

*Holly Hill Road East Community  
Development District*

*Agenda*

*June 9, 2026*

# AGENDA

# *Holly Hill Road East Community Development District*

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219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

June 2, 2026

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

Dear Board Members:

A meeting of the Board of Supervisors of **Holly Hill Road East Community Development District** will be held **Tuesday, June 9, 2026** at **11:00 AM** at the **Lake Alfred Public Library, 245 N. Seminole Ave, Lake Alfred, FL 33850.**

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

**Zoom Video Link:** <https://us06web.zoom.us/j/84234385085>

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

**Meeting ID:** 842 3438 5085

Following is the advance agenda for the meeting:

## **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the May 12, 2026 Board of Supervisors Meeting
4. Public Hearing
  - A. Consideration of Resolution 2026-07 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations
  - B. Consideration of Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll
5. Review and Acceptance of Fiscal Year 2025 Audit Report
6. Review of Proposal from Resort Pool Services for Fuel Surcharge and Consideration of Amended Pool Service Agreement
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
8. Other Business

9. Supervisors Requests and Audience Comments

10. Adjournment

Sincerely,

*Tricia L. Adams*

Tricia L. Adams

District Manager

# MINUTES

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

The regular meeting of the Board of Supervisors of the Holly Hill Road East Community Development District was held on Tuesday, **May 12, 2026**, at 11:02 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
Rey Malave <i>by Zoom</i>	District Engineer
Chace Arrington <i>by Zoom</i>	District Engineer
Marshall Tindall	Field Services Manager, GMS

*The following is a summary of the discussions and actions taken at the May 12, 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 11:02 a.m. Five Board members were present in person, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the public comment period. There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of April 14, 2026  
Board of Supervisors Meeting**

Ms. Adams presented the meeting minutes from the April 14, 2026, meeting. The Board reviewed them and with no corrections from Board members, a motion was made to approve the minutes as presented.

On MOTION by Ms. Henneberger, seconded by Mr. Taylor, all in favor, the Minutes of the April 14, 2026, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Ratification of Towing Agreement**

Ms. Adams explained that the previous towing provider became unavailable right before the prior Board meeting, so the Board authorized termination of that agreement and approval of a replacement provider in April. She stated the former agreement was then formally terminated in writing, and a new agreement with Bolton’s Towing was prepared by District Counsel and circulated for signatures, pending Board ratification.

Ms. Rinaldi stated that the agreement was the District’s standard towing agreement and that it included the current towing rules so the vendor could enforce them properly. She also said she was available to answer any questions about the agreement.

Ms. Adams stated that Bolton’s Towing must first install signage required by Florida law before it can begin enforcing the District’s parking rules. Bolton’s is currently doing due diligence to resolve questions related to property records and ensure full legal compliance. She added that staff is pushing the company to move quickly because improper parking complaints are ongoing and the issue is a major concern for both HOAs and residents. She asked for a motion to ratify the towing agreement with Bolton’s.

On MOTION by Mr. Taylor, seconded by Ms. Henneberger, all in favor, the Towing Agreement with Bolton’s Towing, was ratified.

**FIFTH ORDER OF BUSINESS**

**Review of Parking Rules**

Ms. Adams introduced a discussion regarding the District's parking rules and potential enforcement challenges at certain intersections and areas with limited sight distance. District

Counsel reviewed the existing parking regulations and discussed enforcement authority on District-owned roadways.

The Board discussed parking enforcement, signage, homeowner education, and safety concerns related to vehicles parking near intersections and blind corners. Staff and Counsel reviewed available enforcement options under the District's adopted towing policies.

Following discussion, the Board expressed support for enhanced resident communication regarding parking restrictions and directed staff to prepare additional educational materials and reminders regarding the District's parking policies. No Board action was taken.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Rinaldi reminded Supervisors of upcoming Form 1 filing deadlines, ethics training requirements, and candidate qualifying dates for the November election.

**B. Engineer**

**i. Discussion of Potential Traffic Calming Improvements**

Mr. Arrington presented preliminary traffic calming concepts for Board consideration, including potential locations for speed cushions and speed bump alternatives. The Engineer reviewed the differences between the proposed options, anticipated maintenance considerations, and potential impacts on traffic operations.

The Board discussed costs, durability, emergency vehicle access, long-term maintenance obligations, and possible budget implications. Staff was directed to obtain additional pricing information for both alternatives and return with further analysis for future consideration. No Board action was taken.

**C. Field Manager's Report- Consideration of Prince & Sons Fuel Surcharge Request Through FY2026**

Mr. Tindall gave a field manager update focused mostly on routine maintenance. He said recent work had been minor, including small fence repairs and monitoring repeated problems at the pool fence. He added that staff was preparing for the busy Memorial Day and summer season by checking fixtures and tying up loose ends. Landscaping and mowing were generally in good

shape, though some mulch and plant touch-ups were being addressed, particularly near Citrus Landing, and communities had mostly recovered well from the winter freeze.

Mr. Tindall explained that pond mowing would likely increase in June depending on rainfall, while some slope and string-trimming work would continue on their normal schedule. Janitorial services had no major issues, though seasonal demand would likely require increased cleaning frequency.

Mr. Tindall reported that Prince & Sons had submitted a request for a fuel surcharge due to increased fuel costs. Staff and District Counsel reviewed the request and explained that approval would require an amendment to the existing agreement.

The Board discussed the proposed surcharge, its applicability to essential services, the proposed fuel cost threshold, and the duration of any amendment.

Following discussion, the Board expressed support for a temporary surcharge applicable only to essential services through the end of FY2026.

On MOTION by Ms. Henneberger, seconded by Mr. Wong, with all in favor, the Prince & Sons fuel surcharge on essential services through the end of FY26, was approved.

- i. Consideration of Proposal for Removal of Fence Encroachment**
- ii. Consideration of Proposal for Parking Policy Signs**
- iii. Consideration of Proposal for Pressure Washing**

Staff reviewed the proposals for fence encroachment removal, parking policy signage, and pressure washing services. Following discussion, the Board directed staff to proceed with targeted fence cleaning using District maintenance personnel and authorized staff to move forward with the fence encroachment matter pursuant to established purchasing authority. No action was taken regarding parking policy signs.

**D. District Manager’s Report**

- i. Approval of Check Register**

Ms. Adams reviewed the check register for April 4, 2026, through May 1, 2026 totaling \$67,832.82, along with the detailed run summary. With no questions, the Board approved it as presented.

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

**ii. Balance Sheet & Income Statement**

Ms. Adams reviewed the unaudited financial statements through March 31, 2026, and the adopted budget comparison.

**iii. Presentation of Registered Voters – 821**

Ms. Adams reported that the District had 821 registered voters as of April 15, 2026, based on certification received from the Supervisor of Elections.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Ms. Adams requested a motion to adjourn.

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

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

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION IV

# SECTION A

## RESOLUTION 2026-07

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to June 15, 2026, 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**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing Fiscal Year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year.

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Holly Hill Road East Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2017	\$ _____
DEBT SERVICE FUND – SERIES 2018	\$ _____
DEBT SERVICE FUND – SERIES 2020 A3	\$ _____
DEBT SERVICE FUND – SERIES 2020 A4	\$ _____
CAPITAL PROJECTS FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 9TH DAY OF JUNE 2026.**

ATTEST:

**HOLLY HILL ROAD EAST  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Adopted Budget for Fiscal Year 2027

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

***Proposed Budget***  
***FY2027***



# Table of Contents

1-2	<u>General Fund</u>
3-8	<u>General Fund Narrative</u>
9	<u>Series 2017 Debt Service Fund</u>
10	<u>Series 2017 Amortization</u>
11	<u>Series 2018 Debt Service Fund</u>
12	<u>Series 2018 Amortization</u>
13	<u>Series 2020 A3 Debt Service Fund</u>
14	<u>Series 2020 A3 Amortization</u>
15	<u>Series 2020 A4 Debt Service Fund</u>
16	<u>Series 2020 A4 Amortization</u>
17	<u>Capital Reserve Fund</u>

**Holly Hill Road East**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

	Adopted Budget FY 2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY 2027
<b>Revenues</b>					
Assessments - Tax Roll	\$ 565,628	\$ 564,696	\$ 932	\$ 565,628	\$ 565,628
Inter-Governmental Revenue	\$ 78,374	\$ 78,374	\$ -	\$ 78,374	\$ 76,734
Interest Income	\$ -	\$ 6,185	\$ 3,093	\$ 9,278	\$ 9,278
Other Income	\$ -	\$ 165	\$ 83	\$ 248	\$ 124
Carry Forward Surplus	\$ 65,145	\$ 227,856	\$ -	\$ 227,856	\$ 58,739
<b>Total Revenues</b>	<b>\$ 709,148</b>	<b>\$ 877,277</b>	<b>\$ 4,108</b>	<b>\$ 881,384</b>	<b>\$ 710,503</b>
<b>Expenditures</b>					
<i>Administrative:</i>					
Supervisor Fees	\$ 12,000	\$ 5,600	\$ 5,000	\$ 10,600	\$ 12,000
FICA Expenses	\$ -	\$ 428	\$ 383	\$ 811	\$ 918
Engineering Fees	\$ 10,000	\$ 17,649	\$ 4,167	\$ 21,815	\$ 10,000
Legal Services	\$ 25,000	\$ 15,447	\$ 13,850	\$ 29,297	\$ 25,000
Arbitrage	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,800
Dissemination	\$ 7,416	\$ 4,326	\$ 3,090	\$ 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	\$ 27,038	\$ 19,313	\$ 46,350	\$ 48,668
Information Technology	\$ 1,947	\$ 1,136	\$ 811	\$ 1,947	\$ 2,044
Website Maintenance	\$ 1,298	\$ 757	\$ 541	\$ 1,298	\$ 1,363
Telephone	\$ 100	\$ -	\$ 42	\$ 42	\$ 100
Postage & Delivery	\$ 850	\$ 473	\$ 354	\$ 828	\$ 850
Copies	\$ 1,000	\$ 102	\$ 250	\$ 352	\$ 1,000
Office Supplies	\$ 200	\$ 4	\$ 100	\$ 104	\$ 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	\$ 266	\$ 542	\$ 808	\$ 1,300
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 145,803</b>	<b>\$ 103,230</b>	<b>\$ 54,916</b>	<b>\$ 158,146</b>	<b>\$ 149,946</b>
<i>Operations &amp; Maintenance</i>					
<b>Field Expenditures</b>					
Field Management	\$ 20,600	\$ 12,017	\$ 8,583	\$ 20,600	\$ 21,630
Electric	\$ 10,000	\$ 4,408	\$ 4,700	\$ 9,108	\$ 11,000
Streetlighting	\$ 49,248	\$ 22,176	\$ 20,500	\$ 42,676	\$ 54,173
Property Insurance	\$ 10,726	\$ 5,670	\$ -	\$ 5,670	\$ 6,520
Landscape Maintenance	\$ 166,871	\$ 77,579	\$ 55,415	\$ 132,994	\$ 166,871
Landscape Contingency	\$ 6,000	\$ -	\$ 3,000	\$ 3,000	\$ 15,000
Irrigation Repairs	\$ 7,500	\$ 17,192	\$ 5,731	\$ 22,923	\$ 7,500
Sidewalk Repairs & Maintenance	\$ 5,000	\$ -	\$ 1,667	\$ 1,667	\$ 2,500
General Repairs & Maintenance	\$ 17,500	\$ 4,119	\$ 7,292	\$ 11,411	\$ 21,000
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ 8,750
Stormwater Repairs	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Contingency	\$ 10,000	\$ 5	\$ 5,000	\$ 5,005	\$ 10,000
<b>Subtotal Field Expenditures</b>	<b>\$ 303,445</b>	<b>\$ 143,166</b>	<b>\$ 111,887</b>	<b>\$ 255,053</b>	<b>\$ 359,944</b>

