

*Holly Hill Road East
Community Development District*

Agenda

October 14, 2025

AGENDA

Holly Hill Road East

Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

October 7, 2025

**Board of Supervisors
Holly Hill Road East
Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of **Holly Hill Road East Community Development District** will be held **Tuesday, October 14, 2025 at 11:00 AM** at the **Lake Alfred Public Library, 245 N. Seminole Ave, Lake Alfred, FL 33850.**

Those members of the public wishing to attend the meeting can do so using the information below:

Zoom Video Link: <https://us06web.zoom.us/j/83948012488>

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

Meeting ID: 839 4801 2488

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the September 9, 2025 Board of Supervisors Meeting
4. Organizational Matters
 - A. Appointment of Individual to Fulfill Seat Vacancy
 - B. Administration of Oath of Office to Newly Elected Supervisor
 - C. Election of Officers
 - D. Consideration of Resolution 2026-01 Electing Officers
5. Consideration of Assignment of Agreement for Towing Services
6. Review of Easement Nearby Lot 79/732 Citrus Reserve Blvd
7. Consideration of Agreement Renewal for Pool Cleaning Services with Resort Pool Services
8. Consideration of Agreement Renewal for Janitorial Services with CSS Clean Star Services of Central Florida, Inc.
9. Consideration of Agreement Renewal for Landscape and Irrigation Services with Prince and Sons
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Work Authorization 2026-01
 - C. Field Manager's Report
 - D. District Manager's Report

- i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
- 8. Other Business
- 9. Supervisors Requests and Audience Comments
- 10. Adjournment

Sincerely,

Tricia L. Adams

Tricia L. Adams

District Manager

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, **September 9, 2025** 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
Rob Bonin	Vice Chairman
Hansen Wong	Assistant Secretary
Nancy Henneberger	Assistant Secretary
Julie Steddom	Appointed

Also, present were:

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

The following is a summary of the discussions and actions taken at the September 9, 2025, 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 at 11:13 a.m. Five Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams noted there was one member of the public attending by Zoom.

Resident (Jessica Earl, 869 Citrus Reserve Blvd) stated she is at the meeting to hear the engineer's report.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 12, 2025 Board of Supervisors Meeting

Ms. Adams presented the minutes the August 12, 2025 Board of Supervisors meeting to the Board. She noted the draft of the meeting minutes has been reviewed by District Counsel and the District Manager. She asked for a motion to approve as presented.

On MOTION by Mr. Morgan, seconded by Mr. Wong, with all in favor, the Minutes of the August 12, 2025, Board of Supervisors Meeting, were approved.
--

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Adam Morgan

Ms. Adams presented letters of resignation from Adam Morgan and Rob Bonin. When there is a vacancy on the Board of Supervisors, the Board has the ability to appoint a qualified elector to the Board. There is a resident who has expressed interest in the vacant seat. She asked for a motion to accept the letter of resignation from Adam Morgan effective October 1st and from Rob Bonin effective September 10, 2025

On MOTION by Mr. Morgan, seconded by Mr. Wong, with all in favor, the Acceptance of Resignation of Adam Morgan and Rob Bonin, was approved.

B. Discussion of Community Notice for Board Vacancies

Ms. Adams stated the Board has the ability to make an appointment effective based on the date the vacancy is effective or the Board can direct staff to send out a notice letting citizens know about the opportunity requesting they submit resumes for Board review. Julie Steddom is interested in the vacancy and is present at the meeting.

Board members asked Ms. Steddom various questions.

C. Appointment of Individual to Fulfill Seat

Ms. Henneberger appointed Ms. Julie Steddom to the vacancy effective September 10, 2025.

On MOTION by Ms. Henneberger, seconded by Mr. Wong, with all in favor, the Appointment of Julie Steddom Effective September 12, 2025 (Seat #4), was approved.

D. Administration of Oath of Office to Newly Elected Supervisor

Ms. Adams stated because Ms. Steddom's service will not start until after September 10th, administrative matters will be handled before the next meeting. The oath of office will be administered at the next meeting. Mr. Wong suggested sending an eblast about to the other vacancy to gather resumes and consider those at the November meeting.

E. Election of Officers

F. Consideration of Resolution 2025-13 Electing Officers

Items E and F were tabled to a future meeting agenda.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-14
Setting a Public Hearing for Adoption of
Amended Rules of Procedure**

Ms. Adams stated the date of the public hearing will be November 4, 2025 at 11:00 a.m. As a result of recent legislative changes, the District will need to update the rules of procedure. District Counsel has prepared the resolution setting up the public hearing.

Ms. Rinaldi presented a memorandum on page 19 of the agenda package outlining the material changes included in the proposed amended rules of procedure.

On MOTION by Mr. Morgan, seconded by Ms. Henneberger, with all in favor, Resolution 2025-14 Setting a Public Hearing for Adoption of Amended Rules of Procedure, was approved.

SIXTH ORDER OF BUSINESS

Presentation of Arbitrage Reports

Ms. Adams stated this is an administrative matter. The tax-exempt bonds are regulated by the IRS. The IRS requirement is the District is not earning more interest than what they are paying. Starting on page 91 of the agenda is the arbitrage report stating no rebate liability exists.

On MOTION by Mr. Morgan, seconded by Mr. Wong, with all in favor, the Acceptance of the Arbitrage Rebate Report, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rinaldi reminded the Board of the ethics training with the deadline being December 31, 2025.

B. Engineer

i. Review of Home Depot Site Plan

Mr. Arrington reviewed the Home Depot Site Plan. On page 112, he took a layout for the portion of Holly Hill Road East that the site is abutting and overlayed the plans for the Home Depot. He highlighted the City of Davenports requirements for existing abutting land use on page 114 and 116 of the agenda package. There is a 30 ft. landscaping buffer. He stated this is what was submitted to the city so the current plan going forward. Mr. Arrington suggested continuing to monitor it.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Accepting the Annual Engineer's Report, was approved.
--

C. Field Manager's Report

Mr. Tindall reviewed the Field Manager's Report. He reviewed a proposal for 22 signs in accordance with local PD that they are happy to enforce. Ms. Adams noted this is areas where there are problems with school queuing impeding the free flow of traffic in and out of the community. It is a priority issue. Mr. Tindall noted the install price is an additional \$858, but he would like to make the offer that if the Board is amenable, he would use the existing signs unless there's some other arrangement.

