

*Holly Hill Road East Community
Development District*

Agenda

July 14, 2026

AGENDA

Holly Hill Road East

Community Development District

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

Tuesday
July 14, 2026
11:00 a.m.

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

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

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

Meeting ID: 842 3438 5085

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the June 9, 2026 Board of Supervisors Meeting
4. Ratification of Well Repair Agreement
5. Consideration of Agreement for Holiday Lighting
6. 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
 - iii. Consideration of Fiscal Year 2027 Meeting Schedule
 - iv. Goals and Objectives
 - a. Adoption of Fiscal Year 2027 Goals and Objectives
 - b. Review and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Holly Hill Road East Community Development District was held on Tuesday, **June 9, 2026**, at 11:05 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 June 9, 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 11:05 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 and invited anyone, including those on Zoom, to speak using the raise hand feature.

Resident Ms. Earl commented regarding parking violations, school traffic, vehicles parked on grass and easements, and concerns regarding a commercial vehicle within the community. Staff summarized the District's existing parking regulations and enforcement procedures. The Board discussed potential additional signage and other enforcement measures. No Board action was taken.

THIRD ORDER OF BUSINESS**Approval of Minutes of May 12, 2026,
Board of Supervisors Meeting**

Ms. Adams presented the meeting minutes from the May 12, 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 Mr. Wong, seconded by Ms. Melendez, with all in favor, the Minutes of the May 12, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Public Hearing**

Ms. Adams asked for a motion to open the public hearing to consider adoption of the Fiscal Year 2027 budget, the imposition of special assessments, and certification of the assessment roll.

On MOTION by Ms. Henneberger, seconded by Ms. Melendez, with all in favor, Opening the Public Hearing, was approved.

- A. Ms. Adams presented the proposed Fiscal Year 2027 Budget, noting there were no substantive changes since the tentative budget was approved. The public was provided an opportunity to comment, and no comments were received. **Consideration of Resolution 2026-07 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations**

Ms. Adams presented Resolution 2026-07 adopting the Fiscal Year 2027 budget and appropriating funds for the period of October 1, 2026, through September 30, 2027. Following discussion, a motion was made and seconded to adopt the resolution.

On MOTION by Ms. Henneberger, seconded by Mr. Wong, with all in favor, Resolution 2026-07 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Adams presented Resolution 2026-08 imposing special assessments and certifying an assessment roll for Fiscal Year 2027. She explained that the assessment roll identifies all parcels within the District and the corresponding operations, maintenance, and debt service assessments.

On MOTION by Ms. Henneberger seconded by Mr. Taylor, with all in favor, Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

On MOTION by Mr. Taylor, seconded by Ms. Henneberger, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2025 Audit Report

Ms. Adams presented the Fiscal Year 2025 Independent Audit Report and reported that the auditor issued an unmodified opinion with no findings or recommendations.

On MOTION by Ms. Henneberger, seconded by Mr. Wong, with all in favor, Acceptance of Fiscal Year 2025 Audit Report, was approved.

SIXTH ORDER OF BUSINESS

Review of Proposal from Resort Pool Services for Fuel Surcharge and Consideration of Amended Pool Service Agreement

Ms. Adams presented a proposed amendment to the pool maintenance agreement allowing a temporary fuel surcharge when statewide gasoline prices exceed the contractual threshold. Following discussion, the Board approved the amendment.

On MOTION by Ms. Henneberger, seconded by Mr. Wong, with all in favor, the Proposal from Resort Pool Services for Fuel Surcharge and Amended Pool Service Agreement, was approved.

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

Ms. Rinaldi reminded Board members of upcoming Form 1 financial disclosure filing requirements and noted recent supervisor election qualifying deadlines. No additional legal matters were presented.

B. Engineer

Mr. Malave provided an update regarding ongoing engineering matters, facility inspections, and future stormwater needs assessment requirements.

C. Field Manager's Report

Mr. Tindall and staff provided an update on District operations, maintenance activities, facility conditions, and ongoing projects throughout the community.

Mr. Tindall reviewed ongoing maintenance activities, including erosion repairs, pool maintenance, landscaping, janitorial services, and facility upkeep. The Board approved a proposal from Prince & Sons for erosion stabilization. Staff also discussed future traffic-calming options and indicated additional engineering review would be completed before returning with recommendations.