**Holly Hill Road East**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

	Adopted Budget FY 2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY 2027
<b>Amenity Expenditures</b>					
Property Insurance	\$ 20,543	\$ 13,881	\$ -	\$ 13,881	\$ 15,963
Amenity Landscaping	\$ 24,096	\$ 10,843	\$ 7,745	\$ 18,588	\$ 24,096
Amenity Landscape Contingency	\$ 8,000	\$ 5,995	\$ 2,005	\$ 8,000	\$ 8,000
Electric	\$ 23,760	\$ 11,706	\$ 8,230	\$ 19,936	\$ 26,136
Water	\$ 748	\$ 467	\$ 340	\$ 807	\$ 959
Internet	\$ 2,376	\$ 1,276	\$ 900	\$ 2,176	\$ 2,376
Janitorial Services	\$ 17,085	\$ 8,905	\$ 6,625	\$ 15,530	\$ 19,085
Pest Control	\$ 1,020	\$ 571	\$ 450	\$ 1,021	\$ 1,464
Amenity Access Management	\$ 7,000	\$ 4,083	\$ 2,915	\$ 6,998	\$ 7,350
Security Services	\$ 34,903	\$ 24,996	\$ 14,543	\$ 39,539	\$ 34,903
Amenity Repairs & Maintenance	\$ 19,800	\$ 3,857	\$ 15,943	\$ 19,800	\$ 18,050
Pool Maintenance	\$ 24,408	\$ 14,238	\$ 10,170	\$ 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
<b>Subtotal Amenity Expenditures</b>	<b>\$ 204,901</b>	<b>\$ 109,284</b>	<b>\$ 82,559</b>	<b>\$ 191,844</b>	<b>\$ 200,613</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 508,346</b>	<b>\$ 252,450</b>	<b>\$ 194,447</b>	<b>\$ 446,897</b>	<b>\$ 560,557</b>
<i>Other Expenditures</i>					
Transfer Out - Capital Reserve	\$ 55,000	\$ -	\$ 25,000	\$ 25,000	\$ -
<b>Total Other Expenditures</b>	<b>\$ 55,000</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 709,148</b>	<b>\$ 355,680</b>	<b>\$ 274,363</b>	<b>\$ 630,043</b>	<b>\$ 710,503</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 521,596</b>	<b>\$ (270,255)</b>	<b>\$ 251,341</b>	<b>\$ -</b>

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
	<b>628</b>		<b>628</b>	<b>\$565,628.39</b>		

# 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.

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## **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.

# Holly Hill Road East

## Community Development District

### General Fund Budget

#### 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.

# Holly Hill Road East Community Development District General Fund Budget

## 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.

# Holly Hill Road East Community Development District General Fund Budget

## 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.

# Holly Hill Road East Community Development District General Fund Budget

## 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.

**Holly Hill Road East  
Community Development District  
General Fund Budget**

**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 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY 2027
<b>Revenues</b>					
Assessments	\$ 229,722	\$ 229,343	\$ 380	\$ 229,722	\$ 229,722
Interest	\$ 4,816	\$ 6,508	\$ 2,712	\$ 9,219	\$ 4,610
Carry Forward Surplus	\$ 171,973	\$ 175,710	\$ -	\$ 175,710	\$ 185,695
<b>Total Revenues</b>	<b>\$ 406,511</b>	<b>\$ 411,561</b>	<b>\$ 3,091</b>	<b>\$ 414,652</b>	<b>\$ 420,027</b>
<b>Expenditures</b>					
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
<b>Total Expenditures</b>	<b>\$ 228,958</b>	<b>\$ 74,479</b>	<b>\$ 154,479</b>	<b>\$ 228,958</b>	<b>\$ 225,678</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 177,554</b>	<b>\$ 337,082</b>	<b>\$ (151,387)</b>	<b>\$ 185,695</b>	<b>\$ 194,350</b>

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
		<b>204</b>	<b>204</b>	<b>\$229,722.46</b>		

**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
	<b>\$ 3,025,000.00</b>	<b>\$ 1,992,862.50</b>	<b>\$ 5,172,341.25</b>	

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

	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY 2027
<b>Revenues</b>					
Assessments	\$ 123,938	\$ 123,733	\$ 205	\$ 123,938	\$ 123,938
Interest	\$ 1,515	\$ 3,527	\$ 1,469	\$ 4,996	\$ 1,469
Carry Forward Surplus	\$ 94,371	\$ 96,419	\$ -	\$ 96,419	\$ 101,666
<b>Total Revenues</b>	<b>\$ 219,825</b>	<b>\$ 223,680</b>	<b>\$ 1,674</b>	<b>\$ 225,354</b>	<b>\$ 227,074</b>
<b>Expenditures</b>					
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
<b>Total Expenditures</b>	<b>\$ 123,688</b>	<b>\$ 41,844</b>	<b>\$ 81,844</b>	<b>\$ 123,688</b>	<b>\$ 121,688</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 96,137</b>	<b>\$ 181,836</b>	<b>\$ (80,169)</b>	<b>\$ 101,666</b>	<b>\$ 105,387</b>

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
		<b>100</b>	<b>100</b>	<b>\$123,938.31</b>		

**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
	<b>\$ 1,580,000.00</b>	<b>\$ 1,116,000.00</b>	<b>\$ 2,777,843.75</b>	

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

	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY 2027
<b>Revenues</b>					
Assessments	\$ 238,365	\$ 237,971	\$ 394	\$ 238,365	\$ 238,365
Interest	\$ 3,801	\$ 6,211	\$ 2,588	\$ 8,799	\$ 3,666
Carry Forward Surplus	\$ 200,440	\$ 205,079	\$ -	\$ 205,079	\$ 216,243
<b>Total Revenues</b>	<b>\$ 442,606</b>	<b>\$ 449,261</b>	<b>\$ 2,982</b>	<b>\$ 452,243</b>	<b>\$ 458,274</b>
<b>Expenditures</b>					
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
<b>Total Expenditures</b>	<b>\$ 236,000</b>	<b>\$ 153,700</b>	<b>\$ 82,300</b>	<b>\$ 236,000</b>	<b>\$ 233,025</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 206,606</b>	<b>\$ 295,561</b>	<b>\$ (79,318)</b>	<b>\$ 216,243</b>	<b>\$ 225,249</b>

Interest - 11/1/27	\$81,725
Principal - 11/1/27	\$75,000
<b>Total</b>	<b>\$156,725</b>

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
		<b>182</b>	<b>182</b>	<b>\$238,365.47</b>		

**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
	<b>\$ 3,340,000.00</b>	<b>\$ 2,485,200.00</b>	<b>\$ 5,907,500.00</b>	

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

	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY 2027
<b>Revenues</b>					
Assessments	\$ 191,400	\$ 191,083	\$ 316	\$ 191,400	\$ 191,400
Interest	\$ 2,761	\$ 4,502	\$ 1,876	\$ 6,378	\$ 2,658
Carry Forward Surplus	\$ 96,365	\$ 99,155	\$ -	\$ 99,155	\$ 106,633
<b>Total Revenues</b>	<b>\$ 290,526</b>	<b>\$ 294,741</b>	<b>\$ 2,192</b>	<b>\$ 296,933</b>	<b>\$ 300,691</b>
<b>Expenditures</b>					
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
<b>Total Expenditures</b>	<b>\$ 190,300</b>	<b>\$ 60,150</b>	<b>\$ 130,150</b>	<b>\$ 190,300</b>	<b>\$ 187,850</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 100,226</b>	<b>\$ 234,591</b>	<b>\$ (127,958)</b>	<b>\$ 106,633</b>	<b>\$ 112,841</b>

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
		<b>142</b>	<b>142</b>	<b>\$191,399.84</b>		

**Holly Hill Road East**  
**Community Development District**  
**Series 2020 Special Assessment Bonds Area 4**  
**Amortization Schedule**

Date	Balance	Prinicipal	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
	<b>\$ 2,995,000.00</b>	<b>\$ 1,794,975.00</b>	<b>\$ 4,920,125.00</b>	

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

	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY 2027
<b>Revenues</b>					
Interest	\$ 1,968	\$ 4,158	\$ 1,732	\$ 5,890	\$ 2,945
Carry Forward Surplus	\$ 182,390	\$ 209,200	\$ -	\$ 209,200	\$ 240,091
<b>Total Revenues</b>	<b>\$ 184,358</b>	<b>\$ 213,358</b>	<b>\$ 1,732</b>	<b>\$ 215,091</b>	<b>\$ 243,036</b>
<b>Expenditures</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ 55,000	\$ -	\$ 25,000	\$ 25,000	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 55,000</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 239,358</b>	<b>\$ 213,358</b>	<b>\$ 26,732</b>	<b>\$ 240,091</b>	<b>\$ 243,036</b>

# SECTION B

**RESOLUTION 2026-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Holly Hill Road East Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Polk County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such

special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Holly Hill Road East Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid

to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED THIS 9TH DAY OF JUNE 2026.**

ATTEST:

**HOLLY HILL ROAD EAST  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Adopted Budget for Fiscal Year 2027

**Exhibit B:** Assessment Roll

Exhibit A

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

***Proposed Budget***  
***FY2027***



# Table of Contents

1-2	<u>General Fund</u>
3-8	<u>General Fund Narrative</u>
9	<u>Series 2017 Debt Service Fund</u>
10	<u>Series 2017 Amortization</u>
11	<u>Series 2018 Debt Service Fund</u>
12	<u>Series 2018 Amortization</u>
13	<u>Series 2020 A3 Debt Service Fund</u>
14	<u>Series 2020 A3 Amortization</u>
15	<u>Series 2020 A4 Debt Service Fund</u>
16	<u>Series 2020 A4 Amortization</u>
17	<u>Capital Reserve Fund</u>