On MOTION by Mr. Morgan, seconded by Mr. Wong, with all in favor, NTE \$1,550 for Traffic Enforcement Signage, was approved.
--

D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the check register from August 1st through August 26th totaling \$14,261.49 for items out of the general fund. She offered to answer any questions.

On MOTION by Mr. Morgan, seconded by Mr. Wong, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Adams presented the unaudited financials through July 31, 2025. The District is fully collected for the fiscal year.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Resident (Jessica Earl, 869 Citrus Reserve Blvd) – sent appreciation to Marshall for fixing the lights that shine on both monuments, they are much brighter.

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION D

RESOLUTION 2026-01

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	Jill Burns
Assistant Secretary	Tricia Adams
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____

SECTION 2. This Resolution shall become effective immediately upon its

adoption. **PASSED AND ADOPTED** this 14th day of October 2025.

ATTEST:

**HOLLY HILL ROAD EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson,
Board of Supervisors

SECTION V

ASSIGNMENT OF AGREEMENT FOR TOWING SERVICES

THIS ASSIGNMENT (“Assignment”) is made and entered into this 1st day of October, 2025, by and between **S&S TOWING & RECOVERY LLC**, a Florida limited liability company with a principal address of 29350 U.S. 27, Unit A, Dundee, Florida 33838 (“Assignor”); **DOWNTOWN TOW & HOLD LLC**, a Florida limited liability company with a principal address of 29300 U.S. Highway 27, Dundee, FL 33838 (“Assignee”); and **HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Polk County, Florida, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“District”).

RECITALS

WHEREAS, the District and Contractor previously entered into that certain *Agreement between Holly Hill Road East Community Development District and S&S Towing & Recovery, LLC, for Towing Services*, dated October 1, 2020, as amended and supplemented (the “Agreement”), which is incorporated herein by reference; and

WHEREAS, Assignor and the District hereby recognize and agree that the Assignor’s rights and obligations under the Agreement may be assigned pursuant to Section 10 of the Agreement upon written consent; and

WHEREAS, Assignor desires to assign all of its rights and obligations under the Agreement to Assignee, Assignee desires to accept such assignment, and the District desires to express that it consents to and has no objection to such assignment.

NOW, THEREFORE, based upon good and valuable consideration and the mutual consent of all parties, the District, Assignee, and Assignor agree as follows:

1. **INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Assignment.
2. **ASSIGNMENT.** The Assignor hereby assigns all rights, duties, and obligations under the Agreement to the Assignee, and Assignee hereby accepts said assignment. All terms and conditions of the Agreement shall remain in effect.
3. **DISTRICT CONSENT TO ASSIGNMENT OF THE AGREEMENT.** The District consents to Assignor’s assignment of the Agreement to Assignee on the following conditions:
 - a. The Assignee shall, before performing services, execute a new human trafficking affidavit.
 - b. The Assignee shall, before performing services, provide a new insurance certificate naming the District, its officers, supervisors, agents, staff, and

representatives as additional insured. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District.

c. This Assignment shall be subject to ratification by the District's Board of Supervisors.

4. **NOTICES.** Upon this Assignment, notices pursuant to the Agreement shall be in writing and shall be delivered to the parties as follows:

If to the District: Holly Hill Road East Community
Development District
219 East Livingston Street
Orlando, Florida 32801
Attention: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attention: District Counsel

If to Assignee: Downtown Tow & Hold LLC
29300 U.S. Highway 27
Dundee, FL 33838
Attention: _____

5. **E-VERIFY.** Assignee shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Assignee shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Assignee has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Assignment, the Assignee represents that no public employer has terminated a contract with the Assignee under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Assignment.

6. **ANTI-HUMAN TRAFFICKING.** Assignee certifies, by acceptance of this Assignment, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Assignee agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, and acknowledges that if Assignee refuses to sign said affidavit, the District may terminate the Agreement immediately.

7. **COUNTERPARTS.** This Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties have executed this Assignment effective as of the date set forth above.

**District: Holly Hill Road East Community
Development District**

By: _____
Its: _____

Assignor: S&S Towing & Recovery LLC

By: _____
Its: _____

Assignee: Downtown Tow & Hold LLC

By: _____
Its: _____

SECTION VI

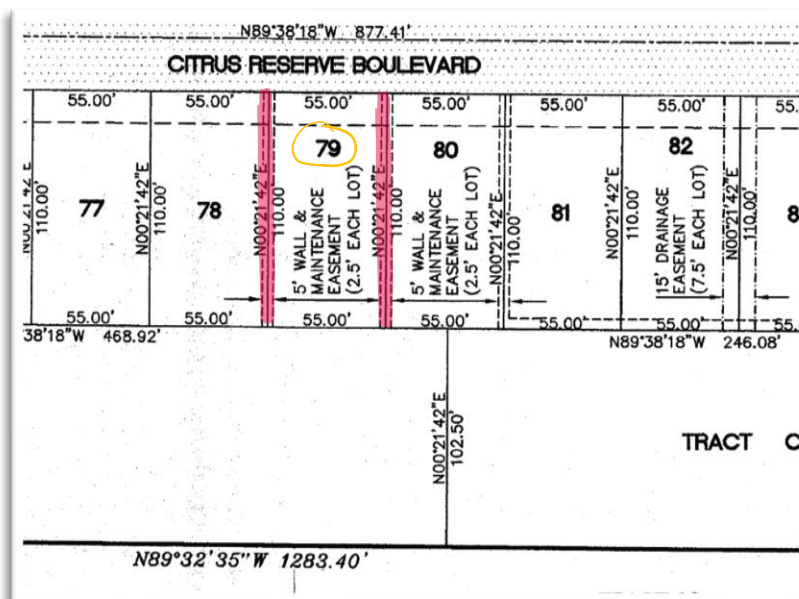


District Name	Holly Hill Road East CDD
Phase/Block/Lot#	Citrus Reserve/Lot 79
Street	Citrus Reserve Blvd.
Address Number	732
Contact Name	N/A
Contact Email	N/A

