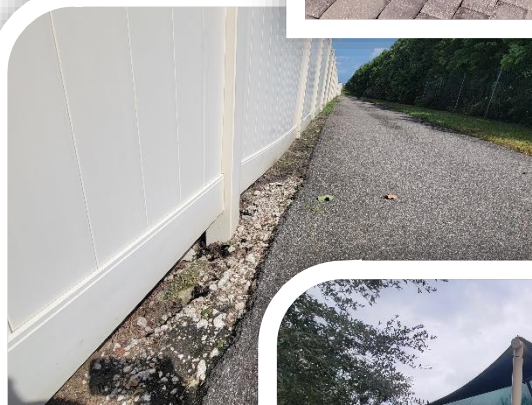
Field Services Manager

GMS

Complete

Post Storm Assessment (Helene)

- ✚ On Friday after the storm moved through, staff reviewed district property as standard practice.
- ✚ No significant issues found.
- ✚ Shade canopy connections and other components were looked along with playground equipment, roads, and fences.
- ✚ Pool area had typical minor trash and furniture blown around.
- ✚ Some expected perimeter fence damage was noted. Materials were ordered and repairs were made.



Complete

Post Storm Assessment (Milton)

- ✚ Amenity facilities were locked down prior to the storm. Furniture was stored in the restrooms and stacked.
- ✚ After the storm vendors and staff proceeded with review of facilities and essential district components for safety.
- ✚ Cleanup was started promptly.
- ✚ Significant fence damage was the primary issue.
- ✚ Fallen traffic signs were reinstalled immediately where found.
- ✚ Initial fence cleanup was completed during assessment. Consulting with vendors for fence repairs.



Complete

Amenity Review

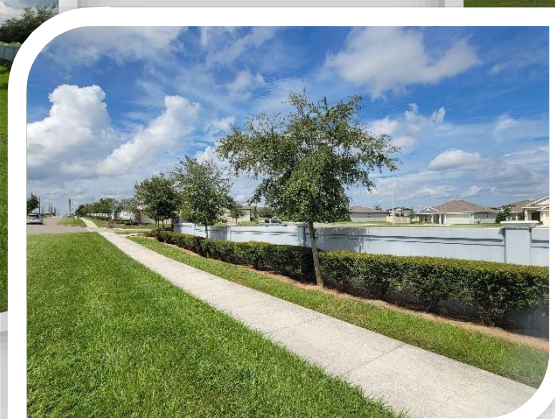
- ✚ Amenity has been well maintained.
- ✚ Malfunctioning toilet was repaired.
- ✚ Some fixture repairs were noted and are being scheduled.
- ✚ Minor adjustments were made to entrance gate.
- ✚ Bongo drums were reinstalled on a couple of playgrounds.



Complete

Landscape Review

- Overall maintenance has been acceptable.
- Plant beds are detailed, mitered ends are clean.
- Grass is mowed and the couple of minor oversights found were promptly corrected when the vendor was alerted.
- Reviewing entrance beds for touch ups going into the holiday season.
- Irrigation well in Landing was repaired.



Complete

Site Items & General Maintenance

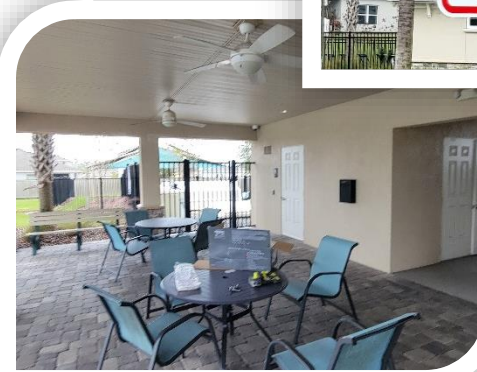
- ✚ Wall repair was completed.
- ✚ Replaced missing street blade on pomelo.
- ✚ Some wobbling mailboxes were tightened prior to the storm.
- ✚ Stormwater system maintenance continued & is substantially complete.



In Progress

Site Items

- ✚ Implementing parking signage.
- ✚ Review of entrances for 'no-idling' signage.
- ✚ Approved gate replacement in Citrus Reserve was delayed. Now planned for early October
- ✚ X2 Lanai fans are being replaced.
- ✚ Shower valve replacement was ordered and will be installed when it arrives.



Upcoming

Offseason facility maintenance

- ✚ Routine facility touchups are being scheduled for the offseason.
- ✚ These include furniture cleaning, building cleaning and touch up painting, electrical fixture checks, and other odds and ends following the busy summer season.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-346-2453, or by email at mtindall@gmscfl.com. Thank you.