On MOTION by Mr. Taylor, seconded by Ms. Henneberger, with all in favor, the Prince & Sons Proposal for Erosion Repair, was approved.

D. District Manager's Report

Ms. Adams reported that electronic Board compensation payments would be implemented to improve efficiency. The Board expressed consensus.

Ms. Adams reported that the District's reserve study agreement had been fully executed. The required deposit had been submitted, site visits were being scheduled, and field services staff would coordinate inspections of District infrastructure and assets. The completed reserve study is expected to assist with preparation of the Fiscal Year 2028 budget and is anticipated to be presented to the Board later in the year.

i. Approval of Check Register

Ms. Adams presented the check register for the period May 2, 2026 through May 29, 2026, totaling \$38,960.83. With no questions, the Board approved it as presented.

On MOTION by Ms. Henneberger, seconded by Mr. Taylor, with all in favor, the Check Register Totaling \$38,960.83, was approved.

ii. Balance Sheet & Income Statement

Ms. Adams reviewed the financial statements and budget reports. The District was reported to be substantially collected on assessments, with only minor tax roll variances. Interest income had been earned during the fiscal year, and the District had received an interlocal agreement reimbursement payment for amenity reciprocity. She reported that the District remained under budget in both administrative and field expense categories and commended the Board's efforts in controlling expenditures.

EIGHTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

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

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS**Adjournment**

Ms. Adams requested a motion to adjourn.

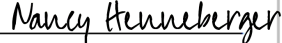
On MOTION by Mr. Henneberger, seconded by Mr. Wong, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

AGREEMENT BETWEEN HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT AND PRINCE AND SONS INC.

			
200 S. F. Street, Haines City, FL 33844 www.princelandservices.com			
Phone 863-422-5207		State of Florida License # CGC1521568 Polk County License # 15453	
Date: 6.11.26			
SUBMITTED TO:		Job Name / Location:	
GMS 219 East Livingston Orlando, Florida 32801 Marshall Tindall Phone 407-346-2453 Email mtindall@gmscfl.com		Citrus Isle Davenport, FL 33837	
We hereby submit an proposal to provide the material and labor for the scope of work: From Dunham's Proposal			
DESCRIPTION	Qty	Unit Cost	TOTAL
SHP Submersible Pump & Motor	1	\$5,500.00	\$5,500.00
105' of 10/3 Wire and Splice Kit	1	\$318.00	\$318.00
5" x 2" Well Seal	1	\$75.00	\$75.00
Labor to set new pump	1	\$230.00	\$230.00
Tax	1	\$402.00	\$402.00
Total			\$6,525.00
EXCLUSIONS & SUBSTITUTIONS: Labor and Material Not To Exceed			
GENERAL TERMS: 1. Payment to be remitted within 30 days upon completion (no exceptions). 2. Prices good for 30 days - P&S reserves the right to re-bid after 30 days.			
Prince and Sons, Inc. Authorized Signature:			
<u>Jason Rusticus</u> Account Manager	<u>James Smith</u> Irrigation Manager	<u>Brian Huseman</u> Irrigation Field Supervisor	Signed by: Approved By:  92DF55EE02C64CF...

**ADDENDUM TO AGREEMENT BETWEEN HOLLY HILL ROAD EAST
COMMUNITY DEVELOPMENT DISTRICT AND PRINCE AND SONS INC.**

Agreement: Proposal dated June 11, 2026 (“**Agreement**”)
Contractor: Prince and Sons Inc. (“**Contractor**”)
District: Holly Hill Road East Community Development District (“**District**”)
Services: Installation of replacement well pump and motor in Citrus Isle, as described in the Agreement (“**Services**”)

The following provisions govern the agreement referenced above:

