Holly Hill Road East Community Development District

Agenda

March 10, 2026

AGENDA

Holly Hill Road East
Community Development District

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

Tuesday
March 10, 2026
11:00 a.m.

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

Zoom Video Link: https://us06web.zoom.us/j/84234385085
Zoom Call-In Information: 1-646-876-9923
Meeting ID: 842 3438 5085

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the February 10, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-05 Approving Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
5. Review of Encroachment at 314 Citrus Isle Loop
6. Review of Request for Speed Bumps at Citrus Isle
7. Staff Reports
    - A. Attorney
        - i. Discussion of Pending Property Tax Legislation
    - B. Engineer
        - i. Presentation of Engineer's Reports
    - C. Field Manager's Report
        - i. Consideration of Proposal for Pest Control Services
        - ii. Consideration of Proposal for Cleaning of Walls
    - 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

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, **February 10, 2026,** 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:

Nancy Henneberger	Chairman
Julie Steddom	Vice Chairman
Hansen Wong	Assistant Secretary
Courtney Taylor	Assistant Secretary
Violet Melendez	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Grace Rinaldi	District Counsel, Kilinski Van Wyk
Chace Arrington *by Zoom*	District Engineer
Rey Malave *by Zoom*	District Engineer
Marshall Tindall	Field Services Manager, GMS

The following is a summary of the discussions and actions taken at the February 10, 2026, Holly Hill Road East Community Development District's Regular Board of Supervisors' Meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 11:00 a.m. Five Board members were present in person, constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Adams stated that members of the public were present via Zoom. There were no public comments at this time, and the next item followed.

THIRD ORDER OF BUSINESS **Approval of Minutes of January 13, 2026, Board of Supervisors Meeting**

Ms. Adams presented the meeting minutes from the January 13, 2026, meeting. She noted that they have been reviewed by District Counsel and the District Manager. She asked for any questions, comments, or corrections. The Board had no changes to the minutes.

> On MOTION by Mr. Taylor, seconded by Mr. Wong, all in favor, the Minutes of the January 13, 2026, Board of Supervisors Meeting were approved.

FOURTH ORDER OF BUSINESS **Ratification of Agreement for Citrus Isles Well Repairs**

Ms. Adams reviewed the agreement for the Citrus Isles well repairs in the amount of $2,667.05 with Prince & Sons. Ms. Rinaldi explained that the contract was the District's standard agreement and included all required governmental protections. Ms. Adams noted that the well had failed and was out of warranty. Because the repair was time-sensitive and necessary to prevent damage to landscaping, the proposal had been authorized by the Chair subject to Board ratification. The agreement was then prepared, signed by both parties, and the vendor was scheduled to complete the work. There was some discussion about asking the developer for funding assistance, but Ms. Adams explained that since the development was completed years ago and bond construction funds had been fully spent, it was unlikely the developer would contribute. The Board directed staff to send a letter to the developer requesting consideration of funding assistance. After discussion, the Board unanimously approved the motion to ratify the agreement.

> On MOTION by Mr. Wong, seconded by Ms. Melendez, all in favor, the Agreement for Citrus Isles Well Repairs, was ratified.

FIFTH ORDER OF BUSINESS **Consideration of Non-Ad Valorem Agreement with Polk County**

Ms. Adams reviewed the annual non-ad valorem assessment agreement with the Polk County Property Appraiser's office. She explained that approving it allowed the CDD fees to be placed on the county property tax bill, so residents paid their CDD assessments along with their regular property taxes. The funds were then returned to the District and handled in accordance with

the budget and trust indenture. Ms. Adams confirmed that they were aware of all key deadlines and had already coordinated with the assessment team.

> On MOTION by Ms. Steddom, seconded by Ms. Henneberger, all in favor, the Non-Ad Valorem Agreement with Polk County, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Proposal for Shield on Street Light**

Ms. Adams stated that the Board had discussed a resident's request to add a shield to a streetlight that was shining into their yard and home. The newer replacement lights were brighter than the old ones, and Duke estimated the shield would cost about $100, though the final price would be confirmed after a site visit. Ms. Adams explained that this was a policy decision and cautioned that setting a precedent could be problematic if others made similar requests. Board members agreed they did not want the CDD to cover the cost but were okay with approving the shield if the homeowner paid for it. They discussed collecting payment up front and making sure any additional costs beyond the estimate would also be the homeowner's responsibility. Ms. Adams planned to send a letter outlining the payment process and move forward once payment was received.

> On MOTION by Ms. Steddom, seconded by Ms. Melendez, with Ms. Steddom, Ms. Melendez, Ms. Henneberger, and Mr. Wong in favor and Mr. Taylor abstaining, the Proposal for Shield on Street Light with Property Owner Paying Cost, was approved.

SEVENTH ORDER OF BUSINESS **Review of Correspondence Related to Encroachments at 318 and 326 Citrus Isle Loop**

Ms. Adams stated that the Board had received a status update on the encroachments at 318 and 326 Citrus Isle Loop. At 318, the homeowner responded and said the cactus placed on CDD property was not hers and that the District could remove it. Mr. Tindall stated that he planned to remove the cactus, clean up the area, and restore the sod. No Board action was needed.

At 326, the issue involved a fence installed on CDD property. A letter had been sent by certified and regular mail, giving the homeowner 30 days to address the encroachment, with a

deadline around February 21, 2026. No response has been received. If the fence remained after the deadline, District counsel may send a follow-up letter providing an additional compliance timeframe. The Board took no action at this time and would continue to receive updates.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Rinaldi gave a quick reminder that, since it's a new calendar year, everyone must complete the required 4 hours of annual ethics training again. She said the deadline is December 31, 2026 and that she would send reminders and the training materials to the Board. One supervisor mentioned they had just taken the course a few months ago and asked if they had to do it again. Ms. Rinaldi confirmed that it's an annual requirement, so yes, it has to be completed each year. When filing Form 1, Board members just check a box confirming they completed the ethics training. There's no additional reporting beyond that. She also said she would resend the email with the links to the available training options and was happy to answer any other questions.

B. Engineer

Mr. Malave noted that the community had received a public notice about a City of Davenport Commission reading for a nearby commercial development. It was clarified that this was a new 15.5-acre grocery/commercial project involving a rezoning to Commercial C-3, not the previously discussed Home Depot site. The District engineer explained that the notice was only for a zoning change and that no site plans had been submitted yet. Because no development plans were available, there was nothing specific to review at this time. He stated that the engineering team would continue to monitor the project and review it once plans were filed. He also noted that when development begins, there will be zoning requirements for buffers and separation between the commercial property and nearby homes. It was mentioned that some homes could be as close as 15 to 20 feet from the proposed commercial area. The Board discussed the upcoming commission meeting on March 2 at 7:00 p.m. and suggested that interested residents could attend to voice concerns about noise, landscaping buffers, and light pollution. There were no additional items from the District engineer, and no further questions from the Board.

C. Field Manager's Report

Mr. Tindall presented his field report and reviewed recent maintenance updates with the Board. He reported several fence issues caused by recent gusty weather. In Citrus Isles, about three fence sections near the pond by the trail entrance had broken posts. The plan was to replace them with heavier, commercial-grade posts and upgrade the rails to stronger 2x7s. At Citrus Landing, sections that had blown out were reinstalled, and only one top rail needed replacement, which was already in storage. He also discussed frost damage from the recent cold weather. Plants like Blue Daze, Gold Mound, and Ixora were affected. The landscaping plan was to wait until early to mid-March to see what recovered before trimming or replacing anything, to avoid additional damage from another potential cold snap. Crepe myrtles were being trimmed in stages and would be completed before spring.

Mr. Tindall stated regarding irrigation, wells had been serviced and irrigation was turned off before the freeze as a precaution. After temperatures rose, the system was tested and restarted, and no major issues were found. At the Citrus Point Amenity Center, two picnic benches had minor weld failures. Instead of replacing them, they reinforced the benches with angle supports and completed some touch-up painting, which was more cost-effective. Mr. Tindall confirmed the well repairs were completed. There was also discussion about a damaged fence in Citrus Reserve. It was believed to be part of the North Boulevard CDD. It was agreed to coordinate with their field services manager regarding minor cosmetic damage. The District manager informed the Board that letters would be sent to residents who had placed basketball hoops in the roadway, requesting that they move them out of the right-of-way for safety reasons.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams stated that the District manager had reviewed the January 1 through January 31, 2026 check register, which totaled $1,059,587.40. She explained that the detailed backup started on the next page and walked the Board through some of the larger transactions. She pointed out the $706,357.49 payment to U.S. Bank, explaining that Polk County collects the CDD assessments for both maintenance and debt. The maintenance portion stays in the District's general fund, while the debt portion is sent to U.S. Bank to fund the bond trustee accounts for principal and interest payments. She also highlighted a $300,000 transfer to the State Board of Administration for the Holly Hill Road East account. She explained that this is a government

investment pool that earns interest on surplus funds not immediately needed. She noted that the account is fully liquid and funds can be transferred back quickly when needed. With no further questions, the board made a motion, seconded it, and unanimously approved the check register.

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

ii. Balance Sheet & Income Statement

Ms. Adams reviewed the unaudited financials through the end of December, which marked the close of the calendar year. She went over the combined balance sheet and explained that the general fund column showed the balances in the Truist checking account and the State Board of Administration, highlighting the unassigned balance as the funds available to operate the District. She explained that the debt service funds were held at U.S. Bank and managed by the trustee, with separate accounts for the 2017, 2018, and 2020 A3 and A4 bond issues. She also pointed out the Board-established capital reserve fund and its current balance. On the revenue side, she reported that $565,628 in CDD maintenance fees had been assessed and that more than $558,000 had been collected as of the end of December, showing the District was nearly fully collected. The District had earned about $990 in interest. She noted that intergovernmental revenue from North Boulevard for amenity cost sharing would be reflected later in the fiscal year once billed. Ms. Adams reviewed expenses and stated that administrative, field, and amenity expenditures were all running under budget compared to the prorated amounts. She highlighted the month-to-month expense report as helpful for tracking recurring contracts and utility trends. She reminded the Board that the financials were presented for informational purposes only and no action was required.

NINTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS **Supervisors' Requests and Audience Comments**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Adjournment**

Ms. Adams asked for a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors ("**Board**") of the Holly Hill Road East Community Development District ("**District**") a proposed budget ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	June 9, 2026
HOUR:	11:00 a.m.
LOCATION:	Lake Alfred Public Library 245 N. Seminole Avenue Lake Alfred, Florida 33850

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Davenport and Polk County, Florida at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget

on the District's website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 10TH DAY OF MARCH 2026.

ATTEST:

HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Holly Hill Road East

Community Development District

Proposed Budget

FY2027

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Holly Hill Road East

Community Development District

Proposed Budget
General Fund

	Adopted Budget FY 2026	Actual Thru 1/31/26	Projected Next 8 Months	Total Projected 9/30/26	Proposed Budget FY 2027
Revenues					
Assessments - Tax Roll	$ 565,628	$ 551,050	$ 14,578	$ 565,628	$ 565,628
Inter-Governmental Revenue	$ 78,374	$ -	$ 78,374	$ 78,374	$ 76,734
Interest Income	$ -	$ 1,844	$ 922	$ 2,767	$ 2,767
Other Income	$ -	$ 135	$ 68	$ 203	$ 101
Carry Forward Surplus	$ 65,145	$ 227,856	$ -	$ 227,856	$ 65,273
Total Revenues	**$ 709,148**	**$ 780,886**	**$ 93,942**	**$ 874,828**	**$ 710,503**
Expenditures					
Administrative:					
Supervisor Fees	$ 12,000	$ 2,600	$ 8,000	$ 10,600	$ 12,000
FICA Expenses	$ -	$ 199	$ 612	$ 811	$ 918
Engineering Fees	$ 10,000	$ 5,495	$ 6,667	$ 12,162	$ 10,000
Legal Services	$ 25,000	$ 8,212	$ 22,160	$ 30,372	$ 25,000
Arbitrage	$ 1,800	$ 900	$ 900	$ 1,800	$ 1,800
Dissemination	$ 7,416	$ 2,472	$ 4,944	$ 7,416	$ 7,787
Assessment Administration	$ 5,732	$ 5,732	$ -	$ 5,732	$ 6,019
Annual Audit	$ 4,100	$ -	$ 4,100	$ 4,100	$ 4,300
Trustee Fees	$ 15,839	$ 15,143	$ -	$ 15,143	$ 15,839
Management Fees	$ 46,350	$ 15,450	$ 30,900	$ 46,350	$ 48,668
Information Technology	$ 1,947	$ 649	$ 1,298	$ 1,947	$ 2,044
Website Maintenance	$ 1,298	$ 433	$ 865	$ 1,298	$ 1,363
Telephone	$ 100	$ -	$ 67	$ 67	$ 100
Postage & Delivery	$ 850	$ 397	$ 567	$ 964	$ 850
Copies	$ 1,000	$ 63	$ 400	$ 463	$ 1,000
Office Supplies	$ 200	$ 2	$ 100	$ 102	$ 200
Insurance	$ 8,196	$ 7,029	$ -	$ 7,029	$ 8,083
Legal Advertising	$ 2,500	$ 1,025	$ 1,475	$ 2,500	$ 2,500
Contingency	$ 1,300	$ 135	$ 867	$ 1,002	$ 1,300
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Administrative	**$ 145,803**	**$ 66,112**	**$ 83,921**	**$ 150,032**	**$ 149,946**
Operations & Maintenance					
Field Expenditures					
Field Management	$ 20,600	$ 6,867	$ 13,733	$ 20,600	$ 21,630
Electric	$ 10,000	$ 2,869	$ 7,520	$ 10,389	$ 11,000
Streetlighting	$ 49,248	$ 13,750	$ 32,800	$ 46,550	$ 54,173
Property Insurance	$ 10,726	$ 5,670	$ -	$ 5,670	$ 6,520
Landscape Maintenance	$ 166,871	$ 44,331	$ 88,664	$ 132,995	$ 166,871
Landscape Contingency	$ 6,000	$ -	$ 3,000	$ 3,000	$ 15,000
Irrigation Repairs	$ 7,500	$ 16,595	$ 8,297	$ 24,892	$ 7,500
Sidewalk Repairs & Maintenance	$ 5,000	$ -	$ 1,667	$ 1,667	$ 2,500
General Repairs & Maintenance	$ 17,500	$ 1,686	$ 11,667	$ 13,353	$ 21,000
Pressure Washing	$ -	$ -	$ -	$ -	$ 8,750
Stormwater Repairs	$ -	$ -	$ -	$ -	$ 35,000
Contingency	$ 10,000	$ 5	$ 5,000	$ 5,005	$ 10,000
Subtotal Field Expenditures	**$ 303,445**	**$ 91,773**	**$ 172,348**	**$ 264,121**	**$ 359,944**