Respectfully,
Marshall Tindall

SECTION 1

*Item will be
provided under
separate cover.*

SECTION 2

*Item will be
provided under
separate cover.*

SECTION 3

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Holly Hill Road East Community Development District

Summary of Check Register

October 1, 2024 to October 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	10/3/24	132-133	\$ 11,995.00
	10/15/24	134-135	\$ 3,159.08
	10/21/24	136-141	\$ 30,660.87
Total Amount			\$ 45,814.95

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/03/24	00041	9/26/24 13277	202409 330-53800-48600	CLEANING SRVC - SEP2024	*	795.00	
				CLEAN STAR SERVICES OF CENTRAL FL			795.00 000132
10/03/24	00047	8/08/24 1892	202408 320-53800-49000	FINAL PYMT ON WALL REPAIR	*	11,200.00	
				SIGNATURE PRIVACY WALLS OF FL INC			11,200.00 000133
10/15/24	00065	10/02/24 20385	202410 330-53800-48800	PROXIMITY CARD - OCT2024	*	357.00	
				CURRENT DEMANDS ELECTRICAL &			357.00 000134
10/15/24	00068	9/30/24 11893819	202409 330-53800-12200	SECURITY SRVCS - SEP2024	*	2,802.08	
				SECURITAS SECURITY SERVICES USA			2,802.08 000135
10/21/24	00011	10/01/24 91280	202410 310-51300-54000	SPECIAL DISTRICT FEE FY25	*	175.00	
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 000136
10/21/24	00079	9/20/24 00067001	202409 310-51300-48000	NOT OF BOS MEETING FY25	*	389.99	
				GANNETT MEDIA CORP DBA			389.99 000137
10/21/24	00001	8/31/24 212	202408 320-53800-46000	GENERAL MAINT - AUG2024	*	2,603.08	
		8/31/24 213	202408 320-53800-46000	STORMWATER SYST. 08.31.24	*	3,790.00	
		10/01/24 214	202410 310-51300-34000	MANAGEMENT FEES - OCT2024	*	3,750.00	
		10/01/24 214	202410 310-51300-35200	WEBSITE ADMIN. - OCT2024	*	105.00	
		10/01/24 214	202410 310-51300-35100	INFORMATION TECH - OCT24	*	157.50	
		10/01/24 214	202410 310-51300-31300	DISSEMINATION SRVC-OCT24	*	600.00	
		10/01/24 214	202410 330-57200-12000	AMENITY ACCESS - OCT2024	*	525.00	
		10/01/24 214	202410 310-51300-51000	OFFICE SUPPLIES	*	.39	
		10/01/24 214	202410 310-51300-42000	POSTAGE	*	136.99	
		10/01/24 215	202410 320-53800-12000	FIELD MANAGEMENT - OCT24	*	1,666.67	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			13,334.63 000138

HHRD HOLLY HILL CDD NSOLER

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/21/24	00058	10/12/24 10490	202409 310-51300-31500	DISTRICT COUNSEL - SEP24	*	2,049.50	
				KILINSKI VAN WYK, PLLC			2,049.50 000139
10/21/24	00025	10/01/24 14644	202410 330-53800-48200	AMENITY MAINT - OCT2024	*	1,549.00	
		10/01/24 14644	202410 320-53800-46200	LANDSCAPE MAINT - OCT2024	*	11,082.75	
				PRINCE & SONS INC.			12,631.75 000140
10/21/24	00050	10/01/24 24432	202410 330-53800-48100	POOL SERVICE - OCT2024	*	1,880.00	
		10/03/24 24732	202410 330-53800-48100	HURRICANE HELENE CLEAN UP	*	200.00	
				RESORT POOL SERVICES			2,080.00 000141
TOTAL FOR BANK C						45,814.95	
TOTAL FOR REGISTER						45,814.95	