**Holly Hill Road East**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

	Adopted Budget FY 2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY 2027
<b>Revenues</b>					
Assessments - Tax Roll	\$ 565,628	\$ 564,696	\$ 932	\$ 565,628	\$ 565,628
Inter-Governmental Revenue	\$ 78,374	\$ 78,374	\$ -	\$ 78,374	\$ 76,734
Interest Income	\$ -	\$ 6,185	\$ 3,093	\$ 9,278	\$ 9,278
Other Income	\$ -	\$ 165	\$ 83	\$ 248	\$ 124
Carry Forward Surplus	\$ 65,145	\$ 227,856	\$ -	\$ 227,856	\$ 58,739
<b>Total Revenues</b>	<b>\$ 709,148</b>	<b>\$ 877,277</b>	<b>\$ 4,108</b>	<b>\$ 881,384</b>	<b>\$ 710,503</b>
<b>Expenditures</b>					
<i>Administrative:</i>					
Supervisor Fees	\$ 12,000	\$ 5,600	\$ 5,000	\$ 10,600	\$ 12,000
FICA Expenses	\$ -	\$ 428	\$ 383	\$ 811	\$ 918
Engineering Fees	\$ 10,000	\$ 17,649	\$ 4,167	\$ 21,815	\$ 10,000
Legal Services	\$ 25,000	\$ 15,447	\$ 13,850	\$ 29,297	\$ 25,000
Arbitrage	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,800
Dissemination	\$ 7,416	\$ 4,326	\$ 3,090	\$ 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	\$ 27,038	\$ 19,313	\$ 46,350	\$ 48,668
Information Technology	\$ 1,947	\$ 1,136	\$ 811	\$ 1,947	\$ 2,044
Website Maintenance	\$ 1,298	\$ 757	\$ 541	\$ 1,298	\$ 1,363
Telephone	\$ 100	\$ -	\$ 42	\$ 42	\$ 100
Postage & Delivery	\$ 850	\$ 473	\$ 354	\$ 828	\$ 850
Copies	\$ 1,000	\$ 102	\$ 250	\$ 352	\$ 1,000
Office Supplies	\$ 200	\$ 4	\$ 100	\$ 104	\$ 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	\$ 266	\$ 542	\$ 808	\$ 1,300
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 145,803</b>	<b>\$ 103,230</b>	<b>\$ 54,916</b>	<b>\$ 158,146</b>	<b>\$ 149,946</b>
<i>Operations &amp; Maintenance</i>					
<b>Field Expenditures</b>					
Field Management	\$ 20,600	\$ 12,017	\$ 8,583	\$ 20,600	\$ 21,630
Electric	\$ 10,000	\$ 4,408	\$ 4,700	\$ 9,108	\$ 11,000
Streetlighting	\$ 49,248	\$ 22,176	\$ 20,500	\$ 42,676	\$ 54,173
Property Insurance	\$ 10,726	\$ 5,670	\$ -	\$ 5,670	\$ 6,520
Landscape Maintenance	\$ 166,871	\$ 77,579	\$ 55,415	\$ 132,994	\$ 166,871
Landscape Contingency	\$ 6,000	\$ -	\$ 3,000	\$ 3,000	\$ 15,000
Irrigation Repairs	\$ 7,500	\$ 17,192	\$ 5,731	\$ 22,923	\$ 7,500
Sidewalk Repairs & Maintenance	\$ 5,000	\$ -	\$ 1,667	\$ 1,667	\$ 2,500
General Repairs & Maintenance	\$ 17,500	\$ 4,119	\$ 7,292	\$ 11,411	\$ 21,000
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ 8,750
Stormwater Repairs	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Contingency	\$ 10,000	\$ 5	\$ 5,000	\$ 5,005	\$ 10,000
<b>Subtotal Field Expenditures</b>	<b>\$ 303,445</b>	<b>\$ 143,166</b>	<b>\$ 111,887</b>	<b>\$ 255,053</b>	<b>\$ 359,944</b>

**Holly Hill Road East**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

	Adopted Budget FY 2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY 2027
<b>Amenity Expenditures</b>					
Property Insurance	\$ 20,543	\$ 13,881	\$ -	\$ 13,881	\$ 15,963
Amenity Landscaping	\$ 24,096	\$ 10,843	\$ 7,745	\$ 18,588	\$ 24,096
Amenity Landscape Contingency	\$ 8,000	\$ 5,995	\$ 2,005	\$ 8,000	\$ 8,000
Electric	\$ 23,760	\$ 11,706	\$ 8,230	\$ 19,936	\$ 26,136
Water	\$ 748	\$ 467	\$ 340	\$ 807	\$ 959
Internet	\$ 2,376	\$ 1,276	\$ 900	\$ 2,176	\$ 2,376
Janitorial Services	\$ 17,085	\$ 8,905	\$ 6,625	\$ 15,530	\$ 19,085
Pest Control	\$ 1,020	\$ 571	\$ 450	\$ 1,021	\$ 1,464
Amenity Access Management	\$ 7,000	\$ 4,083	\$ 2,915	\$ 6,998	\$ 7,350
Security Services	\$ 34,903	\$ 24,996	\$ 14,543	\$ 39,539	\$ 34,903
Amenity Repairs & Maintenance	\$ 19,800	\$ 3,857	\$ 15,943	\$ 19,800	\$ 18,050
Pool Maintenance	\$ 24,408	\$ 14,238	\$ 10,170	\$ 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
<b>Subtotal Amenity Expenditures</b>	<b>\$ 204,901</b>	<b>\$ 109,284</b>	<b>\$ 82,559</b>	<b>\$ 191,844</b>	<b>\$ 200,613</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 508,346</b>	<b>\$ 252,450</b>	<b>\$ 194,447</b>	<b>\$ 446,897</b>	<b>\$ 560,557</b>
<i>Other Expenditures</i>					
Transfer Out - Capital Reserve	\$ 55,000	\$ -	\$ 25,000	\$ 25,000	\$ -
<b>Total Other Expenditures</b>	<b>\$ 55,000</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 709,148</b>	<b>\$ 355,680</b>	<b>\$ 274,363</b>	<b>\$ 630,043</b>	<b>\$ 710,503</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 521,596</b>	<b>\$ (270,255)</b>	<b>\$ 251,341</b>	<b>\$ -</b>

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
	<b>628</b>		<b>628</b>	<b>\$565,628.39</b>		

# 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.

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## **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.

# Holly Hill Road East

## Community Development District

### General Fund Budget

#### 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.

# Holly Hill Road East Community Development District General Fund Budget

## 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.

# Holly Hill Road East Community Development District General Fund Budget

## 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.

# Holly Hill Road East

## Community Development District

### General Fund Budget

#### 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.

**Holly Hill Road East  
Community Development District  
General Fund Budget**

**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 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY 2027
<b>Revenues</b>					
Assessments	\$ 229,722	\$ 229,343	\$ 380	\$ 229,722	\$ 229,722
Interest	\$ 4,816	\$ 6,508	\$ 2,712	\$ 9,219	\$ 4,610
Carry Forward Surplus	\$ 171,973	\$ 175,710	\$ -	\$ 175,710	\$ 185,695
<b>Total Revenues</b>	<b>\$ 406,511</b>	<b>\$ 411,561</b>	<b>\$ 3,091</b>	<b>\$ 414,652</b>	<b>\$ 420,027</b>
<b>Expenditures</b>					
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
<b>Total Expenditures</b>	<b>\$ 228,958</b>	<b>\$ 74,479</b>	<b>\$ 154,479</b>	<b>\$ 228,958</b>	<b>\$ 225,678</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 177,554</b>	<b>\$ 337,082</b>	<b>\$ (151,387)</b>	<b>\$ 185,695</b>	<b>\$ 194,350</b>

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
		<b>204</b>	<b>204</b>	<b>\$229,722.46</b>		

**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
	<b>\$ 3,025,000.00</b>	<b>\$ 1,992,862.50</b>	<b>\$ 5,172,341.25</b>	

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

	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY 2027
<b>Revenues</b>					
Assessments	\$ 123,938	\$ 123,733	\$ 205	\$ 123,938	\$ 123,938
Interest	\$ 1,515	\$ 3,527	\$ 1,469	\$ 4,996	\$ 1,469
Carry Forward Surplus	\$ 94,371	\$ 96,419	\$ -	\$ 96,419	\$ 101,666
<b>Total Revenues</b>	<b>\$ 219,825</b>	<b>\$ 223,680</b>	<b>\$ 1,674</b>	<b>\$ 225,354</b>	<b>\$ 227,074</b>
<b>Expenditures</b>					
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
<b>Total Expenditures</b>	<b>\$ 123,688</b>	<b>\$ 41,844</b>	<b>\$ 81,844</b>	<b>\$ 123,688</b>	<b>\$ 121,688</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 96,137</b>	<b>\$ 181,836</b>	<b>\$ (80,169)</b>	<b>\$ 101,666</b>	<b>\$ 105,387</b>

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
		<b>100</b>	<b>100</b>	<b>\$123,938.31</b>		

**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
	<b>\$ 1,580,000.00</b>	<b>\$ 1,116,000.00</b>	<b>\$ 2,777,843.75</b>	

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

	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY 2027
<b>Revenues</b>					
Assessments	\$ 238,365	\$ 237,971	\$ 394	\$ 238,365	\$ 238,365
Interest	\$ 3,801	\$ 6,211	\$ 2,588	\$ 8,799	\$ 3,666
Carry Forward Surplus	\$ 200,440	\$ 205,079	\$ -	\$ 205,079	\$ 216,243
<b>Total Revenues</b>	<b>\$ 442,606</b>	<b>\$ 449,261</b>	<b>\$ 2,982</b>	<b>\$ 452,243</b>	<b>\$ 458,274</b>
<b>Expenditures</b>					
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
<b>Total Expenditures</b>	<b>\$ 236,000</b>	<b>\$ 153,700</b>	<b>\$ 82,300</b>	<b>\$ 236,000</b>	<b>\$ 233,025</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 206,606</b>	<b>\$ 295,561</b>	<b>\$ (79,318)</b>	<b>\$ 216,243</b>	<b>\$ 225,249</b>

Interest - 11/1/27	\$81,725
Principal - 11/1/27	\$75,000
<b>Total</b>	<b>\$156,725</b>

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
		<b>182</b>	<b>182</b>	<b>\$238,365.47</b>		

**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
	<b>\$ 3,340,000.00</b>	<b>\$ 2,485,200.00</b>	<b>\$ 5,907,500.00</b>	

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

	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY 2027
<b>Revenues</b>					
Assessments	\$ 191,400	\$ 191,083	\$ 316	\$ 191,400	\$ 191,400
Interest	\$ 2,761	\$ 4,502	\$ 1,876	\$ 6,378	\$ 2,658
Carry Forward Surplus	\$ 96,365	\$ 99,155	\$ -	\$ 99,155	\$ 106,633
<b>Total Revenues</b>	<b>\$ 290,526</b>	<b>\$ 294,741</b>	<b>\$ 2,192</b>	<b>\$ 296,933</b>	<b>\$ 300,691</b>
<b>Expenditures</b>					
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
<b>Total Expenditures</b>	<b>\$ 190,300</b>	<b>\$ 60,150</b>	<b>\$ 130,150</b>	<b>\$ 190,300</b>	<b>\$ 187,850</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 100,226</b>	<b>\$ 234,591</b>	<b>\$ (127,958)</b>	<b>\$ 106,633</b>	<b>\$ 112,841</b>

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
		<b>142</b>	<b>142</b>	<b>\$191,399.84</b>		

**Holly Hill Road East**  
**Community Development District**  
**Series 2020 Special Assessment Bonds Area 4**  
**Amortization Schedule**

Date	Balance	Prinicipal	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
	<b>\$ 2,995,000.00</b>	<b>\$ 1,794,975.00</b>	<b>\$ 4,920,125.00</b>	

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

	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY 2027
<b>Revenues</b>					
Interest	\$ 1,968	\$ 4,158	\$ 1,732	\$ 5,890	\$ 2,945
Carry Forward Surplus	\$ 182,390	\$ 209,200	\$ -	\$ 209,200	\$ 240,091
<b>Total Revenues</b>	<b>\$ 184,358</b>	<b>\$ 213,358</b>	<b>\$ 1,732</b>	<b>\$ 215,091</b>	<b>\$ 243,036</b>
<b>Expenditures</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ 55,000	\$ -	\$ 25,000	\$ 25,000	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 55,000</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 239,358</b>	<b>\$ 213,358</b>	<b>\$ 26,732</b>	<b>\$ 240,091</b>	<b>\$ 243,036</b>

Exhibit B

**Holly Hill Road East CDD**  
**FY 27 Assessment Roll**

PARCEL ID	PHASE	UNITS	FY 27 O&M	2017 DEBT	2018 DEBT	2020 A3 DEBT	2020 A4 DEBT	TOTAL
272704725010000010	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000020	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000030	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000040	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000050	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000060	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000070	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000080	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000090	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000100	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000110	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000120	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000130	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000140	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000150	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000160	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000170	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000180	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000190	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000200	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000210	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000220	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000230	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000240	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000250	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000260	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000270	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000280	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000290	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000300	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000310	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000320	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000330	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000340	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000350	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000360	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000370	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000380	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000390	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000400	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000410	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000420	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000430	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000440	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000450	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000460	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000470	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000480	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000490	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000500	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000510	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000520	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000530	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000540	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000550	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000560	1	1	\$968.48	\$1,210.85				\$2,179.33
272704725010000570	1	1	\$968.48	\$1,210.85				\$2,179.33



