Date of Review	9/5/2025
Areas of Concern (Y/N)	Y

Notes

Easements	Swales	Drains	Buried Storm Pipe
(Y) West/east end of lot.	N/A	N/A	N/A



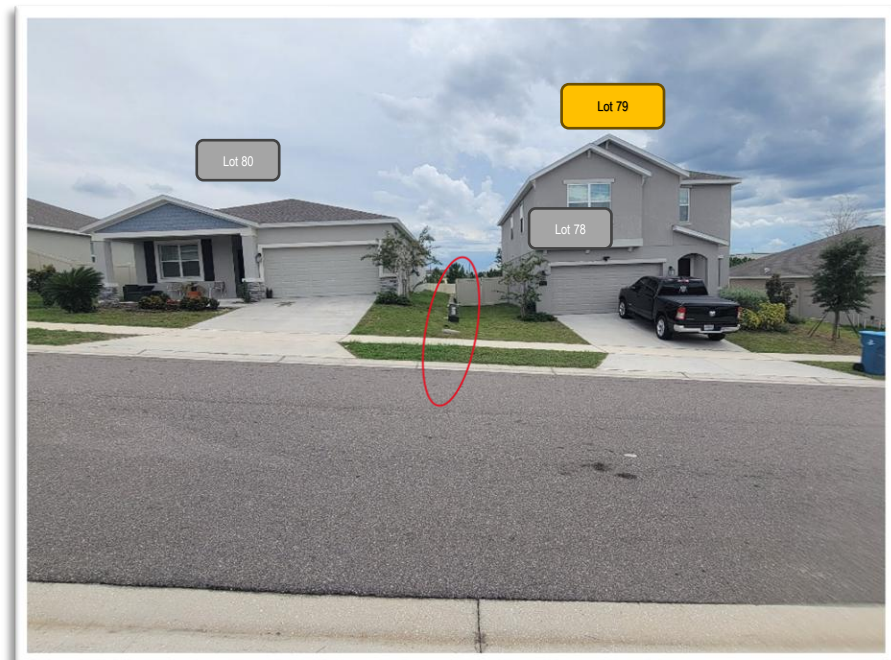
Field Decision	Easement Concerns
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Fence Request Inspection

Additional Notes

Private fence on both the east and west sides of the lot are in close proximity of the retaining walls and appear to be within the platted wall and maintenance easement.

Adjustments



SECTION VII



REQUEST FOR INCREASE IN SERVICE

HOLLY HILL ROAD EAST CDD

To the Board

Resort Pool Services would like to request a 3% increase in service cost to take effect October 2025. Increasing the monthly fee is always a difficult decision but unfortunately one that needs to be made due to rising costs in staff, gas, and supply costs.

Your current monthly service cost is \$1,975.

New monthly cost of \$2,034.

Please feel free to discuss this increase with me if this causes any issues with your board. We hope to continue servicing your property in 2026.

Thank you,

Simon McDonnell

Director of Operations

SECTION IX



Corporate (Orlando/ Polk County)
200 South F Street
Haines City, Florida 33844

Tampa
9513 US 92 East
Tampa, Florida 33610

(863) 422-5207
www.princeandsonsinc.com

GMS-Central Florida

We sincerely appreciate the opportunity for Prince and Sons to enhance the quality of your landscape. Due to economic conditions, any property that is under renewal will have an increase of 3% for the renewal beginning fiscal year 2025-2026. Please contact me to discuss this particular property.

Holly Hill Road East CDD

Current amenity

\$18,588

Increase 3%

\$19,146 year (\$1,595.50 month)

Current common areas

\$142,593

Increase 3%

\$146,871 year

(Monthly \$12,239.25)

Lucas Martin

Lucas Dean Martin
Vice President of Landscape Maintenance
Horticulturalist
Phone: 863-422-5207 Office
Mobile: 863-500-0312
lmartin@princeandsonsinc.com





Corporate (Orlando/ Polk County)
200 South F Street
Haines City, Florida 33844

Tampa
9513 US 92 East
Tampa, Florida 33610

(863) 422-5207
www.princeandsonsinc.com

SECTION X

SECTION B

SECTION 1



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 22, 2025

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 2026-1
Holly Hill Road East Community Development District
District Engineering Services – FY 2026
City of Davenport, Florida**

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 2026 only. We estimate a budget of \$10,000, plus other direct costs.

II. Other Direct Costs

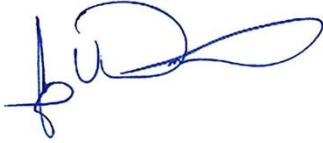
Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

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, Senior Office Administrator, 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 2026-1
September 22, 2025

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 FY 2026 District Engineering Services
- 09-22-2025
Enclosures*

APPROVED AND ACCEPTED

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

Date: _____

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$125.00, \$140.00, \$160.00
Engineer IV, V, VI	\$185.00, \$210.00, \$240.00
Engineer VII, VIII, IX	\$270.00, \$300.00, \$335.00
Environmental Specialist I, II, III	\$110.00, \$135.00, \$160.00
Senior Environmental Scientist IV, V, VI	\$175.00, \$195.00, \$220.00
Planner I, II, III	\$110.00, \$135.00, \$160.00
Senior Planner IV, V, VI	\$175.00, \$195.00, \$220.00
Landscape Designer I, II, III	\$110.00, \$135.00, \$160.00
Senior Landscape Architect IV, V, VI	\$175.00, \$195.00, \$220.00
Principal	\$375.00
Technical	
CADD Technician I, II, III, IV, V	\$90.00, \$110.00, \$130.00, \$145.00, \$190.00
Designer I, II, III	\$110.00, \$140.00, \$170.00
Designer IV, V, VI	\$190.00, \$210.00, \$245.00
Construction	
Construction Professional I, II, III	\$125.00, \$160.00, \$190.00
Construction Professional IV, V, VI, VII	\$225.00, \$255.00, \$305.00, \$340.00
Survey	
Surveyor I, II, III	\$70.00, \$85.00, \$110.00
Surveyor IV, V, VI	\$130.00, \$145.00, \$160.00
Surveyor VII, VIII, IX	\$180.00, \$210.00, \$255.00
Senior Surveyor IX	\$310.00
Fully Equipped 1, 2, 3 Person Field Crew	\$160.00, \$200.00, \$270.00
Administration	
Administrative Professional I, II, III, IV	\$72.00, \$105.00, \$125.00, \$155.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

SECTION C

Holly Hill Road East CDD

Field Management Report



October 14 2025
Marshall Tindall
Field Services Manager
GMS

Complete

Amenity Review

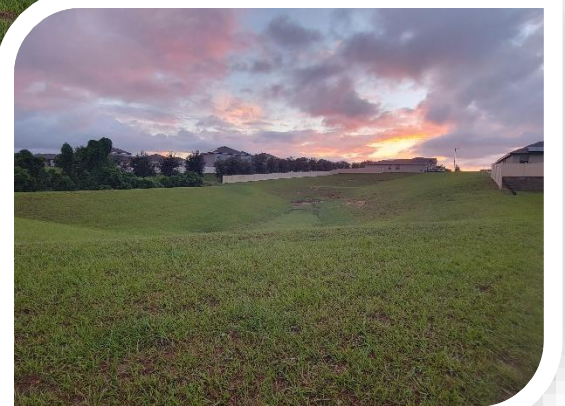
- + Amenity maintenance is satisfactory.
- + Women's restroom door was vandalized again. Door hardware was resecured. Wall repairs are being scheduled.
- + Some of the toilets and urinals were repaired as needed.