SECTION 2

Holly Hill Road East
Community Development District

Unaudited Financial Reporting
September 30, 2024



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Holly Hill Road East
Community Development District
Combined Balance Sheet
September 30, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 229,862	\$ -	\$ -	\$ -	\$ 229,862
Money Market Account	\$ -	\$ -	\$ -	\$ 120,054	\$ 120,054
Investments:					
Series 2017					
Reserve	\$ -	\$ 113,777	\$ -	\$ -	\$ 113,777
Revenue	\$ -	\$ 158,220	\$ -	\$ -	\$ 158,220
Prepayment	\$ -	\$ 725	\$ -	\$ -	\$ 725
Redemption	\$ -	\$ 199	\$ -	\$ -	\$ 199
Series 2018					
Reserve	\$ -	\$ 61,656	\$ -	\$ -	\$ 61,656
Revenue	\$ -	\$ 85,179	\$ -	\$ -	\$ 85,179
Prepayment	\$ -	\$ 267	\$ -	\$ -	\$ 267
Construction	\$ -	\$ -	\$ 56	\$ -	\$ 56
Series 2020 A3					
Reserve	\$ -	\$ 122,112	\$ -	\$ -	\$ 122,112
Revenue	\$ -	\$ 184,934	\$ -	\$ -	\$ 184,934
Project Rating Agency	\$ -	\$ -	\$ 21,933	\$ -	\$ 21,933
Series 2020 A4					
Reserve	\$ -	\$ 95,700	\$ -	\$ -	\$ 95,700
Revenue	\$ -	\$ 90,318	\$ -	\$ -	\$ 90,318
Deposits	\$ 1,160	\$ -	\$ -	\$ -	\$ 1,160
Prepaid Expenses	\$ 50,932	\$ -	\$ -	\$ -	\$ 50,932
Total Assets	\$ 281,954	\$ 913,086	\$ 21,989	\$ 120,054	\$ 1,337,082
Liabilities:					
Accounts Payable	\$ 25,331	\$ -	\$ -	\$ -	\$ 25,331
Total Liabilities	\$ 25,331	\$ -	\$ -	\$ -	\$ 25,331
Fund Balance:					
Nonspendable:					
Deposits & Prepaid Items	\$ 52,092	\$ -	\$ -	\$ -	\$ 52,092
Restricted for:					
Debt Service - Series 2017	\$ -	\$ 272,921	\$ -	\$ -	\$ 272,921
Debt Service - Series 2018	\$ -	\$ 147,102	\$ -	\$ -	\$ 147,102
Debt Service - Series 2020 A3	\$ -	\$ 307,046	\$ -	\$ -	\$ 307,046
Debt Service - Series 2020 A4	\$ -	\$ 186,018	\$ -	\$ -	\$ 186,018
Capital Projects	\$ -	\$ -	\$ 21,989	\$ -	\$ 21,989
Unassigned	\$ 204,531	\$ -	\$ -	\$ 120,054	\$ 324,584
Total Fund Balances	\$ 256,623	\$ 913,086	\$ 21,989	\$ 120,054	\$ 1,311,752
Total Liabilities & Fund Balance	\$ 281,954	\$ 913,086	\$ 21,989	\$ 120,054	\$ 1,337,082

Holly Hill Road East
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 565,628	\$ 565,628	\$ 568,453	\$ 2,825
Inta-Governmental Revenue	\$ 87,366	\$ 87,366	\$ 87,366	\$ -
Other Income	\$ -	\$ -	\$ 1,530	\$ 1,530
Total Revenues	\$ 652,994	\$ 652,994	\$ 657,349	\$ 4,355
<u>Expenditures:</u>				
<u>General & Administrative</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 7,080	\$ 4,921
Engineering Fees	\$ 10,000	\$ 10,000	\$ 5,661	\$ 4,339
Legal Services	\$ 25,000	\$ 25,000	\$ 24,445	\$ 555
Arbitrage	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Dissemination	\$ 7,200	\$ 7,200	\$ 7,000	\$ 200
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Annual Audit	\$ 4,100	\$ 4,100	\$ 4,100	\$ -
Trustee Fees	\$ 15,839	\$ 15,839	\$ 14,546	\$ 1,293
Management Fees	\$ 40,124	\$ 40,124	\$ 40,124	\$ -
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Telephone	\$ 100	\$ 100	\$ -	\$ 100
Postage & Delivery	\$ 750	\$ 750	\$ 546	\$ 204
Copies	\$ 1,000	\$ 1,000	\$ 1	\$ 999
Office Supplies	\$ 200	\$ 200	\$ 8	\$ 192
Insurance	\$ 6,586	\$ 6,586	\$ 6,197	\$ 389
Legal Advertising	\$ 2,500	\$ 2,500	\$ 3,744	\$ (1,244)
Contingency	\$ 1,200	\$ 1,200	\$ 1,242	\$ (42)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 136,874	\$ 136,874	\$ 124,968	\$ 11,906