PARCEL ID	PHASE	UNITS	FY 27 O&M	2017 DEBT	2018 DEBT	2020 A3 DEBT	2020 A4 DEBT	TOTAL
272705726013001610	3	1	\$968.48			\$1,408.28		\$2,376.76
272705726013001620	3	1	\$968.48			\$1,408.28		\$2,376.76
272705726013001630	3	1	\$968.48			\$1,408.28		\$2,376.76
272705726013001640	3	1	\$968.48			\$1,408.28		\$2,376.76
272705726013001650	3	1	\$968.48			\$1,408.28		\$2,376.76
272705726013001660	3	1	\$968.48			\$1,408.28		\$2,376.76
272705726013001670	3	1	\$968.48			\$1,408.28		\$2,376.76
272705726013001680	3	1	\$968.48			\$1,408.28		\$2,376.76
272705726013001690	3	1	\$968.48			\$1,408.28		\$2,376.76
272705726013001700	3	1	\$968.48			\$1,408.28		\$2,376.76
272705726013001710	3	1	\$968.48			\$1,408.28		\$2,376.76
272705726013001720	3	1	\$968.48			\$1,408.28		\$2,376.76
272705726013001730	3	1	\$968.48			\$1,408.28		\$2,376.76
272705726013001740	3	1	\$968.48			\$1,408.28		\$2,376.76
272705726013001750	3	1	\$968.48			\$1,408.28		\$2,376.76
272705726013001760	3	1	\$968.48			\$1,408.28		\$2,376.76
272705726013001770	3	1	\$968.48			\$1,408.28		\$2,376.76
272705726013001780	3	1	\$968.48			\$1,408.28		\$2,376.76
272705726013001790	3	1	\$968.48			\$1,408.28		\$2,376.76
272705726013001800	3	1	\$968.48			\$1,408.28		\$2,376.76
272705726013001810	3	1	\$968.48			\$1,408.28		\$2,376.76
272705726013001820	3	1	\$968.48			\$1,408.28		\$2,376.76
Total Gross Assessments		628	\$608,205.44	\$247,013.40	\$133,267.00	\$256,306.96	\$205,806.28	\$1,450,599.08
Total Net Assessments			\$565,631.06	\$229,722.46	\$123,938.31	\$238,365.47	\$191,399.84	\$1,349,057.14

# SECTION V

**HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT**

**FINANCIAL STATEMENTS**

September 30, 2025

**HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT**  
**FINANCIAL STATEMENTS**  
**September 30, 2025**

CONTENTS

	<u>PAGE</u>
Independent Auditors’ Report.....	1-3
Management’s Discussion and Analysis .....	4-8
Government-wide Financial Statements:	
Statement of Net Position .....	9
Statement of Activities.....	10
Fund Financial Statements:	
Balance Sheet – Governmental Funds .....	11
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities .....	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds .....	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities .....	14
Notes to the Financial Statements.....	15-27
Required Supplementary Information	
Statement of Revenues and Expenditures – Budget and Actual – General Fund.....	28
Notes to Required Supplementary Information .....	29
Independent Auditor’s Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i> .....	30-31
Independent Auditor’s Report on Compliance With the Requirements of Section 218.415, Florida Statutes, Required by Rule 10.556(10) of the Auditor General of the State of Florida .....	32
Auditor’s Management Letter Required by Chapter 10.550, <i>Florida Statutes</i> .....	33-35

INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors  
Holly Hill Road East Community Development District  
City of Davenport, Polk County, Florida

**Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Holly Hill Road East Community Development District, City of Davenport, Polk County, Florida ("District") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

**Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by Government Auditing Standards**

In accordance with Government Auditing Standards, we have also issued our report dated May 27, 2026, on our consideration of the Holly Hill Road East Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

### **Report on Other Legal and Regulatory Requirements**

We have also issued our report dated May 27, 2026 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

May 27, 2026

# HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

## MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

Our discussion and analysis of Holly Hill Road East Community Development District, City of Davenport, Polk County, Florida (“District”) financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$1,202,499).
- The change in the District's total net position in comparison with the prior fiscal year was \$284,077, a decrease of the deficit. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District’s governmental funds reported combined ending fund balances of \$1,428,047. A portion of fund balance is non-spendable for prepaid items and deposits, restricted for debt service, and the remainder is unassigned fund balance which is available for spending at the District’s discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### **Government-Wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

# HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

## MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

The government-wide financial statements include all governmental activities that are principally supported by developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

### **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

### **Governmental Funds**

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### **Notes to the Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

# HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

## MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

### GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The balance of unrestricted net position may be used to meet the District's obligations.

Key components of net position were as follows:

Statement of Net Position		
	2025	2024
Current assets	\$ 1,512,656	\$ 1,340,061
Capital assets	8,682,656	8,989,647
Total assets	10,195,312	10,329,708
Current liabilities	565,021	246,632
Long-term liabilities	10,832,790	11,569,652
Total liabilities	11,397,811	11,816,284
Net position		
Net invested in capital assets	(2,414,207)	(2,580,005)
Restricted for debt service	751,748	694,037
Restricted for capital projects	232,105	142,043
Unrestricted	227,855	257,349
Total net position	\$ (1,202,499)	\$ (1,486,576)

The District's net position deficit decreased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position		
	2025	2024
Program revenues	\$ 1,619,151	\$ 1,446,132
General revenues	97,719	49,787
Total revenues	1,716,870	1,495,919
Expenses		
General government	139,296	125,490
Maintenance and operations	609,195	138,383
Culture and recreation	154,753	594,384
Interest on long-term debt	529,549	541,246
Total expenses	1,432,793	1,399,503
Change in net position	284,077	96,416
Net position - beginning of year	(1,486,576)	(1,582,992)
Net position - end of year	\$ (1,202,499)	\$ (1,486,576)

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

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

September 30, 2025

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$1,432,793, which consisted of interest on long-term debt and costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by assessments.

### **GENERAL BUDGETING HIGHLIGHTS**

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year. The general fund reported a deficit for fiscal year ended September 30, 2025 which was funded with prior year surpluses.

### **CAPITAL ASSETS AND DEBT ADMINISTRATION**

#### Capital Assets

At September 30, 2025, the District had \$8,682,656 invested in capital assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

#### Capital Debt

At September 30, 2025, the District had \$11,096,863 in notes payable and Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

### **ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION**

For the fiscal year 2026, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

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

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

September 30, 2025

### **CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT**

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Holly Hill Road East Community Development District's Accounting Department at 219 E. Livingston Street, Orlando, FL 32801.

# HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

## STATEMENT OF NET POSITION

September 30, 2025

	<u>GOVERNMENTAL ACTIVITIES</u>
<b>ASSETS</b>	
Cash and cash equivalents	\$ 312,633
Investments	162,290
Assessments receivable	3,635
Deposits	1,160
Prepaid items	18,829
Restricted assets:	
Investments	1,014,109
Capital assets:	
Depreciable	8,682,656
TOTAL ASSETS	<u>\$ 10,195,312</u>
<b>LIABILITIES</b>	
Accounts payable	\$ 84,609
Accrued interest payable	216,339
Bonds payable, due within one year	264,073
Bonds payable, due in more than one year	10,832,790
TOTAL LIABILITIES	<u>11,397,811</u>
<b>NET POSITION</b>	
Net investment in capital assets	(2,414,207)
Restricted for:	
Debt service	751,748
Capital projects	232,105
Unrestricted	227,855
TOTAL NET POSITION	<u>\$ (1,202,499)</u>

The accompanying notes are an integral part of this financial statement

**HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT**

STATEMENT OF ACTIVITIES  
Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenues and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	
Governmental activities				Governmental Activities
General government	\$ 139,296	\$ 139,296	\$ -	\$ -
Maintenance and operations	609,195	275,102	-	(110,935)
Culture and recreation	154,753	154,753		-
Interest on long-term debt	529,549	788,302	38,540	297,293
<b>Total governmental activities</b>	<b>\$ 1,432,793</b>	<b>\$ 1,357,453</b>	<b>\$ 38,540</b>	<b>\$ 223,158</b>
General revenues:				
				2,290
				92,509
				2,920
				<u>97,719</u>
				284,077
				<u>(1,486,576)</u>
				<u>\$ (1,202,499)</u>

The accompanying notes are an integral part of this financial statement

**HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT**

BALANCE SHEET – GOVERNMENTAL FUNDS

September 30, 2025

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
<b><u>ASSETS</u></b>				
Cash and cash equivalents	\$ 128,685	\$ -	\$ 183,948	\$ 312,633
Investments	162,290	965,952	48,157	1,176,399
Assessments receivable	1,524	2,111	-	3,635
Due from other funds	-	24	-	24
Deposits	1,160	-	-	1,160
Prepaid items	18,829	-	-	18,829
<b>TOTAL ASSETS</b>	<b>\$ 312,488</b>	<b>\$ 968,087</b>	<b>\$ 232,105</b>	<b>\$ 1,512,680</b>
<b><u>LIABILITIES AND FUND BALANCES</u></b>				
<b>LIABILITIES</b>				
Accounts payable	\$ 84,609	\$ -	\$ -	\$ 84,609
Due to other funds	24	-	-	24
<b>TOTAL LIABILITIES</b>	<b>84,633</b>	<b>-</b>	<b>-</b>	<b>84,633</b>
<b>FUND BALANCES</b>				
Nonspendable:				
Prepaid items and deposits	19,989	-	-	19,989
Restricted for:				
Debt service	-	968,087	-	968,087
Capital projects	-	-	232,105	232,105
Unassigned	207,866	-	-	207,866
<b>TOTAL FUND BALANCES</b>	<b>227,855</b>	<b>968,087</b>	<b>232,105</b>	<b>1,428,047</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$ 312,488</b>	<b>\$ 968,087</b>	<b>\$ 232,105</b>	<b>\$ 1,512,680</b>

The accompanying notes are an integral part of this financial statement

**HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
September 30, 2025

Total Governmental Fund Balances in the Balance Sheet	\$ 1,428,047
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	10,337,544
Less accumulated depreciation	(1,654,888)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(216,339)
Original issue discount	107,210
Governmental bonds payable	(11,204,073)
Net Position of Governmental Activities	\$ (1,202,499)

The accompanying notes are an integral part of this financial statement

**HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**Year Ended September 30, 2025**

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
<b>REVENUES</b>				
Assessments	\$ 569,151	\$ 788,302	\$ -	\$ 1,357,453
Investment earnings	2,290	38,540	6,468	47,298
Interlocal revenue	92,509	-	-	92,509
Miscellaneous revenue	2,920	-	-	2,920
<b>TOTAL REVENUES</b>	<b>666,870</b>	<b>826,842</b>	<b>6,468</b>	<b>1,500,180</b>
<b>EXPENDITURES</b>				
General government	139,296	-	-	139,296
Maintenance and operations	315,701	-	-	315,701
Culture and recreation	141,256	-	-	141,256
Debt				
Principal	15,480	245,000	-	260,480
Interest expense	1,037	528,571	-	529,608
<b>TOTAL EXPENDITURES</b>	<b>612,770</b>	<b>773,571</b>	<b>-</b>	<b>1,386,341</b>
<b>EXCESS REVENUES OVER (UNDER) EXPENDITURES</b>	<b>54,100</b>	<b>53,271</b>	<b>6,468</b>	<b>113,839</b>
<b>OTHER SOURCES (USES)</b>				
Transfers in (out)	(83,594)	-	83,594	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(83,594)</b>	<b>-</b>	<b>83,594</b>	<b>-</b>
<b>EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)</b>	<b>(29,494)</b>	<b>53,271</b>	<b>90,062</b>	<b>113,839</b>
<b>FUND BALANCE</b>				
Beginning of year	257,349	914,816	142,043	1,314,208
End of year	<b>\$ 227,855</b>	<b>\$ 968,087</b>	<b>\$ 232,105</b>	<b>\$ 1,428,047</b>