Holly Hill Road East

Community Development District

Proposed Budget
General Fund

	Adopted Budget FY 2026	Actual Thru 1/31/26	Projected Next 8 Months	Total Projected 9/30/26	Proposed Budget FY 2027
Amenity Expenditures					
Property Insurance	$ 20,543	$ 13,881	$ -	$ 13,881	$ 15,963
Amenity Landscaping	$ 24,096	$ 6,196	$ 12,392	$ 18,588	$ 24,096
Amenity Landscape Contingency	$ 8,000	$ -	$ 4,000	$ 4,000	$ 8,000
Electric	$ 23,760	$ 6,630	$ 13,168	$ 19,798	$ 26,136
Water	$ 748	$ 328	$ 544	$ 872	$ 959
Internet	$ 2,376	$ 720	$ 1,440	$ 2,160	$ 2,376
Janitorial Services	$ 17,085	$ 5,130	$ 10,600	$ 15,730	$ 19,085
Pest Control	$ 1,020	$ 321	$ 720	$ 1,041	$ 1,464
Amenity Access Management	$ 7,000	$ 2,333	$ 4,664	$ 6,997	$ 7,350
Security Services	$ 34,903	$ 18,163	$ 23,268	$ 41,431	$ 34,903
Amenity Repairs & Maintenance	$ 19,800	$ 2,691	$ 17,109	$ 19,800	$ 18,050
Pool Maintenance	$ 24,408	$ 8,136	$ 16,272	$ 24,408	$ 25,200
Pool Furniture Repair & Maintenance	$ 5,000	$ -	$ 5,000	$ 5,000	$ 5,000
Playground Lease	$ 4,131	$ 4,129	$ -	$ 4,129	$ -
Contingency	$ 12,031	$ 4,337	$ 7,694	$ 12,031	$ 12,031
Subtotal Amenity Expenditures	**$ 204,901**	**$ 72,996**	**$ 116,871**	**$ 189,867**	**$ 200,613**
Total Operations & Maintenance	**$ 508,346**	**$ 164,769**	**$ 289,219**	**$ 453,988**	**$ 560,557**
Other Expenditures					
Transfer Out - Capital Reserve	$ 55,000	$ -	$ 25,000	$ 25,000	$ -
Total Other Expenditures	**$ 55,000**	**$ -**	**$ 25,000**	**$ 25,000**	**$ -**
Total Expenditures	**$ 709,148**	**$ 230,881**	**$ 398,140**	**$ 629,021**	**$ 710,503**
Excess Revenues/(Expenditures)	$ -	$ 550,005	$ (304,198)	$ 245,807	$ -

Product Type	Assessable Units	ERU/Unit	Total ERUs	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1	204	1.00	204	$183,739.16	$900.68	$ 968.48
Phase 2	100	1.00	100	$90,068.21	$900.68	$ 968.48
Phase 3	182	1.00	182	$163,924.15	$900.68	$ 968.48
Phase 4	142	1.00	142	$127,896.87	$900.68	$ 968.48
	628		628	**$565,628.39**		

Holly Hill Road East
Community Development District
General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Inter-Governmental Revenue

The District has entered into an Interlocal Agreement with North Boulevard CDD for the use of its amenities. North Boulevard CDD funds a portion of the District's amenity expenses are part of the agreement set in place.

Other Income

Represents revenues that do not fall into any standard category. These revenues include access cards and rental fees.

Interest Income

Represents interest income earned on excess funds invested through the State Board of Administration.

Carry Forward

Represents amount used to offset the District's fiscal year expenditure.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive $200 per meeting, not to exceed $4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer, Dewberry Engineers, Inc., provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Legal Services

The District's legal counsel, Kilinski | Van Wyk, PLLC, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Arbitrage

The District is contracted with AMTEC, an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2017, Series 2018, Series 2020A3 and Series 2020A4 bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2017, Series 2018, Series 2020A3 and Series 2020A4 bonds. Governmental Management Services – Central Florida, LLC completes these reporting requirements.

Assessment Administration

The District is contracted with Governmental Management Services – Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with McDirmit Davis for these services.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, arranges annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board materials, overnight deliveries, correspondence, etc.

Copies

Printing materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for $175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenditures

Field Management

The District is contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Streetlighting

Represents the cost to maintain streetlights currently in place within the District Boundaries.

Property Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District. Services include mowing, edging, trimming, pruning, weeding, irrigation inspections, fertilization and pest control applications. The District has contracted with Prince & Sons, Inc. to provide these services.

Landscape Contingency

Represents the estimated cost of replacing landscaping within the common areas of the District.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Sidewalk Repairs & Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas. These can include repairs to fences, monuments, lighting and other assets.

Pressure Washing

Represents cost for pressure washing of walls, entry signs and sidewalks.

Stormwater Repairs

Represents cost to maintain ponds due to washout in some areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenditures

Property Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. This cost pertains to coverage for the amenity facility.

Amenity Landscaping

Represents landscape maintenance services at the District's amenity facility. Services include mowing, edging, trimming, pruning, weeding, irrigation inspections, fertilization and pest control applications. The District has contracted with Prince & Sons, Inc. to provide these services.

Amenity Landscape Contingency

Represents the estimated cost of replacing landscaping surrounding the amenity facility.

Amenity - Electric

Represents estimated electric charges for the District's amenity facility.

Amenity – Water

Represents estimated water charges for the District's amenity facility.

Internet

Represents internet services in place at the amenity facility. This service is provided by Spectrum Business.

Janitorial Services

Represents the costs to provide janitorial services for the District's amenity facilities. These services are provided by Clean Star Services of Central Florida, LLC.

Pest Control

The District is contracted with Orkin for pest control treatments to its amenity facility.

Amenity Access Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team. The Amenity Access team also assist with Parking Rule implementation and enforcement.

Security Services

Represents the estimated cost of monthly security services for the District's amenity facilities as well as maintaining security systems in place. Services are provided by Securitas Security Services.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities and equipment.

Pool Maintenance

Resort Pool Services has been contracted to provide regular cleaning and treatments of the District's pool.

Pool Furniture Repair & Maintenance

Represents estimated costs for repairs and maintenance of the District's pool furniture.

Playground Lease

The District has entered into a leasing agreement with Navitas, Inc. for playgrounds installed in the community. This agreement ended in December 2025, hence, the budget for FY27 is zero.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Expenses:

Transfer Out – Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Holly Hill Road East
Community Development District
Proposed Budget
Series 2017 Debt Service Fund

	Adopted Budget FY 2026	Actuals Thru 1/31/26	Projected Next 8 Months	Total Projected 9/30/26	Proposed Budget FY 2027
Revenues					
Assessments	$ 229,722	$ 226,648	$ 3,075	$ 229,722	$ 229,722
Interest	$ 4,816	$ 3,108	$ 2,331	$ 5,439	$ 2,720
Carry Forward Surplus	$ 171,973	$ 175,710	$ -	$ 175,710	$ 181,915
Total Revenues	**$ 406,511**	**$ 405,466**	**$ 5,406**	**$ 410,872**	**$ 414,357**
Expenditures					
Interest - 11/1	$ 74,479	$ 74,479	$ -	$ 74,479	$ 72,839
Principal - 5/1	$ 80,000	$ -	$ 80,000	$ 80,000	$ 80,000
Interest - 5/1	$ 74,479	$ -	$ 74,479	$ 74,479	$ 72,839
Total Expenditures	**$ 228,958**	**$ 74,479**	**$ 154,479**	**$ 228,958**	**$ 225,678**
Excess Revenues/(Expenditures)	**$ 177,554**	**$ 330,988**	**$ (149,073)**	**$ 181,915**	**$ 188,679**

Interest - 11/1/27 $71,199

Product Type	ERU/Unit	Assessable Units	Total ERUs	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1	1.00	204	204	$229,722.46	$1,126.09	$1,210.85
		204	204	**$229,722.46**		

Holly Hill Road East

Community Development District

Series 2017 Special Assessment Bonds

Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	$ 3,025,000.00	$ -	$ 72,838.75	$ 227,317.50
05/01/27	$ 3,025,000.00	$ 80,000.00	$ 72,838.75	
11/01/27	$ 2,945,000.00	$ -	$ 71,198.75	$ 224,037.50
05/01/28	$ 2,945,000.00	$ 85,000.00	$ 71,198.75	
11/01/28	$ 2,860,000.00	$ -	$ 69,456.25	$ 225,655.00
05/01/29	$ 2,860,000.00	$ 90,000.00	$ 69,456.25	
11/01/29	$ 2,770,000.00	$ -	$ 67,375.00	$ 226,831.25
05/01/30	$ 2,770,000.00	$ 95,000.00	$ 67,375.00	
11/01/30	$ 2,675,000.00	$ -	$ 65,178.13	$ 227,553.13
05/01/31	$ 2,675,000.00	$ 95,000.00	$ 65,178.13	
11/01/31	$ 2,580,000.00	$ -	$ 62,981.25	$ 223,159.38
05/01/32	$ 2,580,000.00	$ 100,000.00	$ 62,981.25	
11/01/32	$ 2,480,000.00	$ -	$ 60,668.75	$ 223,650.00
05/01/33	$ 2,480,000.00	$ 105,000.00	$ 60,668.75	
11/01/33	$ 2,375,000.00	$ -	$ 58,240.63	$ 223,909.38
05/01/34	$ 2,375,000.00	$ 110,000.00	$ 58,240.63	
11/01/34	$ 2,265,000.00	$ -	$ 55,696.88	$ 223,937.50
05/01/35	$ 2,265,000.00	$ 115,000.00	$ 55,696.88	
11/01/35	$ 2,150,000.00	$ -	$ 53,037.50	$ 223,734.38
05/01/36	$ 2,150,000.00	$ 120,000.00	$ 53,037.50	
11/01/36	$ 2,030,000.00	$ -	$ 50,262.50	$ 223,300.00
05/01/37	$ 2,030,000.00	$ 125,000.00	$ 50,262.50	
11/01/37	$ 1,905,000.00	$ -	$ 47,371.88	$ 222,634.38
05/01/38	$ 1,905,000.00	$ 135,000.00	$ 47,371.88	
11/01/38	$ 1,770,000.00	$ -	$ 44,250.00	$ 226,621.88
05/01/39	$ 1,770,000.00	$ 140,000.00	$ 44,250.00	
11/01/39	$ 1,630,000.00	$ -	$ 40,750.00	$ 225,000.00
05/01/40	$ 1,630,000.00	$ 145,000.00	$ 40,750.00	
11/01/40	$ 1,485,000.00	$ -	$ 37,125.00	$ 222,875.00
05/01/41	$ 1,485,000.00	$ 155,000.00	$ 37,125.00	
11/01/41	$ 1,330,000.00	$ -	$ 33,250.00	$ 225,375.00
05/01/42	$ 1,330,000.00	$ 160,000.00	$ 33,250.00	
11/01/42	$ 1,170,000.00	$ -	$ 29,250.00	$ 222,500.00
05/01/43	$ 1,170,000.00	$ 170,000.00	$ 29,250.00	
11/01/43	$ 1,000,000.00	$ -	$ 25,000.00	$ 224,250.00
05/01/44	$ 1,000,000.00	$ 180,000.00	$ 25,000.00	
11/01/44	$ 820,000.00	$ -	$ 20,500.00	$ 225,500.00
05/01/45	$ 820,000.00	$ 190,000.00	$ 20,500.00	
11/01/45	$ 630,000.00	$ -	$ 15,750.00	$ 226,250.00
05/01/46	$ 630,000.00	$ 200,000.00	$ 15,750.00	
11/01/46	$ 430,000.00	$ -	$ 10,750.00	$ 226,500.00
05/01/47	$ 430,000.00	$ 210,000.00	$ 10,750.00	
11/01/47	$ 220,000.00	$ -	$ 5,500.00	$ 226,250.00
05/01/48	$ 220,000.00	$ 220,000.00	$ 5,500.00	$ 225,500.00
		$ 3,025,000.00	**$ 1,992,862.50**	**$ 5,172,341.25**

Holly Hill Road East
Community Development District
Proposed Budget
Series 2018 Debt Service Fund

	Adopted Budget FY 2026	Actuals Thru 1/31/26	Projected Next 8 Months	Total Projected 9/30/26	Proposed Budget FY 2027
Revenues					
Assessments	$ 123,938	$ 122,280	$ 1,659	$ 123,938	$ 123,938
Interest	$ 1,515	$ 1,691	$ 1,268	$ 2,958	$ 1,268
Carry Forward Surplus	$ 94,371	$ 96,419	$ -	$ 96,419	$ 99,629
Total Revenues	**$ 219,825**	**$ 220,389**	**$ 2,927**	**$ 223,316**	**$ 224,835**
Expenditures					
Interest - 11/1	$ 41,844	$ 41,844	$ -	$ 41,844	$ 40,844
Principal - 5/1	$ 40,000	$ -	$ 40,000	$ 40,000	$ 40,000
Interest - 5/1	$ 41,844	$ -	$ 41,844	$ 41,844	$ 40,844
Total Expenditures	**$ 123,688**	**$ 41,844**	**$ 81,844**	**$ 123,688**	**$ 121,688**
Excess Revenues/(Expenditures)	**$ 96,137**	**$ 178,546**	**$ (78,917)**	**$ 99,629**	**$ 103,147**

Interest - 11/1/27 $39,844

Product Type	ERU/Unit	Assessable Units	Total ERUs	Net Assessment	Net Per Unit	Gross Per Unit
Phase 2	1.00	100	100	$123,938.31	$1,239.38	$1,332.67
		100	100	**$123,938.31**		

Holly Hill Road East

Community Development District

Series 2018 Special Assessment Bonds

Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	$ 1,580,000.00	$ -	$ 40,843.75	$ 122,687.50
05/01/27	$ 1,580,000.00	$ 40,000.00	$ 40,843.75	
11/01/27	$ 1,540,000.00	$ -	$ 39,843.75	$ 120,687.50
05/01/28	$ 1,540,000.00	$ 40,000.00	$ 39,843.75	
11/01/28	$ 1,500,000.00	$ -	$ 38,843.75	$ 118,687.50
05/01/29	$ 1,500,000.00	$ 45,000.00	$ 38,843.75	
11/01/29	$ 1,455,000.00	$ -	$ 37,718.75	$ 121,562.50
05/01/30	$ 1,455,000.00	$ 45,000.00	$ 37,718.75	
11/01/30	$ 1,410,000.00	$ -	$ 36,593.75	$ 119,312.50
05/01/31	$ 1,410,000.00	$ 50,000.00	$ 36,593.75	
11/01/31	$ 1,360,000.00	$ -	$ 35,343.75	$ 121,937.50
05/01/32	$ 1,360,000.00	$ 50,000.00	$ 35,343.75	
11/01/32	$ 1,310,000.00	$ -	$ 34,093.75	$ 119,437.50
05/01/33	$ 1,310,000.00	$ 55,000.00	$ 34,093.75	
11/01/33	$ 1,255,000.00	$ -	$ 32,718.75	$ 121,812.50
05/01/34	$ 1,255,000.00	$ 55,000.00	$ 32,718.75	
11/01/34	$ 1,200,000.00	$ -	$ 31,343.75	$ 119,062.50
05/01/35	$ 1,200,000.00	$ 60,000.00	$ 31,343.75	
11/01/35	$ 1,140,000.00	$ -	$ 29,843.75	$ 121,187.50
05/01/36	$ 1,140,000.00	$ 65,000.00	$ 29,843.75	
11/01/36	$ 1,075,000.00	$ -	$ 28,218.75	$ 123,062.50
05/01/37	$ 1,075,000.00	$ 65,000.00	$ 28,218.75	
11/01/37	$ 1,010,000.00	$ -	$ 26,512.50	$ 119,731.25
05/01/38	$ 1,010,000.00	$ 70,000.00	$ 26,512.50	
11/01/38	$ 940,000.00	$ -	$ 24,675.00	$ 121,187.50
05/01/39	$ 940,000.00	$ 75,000.00	$ 24,675.00	
11/01/39	$ 865,000.00	$ -	$ 22,706.25	$ 122,381.25
05/01/40	$ 865,000.00	$ 80,000.00	$ 22,706.25	
11/01/40	$ 785,000.00	$ -	$ 20,606.25	$ 123,312.50
05/01/41	$ 785,000.00	$ 80,000.00	$ 20,606.25	
11/01/41	$ 705,000.00	$ -	$ 18,506.25	$ 119,112.50
05/01/42	$ 705,000.00	$ 85,000.00	$ 18,506.25	
11/01/42	$ 620,000.00	$ -	$ 16,275.00	$ 119,781.25
05/01/43	$ 620,000.00	$ 90,000.00	$ 16,275.00	
11/01/43	$ 530,000.00	$ -	$ 13,912.50	$ 120,187.50
05/01/44	$ 530,000.00	$ 95,000.00	$ 13,912.50	
11/01/44	$ 435,000.00	$ -	$ 11,418.75	$ 120,331.25
05/01/45	$ 435,000.00	$ 100,000.00	$ 11,418.75	
11/01/45	$ 335,000.00	$ -	$ 8,793.75	$ 120,212.50
05/01/46	$ 335,000.00	$ 105,000.00	$ 8,793.75	
11/01/46	$ 230,000.00	$ -	$ 6,037.50	$ 119,831.25
05/01/47	$ 230,000.00	$ 110,000.00	$ 6,037.50	
11/01/47	$ 120,000.00	$ -	$ 3,150.00	$ 119,187.50
05/01/48	$ 120,000.00	$ 120,000.00	$ 3,150.00	$ 123,150.00
		$ 1,620,000.00	**$ 1,199,687.50**	**$ 2,897,406.25**