Holly Hill Road East
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 16,695	\$ 16,695	\$ 16,695	\$ -
Electric	\$ 10,000	\$ 10,000	\$ 8,089	\$ 1,911
Streetlighting	\$ 46,200	\$ 46,200	\$ 35,177	\$ 11,023
Property Insurance	\$ 4,213	\$ 4,213	\$ 6,218	\$ (2,005)
Landscape Maintenance	\$ 131,600	\$ 131,600	\$ 132,993	\$ (1,393)
Landscape Replacement & Enhancements	\$ 22,000	\$ 22,000	\$ -	\$ 22,000
Irrigation Repairs	\$ 7,500	\$ 7,500	\$ 1,806	\$ 5,694
Sidewalk Repairs & Maintenance	\$ 3,000	\$ 3,000	\$ -	\$ 3,000
General Repairs & Maintenance	\$ 17,500	\$ 17,500	\$ 25,387	\$ (7,887)
Contingency	\$ 10,000	\$ 10,000	\$ 22,400	\$ (12,400)
Subtotal Field Expenditures	\$ 268,708	\$ 268,708	\$ 248,765	\$ 19,943
Amenity Expenditures				
Property Insurance	\$ 16,953	\$ 16,953	\$ 11,909	\$ 5,044
Amenity Landscaping	\$ 21,000	\$ 21,000	\$ 18,588	\$ 2,412
Amenity Landscape Replacement	\$ 13,000	\$ 13,000	\$ -	\$ 13,000
Electric	\$ 23,760	\$ 23,760	\$ 21,407	\$ 2,353
Water	\$ 680	\$ 680	\$ 615	\$ 65
Internet	\$ 2,376	\$ 2,376	\$ 2,328	\$ 48
Janitorial Services	\$ 16,100	\$ 16,100	\$ 8,675	\$ 7,425
Pest Control	\$ 740	\$ 740	\$ 744	\$ (4)
Amenity Access Management	\$ 6,000	\$ 6,000	\$ 6,000	\$ -
Security Services	\$ 30,900	\$ 30,900	\$ 33,066	\$ (2,166)
Amenity Repairs & Maintenance	\$ 19,800	\$ 19,800	\$ 15,984	\$ 3,816
Pool Maintenance	\$ 18,000	\$ 18,000	\$ 22,240	\$ (4,240)
Playground Lease	\$ 51,600	\$ 51,600	\$ 36,576	\$ 15,024
Contingency	\$ 7,500	\$ 7,500	\$ 5,188	\$ 2,312
Subtotal Amenity Expenditures	\$ 228,409	\$ 228,409	\$ 183,319	\$ 45,090
Total Operations & Maintenance	\$ 497,117	\$ 497,117	\$ 432,084	\$ 65,033
Total Expenditures	\$ 633,991	\$ 633,991	\$ 557,053	\$ 76,938
Excess (Deficiency) of Revenues over Expenditures	\$ 19,003		\$ 100,296	
<u>Other Financing Sources/(Uses):</u>				
Transfer Out - Capital Reserve	\$ (58,400)	\$ (58,400)	\$ (58,400)	\$ -
Total Other Financing Sources/(Uses)	\$ (58,400)	\$ (58,400)	\$ (58,400)	\$ -
Net Change in Fund Balance	\$ (39,397)		\$ 41,896	
Fund Balance - Beginning	\$ 39,397		\$ 214,727	
Fund Balance - Ending	\$ -		\$ 256,623	

Holly Hill Road East

Community Development District

Debt Service Fund Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 229,722	\$ 229,722	\$ 230,869	\$ 1,146
Interest	\$ -	\$ -	\$ 13,647	\$ 13,647
Total Revenues	\$ 229,722	\$ 229,722	\$ 244,516	\$ 14,793
Expenditures:				
Interest - 11/1	\$ 77,451	\$ 77,451	\$ 77,451	\$ -
Principal - 5/1	\$ 70,000	\$ 70,000	\$ 70,000	\$ -
Interest - 5/1	\$ 77,451	\$ 77,451	\$ 77,451	\$ -
Total Expenditures	\$ 224,903	\$ 224,903	\$ 224,903	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,820		\$ 19,613	
Fund Balance - Beginning	\$ 137,390		\$ 253,307	
Fund Balance - Ending	\$ 142,210		\$ 272,921	

Holly Hill Road East

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 123,938	\$ 123,938	\$ 124,557	\$ 618
Interest	\$ -	\$ -	\$ 7,335	\$ 7,335
Total Revenues	\$ 123,938	\$ 123,938	\$ 131,891	\$ 7,953
Expenditures:				
Interest - 11/1	\$ 43,463	\$ 43,463	\$ 43,463	\$ -
Principal - 5/1	\$ 35,000	\$ 35,000	\$ 35,000	\$ -
Interest - 5/1	\$ 43,463	\$ 43,463	\$ 43,463	\$ -
Total Expenditures	\$ 121,925	\$ 121,925	\$ 121,925	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,013		\$ 9,966	
Fund Balance - Beginning	\$ 74,324		\$ 137,136	
Fund Balance - Ending	\$ 76,337		\$ 147,102	

Holly Hill Road East

Community Development District

Debt Service Fund Series 2020 A3

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 238,365	\$ 238,365	\$ 239,555	\$ 1,189
Interest	\$ -	\$ -	\$ 13,696	\$ 13,696
Total Revenues	\$ 238,365	\$ 238,365	\$ 253,251	\$ 14,885
Expenditures:				
Interest - 11/1	\$ 86,300	\$ 86,300	\$ 86,300	\$ -
Principal - 11/1	\$ 65,000	\$ 65,000	\$ 65,000	\$ -
Interest - 5/1	\$ 85,000	\$ 85,000	\$ 85,000	\$ -
Total Expenditures	\$ 236,300	\$ 236,300	\$ 236,300	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,065		\$ 16,951	
Fund Balance - Beginning	\$ 166,922		\$ 290,095	
Fund Balance - Ending	\$ 168,988		\$ 307,046	