1. Effective Date. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.
2. Duties.
 - a. Contractor agrees, as an independent contractor, to undertake the Services described in the Agreement in a neat and professional manner reasonably acceptable to the District, in accordance with industry standards, and in accordance with all applicable federal, state, and local laws, regulations, and ordinances.
 - b. Contractor shall use reasonable care in performing the Services and shall be responsible for any harm of any kind to persons or property resulting from Contractor’s actions or inactions. Contractor agrees to commence repair of any damage resulting from Contractor’s activities and work within twenty-four (24) hours and to complete such repairs within a reasonable time thereafter, as agreed upon by the District.
 - c. Contractor agrees to notify the District prior to performing any work subject to any price increases, and to proceed with the work only upon written consent from the District.
 - d. All permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor.
3. Compensation. In exchange for completing the Services as identified in the Agreement, and upon final completion and approval by the District of the Services, the District agrees to pay Contractor the not to exceed amount of **Six Thousand, One Hundred Twenty-Three Dollars and No Cents (\$6,123.00)**. This compensation includes all parts, materials, and labor necessary to complete the Services as described in the Agreement and this Addendum. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor agrees to render invoices to the District, in writing, which shall be delivered or mailed to the District. These invoices are due and payable in accordance with Florida’s Prompt Payment Act, sections 218.70 et seq. of the Florida Statutes. Each invoice shall include such supporting information as the District may reasonably require Contractor to provide.

4. Warranty. Contractor warrants to the District that all materials furnished by Contractor under this Agreement shall be new, and that all Services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, if any, which Contractor shall assign to the District as necessary to give the District the benefit of said warranties, all Services provided by Contractor pursuant to this Agreement shall be warranted for materials, labor and workmanship for one (1) year from the date of acceptance of the Services by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, without intending to limit any other remedies, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional and design standards and practices for projects of similar design and complexity as the development occurring within the District; (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interest of the District.

5. Additional Work. Should the District desire that Contractor provide additional work and/or services, such additional work and/or services shall be fully performed by Contractor after the District's prior approval of a required change order. Contractor agrees that the District shall not be liable for the payment of any additional work and/or services, unless the District first authorizes Contractor to perform such additional work and/or services through an authorized and fully executed change order.
6. Termination. The Agreement may be terminated immediately by the District for cause, or upon thirty (30) days' written notice by either party for any or no reason, provided however that any termination by Contractor shall only be effective after providing the District with a reasonable opportunity to cure any default. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any termination by the District, provided however that Contractor shall be entitled to payment for any Services provided through the effective date of termination, subject to any offsets.

7. Insurance.

- a. Contractor, and any subcontractor performing the Services described in this Agreement, shall maintain throughout the term of this Agreement the following insurance:
 - i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - iii. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- b. The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "**Additional Insureds**") shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Services. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds.
- c. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

8. Indemnification.

- a. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "**Indemnitees**"), from all

claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the work, (ii) Contractor's performance of, or failure to perform, Contractor's obligations pursuant to the Agreement or any services or Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in the Agreement or any services.

- b. To the extent a limitation is required by law, the obligations under this section shall be limited to no more than One Million Dollars (\$1,000,000.00), which amount the District and Contractor agree bears a reasonable commercial relationship to this Agreement. Nothing in this section is intended to waive or alter any other remedies that the District may have as against Contractor.
 - c. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in the Agreement is intended to waive or alter any other remedies that the District may have as against Contractor. The provisions of this Section 8 are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to the Agreement or otherwise obtained by Contractor, and the provisions of this Section 8 survive the expiration or earlier termination of the Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.
 - d. Contractor shall ensure that all subcontracts related to the work include this section for the benefit of the Indemnitees.
9. Limitations on Governmental Liability. Contractor further agrees that nothing in this Agreement between the parties shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability contained in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
10. Public Records. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Governmental Management Services – Central Florida, LLC** ("Public Records Custodian"). If under this Agreement, Contractor is providing services and is acting on

behalf of District as provided under section 119.011(2), *Florida Statutes*, among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of this Agreement's term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, OR 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

11. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing executed by both parties hereto.
12. Assignment. Neither the District nor Contractor may assign the Agreement or any monies to become due hereunder without the prior written approval of the other.
13. Liens and Claims. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.
14. Compliance with Governmental Regulation. Contractor shall keep, observe, and perform all requirements of applicable local, state, and federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an

alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the work being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of work, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

15. Controlling Law and Venue. In the event that either party is required to enforce the Agreement, as amended by this Addendum, by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. The Agreement, as amended, and the provisions contained in the Agreement and this Addendum shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding the Agreement or this Addendum shall be Polk County, Florida.
16. E-Verify. Contractor shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated section 448.09(1), *Florida Statutes*. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
17. Foreign Influence. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contact with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.
18. Scrutinized Companies. In accordance with section 287.135, *Florida Statutes*, the Contractor represents that in entering into the Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities that Boycott Israel List created pursuant to sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, the Contractor shall immediately notify the District. If the Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies or Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Agreement.