Complete

Landscape Review

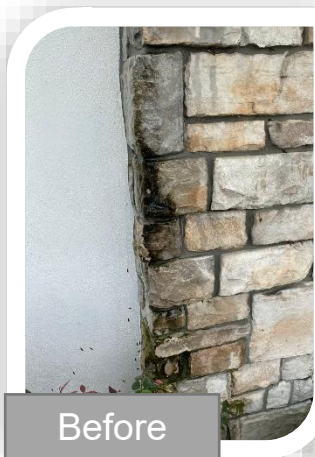
- Overall maintenance satisfactory.
- Scope areas are mowed and detailed.
- Citrus Isles slope will be done again in mid-October.



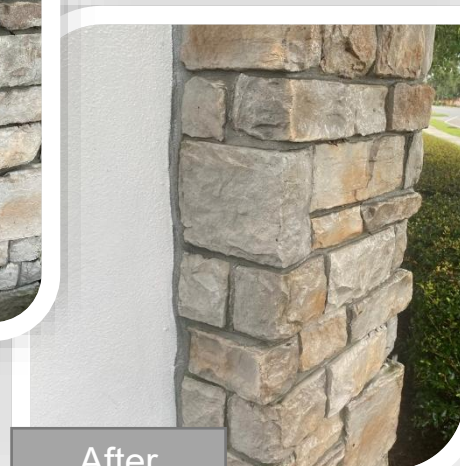
In Progress

Site Items & General Maintenance

- Wall and entry signs received routine cleaning at Citrus Isles to remove dirt and mildew.



Before



After

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 D

SECTION 1

Holly Hill Road East
Community Development District

Summary of Check Register

August 27, 2025 to September 30, 2025

Fund	Date	Check No.'s	Amount	
General Fund	9/3/25	261-265	\$	44,869.48
			\$	44,869.48
<u>September Supervisors</u>				
	Adam Morgan	50028	\$	184.70
	Hansen Wong	50029	\$	184.70
	Nancy Henneberger	50030	\$	184.70
	Patrick Bonin	50031	\$	184.70
			\$	738.80
Total Amount			\$	45,608.28

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/03/25	00087	8/28/25 08282025	202508 300-58100-10000 INTERLOCAL AGMT TNF-NBLVD	HOLLY HILL ROAD EAST AMENITY	*	25,194.23	25,194.23 000261
9/03/25	00058	8/14/25 12872	202507 310-51300-31500 GENERAL COUNSEL-JUL25	KILINSKI VAN WYK PLLC	*	963.50	963.50 000262
9/03/25	00038	8/11/25 4652259	202508 300-15500-10000 DEBT 1% ADMIN FEE	POLK COUNTY PROPERTY APPRAISER	*	8,423.94	14,505.99 000263
		8/11/25 4652260	202508 300-15500-10000 MAINT 1% ADMIN FEE		*	6,082.05	
9/03/25	00068	5/31/25 12178246	202505 330-53800-12200 SECURITY SVCS- MAY25	SECURITAS SECURITY SERVICES USA	*	2,476.64	2,476.64 000264
9/03/25	00029	8/28/25 08282025	202508 300-20700-10000 ASSESSMNT TRSFR-S2017		*	507.03	
		8/28/25 08282025	202508 300-20700-10000 ASSESSMNT TRSFR-S2018		*	273.55	
		8/28/25 08282025	202508 300-20700-10000 ASSESSMNT TRSFR-S2020A3		*	526.10	
		8/28/25 08282025	202508 300-20700-10000 ASSESSMNT TRSFR-S2020A4		*	422.44	
				HOLLY HILL ROAD EAST C/O USBANK			1,729.12 000265
TOTAL FOR BANK C						44,869.48	
TOTAL FOR REGISTER						44,869.48	

HHRD HOLLY HILL CDD CWRIGHT

SECTION 2

Holly Hill Road East
Community Development District

Unaudited Financial Reporting
August 31, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Series 2017 Debt Service Fund</u>
5	<u>Series 2018 Debt Service Fund</u>
6	<u>Series 2020A3 Debt Service Fund</u>
7	<u>Series 2020A4 Debt Service Fund</u>
8	<u>Combined Capital Project Funds</u>
9	<u>Capital Reserve Fund</u>
10-11	<u>Month to Month</u>
12-13	<u>Long Term Debt Report</u>
14	<u>Assessment Receipt Schedule</u>