Holly Hill Road East

Community Development District

Debt Service Fund Series 2020 A4

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 191,400	\$ 191,400	\$ 192,355	\$ 955
Interest	\$ -	\$ -	\$ 9,502	\$ 9,502
Total Revenues	\$ 191,400	\$ 191,400	\$ 201,857	\$ 10,458
Expenditures:				
Interest - 11/1	\$ 62,175	\$ 62,175	\$ 62,175	\$ -
Principal - 5/1	\$ 65,000	\$ 65,000	\$ 65,000	\$ -
Interest - 5/1	\$ 62,175	\$ 62,175	\$ 62,175	\$ -
Total Expenditures	\$ 189,350	\$ 189,350	\$ 189,350	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,050		\$ 12,507	
Fund Balance - Beginning	\$ 76,248		\$ 173,510	
Fund Balance - Ending	\$ 78,298		\$ 186,018	

Holly Hill Road East
Community Development District
Combined Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Series		Series		Series		
	2018		2020 A3		2020 A4		Total
<u>Revenues</u>							
Interest	\$	2	\$	1,054	\$	-	\$ 1,056
Total Revenues	\$	2	\$	1,054	\$	-	\$ 1,056
<u>Expenditures:</u>							
Capital Outlay	\$	-	\$	-	\$	-	\$ -
Total Expenditures	\$	-	\$	-	\$	-	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$	2	\$	1,054	\$	-	\$ 1,056
Net Change in Fund Balance	\$	2	\$	1,054	\$	-	\$ 1,056
Fund Balance - Beginning	\$	54	\$	20,879	\$	0	\$ 20,933
Fund Balance - Ending	\$	56	\$	21,933	\$	0	\$ 21,989

Holly Hill Road East

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 3,019	\$ 3,019
Total Revenues	\$ -	\$ -	\$ 3,019	\$ 3,019
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 3,019	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ 58,400	\$ 58,400	\$ 58,400	\$ -
Total Other Financing Sources/(Uses)	\$ 58,400	\$ 58,400	\$ 58,400	\$ -
Net Change in Fund Balance	\$ 58,400		\$ 61,419	
Fund Balance - Beginning	\$ 71,900		\$ 58,635	
Fund Balance - Ending	\$ 130,300		\$ 120,054	

Holly Hill Road East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 27,700	\$ 524,407	\$ 1,600	\$ 1,174	\$ 3,804	\$ 3,124	\$ 1,042	\$ 5,570	\$ 33	\$ -	\$ -	\$ 568,453
Inta-Governmental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,366	\$ -	\$ -	\$ -	\$ 87,366
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ -	\$ 90	\$ 480	\$ 645	\$ 225	\$ 60	\$ 1,530
Total Revenues	\$ -	\$ 27,700	\$ 524,407	\$ 1,600	\$ 1,174	\$ 3,834	\$ 3,124	\$ 1,132	\$ 93,416	\$ 678	\$ 225	\$ 60	\$ 657,349
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ 800	\$ 480	\$ 1,000	\$ 800	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 7,080
Engineering Fees	\$ 138	\$ -	\$ 420	\$ -	\$ 173	\$ 363	\$ 610	\$ 173	\$ 3,028	\$ -	\$ -	\$ 758	\$ 5,661
Legal Services	\$ 978	\$ 194	\$ 2,537	\$ -	\$ 2,855	\$ 3,238	\$ 1,105	\$ 3,392	\$ 3,844	\$ 1,109	\$ 3,144	\$ 2,050	\$ 24,445
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ 450	\$ 1,800
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 7,000
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,100	\$ -	\$ -	\$ 4,100
Trustee Fees	\$ 7,071	\$ -	\$ 6,465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,010	\$ -	\$ -	\$ 14,546
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 40,124
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 12	\$ 11	\$ 9	\$ 244	\$ 23	\$ 11	\$ 26	\$ 21	\$ 71	\$ 44	\$ 43	\$ 30	\$ 546
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ 1	\$ 1
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 8
Insurance	\$ 6,197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,197
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 805	\$ 1,039	\$ 903	\$ -	\$ 608	\$ -	\$ 390	\$ 3,744
Contingency	\$ 40	\$ 82	\$ 39	\$ 39	\$ 154	\$ 154	\$ 146	\$ 162	\$ 106	\$ 106	\$ 106	\$ 107	\$ 1,242
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 25,088	\$ 4,915	\$ 14,447	\$ 4,940	\$ 8,382	\$ 9,998	\$ 7,104	\$ 9,829	\$ 12,227	\$ 11,154	\$ 8,922	\$ 7,963	\$ 124,968