The accompanying notes are an integral part of this financial statement

**HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**  
**Year Ended September 30, 2025**

Net Change in Fund Balances - Total Governmental Funds \$ 113,839

Amount reported for governmental activities in the Statement of Activities  
are different because:

Previous Developer advances which were shown as a liability in the  
government-wide financial statements have been reclassified as  
Developer contributions. 216,690

Repayment of long-term liabilities are reported as expenditures in the  
governmental fund financial statements, but such repayments reduce  
liabilities in the Statement of Net Position and are eliminated in the  
Statement of Activities:

    Payments on long-term debt 260,480

Certain items reported in the Statement of Activities do not require  
the use of current financial resources and therefore are not reported  
expenditures in the governmental funds:

    Current year provision for depreciation (306,991)  
    Change in accrued interest payable 4,440  
    Provision for amortization of bond discount (4,381)

Change in Net Position of Governmental Activities \$ 284,077

The accompanying notes are an integral part of this financial statement

# HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Holly Hill Road East Community Development District ("District") was established by Ordinance No. 814, adopted by the City Commission of the City of Davenport, Polk County, Florida on July 10, 2017, as amended by Ordinance No. 841, effective on March 5, 2018, as further amended by Ordinance No. 864, effective on November 5, 2018, and created pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. Four Supervisors are elected by qualified electors residing within the District pursuant to Section 190.006, Florida Statutes. One Supervisor seat remains subject to landowner election requirements under Chapter 190, Florida Statutes. The Board of Supervisors exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### **Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

# HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### **Government-Wide and Fund Financial Statements (continued)**

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

#### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

#### **Assessments**

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District and to repay long-term debt. The fiscal year for which annual assessments are levied begins on October 1 each year. Debt assessments are levied at the time of issuance and collected annually. The District's annual assessments may be directly billed and collected by the District, or may be billed and collected by the County Tax Collector. For assessments billed and collected by the County Tax Collector, discounts are available for payments through February 28, and unpaid assessments become delinquent on April 1. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

# HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### **Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)**

##### Assessments (continued)

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The District reports the following major governmental funds:

##### General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

##### Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

##### Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

#### **Assets, Liabilities and Net Position or Equity**

##### Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

##### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

# HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### **Assets, Liabilities and Net Position or Equity (continued)**

##### Deposits and Investments (continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

##### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

# HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### Assets, Liabilities and Net Position or Equity (continued)

##### Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure and other improvements	15 - 30
Equipment and furniture	3-5

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

##### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

##### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

# HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### Assets, Liabilities and Net Position or Equity (continued)

##### Long-Term Obligations (continued)

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

##### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

##### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

# HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### **Assets, Liabilities and Net Position or Equity (continued)**

##### Fund Equity/Net Position (continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

#### **Other Disclosures**

##### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

### NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

# HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE D – DEPOSITS AND INVESTMENTS

#### Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

#### Investments

The District's investments were held as follows at September 30, 2025:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
Money Market Mutual Funds - First American Treasury Obligation Fund	\$ 988,857	S&P AAAM	Weighted average of the fund portfolio: 48 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	187,542	S&P AAAM	Weighted average maturity: 47 days
Total Investments	<u>\$ 1,176,399</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

# HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

#### Investments (continued)

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

The District participated in the following external investment pools:

The State Board of Administration for participation in the Local Government Investment Pool (Florida Prime™) created by Section 218.415, Florida Statutes is an investment pool that operates under investment guidelines established by Section 215.47, Florida Statutes. The District's investments in Florida Prime™, a qualified external investment pool, meet the requirements of GASB Statement No. 79 and are reported at amortized cost.

### NOTE E – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

<u>Fund</u>	<u>Transfer In</u>	<u>Transfer Out</u>
General	\$ -	\$ 83,594
Capital projects	83,594	-
Total	<u>\$ 83,594</u>	<u>\$ 83,594</u>

# HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE E – INTERFUND TRANSFERS (CONTINUED)

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the general fund to the capital projects fund per the approved budget were made in order to accumulate funds for repairs and maintenance projects.

### NOTE F - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Balance 10/01/2024	Increases	Decreases	Balance 09/30/2025
<b>Governmental activities:</b>				
Capital assets, being depreciated				
Infrastructure - stormwater management	\$ 6,140,142	\$ -	\$ -	\$ 6,140,142
Infrastructure - roadway	2,229,262	-	-	2,229,262
Infrastructure - amenities and parks	1,026,299	-	-	1,026,299
Infrastructure - entrance features	750,759	-	-	750,759
Equipment and furniture	191,082	-	-	191,082
Total capital assets, being depreciated	10,337,544	-	-	10,337,544
Less accumulated depreciation for:				
Infrastructure - stormwater management	614,016	153,503	-	767,519
Infrastructure - roadway	222,928	55,730	-	278,658
Infrastructure - amenities and parks	136,540	34,210	-	170,750
Infrastructure - entrance features	200,201	50,051	-	250,252
Equipment and furniture	174,212	13,497	-	187,709
Total accumulated depreciation	1,347,897	306,991	-	1,654,888
Total capital assets, being depreciated - net	8,989,647	(306,991)	-	8,682,656
Governmental activities capital assets - net	\$ 8,989,647	\$ (306,991)	\$ -	\$ 8,682,656

Depreciation expense of \$306,991 was charged to maintenance and operations and culture and recreation in the amount of \$293,494 and \$13,497, respectively.

The total project costs of the infrastructure has been estimated at approximately \$17.1 million which is expected to be financed with the proceeds from the issuance of Bonds. Any additional costs will be funded by additional bond issuances or the Developer. The infrastructure will include potable water and wastewater systems, storm water drainage system improvements, offsite road improvements and amenities. Upon completion certain assets will be conveyed to other entities for ownership and/or maintenance.

# HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE G – LONG-TERM LIABILITIES

**\$4,160,000 Special Assessment Revenue Bonds, Series 2017** – On November 9, 2017, the District issued \$4,160,000 in Special Assessment Revenue Bonds, Series 2017. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable through May 2048. The Bonds bear interest ranging from 3.5% to 5.0% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2019.

**\$2,800,000 Special Assessment Bonds, Series 2018** – On October 19, 2018, the District issued \$2,800,000 in Special Assessment Bonds, Series 2018. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable through May 2048. The Bonds bear interest ranging from 4.25% to 5.25% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2019.

**\$3,660,000 Special Assessment Bonds, Series 2020 (Area 3)** – On June 1, 2020, the District issued \$3,660,000 in Special Assessment Bonds, Series 2020 (Area 3). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable through November 2050. The Bonds bear interest ranging from 4.0% to 5.0% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2020.

**\$3,325,000 Special Assessment Bonds, Series 2020 (Area 4)** – On August 1, 2020, the District issued \$3,325,000 in Special Assessment Bonds, Series 2020 (Area 4). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable through May 2051. The Bonds bear interest ranging from 3.0% to 4.0% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2022.

The Series 2017, 2018, 2020 (Area 3) and 2020 (Area 4) Bonds are subject to redemption at the option of the District prior to maturity. The Series 2017, 2018, 2020 (Area 3) and 2020 (Area 4) Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2025.

**HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2025

**NOTE G – LONG-TERM LIABILITIES (CONTINUED)**

Financed Purchase Agreement

The District entered into a multiple agreements for the acquisition of playground equipment. Payments are due monthly. Total principal and interest remaining on the loans was \$4,073.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2025:

	Balance 10/01/2024	Additions	Deletions	Balance 09/30/2025	Due Within One Year
Special Assessment Revenue Bonds, Series 2017	\$ 3,180,000	\$ -	\$ 75,000	\$ 3,105,000	\$ 80,000
Special Assessment Bonds, Series 2018	1,655,000	-	35,000	1,620,000	40,000
Special Assessment Bonds, Series 2020 Area 3	3,475,000	-	65,000	3,410,000	70,000
Special Assessment Bonds, Series 2020 Area 4	3,135,000	-	70,000	3,065,000	70,000
Developer advance	216,690	-	216,690	-	-
Note payable financed purchase	19,553	-	15,480	4,073	4,073
	11,681,243	-	477,170	11,204,073	264,073
Unamortized bond discount	(111,591)	-	(4,381)	(107,210)	-
	<u>\$ 11,569,652</u>	<u>\$ -</u>	<u>\$ 472,789</u>	<u>\$ 11,096,863</u>	<u>\$ 264,073</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

September 30,	Principal	Interest	Total
2026	\$ 260,000	\$ 518,945	\$ 778,945
2027	260,000	508,240	768,240
2028	275,000	497,650	772,650
2029	295,000	485,650	780,650
2030	300,000	472,838	772,838
2031-2035	1,725,000	2,147,456	3,872,456
2036-2040	2,170,000	1,707,756	3,877,756
2041-2045	2,740,000	1,134,938	3,874,938
2046-2050	2,765,000	421,888	3,186,888
2051	410,000	13,025	423,025
	<u>\$ 11,200,000</u>	<u>\$ 7,908,386</u>	<u>\$ 19,108,386</u>

# HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE G – LONG-TERM LIABILITIES (CONTINUED)

The scheduled payments for years September 30, 2025 are as follows:

<u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 4,073	\$ 56	\$ 4,129
	<u>\$ 4,073</u>	<u>\$ 56</u>	<u>\$ 4,129</u>

### NOTE H - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

### NOTE I - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. The District has not filed any claims under this commercial coverage during the last three years.

**HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES AND EXPENDITURES**  
**BUDGET AND ACTUAL – GENERAL FUND**  
**Year Ended September 30, 2025**

	* BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
<b>REVENUES</b>			
Assessments	\$ 565,628	\$ 569,151	\$ 3,523
Investment earnings	-	2,290	2,290
Interlocal revenue	-	92,509	92,509
Miscellaneous revenue	92,509	2,920	(89,589)
<b>TOTAL REVENUES</b>	658,137	666,870	8,733
 <b>EXPENDITURES</b>			
Current			
General government	142,706	139,296	3,410
Maintenance and operations	290,120	315,701	(25,581)
Culture and recreation	241,854	141,256	100,598
Debt			
Principal	-	15,480	(15,480)
Interest expense	-	1,037	(1,037)
<b>TOTAL EXPENDITURES</b>	674,680	612,770	61,910
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(16,543)	54,100	70,643
 <b>OTHER FINANCING SOURCES (USES)</b>			
Carry forward surplus	74,943	-	(74,943)
Transfer in (out)	(58,400)	(83,594)	(25,194)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	16,543	(83,594)	(100,137)
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)</b>	\$ -	(29,494)	\$ (29,494)
 <b>FUND BALANCES</b>			
Beginning of year		257,349	
End of year		\$ 227,855	

\* Original and final budget.

**HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT**  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors, Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year. The general fund reported a deficit for fiscal year ended September 30, 2025 which was funded with prior year surpluses.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors  
Holly Hill Road East Community Development District  
City of Davenport, Polk County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Holly Hill Road East Community Development District, as of September 30, 2025 and for the year ended September 30, 2025, which collectively comprise the Holly Hill Road East Community Development District's basic financial statements and have issued our report thereon dated May 27, 2026.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

May 27, 2026

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF  
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE  
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Directors  
Holly Hill Road East Community Development District  
City of Davenport, Polk County, Florida

We have examined Holly Hill Road East Community Development District, City of Davenport, Polk County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Holly Hill Road East Community Development District, City of Davenport, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee Hartley & Barnes, P.A.  
Fort Pierce, Florida  
May 27, 2026

Management Letter

To the Board of Supervisors  
Holly Hill Road East Community Development District  
City of Davenport, Polk County, Florida

**Report on the Financial Statements**

We have audited the financial statements of the Holly Hill Road East Community Development District (“District”) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated May 27, 2026.