Holly Hill Road East
Community Development District
Combined Balance Sheet
August 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 181,091	\$ -	\$ -	\$ -	\$ 181,091
State Board of Administration	\$ 161,705	\$ -	\$ -	\$ -	\$ 161,705
Money Market Account	\$ -	\$ -	\$ -	\$ 183,400	\$ 183,400
Investments:					
Series 2017					
Reserve	\$ -	\$ 113,777	\$ -	\$ -	\$ 113,777
Revenue	\$ -	\$ 172,667	\$ -	\$ -	\$ 172,667
Prepayment	\$ -	\$ 753	\$ -	\$ -	\$ 753
Redemption	\$ -	\$ 207	\$ -	\$ -	\$ 207
Series 2018					
Reserve	\$ -	\$ 61,656	\$ -	\$ -	\$ 61,656
Revenue	\$ -	\$ 95,012	\$ -	\$ -	\$ 95,012
Prepayment	\$ -	\$ 277	\$ -	\$ -	\$ 277
Construction	\$ -	\$ -	\$ 58	\$ -	\$ 58
Series 2020 A3					
Reserve	\$ -	\$ 121,115	\$ -	\$ -	\$ 121,115
Revenue	\$ -	\$ 202,308	\$ -	\$ -	\$ 202,308
Project Rating Agency	\$ -	\$ -	\$ 22,771	\$ -	\$ 22,771
Series 2020 A4					
Reserve	\$ -	\$ 95,700	\$ -	\$ -	\$ 95,700
Revenue	\$ -	\$ 97,572	\$ -	\$ -	\$ 97,572
Deposits	\$ 1,160	\$ -	\$ -	\$ -	\$ 1,160
Due from General Fund	\$ -	\$ 1,729	\$ -	\$ -	\$ 1,729
Prepaid Expenses	\$ 18,829	\$ -	\$ -	\$ -	\$ 18,829
Total Assets	\$ 362,785	\$ 962,771	\$ 22,829	\$ 183,400	\$ 1,531,786
Liabilities:					
Accounts Payable	\$ 74,148	\$ -	\$ -	\$ -	\$ 74,148
Total Liabilities	\$ 74,148	\$ -	\$ -	\$ -	\$ 74,148
Fund Balance:					
Nonspendable:					
Deposits & Prepaid Items	\$ 19,989	\$ -	\$ -	\$ -	\$ 19,989
Restricted for:					
Debt Service - Series 2017	\$ -	\$ 287,910	\$ -	\$ -	\$ 287,910
Debt Service - Series 2018	\$ -	\$ 157,218	\$ -	\$ -	\$ 157,218
Debt Service - Series 2020 A3	\$ -	\$ 323,949	\$ -	\$ -	\$ 323,949
Debt Service - Series 2020 A4	\$ -	\$ 193,694	\$ -	\$ -	\$ 193,694
Capital Projects	\$ -	\$ -	\$ 22,829	\$ -	\$ 22,829
Unassigned	\$ 293,842	\$ -	\$ -	\$ 183,400	\$ 477,242
Total Fund Balances	\$ 313,831	\$ 962,771	\$ 22,829	\$ 183,400	\$ 1,482,832
Total Liabilities & Fund Balance	\$ 387,980	\$ 962,771	\$ 22,829	\$ 183,400	\$ 1,556,980

Holly Hill Road East
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 565,628	\$ 565,628	\$ 567,610	\$ 1,982
Interest	\$ -	\$ -	\$ 1,705	\$ 1,705
Intra-Governmental Revenue	\$ 92,509	\$ 92,509	\$ 92,569	\$ 60
Other Income	\$ -	\$ -	\$ 2,330	\$ 2,330
Total Revenues	\$ 658,137	\$ 658,137	\$ 664,214	\$ 6,077
<u>Expenditures:</u>				
<u>General & Administrative</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 6,800	\$ 4,200
FICA Expenses	\$ -	\$ -	\$ 428	\$ (428)
Engineering Fees	\$ 10,000	\$ 9,167	\$ 2,165	\$ 7,002
Legal Services	\$ 25,000	\$ 25,000	\$ 29,091	\$ (4,091)
Arbitrage	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Dissemination	\$ 7,200	\$ 6,600	\$ 6,600	\$ -
Assessment Administration	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Annual Audit	\$ 4,100	\$ 4,100	\$ 4,100	\$ -
Trustee Fees	\$ 15,839	\$ 15,839	\$ 15,839	\$ -
Management Fees	\$ 45,000	\$ 41,250	\$ 41,250	\$ -
Information Technology	\$ 1,890	\$ 1,733	\$ 1,733	\$ -
Website Maintenance	\$ 1,260	\$ 1,155	\$ 1,155	\$ -
Telephone	\$ 100	\$ 92	\$ -	\$ 92
Postage & Delivery	\$ 750	\$ 750	\$ 723	\$ 27
Copies	\$ 1,000	\$ 917	\$ 123	\$ 794
Office Supplies	\$ 200	\$ 183	\$ 4	\$ 179
Insurance	\$ 7,127	\$ 7,127	\$ 6,631	\$ 496
Legal Advertising	\$ 2,500	\$ 2,500	\$ 2,262	\$ 238
Contingency	\$ 1,200	\$ 1,200	\$ 980	\$ 220
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 142,706	\$ 135,702	\$ 126,974	\$ 8,728

Holly Hill Road East
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 20,000	\$ 18,333	\$ 16,667	\$ 1,667
Electric	\$ 10,000	\$ 9,167	\$ 7,739	\$ 1,427
Streetlighting	\$ 46,200	\$ 42,350	\$ 35,745	\$ 6,605
Property Insurance	\$ 9,327	\$ 9,327	\$ 5,773	\$ 3,554
Landscape Maintenance	\$ 142,593	\$ 130,710	\$ 121,910	\$ 8,800
Landscape Contingency	\$ 22,000	\$ 20,167	\$ 16,380	\$ 3,787
Irrigation Repairs	\$ 7,500	\$ 6,875	\$ 2,643	\$ 4,232
Sidewalk Repairs & Maintenance	\$ 5,000	\$ 4,583	\$ 1,916	\$ 2,667
General Repairs & Maintenance	\$ 17,500	\$ 17,500	\$ 55,462	\$ (37,962)
Contingency	\$ 10,000	\$ 9,167	\$ 5,399	\$ 3,768
Subtotal Field Expenditures	\$ 290,120	\$ 268,179	\$ 269,634	\$ (1,455)
Amenity Expenditures				
Property Insurance	\$ 17,864	\$ 17,864	\$ 14,134	\$ 3,730
Amenity Landscaping	\$ 18,588	\$ 17,039	\$ 17,039	\$ -
Amenity Landscape Replacement	\$ 13,000	\$ 11,917	\$ -	\$ 11,917
Electric	\$ 23,760	\$ 21,780	\$ 18,705	\$ 3,075
Water	\$ 680	\$ 623	\$ 618	\$ 6
Internet	\$ 2,376	\$ 2,178	\$ 1,800	\$ 378
Janitorial Services	\$ 16,900	\$ 15,492	\$ 15,134	\$ 358
Pest Control	\$ 840	\$ 840	\$ 811	\$ 29
Amenity Access Management	\$ 6,300	\$ 5,775	\$ 5,775	\$ -
Security Services	\$ 33,886	\$ 31,062	\$ 21,813	\$ 9,250
Amenity Repairs & Maintenance	\$ 19,800	\$ 18,150	\$ 7,309	\$ 10,841
Pool Maintenance	\$ 23,700	\$ 21,725	\$ 22,175	\$ (450)
Playground Lease	\$ 52,129	\$ 47,785	\$ 15,140	\$ 32,645
Contingency	\$ 12,031	\$ 12,031	\$ 12,271	\$ (240)
Subtotal Amenity Expenditures	\$ 241,854	\$ 224,261	\$ 152,724	\$ 71,537
Total Operations & Maintenance	\$ 531,974	\$ 492,440	\$ 422,358	\$ 70,082
Total Expenditures	\$ 674,680	\$ 628,141	\$ 549,332	\$ 78,810
Excess (Deficiency) of Revenues over Expenditures	\$ (16,543)		\$ 114,882	
<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	\$ (74,943)		\$ 56,482	
Fund Balance - Beginning	\$ 74,943		\$ 257,349	
Fund Balance - Ending	\$ -		\$ 313,831	