Holly Hill Road East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Field Management	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 16,695
Electric	\$ 781	\$ 788	\$ 757	\$ 684	\$ 777	\$ 620	\$ 586	\$ 665	\$ 564	\$ 607	\$ 612	\$ 649	\$ 8,089
Streetlighting	\$ 2,765	\$ 3,475	\$ 2,760	\$ 2,050	\$ 2,706	\$ 2,706	\$ 2,701	\$ 4,213	\$ 2,224	\$ 3,192	\$ 3,192	\$ 3,192	\$ 35,177
Property Insurance	\$ 4,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,218
Landscape Maintenance	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 132,993
Landscape Replacement & Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 281	\$ 199	\$ 333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 169	\$ 592	\$ -	\$ 232	\$ 1,806
Sidewalk Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 760	\$ 2,232	\$ 7,120	\$ -	\$ 854	\$ 1,623	\$ 195	\$ 450	\$ 1,071	\$ 4,025	\$ 6,393	\$ 664	\$ 25,387
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,200	\$ -	\$ 11,200	\$ -	\$ 22,400
Subtotal Field Expenditures	\$ 21,676	\$ 19,168	\$ 23,444	\$ 15,208	\$ 16,811	\$ 17,423	\$ 17,558	\$ 17,802	\$ 27,702	\$ 20,890	\$ 33,872	\$ 17,210	\$ 248,765
Amenity Expenditures													
Property Insurance	\$ 11,909	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,909
Amenity Landscaping	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ 18,588
Amenity Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ 1,761	\$ 1,995	\$ 1,805	\$ 1,866	\$ 2,064	\$ 1,798	\$ 1,738	\$ 1,793	\$ 1,629	\$ 1,540	\$ 1,796	\$ 1,623	\$ 21,407
Water	\$ 50	\$ 46	\$ 52	\$ 90	\$ -	\$ 46	\$ 46	\$ 52	\$ 55	\$ 59	\$ 61	\$ 57	\$ 615
Internet	\$ 356	\$ 178	\$ -	\$ 356	\$ -	\$ 178	\$ 360	\$ 180	\$ -	\$ 360	\$ 180	\$ 180	\$ 2,328
Janitorial Services	\$ 705	\$ 705	\$ 695	\$ 715	\$ 695	\$ 695	\$ 735	\$ 715	\$ 730	\$ 750	\$ 740	\$ 795	\$ 8,675
Pest Control	\$ 56	\$ 56	\$ 56	\$ 56	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 744
Amenity Access Management	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
Security Services	\$ 4,065	\$ 2,264	\$ 2,683	\$ 2,264	\$ 2,757	\$ 3,497	\$ 2,237	\$ 2,802	\$ 2,414	\$ 2,802	\$ 2,479	\$ 2,802	\$ 33,066
Amenity Repairs & Maintenance	\$ 3,036	\$ 3,347	\$ -	\$ 425	\$ 760	\$ 2,172	\$ 2,478	\$ 2,912	\$ 375	\$ 478	\$ -	\$ -	\$ 15,984
Pool Maintenance	\$ 1,630	\$ 1,350	\$ 1,650	\$ 1,650	\$ 2,800	\$ 1,880	\$ 1,880	\$ 1,880	\$ 1,880	\$ 1,880	\$ 1,880	\$ 1,880	\$ 22,240
Playground Lease	\$ 4,344	\$ 4,344	\$ 4,344	\$ 4,344	\$ 4,344	\$ 3,247	\$ 1,376	\$ 2,120	\$ 2,028	\$ 2,028	\$ 2,028	\$ 2,028	\$ 36,576
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,826	\$ -	\$ 2,362	\$ -	\$ -	\$ -	\$ -	\$ 5,188
Subtotal Amenity Expenditures	\$ 29,962	\$ 16,333	\$ 13,334	\$ 13,815	\$ 15,534	\$ 18,454	\$ 12,964	\$ 16,930	\$ 11,225	\$ 12,011	\$ 11,278	\$ 11,480	\$ 183,319
Total Operations & Maintenance	\$ 51,637	\$ 35,501	\$ 36,778	\$ 29,023	\$ 32,345	\$ 35,877	\$ 30,523	\$ 34,732	\$ 38,927	\$ 32,901	\$ 45,150	\$ 28,690	\$ 432,084
Total Expenditures	\$ 76,726	\$ 40,416	\$ 51,225	\$ 33,963	\$ 40,727	\$ 45,874	\$ 37,627	\$ 44,561	\$ 51,154	\$ 44,055	\$ 54,071	\$ 36,653	\$ 557,053
Excess (Deficiency) of Revenues over Expenditures	\$ (76,726)	\$ (12,716)	\$ 473,181	\$ (32,363)	\$ (39,553)	\$ (42,041)	\$ (34,502)	\$ (43,430)	\$ 42,262	\$ (43,377)	\$ (53,846)	\$ (36,593)	\$ 100,296
Other Financing Sources/Uses:													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (58,400)	\$ -	\$ (58,400)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (58,400)	\$ -	\$ (58,400)
Net Change in Fund Balance	\$ (76,726)	\$ (12,716)	\$ 473,181	\$ (32,363)	\$ (39,553)	\$ (42,041)	\$ (34,502)	\$ (43,430)	\$ 42,262	\$ (43,377)	\$ (112,246)	\$ (36,593)	\$ 41,896