**Auditors’ Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 27, 2026, should be considered in conjunction with this management letter.

**Prior Audit Findings**

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual audit report.

**Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

## **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

## **Property Assessed Clean Energy (PACE) Programs**

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

## **Specific Information**

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Holly Hill Road East Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as 4.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 5.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$7,600.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$687,292.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Holly Hill Road East Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$968 to \$1,449 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$1,357,453.
- c. The total amount of outstanding bonds issued by the District as \$11,200,000.

### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

### **Purpose of this Letter**

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee, Hartley & Barnes, P.A.  
Fort Pierce, Florida  
May 27, 2026

# SECTION VI

**ADDENDUM TO AGREEMENT FOR POOL MAINTENANCE SERVICES  
(Temporary Fuel Surcharge)**

**THIS ADDENDUM** (“Addendum”) is made effective this 1st day of June 2026 (“Effective Date”), by and between:

**HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Davenport, Florida, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“District”); and

**ROGER JAMES MCDONNELL D/B/A RESORT POOL SERVICES**, whose mailing address is 14525 Johns Lake Road, Clermont, Florida 34711 (“Contractor” and together with the District, the “Parties”).

**RECITALS**

**WHEREAS**, the District and Contractor previously entered into that certain *Agreement for Pool Maintenance Services*, dated October 1, 2020, as amended (together with all amendments, the “Agreement”), incorporated herein by this reference; and

**WHEREAS**, pursuant to Section 19 of the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

**WHEREAS**, the District and Contractor desire to modify the Agreement to account for additional compensation for a temporary fuel surcharge, as set forth in **Exhibit A**, attached hereto and incorporated herein by reference; and

**WHEREAS**, the District and Contractor now desire to amend the Agreement as described herein.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

**1. RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Addendum.

**2. TEMPORARY FUEL SURCHARGE.**

**A.** Services, as that term is defined in the Agreement, rendered on or after the Effective Date of this Addendum shall be subject to a temporary fuel surcharge, as outlined in **Exhibit A** to this Addendum (“Surcharge”). The Surcharge will be in effect from the Effective Date through September 30, 2026.

**B.** The Surcharge must be shown as a separate line item on the invoices showing the compensation owed under the Agreement, plus the Surcharge, and a total amount for each month. Contractor shall provide a screenshot of the AAA Florida Average Gas Prices as of the first day of each month, which will be compared to the rates set forth in **Exhibit A** to evidence the Surcharge.

**3. AFFIRMATION OF THE AGREEMENT.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Addendum, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and are fully enforceable.

**4. AUTHORIZATION.** The execution of this Addendum has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Addendum.

**5. EXECUTION IN COUNTERPARTS.** This Addendum may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute one and the same instrument.

**6. EFFECTIVE DATE.** This Addendum shall have an effective date as of the date first written above.

**IN WITNESS WHEREOF,** the Parties execute this Addendum the day and year first written above.

**HOLLY HILL ROAD EAST  
COMMUNITY DEVELOPMENT DISTRICT**

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

**ROGER JAMES MCDONNELL D/B/A RESORT  
POOL SERVICES**

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A: Fuel Surcharge Proposal**

**Exhibit A**  
**Fuel Surcharge**



**Monthly Fuel Surcharge Request**

To whom it may concern

We appreciate your continued trust and support. We are writing to inform you of a temporary change to our billing structure due to the ongoing increase in fuel costs.

As you may be aware, gas prices have risen significantly and continue to impact transportation and operational expenses across our industry. In order to continue providing the reliable service and quality you expect, we will be implementing a temporary fuel surcharge of \$50 per month, effective June 1<sup>st</sup> 2026.

This surcharge will remain in place only until gas prices have remained under \$3.95 at which time the fee will be removed.

We understand that any increase in costs can be difficult, and this decision was not made lightly. Our goal is to remain transparent while continuing to serve you without compromising the quality and dependability of our services.

We sincerely appreciate your understanding and continued business. If you have any questions, please feel free to contact us directly.

Thank you again for your support.

Simon McDonnell

VP of Operations

Resort Pool Services

321-689-6210

# SECTION VII

# SECTION C

*Item will be  
provided under  
separate cover.*

# SECTION D

# SECTION 1

# Holly Hill Road East Community Development District

## Summary of Check Register

May 2, 2026 to May 29, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	5/8/26	363-364	\$ 14,354.63
	5/14/26	365	\$ 7,115.94
	5/21/26	366-371	\$ 9,927.88
			\$ 31,398.45
General Fund- Auto Pays	5/4/26-5/29/26	80132 - 80150	\$ 6,638.88
			\$ 6,638.88
<u>Supervisors May 2026</u>			
	Courtney A. Taylor	50060	\$ 184.70
	Hansen Wong	50061	\$ 184.70
	Violet Melendez	50062	\$ 184.70
	Nancy Henneberger	50063	\$ 184.70
	Julie A. Steddom	50064	\$ 184.70
			\$ 923.50
<b>Total Amount</b>			<b>\$ 38,960.83</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/08/26	00025	5/01/26	23768	202605	320	53800	46200			*	8,388.58		
									LANDSCAPE MAINT. MAY26				
		5/01/26	23768	202605	320	53800	46200			*	990.00		
									IRRIGATION INSPECTION				
		5/01/26	23768	202605	320	53800	46200			*	775.00		
									HORTICULTURE				
		5/01/26	23768	202605	320	53800	46200			*	512.50		
									DOGGIE STATION				
		5/01/26	23768	202605	320	53800	46200			*	416.67		
									LARGE SLOPE WEED EATING				
		5/01/26	23768	202605	330	53800	48200			*	1,189.00		
									AMEN LANDSCAPE MAIN.MAY26				
		5/01/26	23768	202605	330	53800	48200			*	135.00		
									IRRIG. INSPECTION AMENITY				
		5/01/26	23768	202605	330	53800	48200			*	225.00		
									HORTICULTURE AMENITY				
PRINCE & SONS INC.											12,631.75	000363	
5/08/26	00068	4/30/26	12547039	202604	330	53800	12200			*	1,722.88		
									GUARD SERVICES				
SECURITAS SECURITY SERVICES USA											1,722.88	000364	
5/14/26	00001	5/01/26	308	202605	310	51300	34000			*	3,862.50		
									MANAGEMENT FEES MAY26				
		5/01/26	308	202605	310	51300	35200			*	108.17		
									WEBSITE ADMIN MAY26				
		5/01/26	308	202605	310	51300	35100			*	162.25		
									INFO TECHNOLOGY MAY26				
		5/01/26	308	202605	310	51300	31300			*	618.00		
									DISSEMINATION AGENT MAY26				
		5/01/26	308	202605	330	57200	12000			*	583.33		
									AMENITY ACCES MAY26				
		5/01/26	308	202605	310	51300	51000			*	.60		
									OFFICE SUPPLIES				
		5/01/26	308	202605	310	51300	42000			*	43.12		
									POSTAGE				
		5/01/26	308	202605	310	51300	42500			*	21.30		
									COPIES				
		5/01/26	309	202605	320	53800	12000			*	1,716.67		
									FIELD MANAGEMENT MAY26				
GOVERNMENTAL MANAGEMENT SERVICES-CF											7,115.94	000365	
5/21/26	00041	4/28/26	17801	202604	330	53800	48000			*	1,285.00		
									JANITORIAL SERVICES APR26				
CLEAN STAR SERVICES OF CENTRAL FL											1,285.00	000366	

HHRD HOLLY HILL CDD CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/21/26	00065	5/18/26 1150	202605 330-53800-12200	REMOTE MONITORING SERVICCE	*	160.00	
							160.00 000367
CURRENT DEMANDS ELECTRICAL &							
5/21/26	00063	5/18/26 22490344	202604 310-51300-31100	ENGINEER SERIVICES APR26	*	3,125.00	
DEWBERRY ENGINEERS INC.							3,125.00 000368
5/21/26	00001	2/28/26 299	202602 320-53800-46000	TRASH REMOVAL	*	55.00	
		2/28/26 300	202602 320-53800-46000	FENCE REPAIRS	*	440.00	
		2/28/26 301	202602 330-53800-48800	AMENITY BENCH REPAIRS	*	471.12	
		2/28/26 302	202602 320-53800-46000	ENTRY LIGHTS REPAIRS	*	286.84	
		3/31/26 307	202603 320-53800-46000	FENCE REPLACEMENTS	*	1,650.70	
GOVERNMENTAL MANAGEMENT SERVICES-CF							2,903.66 000369
5/21/26	00058	5/15/26 14923	202604 310-51300-31500	GENERAL COUNSEL APR26	*	2,155.10	
KILINSKI VAN WYK PLLC							2,155.10 000370
5/21/26	00025	12/15/25 21499	202512 320-53800-47300	REPLACE NOZZLES	*	87.98	
		4/15/26 23424	202604 320-53800-47300	REPLACE HUNTER MRP NOZZLE	*	79.00	
		4/28/26 23649	202604 320-53800-47300	REPLACE SPRAY WITH NOZZLE	*	132.14	
PRINCE & SONS INC.							299.12 000371
TOTAL FOR BANK C						31,398.45	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/04/26	00034	4/27/26	7171-04.	202604	320	53800	43000		DUKE ENERGY	*	135.31	135.31	080132
			317 HOLLY HILL RD APR26										
5/04/26	00034	4/27/26	7353-04.	202604	330	53800	48120		DUKE ENERGY	*	1,385.78	1,385.78	080133
			127 BERGAMONT LP APR26										
5/04/26	00034	4/28/26	8114-04.	202604	320	53800	43000		DUKE ENERGY	*	70.75	70.75	080134
			256 BERGAMONT LP APR26										
5/04/26	00034	4/28/26	8289-04.	202604	320	53800	43000		DUKE ENERGY	*	88.03	88.03	080135
			290 CITRUS ISLE LP APR26										
5/04/26	00034	4/29/26	6956-04.	202604	320	53800	43100		DUKE ENERGY	*	414.58	414.58	080136
			00 HOLLY HILL RD APR26										
5/11/26	00034	5/08/26	6740-04.	202604	320	53800	43100		DUKE ENERGY	*	952.33	952.33	080137
			0 FOREST LAKE DR APR26										
5/11/26	00034	5/08/26	7494-04.	202604	320	53800	43000		DUKE ENERGY	*	32.65	32.65	080138
			1402 SAGUARO ST APR26										
5/11/26	00034	5/11/26	3063-04.	202604	320	53800	43100		DUKE ENERGY	*	32.65	32.65	080139
			102 CITRUS ISLE LP APR26										
5/11/26	00034	5/11/26	7626-04.	202604	320	53800	43000		DUKE ENERGY	*	30.80	30.80	080140
			705 CITRUS RESERVE APR26										
5/11/26	00034	5/11/26	7775-04.	202604	320	53800	43100		DUKE ENERGY	*	705.58	705.58	080141
			00000 HOLLY HILL RD APR26										
5/11/26	00034	5/11/26	7923-04.	202604	320	53800	43000		DUKE ENERGY	*	32.66	32.66	080142
			569 CITRUS ISLE LP APR26										
5/11/26	00034	5/11/26	8437-04.	202604	320	53800	43000		DUKE ENERGY	*	32.64	32.64	080143
			1189 CITRUS LANDING APR26										