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 August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 229,722	\$ 229,722	\$ 230,526	\$ 804
Interest	\$ 6,501	\$ 6,501	\$ 10,988	\$ 4,488
Total Revenues	\$ 236,223	\$ 236,223	\$ 241,515	\$ 5,292
Expenditures:				
Interest - 11/1	\$ 76,016	\$ 76,016	\$ 76,016	\$ -
Principal - 5/1	\$ 75,000	\$ 75,000	\$ 75,000	\$ -
Interest - 5/1	\$ 76,016	\$ 76,016	\$ 76,016	\$ -
Total Expenditures	\$ 227,033	\$ 227,033	\$ 227,033	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 9,190		\$ 14,482	
Fund Balance - Beginning	\$ 157,351		\$ 273,428	
Fund Balance - Ending	\$ 166,542		\$ 287,910	

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 August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 123,938	\$ 123,938	\$ 124,372	\$ 434
Interest	\$ 3,489	\$ 3,489	\$ 5,908	\$ 2,419
Total Revenues	\$ 127,427	\$ 127,427	\$ 130,280	\$ 2,853
Expenditures:				
Interest - 11/1	\$ 42,719	\$ 42,719	\$ 42,719	\$ -
Principal - 5/1	\$ 35,000	\$ 35,000	\$ 35,000	\$ -
Interest - 5/1	\$ 42,719	\$ 42,719	\$ 42,719	\$ -
Total Expenditures	\$ 120,438	\$ 120,438	\$ 120,438	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,990		\$ 9,843	
Fund Balance - Beginning	\$ 84,472		\$ 147,376	
Fund Balance - Ending	\$ 91,462		\$ 157,218	

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 August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 238,365	\$ 238,365	\$ 239,199	\$ 834
Interest	\$ 6,166	\$ 6,166	\$ 10,877	\$ 4,711
Total Revenues	\$ 244,532	\$ 244,532	\$ 250,077	\$ 5,545
Expenditures:				
Interest - 11/1	\$ 85,000	\$ 85,000	\$ 85,000	\$ -
Principal - 11/1	\$ 65,000	\$ 65,000	\$ 65,000	\$ -
Interest - 5/1	\$ 83,700	\$ 83,700	\$ 83,700	\$ -
Total Expenditures	\$ 233,700	\$ 233,700	\$ 233,700	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 10,832		\$ 16,377	
Fund Balance - Beginning	\$ 184,378		\$ 307,572	
Fund Balance - Ending	\$ 195,210		\$ 323,949	

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 August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 191,400	\$ 191,400	\$ 192,069	\$ 670
Interest	\$ 4,519	\$ 4,519	\$ 7,585	\$ 3,066
Total Revenues	\$ 195,918	\$ 195,918	\$ 199,654	\$ 3,736
Expenditures:				
Interest - 11/1	\$ 61,200	\$ 61,200	\$ 61,200	\$ -
Principal - 5/1	\$ 70,000	\$ 70,000	\$ 70,000	\$ -
Interest - 5/1	\$ 61,200	\$ 61,200	\$ 61,200	\$ -
Total Expenditures	\$ 192,400	\$ 192,400	\$ 192,400	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,518		\$ 7,254	
Fund Balance - Beginning	\$ 88,897		\$ 186,440	
Fund Balance - Ending	\$ 92,416		\$ 193,694	

Holly Hill Road East
Community Development District
Combined Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2025

	Series		Series		Series		
	2018		2020 A3		2020 A4		Total
<u>Revenues</u>							
Interest	\$	2	\$	839	\$	-	\$ 841
Total Revenues	\$	2	\$	839	\$	-	\$ 841
<u>Expenditures:</u>							
Capital Outlay	\$	-	\$	-	\$	-	\$ -
Total Expenditures	\$	-	\$	-	\$	-	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$	2	\$	839	\$	-	\$ 841
Net Change in Fund Balance	\$	2	\$	839	\$	-	\$ 841
Fund Balance - Beginning	\$	56	\$	21,933	\$	0	\$ 21,989
Fund Balance - Ending	\$	58	\$	22,772	\$	0	\$ 22,829

Holly Hill Road East

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Interest	\$ 1,235	\$ 1,235	\$ 4,946	\$ 3,711
Total Revenues	\$ 1,235	\$ 1,235	\$ 4,946	\$ 3,711
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,235		\$ 4,946	
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	\$ 59,635		\$ 63,346	
Fund Balance - Beginning	\$ 119,506		\$ 120,054	
Fund Balance - Ending	\$ 179,141		\$ 183,400	

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	\$ -	\$ 13,372	\$ 538,513	\$ 4,160	\$ 1,826	\$ -	\$ 4,556	\$ 257	\$ 4,925	\$ -	\$ -	\$ -	\$ 567,610
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 490	\$ 608	\$ 608	\$ -	\$ 1,705
Intra-Governmental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92,509	\$ -	\$ -	\$ 60	\$ -	\$ 92,569
Other Income	\$ -	\$ 90	\$ -	\$ 30	\$ -	\$ 30	\$ -	\$ 500	\$ 530	\$ 620	\$ 530	\$ -	\$ 2,330
Total Revenues	\$ -	\$ 13,462	\$ 538,513	\$ 4,190	\$ 1,826	\$ 30	\$ 4,556	\$ 93,266	\$ 5,945	\$ 1,228	\$ 1,198	\$ -	\$ 664,214