Holly Hill Road East
Community Development District
Proposed Budget
Series 2020 A3 Debt Service Fund

	Adopted Budget FY 2026	Actuals Thru 1/31/26	Projected Next 8 Months	Total Projected 9/30/26	Proposed Budget FY 2027
Revenues					
Assessments	$ 238,365	$ 235,175	$ 3,190	$ 238,365	$ 238,365
Interest	$ 3,801	$ 3,101	$ 2,326	$ 5,427	$ 4,070
Carry Forward Surplus	$ 200,440	$ 205,079	$ -	$ 205,079	$ 212,871
Total Revenues	**$ 442,606**	**$ 443,355**	**$ 5,516**	**$ 448,871**	**$ 455,307**
Expenditures					
Interest - 11/1	$ 83,700	$ 83,700	$ -	$ 83,700	$ 82,300
Principal - 11/1	$ 70,000	$ 70,000	$ -	$ 70,000	$ 70,000
Interest - 5/1	$ 82,300	$ -	$ 82,300	$ 82,300	$ 80,725
Total Expenditures	**$ 236,000**	**$ 153,700**	**$ 82,300**	**$ 236,000**	**$ 233,025**
Excess Revenues/(Expenditures)	**$ 206,606**	**$ 289,655**	**$ (76,784)**	**$ 212,871**	**$ 222,282**

Interest - 11/1/27	$81,725
Principal - 11/1/27	$75,000
Total	$156,725

Product Type	ERU/Unit	Assessable Units	Total ERUs	Net Assessment	Net Per Unit	Gross Per Unit
Phase 3	1.00	182	182	$238,365.47	$1,309.70	$1,408.28
		182	182	**$238,365.47**		

Holly Hill Road East

Community Development District

Series 2020 Special Assessment Bonds Area 3

Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	$ 3,340,000.00	$ 70,000.00	$ 82,300.00	$ 234,600.00
05/01/27	$ 3,270,000.00	$ -	$ 80,725.00	
11/01/27	$ 3,270,000.00	$ 75,000.00	$ 80,725.00	$ 236,450.00
05/01/28	$ 3,195,000.00	$ -	$ 79,037.50	
11/01/28	$ 3,195,000.00	$ 80,000.00	$ 79,037.50	$ 238,075.00
05/01/29	$ 3,115,000.00	$ -	$ 77,237.50	
11/01/29	$ 3,115,000.00	$ 80,000.00	$ 77,237.50	$ 234,475.00
05/01/30	$ 3,035,000.00	$ -	$ 75,437.50	
11/01/30	$ 3,035,000.00	$ 85,000.00	$ 75,437.50	$ 235,875.00
05/01/31	$ 2,950,000.00	$ -	$ 73,525.00	
11/01/31	$ 2,860,000.00	$ 90,000.00	$ 71,500.00	$ 235,025.00
05/01/32	$ 2,860,000.00	$ -	$ 71,500.00	
11/01/32	$ 2,860,000.00	$ 95,000.00	$ 71,500.00	$ 238,000.00
05/01/33	$ 2,765,000.00	$ -	$ 69,125.00	
11/01/33	$ 2,765,000.00	$ 100,000.00	$ 69,125.00	$ 238,250.00
05/01/34	$ 2,665,000.00	$ -	$ 66,625.00	
11/01/34	$ 2,665,000.00	$ 105,000.00	$ 66,625.00	$ 238,250.00
05/01/35	$ 2,560,000.00	$ -	$ 64,000.00	
11/01/35	$ 2,560,000.00	$ 110,000.00	$ 64,000.00	$ 238,000.00
05/01/36	$ 2,450,000.00	$ -	$ 61,250.00	
11/01/36	$ 2,450,000.00	$ 115,000.00	$ 61,250.00	$ 237,500.00
05/01/37	$ 2,335,000.00	$ -	$ 58,375.00	
11/01/37	$ 2,335,000.00	$ 120,000.00	$ 58,375.00	$ 236,750.00
05/01/38	$ 2,215,000.00	$ -	$ 55,375.00	
11/01/38	$ 2,215,000.00	$ 125,000.00	$ 55,375.00	$ 235,750.00
05/01/39	$ 2,090,000.00	$ -	$ 52,250.00	
11/01/39	$ 2,090,000.00	$ 130,000.00	$ 52,250.00	$ 234,500.00
05/01/40	$ 1,960,000.00	$ -	$ 49,000.00	
11/01/40	$ 1,960,000.00	$ 140,000.00	$ 49,000.00	$ 238,000.00
05/01/41	$ 1,820,000.00	$ -	$ 45,500.00	
11/01/41	$ 1,820,000.00	$ 145,000.00	$ 45,500.00	$ 236,000.00
05/01/42	$ 1,675,000.00	$ -	$ 41,875.00	
11/01/42	$ 1,675,000.00	$ 150,000.00	$ 41,875.00	$ 233,750.00
05/01/43	$ 1,525,000.00	$ -	$ 38,125.00	
11/01/43	$ 1,525,000.00	$ 160,000.00	$ 38,125.00	$ 236,250.00
05/01/44	$ 1,365,000.00	$ -	$ 34,125.00	
11/01/44	$ 1,365,000.00	$ 165,000.00	$ 34,125.00	$ 233,250.00
05/01/45	$ 1,200,000.00	$ -	$ 30,000.00	
11/01/45	$ 1,200,000.00	$ 175,000.00	$ 30,000.00	$ 235,000.00
05/01/46	$ 1,025,000.00	$ -	$ 25,625.00	
11/01/46	$ 1,025,000.00	$ 185,000.00	$ 25,625.00	$ 236,250.00
05/01/47	$ 840,000.00	$ -	$ 21,000.00	
11/01/47	$ 840,000.00	$ 195,000.00	$ 21,000.00	$ 237,000.00
05/01/48	$ 645,000.00	$ -	$ 16,125.00	
11/01/48	$ 645,000.00	$ 205,000.00	$ 16,125.00	$ 237,250.00
05/01/49	$ 440,000.00	$ -	$ 11,000.00	
11/01/49	$ 440,000.00	$ 215,000.00	$ 11,000.00	$ 237,000.00
05/01/50	$ 225,000.00	$ -	$ 5,625.00	
11/01/50	$ 225,000.00	$ 225,000.00	$ 5,625.00	$ 236,250.00
		$ 3,340,000.00	**$ 2,485,200.00**	**$ 5,907,500.00**

Holly Hill Road East
Community Development District
Proposed Budget
Series 2020 A4 Debt Service Fund

	Adopted Budget FY 2026	Actuals Thru 1/31/26	Projected Next 8 Months	Total Projected 9/30/26	Proposed Budget FY 2027
Revenues					
Assessments	$ 191,400	$ 188,838	$ 2,562	$ 191,400	$ 191,400
Interest	$ 2,761	$ 2,037	$ 1,527	$ 3,564	$ 2,673
Carry Forward Surplus	$ 96,365	$ 99,155	$ -	$ 99,155	$ 103,819
Total Revenues	**$ 290,526**	**$ 290,030**	**$ 4,089**	**$ 294,119**	**$ 297,892**
Expenditures					
Interest - 11/1	$ 60,150	$ 60,150	$ -	$ 60,150	$ 58,925
Principal - 5/1	$ 70,000	$ -	$ 70,000	$ 70,000	$ 70,000
Interest - 5/1	$ 60,150	$ -	$ 60,150	$ 60,150	$ 58,925
Total Expenditures	**$ 190,300**	**$ 60,150**	**$ 130,150**	**$ 190,300**	**$ 187,850**
Excess Revenues/(Expenditures)	**$ 100,226**	**$ 229,880**	**$ (126,061)**	**$ 103,819**	**$ 110,042**

Interest - 11/1/27 $57,700

Product Type	ERU/Unit	Assessable Units	Total ERUs	Net Assessment	Net Per Unit	Gross Per Unit
Phase 3	1.00	142	142	$191,399.84	$1,347.89	$1,449.34
		142	142	**$191,399.84**		

Holly Hill Road East

Community Development District

Series 2020 Special Assessment Bonds Area 4

Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	$ 2,995,000.00	$ -	$ 58,925.00	$ 189,075.00
05/01/27	$ 2,995,000.00	$ 70,000.00	$ 58,925.00	
11/01/27	$ 2,925,000.00	$ -	$ 57,700.00	$ 186,625.00
05/01/28	$ 2,925,000.00	$ 75,000.00	$ 57,700.00	
11/01/28	$ 2,850,000.00	$ -	$ 56,387.50	$ 189,087.50
05/01/29	$ 2,850,000.00	$ 80,000.00	$ 56,387.50	
11/01/29	$ 2,770,000.00	$ -	$ 54,987.50	$ 191,375.00
05/01/30	$ 2,770,000.00	$ 80,000.00	$ 54,987.50	
11/01/30	$ 2,690,000.00	$ -	$ 53,587.50	$ 188,575.00
05/01/31	$ 2,690,000.00	$ 85,000.00	$ 53,587.50	
11/01/31	$ 2,605,000.00	$ -	$ 52,100.00	$ 190,687.50
05/01/32	$ 2,605,000.00	$ 85,000.00	$ 52,100.00	
11/01/32	$ 2,520,000.00	$ -	$ 50,400.00	$ 187,500.00
05/01/33	$ 2,520,000.00	$ 90,000.00	$ 50,400.00	
11/01/33	$ 2,430,000.00	$ -	$ 48,600.00	$ 189,000.00
05/01/34	$ 2,430,000.00	$ 95,000.00	$ 48,600.00	
11/01/34	$ 2,335,000.00	$ -	$ 46,700.00	$ 190,300.00
05/01/35	$ 2,335,000.00	$ 100,000.00	$ 46,700.00	
11/01/35	$ 2,235,000.00	$ -	$ 44,700.00	$ 191,400.00
05/01/36	$ 2,235,000.00	$ 100,000.00	$ 44,700.00	
11/01/36	$ 2,135,000.00	$ -	$ 42,700.00	$ 187,400.00
05/01/37	$ 2,135,000.00	$ 105,000.00	$ 42,700.00	
11/01/37	$ 2,030,000.00	$ -	$ 40,600.00	$ 188,300.00
05/01/38	$ 2,030,000.00	$ 110,000.00	$ 40,600.00	
11/01/38	$ 1,920,000.00	$ -	$ 38,400.00	$ 189,000.00
05/01/39	$ 1,920,000.00	$ 115,000.00	$ 38,400.00	
11/01/39	$ 1,805,000.00	$ -	$ 36,100.00	$ 189,500.00
05/01/40	$ 1,805,000.00	$ 120,000.00	$ 36,100.00	
11/01/40	$ 1,685,000.00	$ -	$ 33,700.00	$ 189,800.00
05/01/41	$ 1,685,000.00	$ 125,000.00	$ 33,700.00	
11/01/41	$ 1,560,000.00	$ -	$ 31,200.00	$ 189,900.00
05/01/42	$ 1,560,000.00	$ 130,000.00	$ 31,200.00	
11/01/42	$ 1,430,000.00	$ -	$ 28,600.00	$ 189,800.00
05/01/43	$ 1,430,000.00	$ 135,000.00	$ 28,600.00	
11/01/43	$ 1,295,000.00	$ -	$ 25,900.00	$ 189,500.00
05/01/44	$ 1,295,000.00	$ 140,000.00	$ 25,900.00	
11/01/44	$ 1,155,000.00	$ -	$ 23,100.00	$ 189,000.00
05/01/45	$ 1,155,000.00	$ 145,000.00	$ 23,100.00	
11/01/45	$ 1,010,000.00	$ -	$ 20,200.00	$ 188,300.00
05/01/46	$ 1,010,000.00	$ 150,000.00	$ 20,200.00	
11/01/46	$ 860,000.00	$ -	$ 17,200.00	$ 187,400.00
05/01/47	$ 860,000.00	$ 160,000.00	$ 17,200.00	
11/01/47	$ 700,000.00	$ -	$ 14,000.00	$ 191,200.00
05/01/48	$ 700,000.00	$ 165,000.00	$ 14,000.00	
11/01/48	$ 535,000.00	$ -	$ 10,700.00	$ 189,700.00
05/01/49	$ 535,000.00	$ 170,000.00	$ 10,700.00	
11/01/49	$ 365,000.00	$ -	$ 7,300.00	$ 188,000.00
05/01/50	$ 365,000.00	$ 180,000.00	$ 7,300.00	
11/01/50	$ 185,000.00	$ -	$ 3,700.00	$ 191,000.00
05/01/51	$ 185,000.00	$ 185,000.00	$ 3,700.00	$ 188,700.00
		$ 2,995,000.00	**$ 1,794,975.00**	**$ 4,920,125.00**

Holly Hill Road East
Community Development District
Proposed Budget
Capital Reserve Fund

	Adopted Budget FY 2026	Actuals Thru 1/31/26	Projected Next 8 Months	Total Projected 9/30/26	Proposed Budget FY 2027
Revenues					
Interest	$ 1,968	$ 2,439	$ 1,829	$ 4,268	$ 2,134
Carry Forward Surplus	$ 182,390	$ 209,200	$ -	$ 209,200	$ 238,469
Total Revenues	**$ 184,358**	**$ 211,639**	**$ 1,829**	**$ 213,469**	**$ 240,603**
Expenditures					
Shade Structure	$ -	$ -	$ -	$ -	$ 50,000
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ 50,000**
Other Financing Sources/(Uses)					
Transfer In/(Out)	$ 55,000	$ -	$ 25,000	$ 25,000	$ -
Total Other Financing Sources/(Uses)	**$ 55,000**	**$ -**	**$ 25,000**	**$ 25,000**	**$ -**
Excess Revenues/(Expenditures)	**$ 239,358**	**$ 211,639**	**$ 26,829**	**$ 238,469**	**$ 190,603**

SECTION V

Holly Hill Road East
Community Development District
219 E. Livingston Street
Orlando, FL 32801
Phone: (407) 841-5524 Fax: (407) 839-1526

February 13, 2026

Via Certified U.S. Mail
Limary Maldonado and Ezequiel Rosa
314 Citrus Isle Loop
Davenport, Florida 33837

Re: *Holly Hill Road East Community Development District – Property Encroachment*

Dear Residents:

I serve as District Manager for the Holly Hill Road East Community Development District ("District"), a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes. This letter follows the letter dated August 20, 2025, a copy of which is enclosed for reference, regarding, in part, the rear of your fence that extends over your property line and onto property owned by the District[1] without the District's authorization. The District previously requested the encroachments be removed and a recent review showed that the fence has not been removed from District property, as depicted in the attached photo. **The District requests that you remove the fence from District property within thirty (30) days of the date of this letter.**

While we assume this encroachment was an oversight and look forward to resolving this issue amicably, please be aware that if the encroaching fence is not removed by the aforementioned deadline, the District may remove the encroachment, seek an injunction against you or otherwise take legal action to have the encroachment removed and hold you responsible for the cost thereof. The District reserves all rights with regard to any prior, existing, or future activities affecting District property, including but not limited to the right to recover any fines or penalties the District incurs due to your activities or costs necessary to remedy any impact to the property.