Holly Hill Road East

Community Development District

Long Term Debt Report

Series 2017, Special Assessment Revenue Bonds	
Interest Rate:	3.5%, 4.1%, 4.625%, 5.0%
Maturity Date:	5/1/48
Reserve Fund Definition	50% of the Maximum Annual Debt service
Reserve Fund Requirement	\$113,777
Reserve Fund Balance	\$113,777
Bonds Outstanding 10/19/2017	\$4,160,000
Less: Special Call 6/18/18	(\$150,000)
Less: Special Call 8/1/18	(\$420,000)
Less: Special Call 11/1/18	(\$15,000)
Less: Principal Payment 5/1/19	(\$60,000)
Less: Principal Payment 5/1/20	(\$60,000)
Less: Special Call 11/1/20	(\$5,000)
Less: Principal Payment 5/1/21	(\$65,000)
Less: Principal Payment 5/1/22	(\$65,000)
Less: Principal Payment 5/1/23	(\$70,000)
Less: Principal Payment 5/1/24	(\$70,000)
Current Bonds Outstanding	\$3,180,000

Series 2018, Special Assessment Revenue Bonds	
Interest Rate:	4.25%, 5.0%, 5.25%
Maturity Date:	5/1/48
Reserve Fund Definition	50% of the Maximum Annual Debt Service
Reserve Fund Requirement	\$61,656
Reserve Fund Balance	\$61,656
Bonds Outstanding 10/19/2018	\$2,800,000
Less: Special Call 8/1/19	(\$930,000)
Less: Special Call 11/1/19	(\$35,000)
Less: Principal Payment 5/1/20	(\$30,000)
Less: Special Call 11/1/20	(\$5,000)
Less: Principal Payment 5/1/21	(\$30,000)
Less: Special Call 11/1/21	(\$5,000)
Less: Principal Payment 5/1/22	(\$30,000)
Less: Special Call 5/1/22	(\$5,000)
Less: Special Call 11/1/22	(\$5,000)
Less: Principal Payment 5/1/23	(\$35,000)
Less: Principal Payment 5/1/24	(\$35,000)
Current Bonds Outstanding	\$1,655,000

Holly Hill Road East

Community Development District

Long Term Debt Report

Series 2020 Assessment Area 3, Special Assessment Revenue Bonds		
Interest Rate:	4.0%, 4.5% 5.0%, 5.0%	
Maturity Date:	11/1/50	
Reserve Fund Definition	50% of the Maximum Annual Debt Service	
Reserve Fund Requirement	\$119,125	
Reserve Fund Balance	\$122,112	
Bonds Outstanding 5/20/20		\$3,660,000
Less: Principal Payment 11/1/21		(\$60,000)
Less: Principal Payment 11/1/22		(\$60,000)
Less: Principal Payment 11/1/23		(\$65,000)
Current Bonds Outstanding		\$3,475,000

Series 2020 Assessment Area 4, Special Assessment Revenue Bonds		
Interest Rate:	3.0%, 3.5%, 4.0%, 4.0%	
Maturity Date:	5/1/51	
Reserve Fund Definition	50% of the Maximum Annual Debt Service	
Reserve Fund Requirement	\$95,700	
Reserve Fund Balance	\$95,700	
Bonds Outstanding 7/22/20		\$3,325,000
Less: Principal Payment 5/1/22		(\$60,000)
Less: Principal Payment 5/1/23		(\$65,000)
Less: Principal Payment 5/1/24		(\$65,000)
Current Bonds Outstanding		\$3,135,000