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,200	\$ -	\$ -	\$ 1,800	\$ 800	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 6,800
FICA Expenses	\$ -	\$ -	\$ -	\$ -	\$ 138	\$ 61	\$ 77	\$ -	\$ 77	\$ -	\$ 77	\$ -	\$ 428
Engineering Fees	\$ -	\$ -	\$ -	\$ 263	\$ 115	\$ 808	\$ 175	\$ -	\$ 288	\$ -	\$ 518	\$ -	\$ 2,165
Legal Services	\$ 1,220	\$ 4,236	\$ 794	\$ 2,484	\$ 4,485	\$ 5,337	\$ 3,672	\$ 714	\$ 2,636	\$ 964	\$ 2,552	\$ -	\$ 29,091
Arbitrage	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ 1,350
Dissemination	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ -	\$ 6,600
Assessment Administration	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,565
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,100	\$ -	\$ -	\$ -	\$ 4,100
Trustee Fees	\$ 4,323	\$ -	\$ 6,465	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ 1,010	\$ -	\$ -	\$ 15,839
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ 41,250
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ 1,733
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ 1,155
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 137	\$ 47	\$ 102	\$ 224	\$ 13	\$ 59	\$ 12	\$ 24	\$ 21	\$ 58	\$ 26	\$ -	\$ 723
Copies	\$ -	\$ -	\$ 4	\$ 23	\$ 44	\$ 5	\$ 7	\$ 21	\$ 19	\$ -	\$ -	\$ -	\$ 123
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 0	\$ 1	\$ -	\$ 4
Insurance	\$ 6,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,631
Legal Advertising	\$ 959	\$ -	\$ -	\$ -	\$ -	\$ 309	\$ 275	\$ 720	\$ -	\$ -	\$ -	\$ -	\$ 2,262
Contingency	\$ 106	\$ 106	\$ 106	\$ 106	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ -	\$ -	\$ -	\$ 980
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 23,729	\$ 11,102	\$ 12,084	\$ 7,712	\$ 15,358	\$ 12,102	\$ 9,941	\$ 6,202	\$ 12,864	\$ 7,095	\$ 8,785	\$ -	\$ 126,974

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	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ -	\$ -	16,667
Electric	\$ 695	\$ 627	\$ 599	\$ 731	\$ 779	\$ 709	\$ 733	\$ 705	\$ 659	\$ 792	\$ 710	\$ -	7,739
Streetlighting	\$ 4,183	\$ 2,203	\$ 3,193	\$ 3,193	\$ 3,199	\$ 3,199	\$ 3,282	\$ 3,324	\$ 3,324	\$ 3,324	\$ 3,324	\$ -	35,745
Property Insurance	\$ 5,773	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,773
Landscape Maintenance	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ -	121,910
Landscape Contingency	\$ -	\$ -	\$ -	\$ 550	\$ -	\$ -	\$ 14,240	\$ -	\$ -	\$ 950	\$ 640	\$ -	16,380
Irrigation Repairs	\$ 736	\$ 83	\$ 348	\$ 266	\$ 318	\$ 207	\$ -	\$ 419	\$ 213	\$ 52	\$ -	\$ -	2,643
Sidewalk Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,916	\$ -	\$ -	\$ -	1,916
General Repairs & Maintenance	\$ 3,482	\$ 2,078	\$ 9,274	\$ 500	\$ 8,782	\$ 22,941	\$ 3,105	\$ -	\$ 550	\$ 4,750	\$ -	\$ -	55,462
Contingency	\$ -	\$ -	\$ 3,499	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 1,800	\$ -	\$ -	5,399
Subtotal Field Expenditures	\$ 27,618	\$ 17,741	\$ 29,661	\$ 17,989	\$ 25,927	\$ 39,805	\$ 34,109	\$ 17,197	\$ 19,411	\$ 24,418	\$ 15,756	\$ -	269,634
Amenity Expenditures													
Property Insurance	\$ 14,134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,134
Amenity Landscaping	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ -	17,039
Amenity Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ 1,650	\$ 1,588	\$ 1,473	\$ 1,550	\$ 1,694	\$ 1,577	\$ 1,745	\$ 1,779	\$ 1,711	\$ 1,988	\$ 1,949	\$ -	18,705
Water	\$ 65	\$ 52	\$ 48	\$ 48	\$ 46	\$ 53	\$ 56	\$ 61	\$ 70	\$ 56	\$ 63	\$ -	618
Internet	\$ 180	\$ -	\$ 360	\$ 180	\$ -	\$ 360	\$ 180	\$ 180	\$ 180	\$ 180	\$ -	\$ -	1,800
Janitorial Services	\$ 770	\$ 1,797	\$ 1,240	\$ 1,220	\$ 1,255	\$ 1,330	\$ 1,295	\$ 1,418	\$ 1,340	\$ 1,880	\$ 1,590	\$ -	15,134
Pest Control	\$ 65	\$ 65	\$ 65	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ -	811
Amenity Access Management	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ -	5,775
Security Services	\$ 1,736	\$ 2,479	\$ 1,938	\$ 1,723	\$ 1,723	\$ 3,230	\$ -	\$ 2,477	\$ 1,627	\$ 2,364	\$ 2,516	\$ -	21,813
Amenity Repairs & Maintenance	\$ 357	\$ 433	\$ 1,100	\$ -	\$ 200	\$ 651	\$ 635	\$ 753	\$ 1,830	\$ 1,350	\$ -	\$ -	7,309
Pool Maintenance	\$ 2,425	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ -	22,175
Playground Lease	\$ 1,376	\$ 1,376	\$ 1,376	\$ 1,376	\$ 1,376	\$ 1,376	\$ 1,376	\$ 1,376	\$ 1,376	\$ 1,376	\$ 1,376	\$ -	15,140
Contingency	\$ -	\$ -	\$ 2,140	\$ -	\$ -	\$ 5,901	\$ 3,800	\$ -	\$ 430	\$ -	\$ -	\$ -	12,271
Subtotal Amenity Expenditures	\$ 24,832	\$ 11,840	\$ 13,790	\$ 10,223	\$ 10,421	\$ 18,604	\$ 13,214	\$ 12,170	\$ 12,690	\$ 13,320	\$ 11,620	\$ -	152,724
Total Operations & Maintenance	\$ 52,450	\$ 29,580	\$ 43,451	\$ 28,213	\$ 36,348	\$ 58,410	\$ 47,323	\$ 29,367	\$ 32,101	\$ 37,738	\$ 27,376	\$ -	422,358
Total Expenditures	\$ 76,179	\$ 40,682	\$ 55,535	\$ 35,925	\$ 51,706	\$ 70,512	\$ 57,264	\$ 35,569	\$ 44,966	\$ 44,832	\$ 36,161	\$ -	549,332
Excess (Deficiency) of Revenues over Expenditures	\$ (76,179)	\$ (27,220)	\$ 482,978	\$ (31,735)	\$ (49,881)	\$ (70,482)	\$ (52,708)	\$ 57,697	\$ (39,020)	\$ (43,604)	\$ (34,963)	\$ -	114,882
Other Financing Sources/Uses:													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (58,400)	\$ -	\$ -	\$ (25,194)	\$ -	(83,594)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (58,400)	\$ -	\$ -	\$ (25,194)	\$ -	(83,594)
Net Change in Fund Balance	\$ (76,179)	\$ (27,220)	\$ 482,978	\$ (31,735)	\$ (49,881)	\$ (70,482)	\$ (52,708)	\$ (703)	\$ (39,020)	\$ (43,604)	\$ (60,157)	\$ -	31,288