Please contact me at tadams@gmscfl.com[2] or (407) 841-5524 ext. 138 to confirm your plans to remove the encroachment by the deadline above. Thank you for your prompt attention to this matter.

Sincerely,

Tricia Adams
District Manager

Enclosures

cc via e-mail: District Counsel

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[1] The relevant District property in Citrus Isle is Tract "E" depicted on the Plat titled "Citrus Isle" recorded at Plat Book 166, Pages 44, et seq., of the Official Records of Polk County, Florida.
[2] Note that any correspondence to District staff may constitute a public record. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or by mail.

Holly Hill Road East CDD- Encroachement on CDD Tract
Location: 314 Citrus Isle Loop
Reference Photo: 2/3/2026

Holly Hill Road East
Community Development District
219 E. Livingston Street
Orlando, FL 32801
Phone: (407) 841-5524 Fax: (407) 839-1526

August 20, 2025

Via U.S. Mail
Limary Maldonado and Ezequiel Rosa
314 Citrus Isle Loop
Davenport, Florida 33837

Re: *Holly Hill Road East Community Development District – Property Encroachment*

Dear Residents:

I serve as District Manager for the Holly Hill Road East Community Development District ("District"), a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes. You are receiving this letter because a recent review shows that the rear of your fence extends over your property line and onto property owned by the District,[1] and that landscape improvements behind your lot also encroach onto District property without the District's authorization, as depicted in the attached photos. **The District requests that you remove the fence and encroachments from District property within thirty (30) days of the date of this letter.**

While we assume this encroachment was an oversight and look forward to resolving this issue amicably, please be aware that if the encroaching fence and landscape improvements are not removed, the District may remove the encroachments, seek an injunction against you or otherwise take legal action to have the encroachments removed and hold you responsible for the cost thereof. The District reserves all rights with regard to any prior, existing, or future activities affecting District property, including but not limited to the right to recover any fines or penalties the District incurs due to your activities or costs necessary to remedy any impact to the property.

Please contact me at tadams@gmscfl.com[2] or (407) 841-5524 ext. 138 to confirm your plans to remove the encroachments by the deadline above. Thank you for your prompt attention to this matter.

Sincerely,

Tricia Adams
District Manager

Enclosure

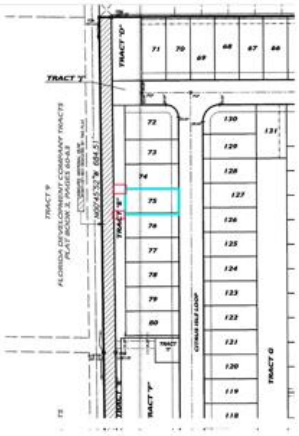
---

[1] The relevant District property in Citrus Isle is Tract "E" depicted on the Plat titled "Citrus Isle" recorded at Plat Book 166, Pages 44, et seq., of the Official Records of Polk County, Florida.
[2] Note that any correspondence to District staff may constitute a public record. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or by mail.

Holly Hill Road East
Community Development District
219 E. Livingston Street
Orlando, FL 32801
Phone: (407) 841-5524 Fax: (407) 839-1526

cc via e-mail: District Counsel

Holly Hill Road East
Community Development District
219 E. Livingston Street
Orlando, FL 32801
Phone: (407) 841-5524 Fax: (407) 839-1526



Holly Hill Road East CDD
Citrus Isles
Tract E
Encroachment

Location
behind 314 Citrus Isle Loop,
Davenport, FL 33837

Date of inspection: 2/19/2025

Softscape and small border fence belonging to 314 Citrus Isle Loop (Lot 75) that is located on HHRE CDD Tract E.

Fence belonging to 314 Citrus Isle Loop (Lot 75) that is located on HHRE CDD Tract E.

Fence belonging to 314 Citrus Isle Loop (Lot 75) that is located on HHRE CDD Tract E.

SECTION VI

From: **Tricia Adams** tadams@gmscfl.com
Subject: Fwd: We need Bumpers at Citrus Isle
Date: February 13, 2026 at 2:36 PM
To: Gabriela Bastardo gabasgo@gmail.com
Cc: Iman Sakalla isakalla@gmscfl.com, Tricia Adams tadams@gmscfl.com

---

Received and under staff review. Thank you for sending the message about the accident on the CDD roadway in Citrus Isle.

I will let the Board know there is a request for speed bumps at the next CDD BOS meeting.

Please note that the CDD has not budgeted for speed bumps to be installed with the current budget.

All the best,
Tricia

On Fri, Feb 13, 2026 at 2:31 PM Gabriela Bastardo <gabasgo@gmail.com> wrote:

> IMG_2278.mov
>
> This was a very bad accident at noon.
>
> People is not respecting the speed signs. Is not the first accident. But thanks hod until now is not a tragedy we're kids, people or pets are involved.
>
> I the people want to keep speeding inside the community ok, but with the bumpers they'll broke the car.
>
> We already talk with police.
>
> Thanks
>
> Sent from Gmail Mobile

--

Tricia L. Adams
District Manager
Governmental Management Services - Central Florida, LLC
219 E Livingston St
Orlando, FL 32801
O: 407.841.5524 ext. 138
C: 863.241.8050

SECTION VII

SECTION B

SECTION 1

Dewberry

MEMORANDUM

DATE: February 13, 2026

TO: Holly Hill Road East Community Development District (CDD)

FROM: Rey Malave PE, Associate Vice President, Dewberry

SUBJECT: Holly Hill Road East CDD Annual Goals Inspection Report

Introduction

This report provides the findings of an annual inspection of the structures and areas owned by Holly Hill Road East CDD, conducted on January 20, 2026.

The following report summarizes the findings of the inspection and includes recommendations for action items. The report also contains an Inspection Photo Log (Attachment 2) and corresponding Inspection Map (Attachment 1) depicting areas and structures that were inspected and require attention.

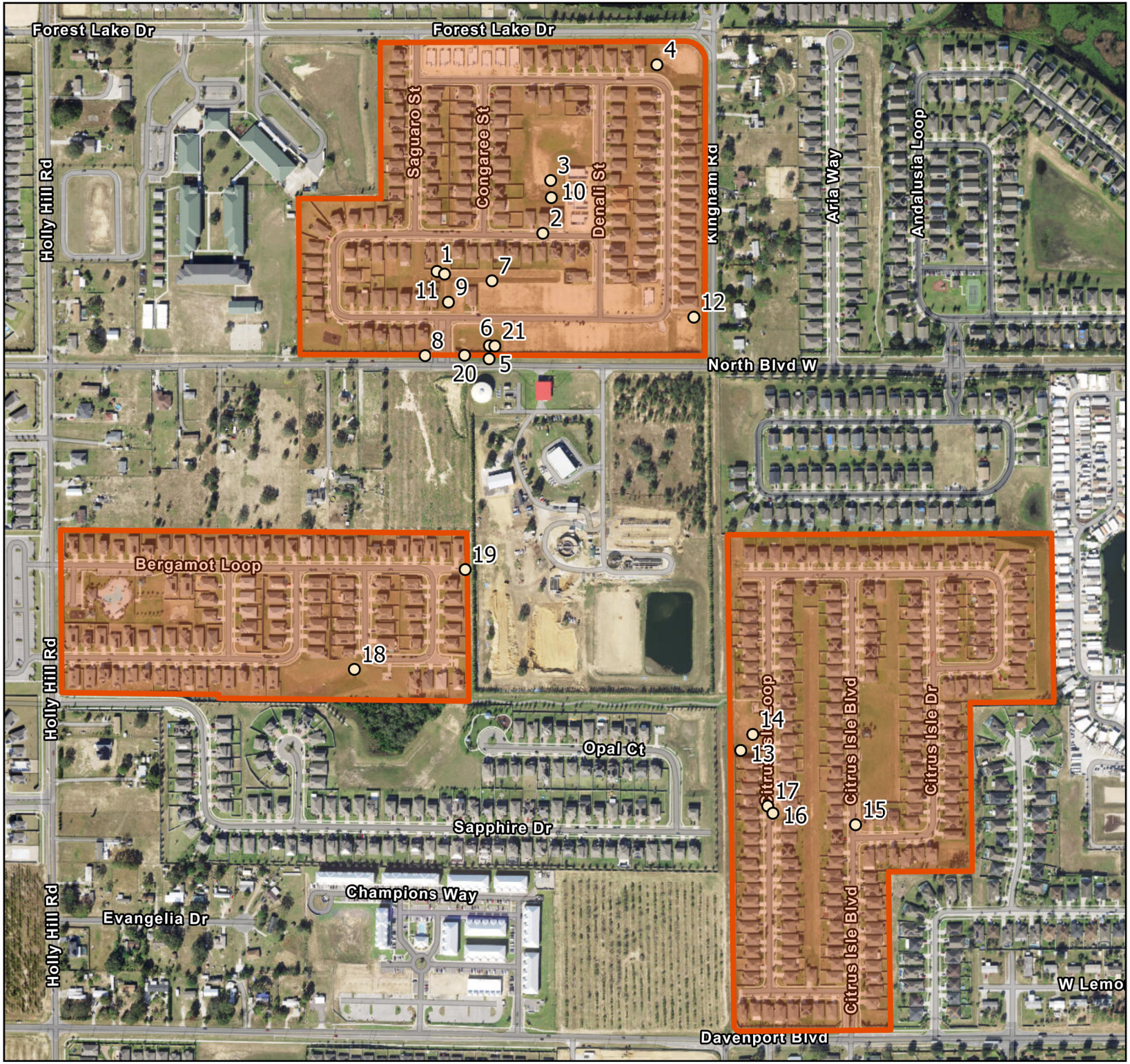
Inspection Results

The areas and structures owned by the CDD were found to be in generally good condition. The roads, sidewalks, gutters, and curbs were found to be in good condition. Stormwater structure maintenance and fence repairs are recommended. The attached photo log provides recommendations for appropriate actions to be taken to remedy the condition of the structure or area.

Attachments

1. Holly Hill Road East CDD Inspection Map
2. Inspection Photo Log

Attachment 1: 2026 Annual Goals Inspection Results Map
Holly Hill Road East CDD



Dewberry

Legend

- Photo ID #
- Holly Hill Road East CDD Boundary

N

0 300 600 Feet

Annual Goals Inspection
Holly Hill Road East CDD
Davenport
Polk County, FL

1- Project No.: 50190449

2- Data Source - ESRI

3- This map is intended to be used for planning purposes only. It is not a survey.

Author: LP

Date Saved: 1/22/2026

Document Path: C:\Users\lpigg\OneDrive - Dewberry\orlando cdds\holly hills\map\MyProject3\MyProjct3.aprx

Attachment 2: Inspection Photo Log
Holly Hill Road East CDD

Condition Ratings:
1 – Good (No action needed)
2 – Poor (Needs action prior to next inspection)
3 – Urgent (Needs immediate action)

Photo 1 **Location:** Tract F Stormwater **Structure:** DS-10 **Condition:** 2 – Poor **Comments:** Rebar protruding from riprap and overgrown vegetation. **Recommendations:** Remove rebar and clean out sediment/vegetation from pipe.	

Photo 2 **Location:** Citrus Landing Blvd. **Structure:** DS-12 **Condition:** 2 – Poor **Comments:** Vegetation overgrowth **Recommendations:** Remove overgrown vegetation.	
Photo 3 **Location:** Tract E Stormwater **Structure:** DS-14 **Condition:** 2 – Poor **Comments:** Structure cracked **Recommendations:** Seal crack.	

Photo 4 **Location:** Tract C Stormwater **Structure:** DS-31 **Condition:** 2 – Poor **Comments:** Erosion **Recommendations:** Reseed to stabilize.	
Photo 5 **Location:** North Blvd. W. **Structure:** DS-39 **Rating:** 2 – Poor **Comments:** Bare of vegetation and eroding **Recommendations:** Reseed to stabilize.	

Photo 6 **Location:** Tract H Stormwater **Structure:** DS-40 **Rating:** 2 – Poor **Comments:** Sediment build-up **Recommendations:** Remove sediment and vegetation from pipe.	
Photo 7 **Location:** Tract F Stormwater **Structure:** DS-41 **Rating:** 2 – Poor **Comments:** Erosion and vegetation overgrowth **Recommendations:** Reseed to stabilize. Remove sediment and vegetation from pipe.	

Photo 8 **Location:** North Blvd. W. **Structure:** DS-45 **Rating:** 2 – Poor **Comments:** Bare of vegetation and eroding **Recommendations:** Reseed to stabilize.	

Photo 9 **Location:** Tract F Stormwater **Structure:** DS-49 **Rating:** 2 – Poor **Comments:** Overgrown vegetation **Recommendations:** Remove vegetation from pipe.	

Photo 10 **Location:** Tract E Stormwater **Structure:** Tract E Stormwater **Rating:** 2 – Poor **Comments:** Erosion **Recommendations:** Fill and reseed to stabilize.	

Photo 11 **Location:** Tract F Stormwater **Structure:** Tract F Stormwater **Rating:** 2 – Poor **Comments:** Erosion **Recommendations:** Fill and reseed to stabilize.	

Photo 12 **Location:** Kingham Road **Structure:** Fence **Rating:** 3 – Urgent **Comments:** Broken **Recommendations:** Repair.	
Photo 13 **Location:** Citrus Isle Loop **Structure:** Fence **Rating:** 3 – Urgent **Comments:** Broken **Recommendations:** Repair.	

Photo 14 **Location:** Citrus Isle – Pond B **Structure:** MES-05 **Rating:** 2 – Poor **Comments:** Erosion **Recommendations:** Fill and reseed to stabilize.	
Photo 15 **Location:** Citrus Isle Blvd. **Structure:** DS-07 **Rating:** 2 – Poor **Comments:** Vegetation overgrowth **Recommendations:** Remove overgrown vegetation.	