HHRD HOLLY HILL CDD CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/11/26	00034	5/11/26	8700-04.	202604	320	53800	43000		DUKE ENERGY	*	37.24	37.24	080144
			1137 CITRUS LANDING	APR26									
5/11/26	00034	5/11/26	8859-04.	202604	320	53800	43100		DUKE ENERGY	*	938.55	938.55	080145
			000 DAVENPORT BLVD	APR26									
5/18/26	00006	5/10/26	9534-04.	202604	330	53800	48130		CITY OF DAVENPORT	*	73.35	73.35	080146
			127 BERGAMONT LP	APR26									
5/18/26	00037	5/11/26	4420-05.	202605	330	53800	44000		SPECTRUM/BRIGHT HOUSE NETWORKS	*	185.35	185.35	080147
			127 BERGAMONT LOOP	MAY26									
5/26/26	00034	5/26/26	7171-05.	202605	320	53800	43000		DUKE ENERGY	*	122.34	122.34	080148
			317 HOLLY HILL RD	MAY26									
5/26/26	00034	5/26/26	7353-05.	202605	330	53800	48120		DUKE ENERGY	*	1,087.94	1,087.94	080149
			127 BERGAMONT LP	MAY26									
5/29/26	00013	5/28/26	53-60-18	202605	330	53800	49100		FLORIDA DEPARTMENT OF HEALTH	*	280.35	280.35	080150
			POOL PERMIT	MAY26									
TOTAL FOR BANK Z											6,638.88		
TOTAL FOR REGISTER											38,037.33		

HHRD HOLLY HILL CDD CWRIGHT

# SECTION 2

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

***Unaudited Financial Reporting***  
***April 30, 2026***



# Table of Contents

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

**Holly Hill Road East**  
**Community Development District**  
**Combined Balance Sheet**  
**April 30, 2026**

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 177,112	\$ -	\$ -	\$ -	\$ 177,112
State Board of Administration	\$ 366,957	\$ -	\$ -	\$ 25,840	\$ 392,797
Money Market Account	\$ -	\$ -	\$ -	\$ 187,518	\$ 187,518
<b>Investments:</b>					
<u>Series 2017</u>					
Reserve	\$ -	\$ 113,777	\$ -	\$ -	\$ 113,777
Revenue	\$ -	\$ 334,995	\$ -	\$ -	\$ 334,995
Prepayment	\$ -	\$ 770	\$ -	\$ -	\$ 770
Redemption	\$ -	\$ 212	\$ -	\$ -	\$ 212
<u>Series 2018</u>					
Reserve	\$ -	\$ 61,656	\$ -	\$ -	\$ 61,656
Revenue	\$ -	\$ 180,956	\$ -	\$ -	\$ 180,956
Prepayment	\$ -	\$ 284	\$ -	\$ -	\$ 284
Construction	\$ -	\$ -	\$ 59	\$ -	\$ 59
<u>Series 2020 A3</u>					
Reserve	\$ -	\$ 121,574	\$ -	\$ -	\$ 121,574
Revenue	\$ -	\$ 293,430	\$ -	\$ -	\$ 293,430
Project Rating Agency	\$ -	\$ -	\$ 23,313	\$ -	\$ 23,313
<u>Series 2020 A4</u>					
Reserve	\$ -	\$ 95,700	\$ -	\$ -	\$ 95,700
Revenue	\$ -	\$ 233,670	\$ -	\$ -	\$ 233,670
Deposits	\$ 1,160	\$ -	\$ -	\$ -	\$ 1,160
Due from General Fund	\$ -	\$ 3,769	\$ -	\$ -	\$ 3,769
Prepaid Expenses	\$ 1,423	\$ -	\$ -	\$ -	\$ 1,423
<b>Total Assets</b>	<b>\$ 546,652</b>	<b>\$ 1,440,793</b>	<b>\$ 23,373</b>	<b>\$ 213,358</b>	<b>\$ 2,224,175</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 21,286	\$ -	\$ -	\$ -	\$ 21,286
Due to Debt Service	\$ 3,769	\$ -	\$ -	\$ -	\$ 3,769
<b>Total Liabilities</b>	<b>\$ 25,055</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,055</b>
<b>Fund Balance:</b>					
Nonspendable:					
Deposits & Prepaid Items	\$ 2,583	\$ -	\$ -	\$ -	\$ 2,583
Restricted for:					
Debt Service - Series 2017	\$ -	\$ 450,859	\$ -	\$ -	\$ 450,859
Debt Service - Series 2018	\$ -	\$ 243,492	\$ -	\$ -	\$ 243,492
Debt Service - Series 2020 A3	\$ -	\$ 416,151	\$ -	\$ -	\$ 416,151
Debt Service - Series 2020 A4	\$ -	\$ 330,291	\$ -	\$ -	\$ 330,291
Capital Projects	\$ -	\$ -	\$ 23,373	\$ -	\$ 23,373
Assigned for:					
Unassigned	\$ 519,013	\$ -	\$ -	\$ 213,358	\$ 732,371
<b>Total Fund Balances</b>	<b>\$ 521,596</b>	<b>\$ 1,440,793</b>	<b>\$ 23,373</b>	<b>\$ 213,358</b>	<b>\$ 2,199,120</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 546,652</b>	<b>\$ 1,440,793</b>	<b>\$ 23,373</b>	<b>\$ 213,358</b>	<b>\$ 2,224,175</b>

**Holly Hill Road East**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 565,628	\$ 565,628	\$ 564,696	\$ (932)
Interest	\$ -	\$ -	\$ 6,185	\$ 6,185
Intra-Governmental Revenue	\$ 78,374	\$ 78,374	\$ 78,374	\$ -
Other Income	\$ -	\$ -	\$ 165	\$ 165
<b>Total Revenues</b>	<b>\$ 644,002</b>	<b>\$ 644,002</b>	<b>\$ 649,420</b>	<b>\$ 5,418</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative</u></b>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 5,600	\$ 1,400
FICA Expenses	\$ -	\$ -	\$ 428	\$ (428)
Engineering Fees	\$ 10,000	\$ 10,000	\$ 17,649	\$ (7,649)
Legal Services	\$ 25,000	\$ 25,000	\$ 15,447	\$ 9,553
Arbitrage	\$ 1,800	\$ 900	\$ 900	\$ -
Dissemination	\$ 7,416	\$ 4,326	\$ 4,326	\$ -
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	\$ 27,038	\$ 27,038	\$ -
Information Technology	\$ 1,947	\$ 1,136	\$ 1,136	\$ -
Website Maintenance	\$ 1,298	\$ 757	\$ 757	\$ (0)
Telephone	\$ 100	\$ 58	\$ -	\$ 58
Postage & Delivery	\$ 850	\$ 496	\$ 473	\$ 22
Copies	\$ 1,000	\$ 583	\$ 102	\$ 482
Office Supplies	\$ 200	\$ 117	\$ 4	\$ 113
Insurance	\$ 8,196	\$ 8,196	\$ 7,029	\$ 1,167
Legal Advertising	\$ 2,500	\$ 1,458	\$ 1,025	\$ 433
Contingency	\$ 1,300	\$ 758	\$ 266	\$ 492
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 145,803</b>	<b>\$ 109,569</b>	<b>\$ 103,230</b>	<b>\$ 6,339</b>

**Holly Hill Road East**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Field Management	\$ 20,600	\$ 12,017	\$ 12,017	\$ (0)
Electric	\$ 10,000	\$ 5,833	\$ 4,408	\$ 1,425
Streetlighting	\$ 49,248	\$ 28,728	\$ 22,176	\$ 6,552
Property Insurance	\$ 10,726	\$ 10,726	\$ 5,670	\$ 5,056
Landscape Maintenance	\$ 166,871	\$ 97,341	\$ 77,579	\$ 19,762
Landscape Contingency	\$ 6,000	\$ 3,500	\$ -	\$ 3,500
Irrigation Repairs	\$ 7,500	\$ 7,500	\$ 17,192	\$ (9,692)
Sidewalk Repairs & Maintenance	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
General Repairs & Maintenance	\$ 17,500	\$ 10,208	\$ 4,119	\$ 6,089
Contingency	\$ 10,000	\$ 5,833	\$ 5	\$ 5,828
<b>Subtotal Field Expenditures</b>	<b>\$ 303,445</b>	<b>\$ 184,604</b>	<b>\$ 143,166</b>	<b>\$ 41,438</b>
<b>Amenity Expenditures</b>				
Property Insurance	\$ 20,543	\$ 20,543	\$ 13,881	\$ 6,662
Amenity Landscaping	\$ 24,096	\$ 14,056	\$ 10,843	\$ 3,213
Amenity Landscape Contingency	\$ 8,000	\$ 4,667	\$ -	\$ 4,667
Electric	\$ 23,760	\$ 13,860	\$ 11,706	\$ 2,154
Water	\$ 748	\$ 436	\$ 467	\$ (30)
Internet	\$ 2,376	\$ 1,386	\$ 1,276	\$ 110
Janitorial Services	\$ 17,085	\$ 9,966	\$ 8,905	\$ 1,061
Pest Control	\$ 1,020	\$ 595	\$ 571	\$ 24
Amenity Access Management	\$ 7,000	\$ 4,083	\$ 4,083	\$ 0
Security Services	\$ 34,903	\$ 20,360	\$ 24,996	\$ (4,636)
Amenity Repairs & Maintenance	\$ 19,800	\$ 11,550	\$ 3,857	\$ 7,693
Pool Maintenance	\$ 24,408	\$ 14,238	\$ 14,238	\$ -
Pool Furniture Repair & Maintenance	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Playground Lease	\$ 4,131	\$ 4,131	\$ 4,129	\$ 2
Amenity Landscape Contingency	\$ -	\$ -	\$ 5,995	\$ (5,995)
Contingency	\$ 12,031	\$ 7,018	\$ 4,337	\$ 2,681
<b>Subtotal Amenity Expenditures</b>	<b>\$ 204,901</b>	<b>\$ 129,806</b>	<b>\$ 109,284</b>	<b>\$ 20,522</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 508,346</b>	<b>\$ 314,410</b>	<b>\$ 252,450</b>	<b>\$ 61,960</b>
<b>Total Expenditures</b>	<b>\$ 654,148</b>	<b>\$ 423,979</b>	<b>\$ 355,680</b>	<b>\$ 68,299</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (10,145)</b>		<b>\$ 293,740</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer Out - Capital Reserve	\$ (55,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (55,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (65,145)</b>		<b>\$ 293,740</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 65,145</b>		<b>\$ 227,856</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 521,596</b>	

# 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 April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 229,722	\$ 229,722	\$ 229,343	\$ (380)
Interest	\$ 4,816	\$ 4,816	\$ 6,508	\$ 1,692
<b>Total Revenues</b>	<b>\$ 234,539</b>	<b>\$ 234,539</b>	<b>\$ 235,851</b>	<b>\$ 1,312</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 74,479	\$ 74,479	\$ 74,479	\$ -
Principal - 5/1	\$ 80,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 74,479	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 228,958</b>	<b>\$ 74,479</b>	<b>\$ 74,479</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,581</b>		<b>\$ 161,372</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 171,973</b>		<b>\$ 289,487</b>	
<b>Fund Balance - Ending</b>	<b>\$ 177,554</b>		<b>\$ 450,859</b>	

# 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 April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 123,938	\$ 123,938	\$ 123,733	\$ (205)
Interest	\$ 1,515	\$ 1,515	\$ 3,527	\$ 2,012
<b>Total Revenues</b>	<b>\$ 125,453</b>	<b>\$ 125,453</b>	<b>\$ 127,260</b>	<b>\$ 1,807</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 41,844	\$ 41,844	\$ 41,844	\$ -
Principal - 5/1	\$ 40,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 41,844	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 123,688</b>	<b>\$ 41,844</b>	<b>\$ 41,844</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,766</b>		<b>\$ 85,416</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 94,371</b>		<b>\$ 158,076</b>	
<b>Fund Balance - Ending</b>	<b>\$ 96,137</b>		<b>\$ 243,492</b>	