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)
Less: Principal Payment 5/1/25	(\$70,000)
Current Bonds Outstanding	\$3,110,000

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)
Less: Principal Payment 5/1/25	(\$35,000)
Current Bonds Outstanding	\$1,620,000

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	\$121,115	
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)
Less: Principal Payment 11/1/24		(\$65,000)
Current Bonds Outstanding		\$3,410,000

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)
Less: Principal Payment 5/1/25		(\$70,000)
Current Bonds Outstanding		\$3,065,000

Holly Hill Road East CDD
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments	\$	608,205.44	\$	247,013.40	\$	133,267.00	\$	256,306.96	\$	205,806.28	\$	1,450,599.08
Net Assessments	\$	565,631.06	\$	229,722.46	\$	123,938.31	\$	238,365.47	\$	191,399.84	\$	1,349,057.14

41.93%	17.03%	9.19%	17.67%	14.19%	100.00%
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Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2017 Debt Service	2018 Debt Service	2020 A3 Debt Service	2020 A4 Debt Service	Total
11/13/24	10/21/24	\$4,546.44	(\$238.71)	(\$86.15)	\$0.00	\$4,221.58	\$1,770.02	\$718.87	\$387.84	\$745.91	\$598.94	\$4,221.58
11/15/24	10/01-10/31/24	\$2,179.33	(\$87.17)	(\$41.84)	\$0.00	\$2,050.32	\$859.66	\$349.14	\$188.36	\$362.27	\$290.89	\$2,050.32
11/19/24	11/01-11/07/24	\$16,609.28	(\$664.44)	(\$318.90)	\$0.00	\$15,625.94	\$6,551.63	\$2,660.84	\$1,435.56	\$2,760.95	\$2,216.96	\$15,625.94
11/26/24	11/08-11/15/24	\$26,042.07	(\$1,041.68)	(\$500.01)	\$0.00	\$24,500.38	\$10,272.49	\$4,172.02	\$2,250.86	\$4,328.98	\$3,476.03	\$24,500.38
11/30/24	1% ADJ	(\$14,505.99)	\$0.00	\$0.00	\$0.00	(\$14,505.99)	(\$6,082.06)	(\$2,470.13)	(\$1,332.67)	(\$2,563.07)	(\$2,058.06)	(\$14,505.99)
12/06/24	11/16-11/26/24	\$94,640.08	(\$3,785.69)	(\$1,817.09)	\$0.00	\$89,037.30	\$37,331.45	\$15,161.60	\$8,179.89	\$15,732.04	\$12,632.32	\$89,037.30
12/20/24	11/27-11/30/24	\$1,262,462.17	(\$50,498.11)	(\$24,239.28)	\$0.00	\$1,187,724.78	\$497,987.82	\$202,250.19	\$109,116.65	\$209,859.59	\$168,510.53	\$1,187,724.78
12/27/24	12/1-12/15/24	\$8,060.01	(\$286.61)	(\$155.47)	\$0.00	\$7,617.93	\$3,194.03	\$1,297.21	\$699.86	\$1,346.02	\$1,080.81	\$7,617.93
01/10/25	12/16-12/31/24	\$10,437.28	(\$313.12)	(\$202.48)	\$0.00	\$9,921.68	\$4,159.95	\$1,689.50	\$911.50	\$1,753.07	\$1,407.66	\$9,921.68
2/3/25	10/1-12/31/24	\$0.00	\$0.00	\$0.00	\$2,071.86	\$2,071.86	\$868.69	\$352.80	\$190.34	\$366.08	\$293.95	\$2,071.86
02/10/25	1/1-1/31/25	\$2,376.76	(\$47.53)	(\$46.58)	\$0.00	\$2,282.65	\$957.07	\$388.70	\$209.71	\$403.32	\$323.85	\$2,282.65
04/11/25	3/1-3/31/25	\$11,066.75	\$0.00	(\$221.34)	\$0.00	\$10,845.41	\$4,547.25	\$1,846.80	\$996.37	\$1,916.28	\$1,538.71	\$10,845.41
04/30/25	1/1-3/31/25	\$0.00	\$0.00	\$0.00	\$22.06	\$22.06	\$9.24	\$3.76	\$2.03	\$3.90	\$3.13	\$22.06
05/09/25	4/1-4/30/25	\$626.09	\$0.00	(\$12.52)	\$0.00	\$613.57	\$257.26	\$104.48	\$56.37	\$108.41	\$87.05	\$613.57
06/13/25	5/1-5/31/25	\$7,183.13	\$0.00	(\$143.66)	\$0.00	\$7,039.47	\$2,951.50	\$1,198.70	\$646.72	\$1,243.81	\$998.74	\$7,039.47
06/23/25	6/2/25	\$4,804.02	\$0.00	(\$96.08)	\$0.00	\$4,707.94	\$1,973.93	\$801.69	\$432.52	\$831.85	\$667.95	\$4,707.94
TOTAL		\$ 1,436,527.42	\$ (56,963.06)	\$ (27,881.40)	\$ 2,093.92	\$ 1,353,776.88	\$ 567,609.93	\$ 230,526.17	\$ 124,371.91	\$ 239,199.41	\$ 192,069.46	\$ 1,353,776.88

100%	Net Percent Collected
0	Balance Remaining to Collect