- 19. Addendum Controls. The Agreement, as amended by this Addendum, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of the Agreement. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.
- 20. Authorization. The execution of the Agreement and this Addendum has been duly authorized by the appropriate body or official of the parties, the parties have complied with all the requirements of law, and the parties have full power and authority to comply with the terms and provisions of the Agreement and this Addendum.
- 21. Anti-Human Trafficking Requirements. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, in a form acceptable to the District, in compliance with section 787.06(14), *Florida Statutes*.
- 22. Claims for Construction Defects. To the extent any of the Services described herein are classified as construction services, CLAIMS FOR CONSTRUCTION DEFECTS ARE NOT SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

PRINCE AND SONS INC.

Signed by:

Lucas Martin

C7CB56360E5C44C...

By: Lucas Martin

Its: VP

Date: 2026-06-18

HOLLY HILL ROAD EAST
COMMUNITY DEVELOPMENT DISTRICT

Signed by:

Nancy Henneberger

22D55E6388846F...

Chairperson, Board of Supervisors

Date: 2026-06-18

SECTION V

LICENSE AGREEMENT BETWEEN HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT AND CITRUS RESERVE HOMEOWNERS ASSOCIATION, INC., REGARDING THE USE OF CERTAIN DISTRICT PROPERTY

THIS LICENSE AGREEMENT (the “**Agreement**”) is made and entered into this ____ day of March 2025, by and between:

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

CITRUS RESERVE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, with a mailing address of 375 Avenue A S.E., Winter Haven, Florida 33880 (the “**Licensee**”, and together with the District, the “**Parties**”).

RECITALS

WHEREAS, the Licensee desires to install and maintain holiday lighting and decorations (collectively, the “**Decorations**”) on property which is owned and maintained by the District; and

WHEREAS, the District agrees to grant the Licensee a temporary, non-exclusive license for the access and use of the property identified at **Exhibit A** attached hereto (the “**License Property**”) for the purpose of installing, maintaining, and removing the Decorations; and

WHEREAS, the District and the Licensee desire to set forth the terms of their mutual agreement regarding the access and use of the License Property.

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 District and the Licensee agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

2. GRANT OF LICENSE. The District hereby grants to the Licensee a temporary, non-exclusive license to install and maintain the Decorations on the License Property, in full compliance with this Agreement, and all applicable laws, regulations and codes (hereinafter, the “**License**”).

3. CONDITIONS ON THE LICENSE. The License granted in Paragraph 2 is subject to the following terms and conditions:

- a. The Licensee's use of the License Property shall be for the sole purpose of installation, repair, maintenance, and removal of the Decorations and reasonable ingress and egress thereto. No other grant of license is authorized.
- b. The Licensee shall be fully responsible for the installation of the Decorations and any maintenance, damage, removal, or other incidentals associated with the installation, maintenance, ongoing use, and removal of the Decorations at the Licensee's sole expense. The Licensee shall be responsible for returning the License Property to its original condition, or such condition otherwise approved by the District, upon the removal of the Decorations. The provisions of this Paragraph 3(b) shall survive termination of this Agreement.
- c. The Licensee's use of the License Property shall not impede public use of any District property and shall not impede line of site or access to the community's entrances.
- d. The Licensee shall, at the Licensee's expense, maintain the License Property and the Decorations in a neat, clean and sanitary condition in compliance with all applicable laws, rules, codes, ordinances and covenants. All repairs, maintenance or alterations of the Decorations shall be done at the Licensee's sole expense. In the event District contractor(s) cause damage to the Decorations in the performance of its duties and upon reasonable request by the Licensee, the District agrees to provide the Licensee with contact information for the identified contractor(s) that is in the District's possession at the time of request.
- e. The Licensee shall use all due care to protect the License Property and adjoining property from damage resulting from the Licensee's use of the License Property. In the event the Licensee, or its respective employees, agents, assignees, contractors (or their subcontractors, employees, or materialmen) or representatives cause damage to the License Property or to adjacent property or improvements in the exercise of the License granted herein, the Licensee, at its sole cost and expense, agrees to promptly commence and diligently pursue the restoration of the same and the improvements so damaged to, as nearly as practical, the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, roadways, sidewalks, parking areas, and other structures or improvements of any kind. The provisions of this Paragraph 3(e) shall survive termination of this Agreement.
- f. The Licensee shall comply at all times with relevant statutes and regulations applicable to the purposes contemplated by this Agreement and shall, upon request of the District, provide proof of such compliance. The Licensee shall comply in all material respects with the District's Rules and Policies and acknowledges that it has received a copy of such Rules and Policies.