ON ROLL ASSESSMENTS

								41.93%	17.03%	9.19%	17.67%	14.19%	100%
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts		General Fund	2017 Debt Service	2018 Debt Service	2020 Debt Service: A3	2020 Debt Service: A4	Total
11/10/23	10/13-10/14/23	\$ 2,681.77	\$ (140.79)	\$ (50.82)	\$ -	\$ 2,490.16		\$ 1,044.07	\$ 424.03	\$ 228.77	\$ 439.99	\$ 353.30	\$ 2,490.16
11/14/23	10/01-10/31/23	\$ 4,753.52	\$ (190.13)	\$ (91.27)	\$ -	\$ 4,472.12		\$ 1,875.06	\$ 761.53	\$ 410.86	\$ 790.18	\$ 634.49	\$ 4,472.12
11/17/23	11/01-11/05/23	\$ 25,727.97	\$ (1,029.07)	\$ (493.98)	\$ -	\$ 24,204.92		\$ 10,148.61	\$ 4,121.70	\$ 2,223.71	\$ 4,276.78	\$ 3,434.12	\$ 24,204.92
11/24/23	11/06-11/12/23	\$ 37,095.09	\$ (1,483.79)	\$ (712.23)	\$ -	\$ 34,899.07		\$ 14,632.44	\$ 5,942.74	\$ 3,206.19	\$ 6,166.33	\$ 4,951.37	\$ 34,899.07
12/8/23	11/13-11/22/23	\$ 89,656.85	\$ (3,586.02)	\$ (1,721.42)	\$ -	\$ 84,349.41		\$ 35,365.92	\$ 14,363.33	\$ 7,749.21	\$ 14,903.73	\$ 11,967.22	\$ 84,349.41
12/21/23	11/23-11/30/23	\$ 1,230,165.90	\$ (49,206.06)	\$ (23,619.20)	\$ -	\$ 1,157,340.64		\$ 485,248.40	\$ 197,076.26	\$ 106,325.25	\$ 204,491.00	\$ 164,199.73	\$ 1,157,340.64
12/29/23	12/01-12/15/23	\$ 9,589.16	\$ (359.37)	\$ (184.60)	\$ -	\$ 9,045.19		\$ 3,792.46	\$ 1,540.25	\$ 830.98	\$ 1,598.20	\$ 1,283.30	\$ 9,045.19
12/31/24	1% Fee Adj	\$ (14,505.99)	\$ -	\$ -	\$ -	\$ (14,505.99)		\$ (6,082.06)	\$ (2,470.13)	\$ (1,332.67)	\$ (2,563.07)	\$ (2,058.06)	\$ (14,505.99)
1/10/24	12/16-12/31/23	\$ 15,607.89	\$ (490.05)	\$ (302.36)	\$ -	\$ 14,815.48		\$ 6,211.83	\$ 2,522.83	\$ 1,361.10	\$ 2,617.75	\$ 2,101.97	\$ 14,815.48
1/16/24	10/01-12/31/23	\$ -	\$ -	\$ -	\$ 3,506.14	\$ 3,506.14		\$ 1,470.05	\$ 597.04	\$ 322.11	\$ 619.50	\$ 497.44	\$ 3,506.14
2/9/24	01/01-01/30/24	\$ 2,920.41	\$ (63.84)	\$ (57.13)	\$ -	\$ 2,799.44		\$ 1,173.74	\$ 476.70	\$ 257.19	\$ 494.63	\$ 397.18	\$ 2,799.44
3/13/24	2/1/24-2/29/24	\$ 9,350.67	\$ (93.51)	\$ (185.14)	\$ -	\$ 9,072.02		\$ 3,803.70	\$ 1,544.82	\$ 833.45	\$ 1,602.94	\$ 1,287.11	\$ 9,072.02
4/10/24	3/1/24-3/31/24	\$ 7,603.83	\$ -	\$ (152.08)	\$ -	\$ 7,451.75		\$ 3,124.37	\$ 1,268.91	\$ 684.59	\$ 1,316.65	\$ 1,057.23	\$ 7,451.75
5/20/24	1/1/24-03/31/24	\$ -	\$ -	\$ -	\$ 43.95	\$ 43.95		\$ 18.43	\$ 7.48	\$ 4.04	\$ 7.77	\$ 6.24	\$ 43.95
5/31/24	4/1/24-4/30/24	\$ 2,490.35	\$ -	\$ (49.81)	\$ -	\$ 2,440.54		\$ 1,023.27	\$ 415.58	\$ 224.19	\$ 431.23	\$ 346.26	\$ 2,440.53
6/20/24	5/1/24-5/31/24	\$ 4,033.47	\$ -	\$ (80.67)	\$ -	\$ 3,952.80		\$ 1,657.33	\$ 673.10	\$ 363.14	\$ 698.42	\$ 560.81	\$ 3,952.80
6/28/24	06/03/24-06/03/24	\$ 9,522.24	\$ -	\$ (190.44)	\$ -	\$ 9,331.80		\$ 3,912.62	\$ 1,589.05	\$ 857.32	\$ 1,648.84	\$ 1,323.97	\$ 9,331.80
07/25/24	04/01/24-06/30/24	\$ -	\$ -	\$ -	\$ 78.79	\$ 78.79		\$ 33.03	\$ 13.42	\$ 7.24	\$ 13.92	\$ 11.18	\$ 78.79
Total		\$ 1,436,693.13	\$ (56,642.63)	\$ (27,891.15)	\$ 3,628.88	\$ 1,355,788.23		\$ 568,453.27	\$ 230,868.64	\$ 124,556.67	\$ 239,554.79	\$ 192,354.86	\$ 1,355,788.23

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SECTION 3

District Name:	Holly Hill Road East Community Development District
Address and Location of Loss:	127 Bergamot Loop, Davenport, FL 33837
Date of Loss:	10/9/2024
Point of Contact:	Marshall Tindall
Contact Phone Number:	407-346-2453
Contact Email:	mtindall@gmscfl.com
Description of Damage: (Please attach photos if available)	<p>Hurricane force winds caused damage to several structures on district property:</p> <ul style="list-style-type: none"> • Panel fence damage pervasive throughout the District • Clean up of debris
Reported By:	Tricia Adams
Additional Remarks:	