Photo 16 **Location:** Citrus Isle Loop **Structure:** DS-27 / curb **Rating:** 2 – Poor **Comments:** Concrete chipped **Recommendations:** Repair.	
Photo 17 **Location:** Citrus Isle Loop **Structure:** DS-26 **Rating:** 2 – Poor **Comments:** Chipped/vegetation overgrowth **Recommendations:** Repair and remove overgrown vegetation.	

Photo 18 **Location:** Citrus Pointe – Pond B **Structure:** Mitered ends **Rating:** 2 – Poor **Comments:** Erosion, overgrown vegetation **Recommendations:** Fill and reseed to stabilize. Remove sediment and vegetation from pipe.	
Photo 19 **Location:** Citrus Point – Bergamot Loop **Structure:** Fence **Rating:** 3 – Urgent **Comments:** Broken **Recommendations:** Repair.	

Photo 20 **Location:** North Boulevard W. **Structure:** Fence **Rating:** 2 – Poor **Comments:** Erosion **Recommendations:** Fill and reseed to stabilize.	
Photo 21 **Location:** North Blvd. W. **Structure:** Fence **Rating:** 2 – Poor **Comments:** Erosion **Recommendations:** Fill and reseed to stabilize.	

Dewberry

TECHNICAL MEMORANDUM

Date: February 13, 2026

To: Holly Hill Road East Community Development District (CDD)

From: Rey Malave PE, Associate Vice President, Dewberry

Subject: Holly Hill Road East CDD Environmental Resource Permit (ERP) 43.44460.01
Citrus Landing Stormwater Inspection Results (January 2026)

Introduction

This report provides the findings of a stormwater system inspection conducted on January 20, 2026, for proper operation and maintenance of the Citrus Landing Subdivision located within the Holly Hill Road East CDD stormwater management system. The inspection and this report are specific to the system constructed in accordance with Southwest Florida Water Management District (SWFWMD) Permit No. 43.44460.01.

The following report summarizes the findings of the inspection and includes recommendations for action items. The report also contains the Stormwater Inspection Map (Attachment 1) and corresponding 2026 Stormwater Inspection Photo Log (Attachment 2) and corresponding depicting aspects of the stormwater management system that were inspected and require attention.

Inspection Results

The stormwater structures, conditions, and recommended corrective measures, if applicable, are listed below. The corrective measures should be scheduled and performed as soon as possible to ensure the system is functioning as permitted:

STORMWATER STRUCTURES					
STRUCTURE ID	LOCATION	TYPE	CONDITION	COMMENTS	RECOMMENDATIONS
DS-5	Citrus Landing Blvd.	Curb Inlet	3 – Average/Fair	N/A	
DS-4	Citrus Landing Blvd.	Curb Inlet	3 – Average/Fair	N/A	
DS-5	Citrus Landing Blvd.	Curb Inlet	3 – Average/Fair	N/A	
DS-4	Citrus Landing Blvd.	Curb Inlet	3 – Average/Fair	N/A	
Tract H Stormwater	Citrus Landing Blvd.	Pond	3 – Average/Fair	N/A	
DS-6	Tract H Stormwater	Mitered End	3 – Average/Fair	N/A	
DS-40	Tract H Stormwater	Mitered End	2 – Poor	Sediment build- up	Remove sediment and vegetation from pipe
DS-3	Tract H Stormwater	Mitered End	3 – Average/Fair	N/A	
DS-2	Mesa Dr.	Curb Inlet	3 – Average/Fair	N/A	

STORMWATER STRUCTURES					
STRUCTURE ID	LOCATION	TYPE	CONDITION	COMMENTS	RECOMMENDATIONS
DS-1	Mesa Dr.	Curb Inlet	3 – Average/Fair	N/A	
DS-49	Tract F Stormwater	Mitered End	2 – Poor	Overgrown vegetation	Remove vegetation from pipe
DS-48	Citrus Landing Blvd.	Curb Inlet	3 – Average/Fair	N/A	
DS-32	Citrus Landing Blvd.	Curb Inlet	3 – Average/Fair	N/A	
DS-33	Citrus Landing Blvd.	Curb Inlet	3 – Average/Fair	N/A	
DS-34	Tract D Stormwater	Mitered End	3 – Average/Fair	N/A	
DS-34	Tract D Stormwater	Mitered End	3 – Average/Fair	N/A	
DS-38	Tract D Stormwater	Mitered End	3 – Average/Fair	N/A	
Tract D Stormwater	Citrus Landing Blvd.	Pond	3 – Average/Fair	N/A	
DS-37	Kingham Rd.	Grate Inlet	3 – Average/Fair	N/A	
DS-29	Citrus Landing Blvd.	Curb Inlet	3 – Average/Fair	N/A	
DS-30	Citrus Landing Blvd.	Curb Inlet	3 – Average/Fair	N/A	
Tract C Stormwater	Citrus Landing Blvd.	Pond	3 – Average/Fair	N/A	
DS-31	Tract C Stormwater	Mitered End	2 – Poor	Erosion	Reseed
DS-36	Tract C Stormwater	Mitered End	3 – Average/Fair	N/A	
DS-26	Denali St.	Grate Inlet	3 – Average/Fair	N/A	
DS-27	Denali St.	Curb Inlet	3 – Average/Fair	N/A	
Tract E Stormwater	Denali St.	Pond	2 – Poor	Erosion	Fill and reseed
DS-28	Tract E Stormwater	Mitered End	3 – Average/Fair	N/A	
DS-44	Tract E Stormwater	Mitered End	3 – Average/Fair	N/A	
DS-23	Tract E Stormwater	Mitered End	3 – Average/Fair	N/A	
DS-14	Tract E Stormwater	Mitered End	2 – Poor	Cracked	Seal crack
DS-24	Denali St.	Grate Inlet	3 – Average/Fair	N/A	
DS-25	Denali St.	Grate Inlet	3 – Average/Fair	N/A	
DS-11	Citrus Landing Blvd.	Curb Inlet	3 – Average/Fair	N/A	
DS-12	Citrus Landing Blvd.	Grate Inlet	2 – Poor	Overgrown vegetation	Remove overgrown vegetation

STORMWATER STRUCTURES					
STRUCTURE ID	LOCATION	TYPE	CONDITION	COMMENTS	RECOMMENDATIONS
DS-13	Citrus Landing Blvd.	Curb Inlet	3 – Average/Fair	N/A	
DS-13A	Tract E Stormwater	Manhole	3 – Average/Fair	N/A	
DS-16	Congaree St.	Grate Inlet	3 – Average/Fair	N/A	
DS-15	Congaree St.	Grate Inlet	3 – Average/Fair	N/A	
DS-17	Congaree St.	Curb Inlet	3 – Average/Fair	N/A	
DS-22	Congaree St.	Curb Inlet	3 – Average/Fair	N/A	
DS-20	Citrus Landing Blvd.	Curb Inlet	3 – Average/Fair	N/A	
DS-43	Citrus Landing Blvd.	Curb Inlet	3 – Average/Fair	N/A	
DS-42	Citrus Landing Blvd.	Curb Inlet	3 – Average/Fair	N/A	
DS-19	Citrus Landing Blvd.	Curb Inlet	3 – Average/Fair	N/A	
DS-18	Saguaro St.	Curb Inlet	3 – Average/Fair	N/A	
DS-18A	Saguaro St.	Manhole	3 – Average/Fair	N/A	
DS-7	Saguaro St.	Curb Inlet	3 – Average/Fair	N/A	
DS-8	Saguaro St.	Grate Inlet	3 – Average/Fair	N/A	
DS-9	Citrus Landing Blvd.	Curb Inlet	3 – Average/Fair	N/A	
DS-9A	Citrus Landing Blvd.	Manhole	3 – Average/Fair	N/A	
DS-10	Tract F Stormwater	Mitered End	2 – Poor	Overgrown vegetation	Remove overgrown vegetation from pipe
Tract F Stormwater	Citrus Landing Blvd.	Pond	2 – Poor	Erosion	Fill and reseed
DS-41	Tract F Stormwater	Mitered End	2 – Poor	Erosion and overgrown vegetation	Fill and reseed. Clean out sediment and vegetation from pipe.
DS-1A	Citrus Landing Blvd.	Manhole	3 – Average/Fair	N/A	
DS-1B	Citrus Landing Blvd.	Curb Inlet	3 – Average/Fair	N/A	
DS-45	North Blvd. W.	Grate Inlet	2 – Poor	Erosion	Fill and reseed
DS-39	North Blvd. W.	Grate Inlet	2 – Poor	Erosion	Fill and reseed
DS-35	Kingham Rd.	Grate Inlet	3 – Average/Fair	N/A	

Attachments

Attachment 1. 2026 Stormwater Inspection Results Map
Attachment 2. 2026 Stormwater Inspection Photo Log

Attachment 1: 2026 Stormwater Inspection Results Map
Holly Hill Road East CDD: SWFWMD Permit No. 43.44460.01

Dewberry

Legend

- Photo ID #
- ERP 43.44460.01 Boundary

N

0 150 300 Feet

2026 Stormwater System Inspection Results Map

Holly Hill Rd East CDD
Davenport
Polk County, FL

1- Project No.: 50190449

2- Data Source - ESRI

3- This map is intended to be used for planning purposes only. It is not a survey.

Author: LP

Date Saved: 1/26/2026

Document Path: C:\Users\lpigg\OneDrive - Dewberry\orlando cdds\holly hills\map\MyProject3\MyProject3.aprx

Attachment 2: 2026 Stormwater Inspection Photo Log
Citrus Landing at Holly Hill Road East CDD Photo Log
SWFWMD Permit No. 43.44460.01

01/20/2026

Photo 1 **Location:** Tract F Stormwater **Structure:** DS-10 **Rating:** 2 – Poor **Comments:** Overgrown Vegetation **Recommendations:** Clean out sediment/vegetation from pipe.	
Photo 2 **Location:** Citrus Landing Blvd. **Structure:** DS-12 **Rating:** 2 – Poor **Comments:** Vegetation overgrowth **Recommendations:** Remove overgrown vegetation.	

Photo 3 **Location:** Tract E Stormwater **Structure:** DS-14 **Rating:** 2 – Poor **Comments:** Structure cracked. **Recommendations:** Seal crack.	
Photo 4 **Location:** Tract C Stormwater **Structure:** DS-31 **Rating:** 2 – Poor **Comments:** Erosion **Recommendations:** Reseed to stabilize.	

Photo 5 **Location:** North Blvd. W. **Structure:** DS-39 **Rating:** 2 – Poor **Comments:** Bare of vegetation and eroding **Recommendations:** Reseed to stabilize.	
Photo 6 **Location:** Tract H Stormwater **Structure:** DS-40 **Rating:** 2 – Poor **Comments:** Sediment build-up **Recommendations:** Clean out sediment and vegetation from pipe.	

Photo 7 **Location:** Tract F Stormwater **Structure:** DS-41 **Rating:** 2 – Poor **Comments:** Erosion and vegetation overgrowth **Recommendations:** Reseed to stabilize. Clean out sediment and vegetation from pipe.	
Photo 8 **Location:** North Blvd. W. **Structure:** DS-45 **Rating:** 2 – Poor **Comments:** Bare of vegetation and eroding **Recommendations:** Reseed to stabilize.	

Photo 9 **Location:** Tract F Stormwater **Structure:** DS-49 **Rating:** 2 – Poor **Comments:** Overgrown vegetation **Recommendations:** Clear vegetation from pipe.	
Photo 10 **Location:** Tract E Stormwater **Structure:** Tract E Stormwater **Rating:** 2 – Poor **Comments:** Erosion **Recommendations:** Fill and reseed to stabilize.	

Photo 11 **Location:** Tract F Stormwater **Structure:** Tract F Stormwater **Rating:** 2 – Poor **Comments:** Erosion **Recommendations:** Fill and reseed to stabilize.	

Dewberry

Dewberry Engineers Inc.
800 N. Magnolia Ave, Suite 1000
Orlando, FL 32803

407.843.5120
407.649.8664 fax
www.dewberry.com

Sent Via Email: tadams@gmscfl.com

February 13, 2026

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: **Annual Goals and Objectives Review - 2026**
Holly Hill Road East Community Development District

Dear Ms. Adams:

In accordance with the approved Goals and Objectives for the Holly Hill Road East Community Development District (CDD), we have completed our annual review of the CDD-owned facilities as constructed to date. We find, based on said inspection and our knowledge of the community, that those portions of the infrastructure are being maintained in reasonably good repair.

We have reviewed the Operation and Maintenance budget for the Fiscal Year 2026 and believe that it is sufficient for the proper operation and maintenance of the facilities by Holly Hill Road East CDD.

Should you have any questions or require additional information, please contact me at (904) 423.4935.

Sincerely,

Joey V. Duncan, P.E.
District Engineer
Holly Hill Road East Community Development District

CL:JD:ap
Q:\Holly Hill Road East CDD_50151880\Adm\Reports\Annual Goals\2026 \Holly Hill Road East Annual Goals and Objectives 2026 – 02-13-2026

SECTION C

March 10, 2026

Holly Hill Road East CDD

Field Management Report

Completed Items

- Preliminary field budgeting review.
- Wall cleaning and pest control services proposals for discussion.
- Routine playground reviews.

Contracted Services

- Current lansdcape maintenance looks good. Beds are detailed and neat.
- Mowing frequency begins to slowly ramp up again starting in March.
- Amenity pool and janitorial are doing well. No issues to note currently.
- Overall site maintenance is satisfactory.

In Progress

- Monitoring damage from frost. Full assessment will be made at the start of spring to see what comes back.
- Minor fence repairs.
- Monitoring encroachment areas.

SECTION 1

PEST PREVENTION MONTHLY AGREEMENT

MASSEY SERVICES INC.®

WeCare@MasseyServices.com
MasseyServices.com • 1-888-2MASSEY (262-7739)

Holly Hill Road East CDD First Name MI Last Name	Email Address	Primary Phone (Mobile/Work/Home)
127 Bergamont LP Address of Treated Structure	Billing Address (if different)	Alternate Phone (Mobile/Work/Home)
Davenport FL 33837 Polk City State Zip County	City State Zip County	863-299-1131 Massey Services Phone
Massey Services Address 405 Dundee Rd Winter Haven FL 33884		Effective Date

I. SCOPE OF SERVICE

MASSEY'S Pest Prevention Program is a cooperative effort between MASSEY SERVICES, INC. and the CUSTOMER

A. PEST PREVENTION SERVICES WILL BE PROVIDED FOR:

Roaches, Ants, Spiders, Silverfish, Rats, Mice, Interior Fleas and Ticks, Other _____

B. MASSEY AGREES:

1. Initial Service.
   a. To eliminate any existing pest problems inside your home within 30 days from our first service, and/or,
   b. To provide pest prevention services to correct conditions, avenues and sources of potential pest infestation.
2. Regular Scheduled Service:
   a. To direct subsequent service OUTSIDE YOUR HOME for the purpose of preventing pest re-entry and infestation.
   b. When pest sightings occur inside your home (***an occasional pest sighting is to be expected***), and MASSEY is contacted, MASSEY will immediately schedule additional service, and guarantees to provide that service, at your convenience within 24 hours, *at no additional cost to you.*

C. CUSTOMER AGREES:

1. To make the premises available for inspection and service in order to maintain the effectiveness of our Pest Prevention Program and the integrity of our guarantee.
2. To assist in identifying and correcting existing and potential conditions, avenues and sources of pest re-entry and infestation by contacting MASSEY when such issues present themselves.
3. To contact MASSEY for additional service when pest sightings occur inside the home. This service will be provided at no additional cost to you.