4. ACCESS; CONDITION OF THE LICENSE PROPERTY.

- a. The District hereby grants the Licensee and its members, agents, and subcontractors the limited right to access the License Property for the purposes described in this Agreement.
- b. The District assumes no liability or obligation to the Licensee as to the condition of the License Property or the suitability of the License Property for the Decorations. The License Property is granted in an “as is” condition.

5. EFFECTIVE DATE; TERM. This License Agreement shall become effective on November 20, 2025, on which date the Licensee may begin installing the Decorations, and shall continue in full force and effect until January 15, 2026, by which date the Licensee shall have fully removed said Decorations, unless revoked or terminated in accordance with Paragraph 6, below.

6. REVOCATION, SUSPENSION AND TERMINATION. The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, at any time and for any reason, at the sole discretion of the District. Upon notification by the District or revocation of the License herein granted, the Licensee shall remove the Decorations, at its sole cost, within ten (10) days of the effective date of the suspension or revocation, unless otherwise agreed to in writing by the District. The Licensee may terminate this License Agreement upon written notice to the District. The Licensee shall not be entitled to any compensation, off sets, incidental costs or any other payment under this Agreement.

7. INSURANCE. The Licensee shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers’ Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
Automobile Liability	Combined Single Limit \$1,000,000
Bodily Injury / Property Damage	

If any such policy of insurance is a “claims made” policy, and not an “occurrence” policy, the Licensee shall, without interruption maintain the insurance for the term of this Agreement. The District, its officers, supervisors, agents, staff, and representatives shall be named as additional insured parties, except with respect to the Worker’s Compensation Insurance for which only proof of insurance shall be provided. The Licensee shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods

of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

If the Licensee fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Licensee shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

8. INDEMNIFICATION. The Licensee shall defend, indemnify and hold harmless the District and its supervisors, agents, staff and representatives, from and against any loss, damage, injury, claim, demand, cost and expense (including legal expense) or injury arising from a) the Licensee's occupation or use of the License Property; b) the Licensee's operations, negligence or willful conduct occurring in or on any part of the License Property; and c) the Licensee's failure to comply with any regulatory requirement relating to the Decorations and contents, including but not limited to enforcement of applicable covenants and restrictions, constitutional claims or any others. The Licensee hereby assumes all risk with respect to its use of the License Property. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other statute, and nothing in this Agreement shall inure to the benefit of any third party, including but not limited to guests, invitees and licensees, for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Paragraph 8 shall survive the termination or expiration of this Agreement.

9. ENFORCEMENT; LAW AND VENUE. In the event the Licensee shall fail to perform any covenant, term, or provision of this Agreement, then the District shall have the right to immediately terminate this Agreement and the Licensee shall remove the Decorations and any signage from District property. This Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Polk County, Florida. In the event the District is required to enforce this Agreement by court proceedings or otherwise, then if successful, the District shall be entitled to recover from the Licensee all fees and costs incurred, including reasonable attorneys' fees and costs.

10. ENTIRE AGREEMENT; AMENDMENT. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

11. ASSIGNMENT. Neither the District nor the Licensee may assign their rights, duties or obligations under this License Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

12. NOTICES. All notices, requests, consents, and other communications hereunder (each, a “**Notice**” or collectively, “**Notices**”) shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the Parties at the addresses listed herein. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the Parties set forth herein.

13. PUBLIC RECORDS. The Licensee understands and agrees that all documents of any kind provided to the District in connection with this License Agreement may be public records, and, accordingly, the Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, section 119.0701, *Florida Statutes*. The Licensee acknowledges that the designated public records custodian for the District is **Tricia Adams** (“**Public Records Custodian**”).