# 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 April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 238,365	\$ 238,365	\$ 237,971	\$ (394)
Interest	\$ 3,801	\$ 3,801	\$ 6,211	\$ 2,410
<b>Total Revenues</b>	<b>\$ 242,166</b>	<b>\$ 242,166</b>	<b>\$ 244,182</b>	<b>\$ 2,016</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 83,700	\$ 83,700	\$ 83,700	\$ -
Principal - 11/1	\$ 70,000	\$ 70,000	\$ 70,000	\$ -
Interest - 5/1	\$ 82,300	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 236,000</b>	<b>\$ 153,700</b>	<b>\$ 153,700</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 6,166</b>		<b>\$ 90,482</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 200,440</b>		<b>\$ 325,669</b>	
<b>Fund Balance - Ending</b>	<b>\$ 206,606</b>		<b>\$ 416,151</b>	

# 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 April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 191,400	\$ 191,400	\$ 191,083	\$ (316)
Interest	\$ 2,761	\$ 2,761	\$ 4,502	\$ 1,742
<b>Total Revenues</b>	<b>\$ 194,161</b>	<b>\$ 194,161</b>	<b>\$ 195,586</b>	<b>\$ 1,425</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 60,150	\$ 60,150	\$ 60,150	\$ -
Principal - 5/1	\$ 70,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 60,150	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 190,300</b>	<b>\$ 60,150</b>	<b>\$ 60,150</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,861</b>		<b>\$ 135,436</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 96,365</b>		<b>\$ 194,855</b>	
<b>Fund Balance - Ending</b>	<b>\$ 100,226</b>		<b>\$ 330,291</b>	

**Holly Hill Road East**  
**Community Development District**  
**Combined Capital Project Funds**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Series	Series	Series	
	2018	2020 A3	2020 A4	Total
<b>Revenues</b>				
Interest	\$ 1	\$ 467	\$ -	\$ 468
<b>Total Revenues</b>	<b>\$ 1</b>	<b>\$ 467</b>	<b>\$ -</b>	<b>\$ 468</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	-
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1</b>	<b>\$ 467</b>	<b>\$ -</b>	<b>\$ 468</b>
<b>Net Change in Fund Balance</b>	<b>\$ 1</b>	<b>\$ 467</b>	<b>\$ -</b>	<b>\$ 468</b>
<b>Fund Balance - Beginning</b>	<b>\$ 58</b>	<b>\$ 22,847</b>	<b>\$ 0</b>	<b>\$ 22,905</b>
<b>Fund Balance - Ending</b>	<b>\$ 59</b>	<b>\$ 23,313</b>	<b>\$ 0</b>	<b>\$ 23,373</b>

**Holly Hill Road East**  
**Community Development District**  
**Capital Reserve Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Interest	\$ 1,968	\$ 1,968	\$ 4,158	\$ 2,190
<b>Total Revenues</b>	<b>\$ 1,968</b>	<b>\$ 1,968</b>	<b>\$ 4,158</b>	<b>\$ 2,190</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,968</b>		<b>\$ 4,158</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ 55,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 55,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 56,968</b>		<b>\$ 4,158</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 182,390</b>		<b>\$ 209,200</b>	
<b>Fund Balance - Ending</b>	<b>\$ 239,358</b>		<b>\$ 213,358</b>	

**Holly Hill Road East**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 25,065	\$ 532,996	\$ (2,939)	\$ 4,771	\$ 2,082	\$ 2,721	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 564,696
Interest	\$ 485	\$ 288	\$ 217	\$ 855	\$ 1,421	\$ 1,488	\$ 1,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,185
Intra-Governmental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,374
Other Income	\$ -	\$ -	\$ 60	\$ 75	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165
<b>Total Revenues</b>	<b>\$ 485</b>	<b>\$ 25,353</b>	<b>\$ 533,273</b>	<b>\$ (2,010)</b>	<b>\$ 6,192</b>	<b>\$ 3,600</b>	<b>\$ 82,527</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 649,420</b>

<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 800	\$ 800	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,600
FICA Expenses	\$ 61	\$ 61	\$ -	\$ 77	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 428
Engineering Fees	\$ 125	\$ 775	\$ -	\$ 4,595	\$ 4,636	\$ 4,393	\$ 3,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,649
Legal Services	\$ 2,770	\$ 1,640	\$ 352	\$ 3,451	\$ 2,001	\$ 3,080	\$ 2,155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,447
Arbitrage	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 618	\$ 618	\$ 618	\$ 618	\$ 618	\$ 618	\$ 618	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,326
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	\$ 3,863	\$ 3,863	\$ 3,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,038
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,136
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 757
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 131	\$ 23	\$ 10	\$ 232	\$ 16	\$ 38	\$ 21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 473
Copies	\$ -	\$ 43	\$ 15	\$ 5	\$ 2	\$ 4	\$ 32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102
Office Supplies	\$ 0	\$ 1	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
Insurance	\$ 7,029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,029
Legal Advertising	\$ 644	\$ 381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,025
Contingency	\$ -	\$ 33	\$ 50	\$ 53	\$ 44	\$ 43	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 266
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 30,246</b>	<b>\$ 8,508</b>	<b>\$ 13,194</b>	<b>\$ 14,163</b>	<b>\$ 12,528</b>	<b>\$ 13,386</b>	<b>\$ 11,205</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 103,230</b>

**Holly Hill Road East**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Field Management	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ -	\$ -	\$ -	\$ -	\$ 12,017
Electric	\$ 846	\$ 529	\$ 940	\$ 555	\$ 546	\$ 532	\$ 460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,408
Streetlighting	\$ 4,821	\$ 3,135	\$ 2,726	\$ 3,068	\$ 3,044	\$ 2,338	\$ 3,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,176
Property Insurance	\$ 5,670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,670
Landscape Maintenance	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,579
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 124	\$ 1,196	\$ 254	\$ 15,020	\$ 313	\$ 74	\$ 211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,192
Sidewalk Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 733	\$ 375	\$ 578	\$ -	\$ 782	\$ 1,651	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,119
Contingency	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
<b>Subtotal Field Expenditures</b>	<b>\$ 24,994</b>	<b>\$ 18,040</b>	<b>\$ 17,297</b>	<b>\$ 31,442</b>	<b>\$ 17,484</b>	<b>\$ 17,394</b>	<b>\$ 16,514</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 143,166</b>
<b>Amenity Expenditures</b>													
Property Insurance	\$ 13,881	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,881
Amenity Landscaping	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,843
Amenity Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ 1,646	\$ 1,529	\$ 1,589	\$ 1,866	\$ 1,391	\$ 2,298	\$ 1,386	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,706
Water	\$ 130	\$ 67	\$ 64	\$ 68	\$ 65	\$ -	\$ 73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 467
Internet	\$ 180	\$ 180	\$ 180	\$ 180	\$ 185	\$ 185	\$ 185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,276
Janitorial Services	\$ 1,255	\$ 1,305	\$ 1,245	\$ 1,325	\$ 1,245	\$ 1,245	\$ 1,285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,905
Pest Control	\$ 77	\$ 77	\$ 77	\$ 90	\$ 90	\$ 75	\$ 85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 571
Amenity Access Management	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,083
Security Services	\$ 1,884	\$ 3,715	\$ 10,680	\$ 1,883	\$ 1,668	\$ 3,283	\$ 1,883	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,996
Amenity Repairs & Maintenance	\$ -	\$ 890	\$ 1,093	\$ 709	\$ 471	\$ -	\$ 695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,857
Pool Maintenance	\$ 2,034	\$ 2,034	\$ 2,034	\$ 2,034	\$ 2,034	\$ 2,034	\$ 2,034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,238
Pool Furniture Repair & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ 1,376	\$ 1,376	\$ 1,376	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,129
Amenity Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,995
Contingency	\$ -	\$ -	\$ 4,337	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,337
<b>Subtotal Amenity Expenditures</b>	<b>\$ 24,596</b>	<b>\$ 13,305</b>	<b>\$ 24,808</b>	<b>\$ 10,287</b>	<b>\$ 9,282</b>	<b>\$ 17,248</b>	<b>\$ 9,759</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 109,284</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 49,589</b>	<b>\$ 31,345</b>	<b>\$ 42,106</b>	<b>\$ 41,729</b>	<b>\$ 26,766</b>	<b>\$ 34,642</b>	<b>\$ 26,273</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 252,450</b>
<b>Total Expenditures</b>	<b>\$ 79,836</b>	<b>\$ 39,853</b>	<b>\$ 55,300</b>	<b>\$ 55,893</b>	<b>\$ 39,293</b>	<b>\$ 48,028</b>	<b>\$ 37,478</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 355,680</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (79,351)</b>	<b>\$ (14,500)</b>	<b>\$ 477,973</b>	<b>\$ (57,902)</b>	<b>\$ (33,101)</b>	<b>\$ (44,429)</b>	<b>\$ 45,050</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 293,740</b>
<b>Other Financing Sources/Uses:</b>													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (79,351)</b>	<b>\$ (14,500)</b>	<b>\$ 477,973</b>	<b>\$ (57,902)</b>	<b>\$ (33,101)</b>	<b>\$ (44,429)</b>	<b>\$ 45,050</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 293,740</b>

**Holly Hill Road East**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2017, Special Assessment Revenue Bonds</b>	
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)
<b>Current Bonds Outstanding</b>	<b>\$3,110,000</b>

<b>Series 2018, Special Assessment Revenue Bonds</b>	
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)
<b>Current Bonds Outstanding</b>	<b>\$1,620,000</b>

**Holly Hill Road East**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2020 Assessment Area 3, Special Assessment Revenue Bonds</b>		
Interest Rate:	4.0%, 4.5% 5.0%, 5.0%	
Maturity Date:	11/1/50	
Reserve Fund Definition	50% of the Maximum Annual Debt Service	
Reserve Fund Requirement	\$119,125	
Reserve Fund Balance	\$121,574	
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)
<b>Current Bonds Outstanding</b>		<b>\$3,340,000</b>

<b>Series 2020 Assessment Area 4, Special Assessment Revenue Bonds</b>		
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)
<b>Current Bonds Outstanding</b>		<b>\$3,065,000</b>

**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)	(\$6,082.05)	(\$2,470.14)	(\$1,332.67)	(\$2,563.07)	(\$2,058.06)	(\$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
02/12/26	1/1-1/31/26	\$11,849.25	(\$237.00)	(\$232.25)	\$0.00	\$11,380.00	\$4,771.39	\$1,937.83	\$1,045.48	\$2,010.74	\$1,614.56	\$11,380.00
03/13/26	2/1-2/28/26	\$5,065.96	\$0.00	(\$101.32)	\$0.00	\$4,964.64	\$2,081.57	\$845.40	\$456.10	\$877.20	\$704.37	\$4,964.64
04/17/26	3/1-3/31/26	\$6,602.02	\$0.00	(\$132.04)	\$0.00	\$6,469.98	\$2,712.73	\$1,101.73	\$594.40	\$1,143.18	\$917.94	\$6,469.98
04/30/26	2/1-3/31/26	\$0.00	\$0.00	\$0.00	\$9.25	\$9.25	\$3.88	\$1.58	\$0.85	\$1.63	\$1.31	\$9.25
04/30/26	1/1-1/31/26	\$0.00	\$0.00	\$0.00	\$11.53	\$11.53	\$4.83	\$1.96	\$1.06	\$2.04	\$1.64	\$11.53
<b>TOTAL</b>		<b>\$ 1,433,909.27</b>	<b>\$ (61,799.64)</b>	<b>\$ (27,732.33)</b>	<b>\$ 2,449.44</b>	<b>\$ 1,346,826.74</b>	<b>\$ 564,695.91</b>	<b>\$ 229,342.67</b>	<b>\$ 123,733.39</b>	<b>\$ 237,971.37</b>	<b>\$ 191,083.40</b>	<b>\$ 1,346,826.74</b>

<b>100%</b>	<b>Net Percent Collected</b>
<b>\$2,230.40</b>	<b>Balance Remaining to Collect</b>