II. TERMS OF AGREEMENT

A. This Agreement will be in effect for an original period of twelve months and shall renew itself on a month-to-month basis thereafter, unless written notice is given by either party thirty (30) days prior to the anniversary date of the Agreement.

B. If customer becomes dissatisfied with MASSEY'S service, or relocates during the initial one year period, the CUSTOMER may cancel this Agreement by giving thirty (30) days written notice.

C. MASSEY reserves the right to adjust the service charge anytime after the second year.

III. ALLERGIES AND SENSITIVITIES: If you or any occupants are prone to allergic reactions or sensitivities to dust, pollen, odors, chemicals, solvents, etc., or suffer from any respiratory illness, you should consult your physician before any service is performed on your property.

IV. SPECIAL TERMS AND CONDITIONS: This Agreement is subject to the Special Terms and Conditions outlined on the reverse side hereof.

SPECIAL INSTRUCTIONS/COMMENTS: _____

CUSTOMER SERVICE PREFERENCES:

Choice of Service Schedule: Day _____ /Time _____ (1st Choice) Day _____ /Time _____ (2nd Choice)

Permission to Provide Outside Service When Not At Home: Customer Initials ☐ YES_____ ☐ NO_____

Location to Leave Service Report/Invoice After Each Service: _____ ☐ Email to address listed above

1st Year Guaranteed Rate:

Total Annual Amount	$ 1,464
5% Discount for Annual Payment in Advance	$ (73.20)
Discounted Annual Amount	$ 1,390.80
Monthly Service Charge	$ 122
Initial Service Charge	$ 122

2nd Year Guaranteed Rate:

Total Annual Amount	$ 1,464
5% Discount for Annual Payment in Advance	$ (73.20)
Discounted Annual Amount	$ 1,390.80
Monthly Service Charge	$ 122

Credit Card, ACH/Electronic Funds Transfer, and Autopay Authorization* **(Details on back)**

Account Type: ☐ Checking ☐ Savings ☐ Credit Card _____

Financial Institution/City/St: _____

Name on Card/Acct: _____

CC#: _____ Exp Date: _____

ABA/Transit#: _____ Acct#: _____

Use for: ☐ Regular Services ☐ Renewals ☐ Initial Only

_____ Customer Approval to Debit Account and/or Charge Card as indicated above & for the amounts shown in Service Charges.

_____ You, the Buyer, can cancel this transaction at any time prior to midnight of the third business day after the date of this transaction, by giving written notice of cancellation by registered mail to MASSEY SERVICES, INC. **FOR CC/ACH:** Customer agrees to notify Massey Services in writing if any change occurs with the credit card or bank account or at least 30 days prior to the intent to cancel and/or revoke this authorization. Notifications need to be sent to Massey Services, Inc., Attn: Accounts Receivable, 315 Groveland Street, Orlando, FL 32804. For additional information, please call 1.888.262.7739 (M-F, 8am-8pm EST) or email us at WeCare@MasseyServices.com.

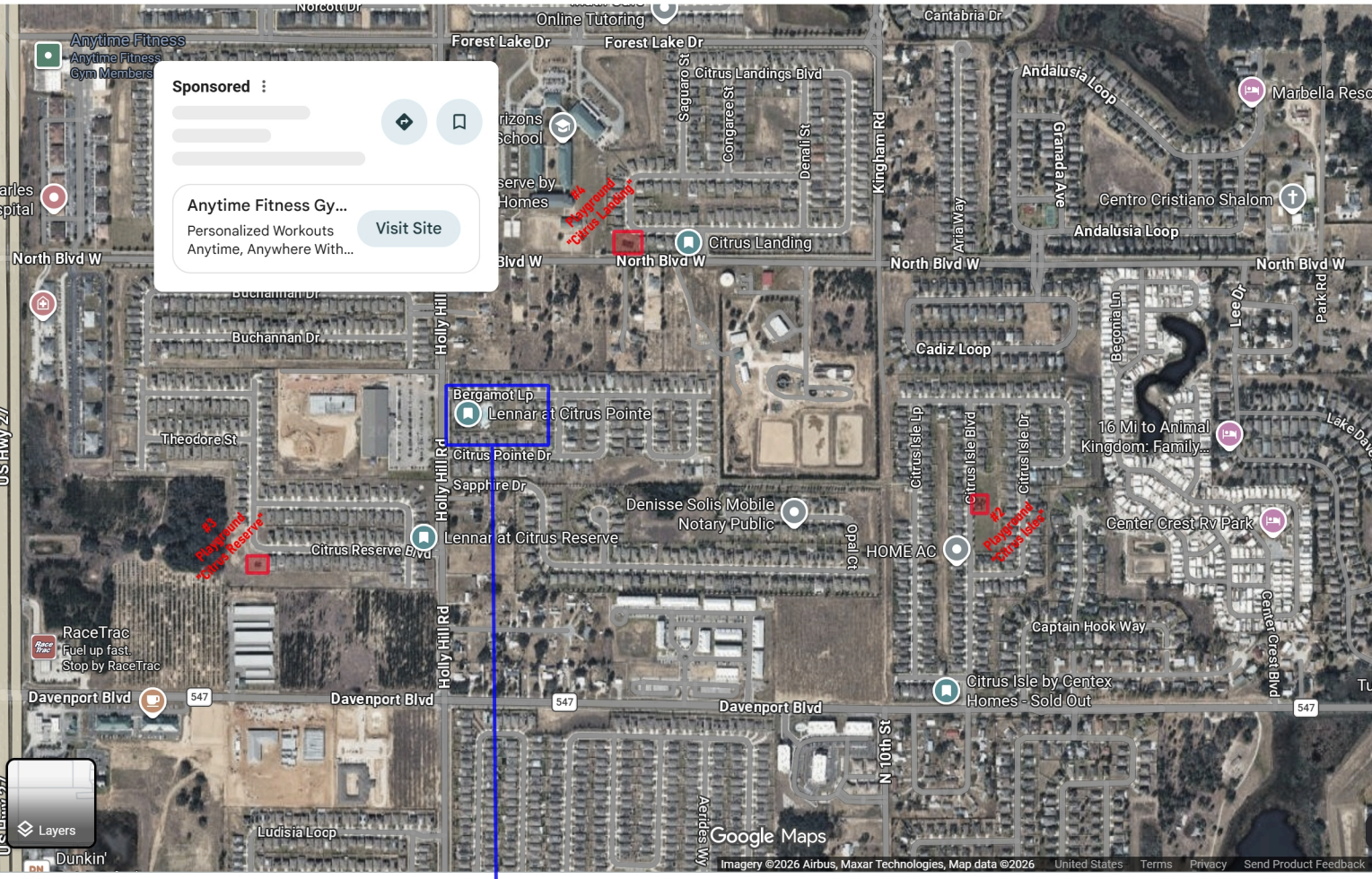
Customer Signature/Date	Massey Services Representative/Date	GM Approval/Date

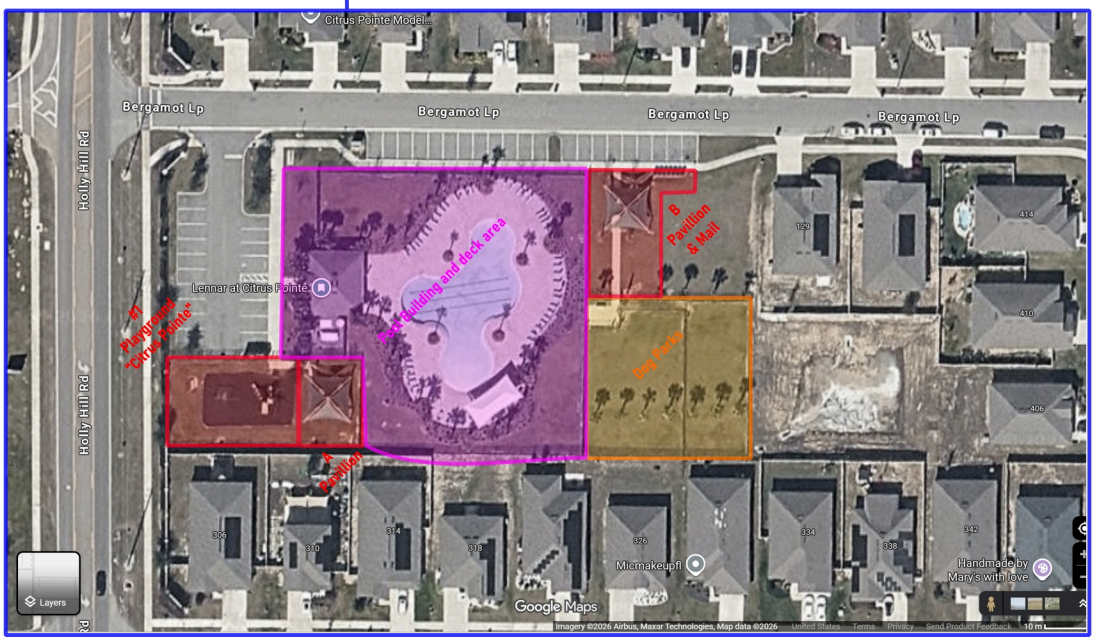
MS-103 (11/23)

SERVICE CENTER COPY

Holly Hill Road East CDD
"Citrus... Isles, Pointe, Landing, & Reserve"
Pink:Core amenity pool area

Additional for consideration:
Red: Rec and common areas like playgrounds and picnic pavillions
Orange: Dog parks





SECTION 2

Pressure Wash This Inc.

February 22ND 2026

Pressure Wash This Inc.

1902 Lee Wood Court

St. Cloud, Florida 34772

(407) 709-4536 Mobile

STEVE GROOMS

OUR SERVICES: PRESSURE WASH AND TREAT / SOFT WASH AND TREAT

PRESSURE WASH AND TREAT: ALL CONCRETE WILL BE CLEANED USING LARGE ROTARY SURFACE CLEANERS THEN RINSED WITH CLEAN WATER. A POST TREATMENT WILL BE REQUIRED AND IS INCLUDED IN THE BID. THIS WILL KILL ALL THE MOLD/MILDEW AND SANITIZE THE CONCRETE AND SLOW DOWN THE PROCESS OF IT RETURNING.

SOFT WASH AND TREAT: WITH OUR SOFT WASH SYSTEM WILL SAFELY CLEAN BUILDINGS, VINYL FENCES, MONUMENTS ETC USING CHEMICALS AND LOW PRESSURE SO NO DAMAGE.

BID FOR: HOLLY HILL CDD

CITRUS ISLES:

COMMON AREAS AND PLAYGROUND SINGLE SERVICE $850.00 TWICE A YEAR SERVICE $1100.00

3 ENTRANCE MONUMENTS $150.00

SOFT WASH EXTERIOR WALL $350.00

CITRUS LANDING:

COMMON AREAS AND PLAYGROUND SINGLE SERVICE $950.00 TWICE A YEAR SERVICE $1200.00

SOFT WASH 4 ENTRANCE MONUMENTS $200.00

SOFT WASH EXTERIOR WALL $1700.00

SOFT WASH EXTERIOR VINYL FENCE $650.00

CITRUS RESERVE:

COMMON AREAS AND PLAYGROUND SINGLE SERVICE $750.00 TWICE A YEAR SERVICE $950.00

SOFT WASH 2 ENTRANCE MONUMENTS $100.00

SOFT WASH EXTERIOR WALL $400.00

SOFT WASH EXTERIOR VINYL FENCE $100.00

CITRUS POINT:

COMMON AREAS AND PLAYGROUND SINGLE SERVICE $1050.00 TWICE A YEAR SERVICE $1300.00

SOFT WASH 4 ENTRANCE MONUMENTS $200.00

SOFT WASH EXTERIOR WALL $350.00

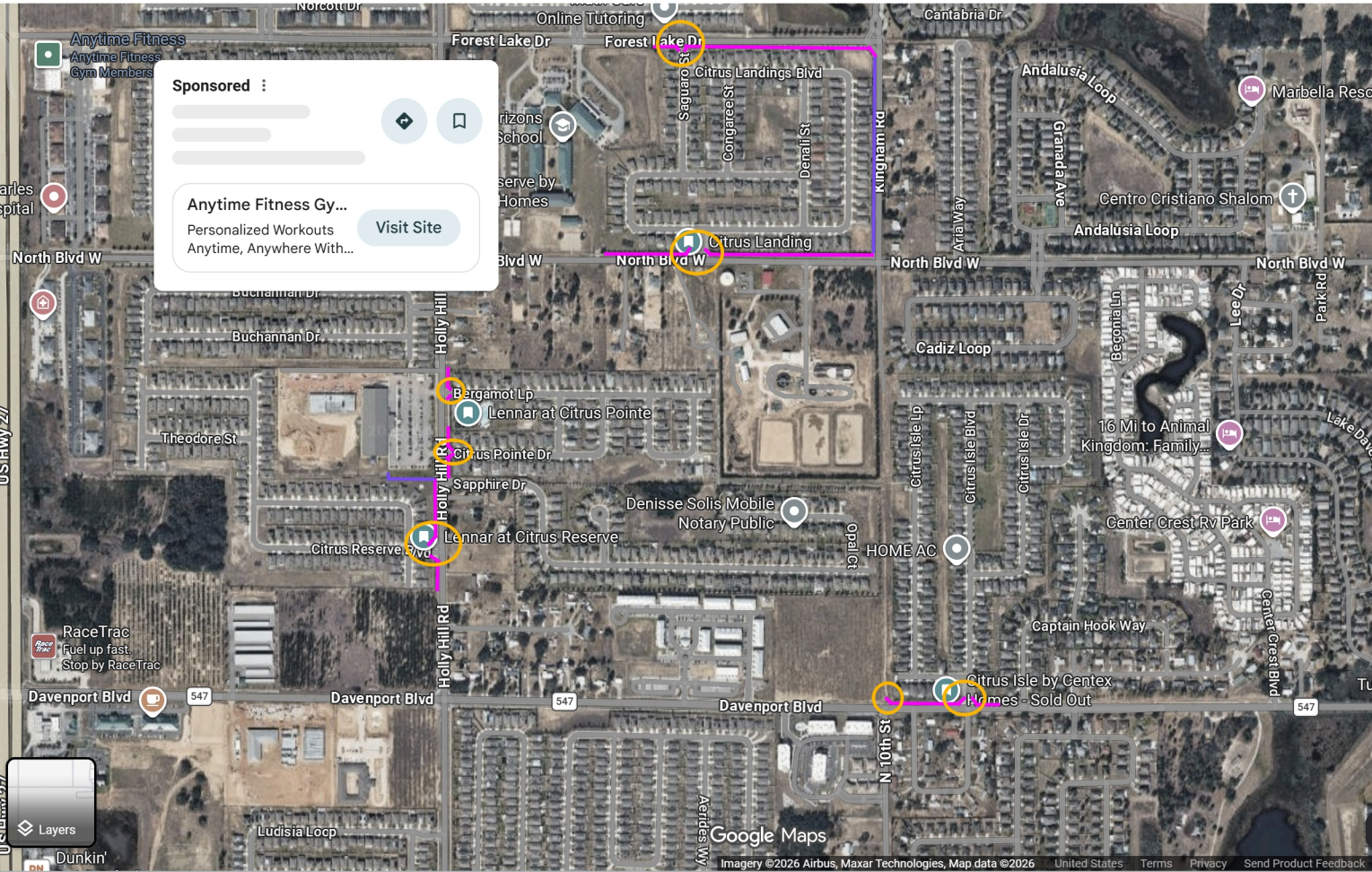
Holly Hill Road East CDD

"Citrus... Isles, Pointe, Landing, & Reserve"