IF THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LICENSEE’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (407) 841-5524, TADAMS@GMSCFL.COM, OR 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

14. ARM’S LENGTH NEGOTIATION. This Agreement has been negotiated fully among the Parties as an arm’s length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

15. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of each of the Parties hereto, each of the Parties has complied with all the requirements of law and each of the Parties has full power and authority to comply with the terms and conditions of this Agreement.

16. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

18. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

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

IN WITNESS WHEREOF, the Parties caused this Agreement to be executed, effective as of the day and year first written above.

**HOLLY HILL ROAD EAST
COMMUNITY DEVELOPMENT DISTRICT**

DocuSigned by:

Adam Morgan

Chairperson, Board of Supervisors

**CITRUS RESERVE HOMEOWNERS ASSOCIATION,
INC., a Florida not for profit corporation**

Signed by:

Citrus Reserve HOA

By: Lora Lee Eberhart

77B3F25116694C9...

Its: Citrus Reserve HOA Board President

EXHIBIT A: License Property

EXHIBIT A
License Property

All maps are worksheets used they are not surveys. The Polk assumes no responsibility for does not guarantee the data is The information is provided "a

SECTION VI

SECTION C

Holly Hill Road East CDD

Field Management Report

Completed Items

- Maintenance completed several playground repairs including straightening the playground borders throughout the district playgrounds and installing self-closing hinges on playground gate by the amenity.
- Maintenance installed new dog park signs
- Maintenance removed faded and/or dated signage by the amenity area. New batteries and light bulbs were installed in fixtures and amenity bathrooms.
- Landscaping vendor has repaired the pump and motor system at Citrus Isles well.



Contracted Services

- GMS staff performed thorough reviews of contracted services with overall performance satisfactory especially in the summer season.

Site Items

- Field staff have continued to monitor the previously repaired pond slope by the retention wall in Citrus Reserve.
- Staff have monitored the construction that has occurred by the Citrus Isle trail entrance. Padlocks and signage were installed during closure and removed once county construction signage was removed.
- Staff are taking inventory of sun damaged playground equipment in need of replacement.



In Progress

- Previously approved pond repairs in Citrus Reserve are in the process of being scheduled.
- Maintenance to be scheduled to straighten leaning street signs and posts. Replace faded amenity policy signs at the amenity and several entrances.



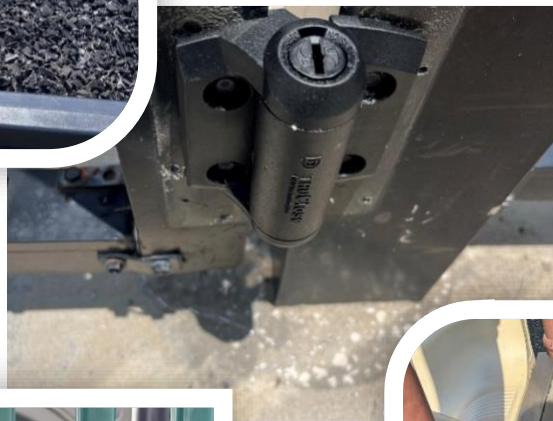
Holly Hill Road East - CDD

Field Management Report – Photo Supplement

Playground Maintenance

Photo Description:

- ✚ Playground borders were straightened throughout the district.
- ✚ Self closing hinges were installed at the gate by the amenity.



Construction by the Trail

Photo Description:

- ✚ Signage and pad locks were installed at both entrances while construction was on going.
- ✚ Current conditions of the trail.



Fence Encroachment in Citrus Isles



Photo Description:

+ Fence encroachment on 310 Citrus Isle Loop remains.