Plnk is concrete wall

Purple is relevant perimeter fence

Orange circles are entries (x13 entry signs total)



SECTION D

SECTION 1

Holly Hill Road East
Community Development District

Summary of Check Register

February 1, 2026 to February 28, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	2/6/26	326-328	$	2,264.13
	2/13/26	329-333	$	41,657.93
	2/20/26	334-337	$	10,928.61
	2/26/26	338-341	$	10,166.93
			$	65,017.60
General Fund- Auto Pays	2/2/26-2/23/26	80083-80098	$	5,742.55
			$	5,742.55
	Supervisors February 2026			
	Courtney A. Taylor	50045	$	184.70
	Hansen Wong	50046	$	184.70
	Violet Melendez	50047	$	184.70
	Nancy Henneberger	50048	$	184.70
	Julie A. Steddom	50049	$	184.70
			$	923.50
		Total Amount	**$**	**71,683.65**

*** CHECK DATES 02/01/2026 - 02/28/2026 ***
HOLLY HILL ROAD E-GENERAL FUND
BANK C GENERAL FUND #4340

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
2/06/26	00065	12/05/25	26093	202512	330-53800-12200		*	160.00		
			REMOTE POOL MONITOR AMEN.							
						CURRENT DEMANDS ELECTRICAL &			160.00	000326
2/06/26	00079	11/30/25	00074527	202511	310-51300-48000		*	381.25		
			NOT OF RULEMAKING NOV25							
						GANNETT MEDIA CORP DBA			381.25	000327
2/06/26	00068	1/31/26	12245333	202601	330-53800-12200		*	1,722.88		
			SECURITY SERVICES JAN26							
						SECURITAS SECURITY SERVICES USA			1,722.88	000328
2/13/26	00041	1/27/26	17034	202601	330-53800-48600		*	1,325.00		
			JANITORIAL SERVICES JAN26							
						CLEAN STAR SERVICES OF CENTRAL FL			1,325.00	000329
2/13/26	00021	1/08/26	28990121	202601	330-53800-48000		*	89.93		
			PEST CONTROL JAN26							
		2/03/26	29154115	202602	330-53800-48000		*	89.93		
			PEST CONTROL FEB26							
						ORKIN			179.86	000330
2/13/26	99999	2/13/26	VOID	202602	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	000331
2/13/26	00025	11/13/25	20995	202511	320-53800-47300		*	118.50		
			IRRIGATION LABOR							
		11/13/25	20996	202511	320-53800-47300		*	77.92		
			IRRIGATION LABOR							
		12/31/25	21814	202512	320-53800-47300		*	81.15		
			IRRIGATION NOZZLE REPLACE							
		1/01/26	21726	202601	320-53800-46200		*	8,388.58		
			LANDSCAPE MAINTENCE JAN26							
		1/01/26	21726	202601	320-53800-46200		*	990.00		
			IRRIGATION INSPECTION							
		1/01/26	21726	202601	320-53800-46200		*	775.00		
			HORTICULTURE							
		1/01/26	21726	202601	320-53800-46200		*	512.50		
			DOGGIE STATION							
		1/01/26	21726	202601	320-53800-46200		*	416.67		
			LARGE SLOPE WEED EATING							
		1/01/26	21726	202601	330-53800-48200		*	1,189.00		
			LANDSCAPE MAIN AMEN JAN26							
		1/01/26	21726	202601	330-53800-48200		*	135.00		
			IRRIGATION INSPECT AMEN							

*** CHECK DATES 02/01/2026 - 02/28/2026 *** HOLLY HILL ROAD E-GENERAL FUND
BANK C GENERAL FUND #4340

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		1/01/26	21726	202601	330-53800-48200		*	225.00		
			HORTICULTURE AMENITY							
		1/27/26	22036	202601	320-53800-47300		*	5,059.00		
			INSTALL 5GP CUR100							
		1/27/26	22037	202601	320-53800-47300		*	500.00		
			PUMP SERVICE							
		1/27/26	22038	202601	320-53800-47300		*	6,794.00		
			ADDITIONAL FUNDS FOR PUMP							
		2/01/26	22129	202602	320-53800-46200		*	8,388.58		
			LANDSCAPE MAINT. FEB26							
		2/01/26	22129	202602	320-53800-46200		*	990.00		
			IRRIGATION INSPECTION							
		2/01/26	22129	202602	320-53800-46200		*	775.00		
			HORTICULTURE							
		2/01/26	22129	202602	320-53800-46200		*	512.50		
			DOGGIE STATION							
		2/01/26	22129	202602	320-53800-46200		*	416.67		
			LARGE SLOPE WEED EATING							
		2/01/26	22129	202602	330-53800-48200		*	1,189.00		
			LANDSCAPE MAINT. AMENITY							
		2/01/26	22129	202602	330-53800-48200		*	135.00		
			IRRIGATION INSPECT AMEN.							
		2/01/26	22129	202602	330-53800-48200		*	225.00		
			HORTICULTURE AMENITY							
						PRINCE & SONS INC.			37,894.07	000332
2/13/26	00050	1/28/26	30399	202601	330-53800-48800		*	225.00		
			LIFE RING							
		2/01/26	30458	202602	330-53800-48100		*	2,034.00		
			POOL SERVICE FEB26							
						RESORT POOL SERVICES			2,259.00	000333
2/20/26	00065	1/05/26	GMS1104	202601	330-53800-12200		*	160.00		
			VIDEO VERIFICATION							
		2/17/26	1117	202602	330-53800-12200		*	160.00		
			VIDEO VERIFICATION							
						CURRENT DEMANDS ELECTRICAL &			320.00	000334
2/20/26	00001	2/01/26	292	202602	310-51300-34000		*	3,862.50		
			MANAGEMENT FEES FEB26							
		2/01/26	292	202602	310-51300-35200		*	108.17		
			WEBSITE ADMIN FEB26							
		2/01/26	292	202602	310-51300-35100		*	162.25		
			INFO TECHNOLOGY FEB26							
		2/01/26	292	202602	310-51300-31300		*	618.00		
			DISSEMINATION AGENT FEB26							

*** CHECK DATES 02/01/2026 - 02/28/2026 ***
HOLLY HILL ROAD E-GENERAL FUND
BANK C GENERAL FUND #4340

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		2/01/26	292	202602	330-57200-12000		*	583.33		
			AMENITY ACCESS							
		2/01/26	292	202602	310-51300-51000		*	.66		
			OFFICE SUPPLIES							
		2/01/26	292	202602	310-51300-42000		*	16.35		
			POSTAGE							
		2/01/26	292	202602	310-51300-42500		*	2.10		
			COPIES							
		2/01/26	293	202602	320-53800-12000		*	1,716.67		
			FIELD MANAGEMENT FEB26							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			7,070.03	000335
2/20/26	00058	2/19/26	14200	202601	310-51300-31500		*	3,450.60		
			GENERAL COUNSEL JAN26							
						KILINSKI VAN WYK PLLC			3,450.60	000336
2/20/26	00025	12/15/25	21499	202512	320-53800-47300		*	87.98		
			REPLACE NOZZLES							
						PRINCE & SONS INC.			87.98	000337
2/26/26	00041	2/24/26	17282	202602	330-53800-48600		*	1,245.00		
			JANITORIAL SERVICES FEB26							
						CLEAN STAR SERVICES OF CENTRAL FL			1,245.00	000338
2/26/26	00063	2/19/26	22480239	202601	310-51300-31100		*	4,595.00		
			GENERAL ENGINEERING JAN26							
						DEWBERRY ENGINEERS INC.			4,595.00	000339
2/26/26	00001	12/31/25	289	202512	330-53800-48800		*	598.00		
			FUNITURE CLEANING AMENITY							
		12/31/25	290	202512	320-53800-46000		*	248.28		
			ENTRANCE LIGHTS INSPECT							
		12/31/25	291	202512	320-53800-46000		*	330.00		
			FENCE REPAIRS							
		1/31/26	295	202601	330-53800-48800		*	483.60		
			AMENITY WALL REPAIR							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			1,659.88	000340
2/26/26	00025	1/30/26	22235	202601	320-53800-47300		*	2,667.05		
			REPLACE 5HP PUMP							
						PRINCE & SONS INC.			2,667.05	000341
						TOTAL FOR BANK C		65,017.60		

*** CHECK DATES 02/01/2026 - 02/28/2026 ***
HOLLY HILL ROAD E-GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
2/02/26	00034	1/27/26	7171-01.	202601	320-53800-43000			*	162.28		
			317 HOLLY HILL ROAD JAN26								
							DUKE ENERGY			162.28	080083
2/02/26	00034	1/27/26	7353-01.	202601	330-53800-48120			*	1,866.43		
			127 BERGAMONT LOOP JAN26								
							DUKE ENERGY			1,866.43	080084
2/02/26	00034	1/28/26	8114-01.	202601	320-53800-43000			*	106.62		
			256 BERGAMONT LP JAN26								
							DUKE ENERGY			106.62	080085
2/02/26	00034	1/28/26	8289-01.	202601	320-53800-43000			*	124.30		
			290 CITRUS ISLE LP JAN26								
							DUKE ENERGY			124.30	080086
2/02/26	00034	1/29/26	6956-01.	202601	320-53800-43100			*	438.99		
			00 HOLLY HILL RD JAN26								
							DUKE ENERGY			438.99	080087
2/09/26	00034	2/09/26	3063-01.	202601	320-53800-43100			*	32.65		
			102 CITRUS ISLE LP JAN26								
							DUKE ENERGY			32.65	080088
2/09/26	00034	2/09/26	6740-01.	202601	320-53800-43100			*	952.39		
			0 FOREST LAKE DR JAN26								
							DUKE ENERGY			952.39	080089
2/09/26	00034	2/09/26	7494-01.	202601	320-53800-43000			*	32.64		
			1402 SAGUARO ST JAN26								
							DUKE ENERGY			32.64	080090
2/09/26	00034	2/09/26	7626-01.	202601	320-53800-43000			*	30.80		
			705 CITRUS RESERVE JAN26								
							DUKE ENERGY			30.80	080091
2/09/26	00034	2/09/26	7775-01.	202601	320-53800-43100			*	705.64		
			00000 HOLLY HILL RD JAN26								
							DUKE ENERGY			705.64	080092
2/09/26	00034	2/09/26	7923-01.	202601	320-53800-43000			*	32.66		
			569 CITRUS ISLE LP JAN26								
							DUKE ENERGY			32.66	080093
2/09/26	00034	2/09/26	8437-01.	202601	320-53800-43000			*	32.65		
			1189 CITRUS LANDING JAN26								
							DUKE ENERGY			32.65	080094

*** CHECK DATES 02/01/2026 - 02/28/2026 ***
HOLLY HILL ROAD E-GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
2/09/26	00034	2/09/26	8700-01. 1137 CITRUS LANDING JAN26	202601	320-53800-43000			*	32.65		
							DUKE ENERGY			32.65	080095
2/09/26	00034	2/09/26	8859-01. 000 DAVENPORT BLVD JAN26	202601	320-53800-43100			*	938.73		
							DUKE ENERGY			938.73	080096
2/23/26	00006	2/10/26	9534-01. 127 BERGAMONT LOOP JAN26	202601	330-53800-48130			*	67.77		
							CITY OF DAVENPORT			67.77	080097
2/23/26	00037	2/11/26	4420-02. 127 BERGAMONT LOOP FEB26	202602	330-53800-44000			*	185.35		
							SPECTRUM/BRIGHT HOUSE NETWORKS			185.35	080098

TOTAL FOR BANK Z 5,742.55

TOTAL FOR REGISTER 70,760.15

SECTION 2

Holly Hill Road East

Community Development District

Unaudited Financial Reporting

January 31, 2026

Table of Contents

Holly Hill Road East

Community Development District

Combined Balance Sheet

January 31, 2026

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Capital Reserve Fund*	*Totals Governmental Funds*
Assets:					
Cash:					
Operating Account	$ 231,498	$ -	$ -	$ -	$ 231,498
State Board of Administration	$ 363,549	$ -	$ -	$ 25,600	$ 389,149
Money Market Account	$ -	$ -	$ -	$ 186,039	$ 186,039
Investments:					
Series 2017					
Reserve	$ -	$ 113,777	$ -	$ -	$ 113,777
Revenue	$ -	$ 330,013	$ -	$ -	$ 330,013
Prepayment	$ -	$ 764	$ -	$ -	$ 764
Redemption	$ -	$ 210	$ -	$ -	$ 210
Series 2018					
Reserve	$ -	$ 61,656	$ -	$ -	$ 61,656
Revenue	$ -	$ 178,264	$ -	$ -	$ 178,264
Prepayment	$ -	$ 281	$ -	$ -	$ 281
Construction	$ -	$ -	$ 59	$ -	$ 59
Series 2020 A3					
Reserve	$ -	$ 120,590	$ -	$ -	$ 120,590
Revenue	$ -	$ 289,655	$ -	$ -	$ 289,655
Project Rating Agency	$ -	$ -	$ 23,125	$ -	$ 23,125
Series 2020 A4					
Reserve	$ -	$ 95,700	$ -	$ -	$ 95,700
Revenue	$ -	$ 229,880	$ -	$ -	$ 229,880
Deposits	$ 1,160	$ -	$ -	$ -	$ 1,160
Prepaid Expenses	$ 1,423	$ -	$ -	$ -	$ 1,423
Total Assets	**$ 597,629**	**$ 1,420,791**	**$ 23,184**	**$ 211,639**	**$ 2,253,244**
Liabilities:					
Accounts Payable	$ 47,624	$ -	$ -	$ -	$ 47,624
Total Liabilites	**$ 47,624**	**$ -**	**$ -**	**$ -**	**$ 47,624**
Fund Balance:					
Nonspendable:					
Deposits & Prepaid Items	$ 2,583	$ -	$ -	$ -	$ 2,583
Restricted for:					
Debt Service - Series 2017	$ -	$ 444,764	$ -	$ -	$ 444,764
Debt Service - Series 2018	$ -	$ 240,202	$ -	$ -	$ 240,202
Debt Service - Series 2020 A3	$ -	$ 410,245	$ -	$ -	$ 410,245
Debt Service - Series 2020 A4	$ -	$ 325,580	$ -	$ -	$ 325,580
Capital Projects	$ -	$ -	$ 23,184	$ -	$ 23,184
Assigned for:					
Unassigned	$ 547,422	$ -	$ -	$ 211,639	$ 759,062
Total Fund Balances	**$ 550,005**	**$ 1,420,791**	**$ 23,184**	**$ 211,639**	**$ 2,205,620**
Total Liabilities & Fund Balance	$ 597,629	$ 1,420,791	$ 23,184	$ 211,639	$ 2,253,244

Holly Hill Road East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 565,628	$ 551,050	$ 551,050	$ -
Interest	$ -	$ -	$ 1,844	$ 1,844
Intra-Governmental Revenue	$ 78,374	$ -	$ -	$ -
Other Income	$ -	$ -	$ 135	$ 135
Total Revenues	**$ 644,002**	**$ 551,050**	**$ 553,030**	**$ 1,979**
Expenditures:				
General & Administrative				
Supervisor Fees	$ 12,000	$ 4,000	$ 2,600	$ 1,400
FICA Expenses	$ -	$ -	$ 199	$ (199)
Engineering Fees	$ 10,000	$ 3,333	$ 5,495	$ (2,162)
Legal Services	$ 25,000	$ 8,333	$ 8,212	$ 121
Arbitrage	$ 1,800	$ 900	$ 900	$ -
Dissemination	$ 7,416	$ 2,472	$ 2,472	$ -
Assessment Administration	$ 5,732	$ 5,732	$ 5,732	$ -
Annual Audit	$ 4,100	$ -	$ -	$ -
Trustee Fees	$ 15,839	$ 15,839	$ 15,143	$ 696
Management Fees	$ 46,350	$ 15,450	$ 15,450	$ -
Information Technology	$ 1,947	$ 649	$ 649	$ -
Website Maintenance	$ 1,298	$ 433	$ 433	$ (0)
Telephone	$ 100	$ 33	$ -	$ 33
Postage & Delivery	$ 850	$ 283	$ 397	$ (114)
Copies	$ 1,000	$ 333	$ 63	$ 270
Office Supplies	$ 200	$ 67	$ 2	$ 65
Insurance	$ 8,196	$ 8,196	$ 7,029	$ 1,167
Legal Advertising	$ 2,500	$ 833	$ 1,025	$ (192)
Contingency	$ 1,300	$ 433	$ 135	$ 298
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 145,803**	**$ 67,496**	**$ 66,112**	**$ 1,384**

Holly Hill Road East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Operations & Maintenance				
Field Expenditures				
Field Management	$ 20,600	$ 6,867	$ 6,867	$ (0)
Electric	$ 10,000	$ 3,333	$ 2,869	$ 464
Streetlighting	$ 49,248	$ 16,416	$ 13,750	$ 2,666
Property Insurance	$ 10,726	$ 10,726	$ 5,670	$ 5,056
Landscape Maintenance	$ 166,871	$ 55,624	$ 44,331	$ 11,293
Landscape Contingency	$ 6,000	$ 2,000	$ -	$ 2,000
Irrigation Repairs	$ 7,500	$ 7,500	$ 16,595	$ (9,095)
Sidewalk Repairs & Maintenance	$ 5,000	$ 1,667	$ -	$ 1,667
General Repairs & Maintenance	$ 17,500	$ 17,500	$ 1,686	$ 15,814
Contingency	$ 10,000	$ 3,333	$ 5	$ 3,328
Subtotal Field Expenditures	**$ 303,445**	**$ 124,966**	**$ 91,773**	**$ 33,192**
Amenity Expenditures				
Property Insurance	$ 20,543	$ 20,543	$ 13,881	$ 6,662
Amenity Landscaping	$ 24,096	$ 8,032	$ 6,196	$ 1,836
Amenity Landscape Contingency	$ 8,000	$ 2,667	$ -	$ 2,667
Electric	$ 23,760	$ 7,920	$ 6,630	$ 1,290
Water	$ 748	$ 249	$ 328	$ (79)
Internet	$ 2,376	$ 792	$ 720	$ 72
Janitorial Services	$ 17,085	$ 5,695	$ 5,130	$ 565
Pest Control	$ 1,020	$ 1,020	$ 321	$ 699
Amenity Access Management	$ 7,000	$ 2,333	$ 2,333	$ 0
Security Services	$ 34,903	$ 11,634	$ 18,163	$ (6,528)
Amenity Repairs & Maintenance	$ 19,800	$ 6,600	$ 2,691	$ 3,909
Pool Maintenance	$ 24,408	$ 8,136	$ 8,136	$ -
Pool Furniture Repair & Maintenance	$ 5,000	$ 1,667	$ -	$ 1,667
Playground Lease	$ 4,131	$ 4,131	$ 4,129	$ 2
Contingency	$ 12,031	$ 4,010	$ 4,337	$ (326)
Subtotal Amenity Expenditures	**$ 204,901**	**$ 85,430**	**$ 72,996**	**$ 12,434**
Total Operations & Maintenance	**$ 508,346**	**$ 210,395**	**$ 164,769**	**$ 45,626**
Total Expenditures	**$ 654,148**	**$ 277,891**	**$ 230,881**	**$ 47,010**
Excess (Deficiency) of Revenues over Expenditures	$ (10,145)		$ 322,149	
Other Financing Sources/(Uses):				
Transfer Out - Capital Reserve	$ (55,000)	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ (55,000)**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (65,145)**		**$ 322,149**	
Fund Balance - Beginning	$ 65,145		$ 227,856	
Fund Balance - Ending	$ -		$ 550,005	

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 January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 229,722	$ 226,648	$ 226,648	$ -
Interest	$ 4,816	$ 3,108	$ 3,108	$ -
Total Revenues	**$ 234,539**	**$ 229,756**	**$ 229,756**	**$ -**
Expenditures:				
Interest - 11/1	$ 74,479	$ 74,479	$ 74,479	$ -
Principal - 5/1	$ 80,000	$ -	$ -	$ -
Interest - 5/1	$ 74,479	$ -	$ -	$ -
Total Expenditures	**$ 228,958**	**$ 74,479**	**$ 74,479**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 5,581		$ 155,277	
Fund Balance - Beginning	$ 171,973		$ 289,487	
Fund Balance - Ending	$ 177,554		$ 444,764	

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 January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 123,938	$ 122,280	$ 122,280	$ -
Interest	$ 1,515	$ 1,515	$ 1,691	$ 176
Total Revenues	**$ 125,453**	**$ 123,794**	**$ 123,970**	**$ 176**
Expenditures:				
Interest - 11/1	$ 41,844	$ 41,844	$ 41,844	$ -
Principal - 5/1	$ 40,000	$ -	$ -	$ -
Interest - 5/1	$ 41,844	$ -	$ -	$ -
Total Expenditures	**$ 123,688**	**$ 41,844**	**$ 41,844**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 1,766		$ 82,126	
Fund Balance - Beginning	$ 94,371		$ 158,076	
Fund Balance - Ending	$ 96,137		$ 240,202	

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 January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 238,365	$ 235,175	$ 235,175	$ -
Interest	$ 3,801	$ 3,101	$ 3,101	$ -
Total Revenues	**$ 242,166**	**$ 238,276**	**$ 238,276**	**$ -**
Expenditures:				
Interest - 11/1	$ 83,700	$ 83,700	$ 83,700	$ -
Principal - 11/1	$ 70,000	$ 70,000	$ 70,000	$ -
Interest - 5/1	$ 82,300	$ -	$ -	$ -
Total Expenditures	**$ 236,000**	**$ 153,700**	**$ 153,700**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 6,166		$ 84,576	
Fund Balance - Beginning	$ 200,440		$ 325,669	
Fund Balance - Ending	$ 206,606		$ 410,245	

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 January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 191,400	$ 188,838	$ 188,838	$ -
Interest	$ 2,761	$ 2,037	$ 2,037	$ -
Total Revenues	**$ 194,161**	**$ 190,875**	**$ 190,875**	**$ -**
Expenditures:				
Interest - 11/1	$ 60,150	$ 60,150	$ 60,150	$ -
Principal - 5/1	$ 70,000	$ -	$ -	$ -
Interest - 5/1	$ 60,150	$ -	$ -	$ -
Total Expenditures	**$ 190,300**	**$ 60,150**	**$ 60,150**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 3,861		$ 130,725	
Fund Balance - Beginning	$ 96,365		$ 194,855	
Fund Balance - Ending	$ 100,226		$ 325,580	

Holly Hill Road East

Community Development District

Combined Capital Project Funds

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Series 2018	Series 2020 A3	Series 2020 A4	Total
Revenues				
Interest	$ 1	$ 278	$ -	$ 279
Total Revenues	**$ 1**	**$ 278**	**$ -**	**$ 279**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 1**	**$ 278**	**$ -**	**$ 279**
Net Change in Fund Balance	**$ 1**	**$ 278**	**$ -**	**$ 279**
Fund Balance - Beginning	$ 58	$ 22,847	$ 0	$ 22,905
Fund Balance - Ending	$ 59	$ 23,125	$ 0	$ 23,184

Holly Hill Road East

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Interest	$ 1,968	$ 1,968	$ 2,439	$ 471
Total Revenues	**$ 1,968**	**$ 1,968**	**$ 2,439**	**$ 471**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 1,968		$ 2,439	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ 55,000	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ 55,000	$ -	$ -	$ -
Net Change in Fund Balance	**$ 56,968**		**$ 2,439**	
Fund Balance - Beginning	$ 182,390		$ 209,200	
Fund Balance - Ending	$ 239,358		$ 211,639	

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	$ -	$ 25,065	$ 528,925	$ (2,939)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 551,050
Interest	$ 485	$ 288	$ 217	$ 855	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,844
Intra-Governmental Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Income	$ -	$ -	$ 60	$ 75	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 135
Total Revenues	**$ 485**	**$ 25,353**	**$ 529,201**	**$ (2,010)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 553,030**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 800	$ 800	$ -	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,600
FICA Expenses	$ 61	$ 61	$ -	$ 77	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 199
Engineering Fees	$ 125	$ 775	$ -	$ 4,595	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,495
Legal Services	$ 2,770	$ 1,640	$ 352	$ 3,451	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,212
Arbitrage	$ -	$ -	$ 900	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 900
Dissemination	$ 618	$ 618	$ 618	$ 618	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,472
Assessment Administration	$ 5,732	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,732
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Trustee Fees	$ 8,027	$ -	$ 7,116	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,143
Management Fees	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,450
Information Technology	$ 162	$ 162	$ 162	$ 162	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 649
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 433
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ 131	$ 23	$ 10	$ 232	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 397
Copies	$ -	$ 43	$ 15	$ 5	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 63
Office Supplies	$ 0	$ 1	$ 0	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2
Insurance	$ 7,029	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,029
Legal Advertising	$ 644	$ 381	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,025
Contingency	$ -	$ 33	$ 50	$ 53	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 135
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 30,246**	**$ 8,508**	**$ 13,194**	**$ 14,163**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 66,112**

Holly Hill Road East

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Field Management	$ 1,717	$ 1,717	$ 1,717	$ 1,717	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,867
Electric	$ 846	$ 529	$ 940	$ 555	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,869
Streetlighting	$ 4,821	$ 3,135	$ 2,726	$ 3,068	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,750
Property Insurance	$ 5,670	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,670
Landscape Maintenance	$ 11,083	$ 11,083	$ 11,083	$ 11,083	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 44,331
Landscape Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ 124	$ 1,196	$ 254	$ 15,020	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,595
Sidewalk Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
General Repairs & Maintenance	$ 733	$ 375	$ 578	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,686
Contingency	$ -	$ 5	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5
Subtotal Field Expenditures	**$ 24,994**	**$ 18,040**	**$ 17,297**	**$ 31,442**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 91,773**
Amenity Expenditures													
Property Insurance	$ 13,881	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,881
Amenity Landscaping	$ 1,549	$ 1,549	$ 1,549	$ 1,549	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,196
Amenity Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Electric	$ 1,646	$ 1,529	$ 1,589	$ 1,866	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,630
Water	$ 130	$ 67	$ 64	$ 68	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 328
Internet	$ 180	$ 180	$ 180	$ 180	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 720
Janitorial Services	$ 1,255	$ 1,305	$ 1,245	$ 1,325	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,130
Pest Control	$ 77	$ 77	$ 77	$ 90	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 321
Amenity Access Management	$ 583	$ 583	$ 583	$ 583	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,333
Security Services	$ 1,884	$ 3,715	$ 10,680	$ 1,883	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,163
Amenity Repairs & Maintenance	$ -	$ 890	$ 1,093	$ 709	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,691
Pool Maintenance	$ 2,034	$ 2,034	$ 2,034	$ 2,034	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,136
Pool Furniture Repair & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Playground Lease	$ 1,376	$ 1,376	$ 1,376	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,129
Contingency	$ -	$ -	$ 4,337	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,337
Subtotal Amenity Expenditures	**$ 24,596**	**$ 13,305**	**$ 24,808**	**$ 10,287**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 72,996**
Total Operations & Maintenance	**$ 49,589**	**$ 31,345**	**$ 42,106**	**$ 41,729**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 164,769**
Total Expenditures	**$ 79,836**	**$ 39,853**	**$ 55,300**	**$ 55,893**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 230,881**
Excess (Deficiency) of Revenues over Expenditures	$ (79,351)	$ (14,500)	$ 473,902	$ (57,902)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 322,149
Other Financing Sources/Uses:													
Transfer Out - Capital Reserve	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (79,351)**	**$ (14,500)**	**$ 473,902**	**$ (57,902)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 322,149**

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	$120,590	
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)
Less: Principal Payment 11/1/25		($70,000)
Current Bonds Outstanding		**$3,340,000**

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 2026

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%

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*
11/10/25	10/20-10/21/25	$4,550.67	($238.90)	($86.24)	$0.00	$4,225.53	$1,771.68	$719.54	$388.20	$746.61	$599.50	$4,225.53
11/14/25	10/1-10/31/25	$7,253.46	($290.14)	($139.27)	$0.00	$6,824.05	$2,861.18	$1,162.03	$626.93	$1,205.74	$968.17	$6,824.05
11/21/25	11/1-11/7/25	$23,583.19	($943.32)	($452.80)	$0.00	$22,187.07	$9,302.57	$3,778.10	$2,038.33	$3,920.24	$3,147.83	$22,187.07
11/26/25	11/8-11/15/25	$30,591.65	($3,505.41)	($541.72)	$0.00	$26,544.52	$11,129.56	$4,520.10	$2,438.65	$4,690.16	$3,766.05	$26,544.52
12/08/25	11/16-11/25/25	$60,739.80	($4,744.53)	($1,119.91)	$0.00	$54,875.36	$23,008.07	$9,344.38	$5,041.42	$9,695.95	$7,785.54	$54,875.36
12/19/25	11/26-11/30/25	$1,284,778.66	($51,391.12)	($24,667.75)	$0.00	$1,208,719.79	$506,790.58	$205,825.30	$111,045.47	$213,569.21	$171,489.23	$1,208,719.79
12/31/25	12/1-12/15/25	$8,070.42	($289.32)	($155.62)	$0.00	$7,625.48	$3,197.20	$1,298.49	$700.56	$1,347.35	$1,081.88	$7,625.48
12/31/25	1% ADMIN FEE	($14,505.99)	$0.00	$0.00	$0.00	($14,505.99)	($10,153.18)	($1,276.37)	($688.61)	($1,324.39)	($1,063.44)	($14,505.99)
01/09/26	12/16-12/31/25	$5,330.18	($159.90)	($103.41)	$0.00	$5,066.87	$2,124.43	$862.81	$465.49	$895.27	$718.87	$5,066.87
01/29/26	10/1-12/31/25	$0.00	$0.00	$0.00	$2,428.66	$2,428.66	$1,018.29	$413.56	$223.12	$429.12	$344.57	$2,428.66
	TOTAL	**$ 1,410,392.04**	**$ (61,562.64)**	**$ (27,266.72)**	**$ 2,428.66**	**$ 1,323,991.34**	**$ 551,050.38**	**$ 226,647.94**	**$ 122,279.56**	**$ 235,175.26**	**$ 188,838.20**	**$ 1,323,991.34**

98%	**Net Percent Collected**
$25,065.80	**Balance Remaining to Collect**