SECTION D

SECTION 1

Holly Hill Road East Community Development District

Summary of Check Register

May 30, 2026 to June 30, 2026

Fund	Date	Check No.'s	Amount
General Fund	6/5/26	372-379	\$ 88,701.58
	6/12/26	380-383	\$ 12,514.66
	6/26/26	384-387	\$ 4,558.60
			<u>\$ 105,774.84</u>
General Fund- Auto Pays	6/1/26 - 6/29/26	80151 - 80170	\$ 5,566.50
			<u>\$ 5,566.50</u>
<u>Supervisors June 2026</u>			
	Courtney A. Taylor	50065	\$ 184.70
	Hansen Wong	50066	\$ 184.70
	Violet Melendez	50067	\$ 184.70
	Nancy Henneberger	50068	\$ 184.70
	Julie A. Steddom	50069	\$ 184.70
			<u>\$ 923.50</u>
Total Amount			\$ 112,264.84

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
6/05/26	00090	5/28/26 90118927	202605 310-51300-32200	AUDIT FYE25	*	3,150.00	
				DIBARTOLOMEO, MCBEE, HARTLEY &			3,150.00 000372
6/05/26	00079	5/31/26 7734045	202605 310-51300-48000	NOT OF QUALIFYING PERIOD	*	934.58	
				USA TODAY MEDIA CORP.			934.58 000373
6/05/26	00001	4/30/26 311	202604 320-53800-46000	ALUMINUM FENCE REPAIR	*	275.00	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			275.00 000374
6/05/26	00016	6/05/26 060526	202606 300-58100-10000	FY26 CAPTIAL RES.TRANSFER	*	55,000.00	
				HOLLY HILL ROAD EAST CDD			55,000.00 000375
6/05/26	00087	6/01/26 060526	202606 300-58100-10000	INTERLOCAL AGREEMENT NB	*	22,041.63	
				HOLLY HILL ROAD EAST AMENITY			22,041.63 000376
6/05/26	00025	3/31/26 23112	202603 320-53800-47300	STATION DECODER HUNTER	*	503.70	
		5/15/26 24113	202605 320-53800-47300	RAINBIRD NOZZLE REPLACE	*	195.03	
				PRINCE & SONS INC.			698.73 000377
6/05/26	00050	6/04/26 32273	202606 330-53800-49100	REPALCE DE FILTERS	*	4,125.00	
				RESORT POOL SERVICES			4,125.00 000378
6/05/26	00068	5/31/26 12585249	202605 330-53800-12200	GUARD SERVICES MAY26	*	2,476.64	
				SECURITAS SECURITY SERVICES USA			2,476.64 000379
6/12/26	00041	5/27/26 18051	202605 330-53800-48600	JANITORIAL SERVICES MAY26	*	1,570.00	
				CLEAN STAR SERVICES OF CENTRAL FL			1,570.00 000380
6/12/26	00001	6/01/26 312	202606 310-51300-34000	MANAGEMENT FEES JUN26	*	3,862.50	
		6/01/26 312	202606 310-51300-35200	WEBSITE ADMIN JUN26	*	108.17	
		6/01/26 312	202606 310-51300-35100	INFO TECHNOLOGY JUN26	*	162.25	
		6/01/26 312	202606 310-51300-31300	DISSEMINATION AGENT JUN26	*	618.00	

HHRD HOLLY HILL CDD CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
		6/01/26	312	202606	330-57200-12000					*	583.33		
			AMENITY ACCESS JUN26										
		6/01/26	312	202606	310-51300-51000					*	.54		
			OFFICE SUPPLIES										
		6/01/26	312	202606	310-51300-42000					*	57.62		
			POSTAGE										
		6/01/26	312	202606	310-51300-42500					*	2.10		
			COPIES										
		6/01/26	312	202606	310-51300-42500					*	15.91		
			STAPLES COVER BOS MTG										
		6/01/26	313	202606	320-53800-12000					*	1,716.67		
			FIELD MANAGEMENT JUN26										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			7,127.09	000381
6/12/26	00025	5/29/26	24271	202605	320-53800-47300					*	78.59		
			REPLACE HUNTER NOZZLES										
		5/29/26	24272	202605	320-53800-47300					*	76.03		
			REPLACE NOZZLES & SPRAYS										
		6/01/26	24455	202606	320-53800-46200					*	378.95		
			MONTHLY MAINT. FUEL JUN26										
									PRINCE & SONS INC.			533.57	000382
6/12/26	00050	5/22/26	31951	202605	330-53800-49100					*	1,200.00		
			REPLACED PUMP IMPELLER										
		6/01/26	31991	202606	330-53800-48100					*	2,084.00		
			POOL MAINTENANCE JUN26										
									RESORT POOL SERVICES			3,284.00	000383
6/26/26	00065	6/15/26	1165	202606	330-53800-12200					*	160.00		
			REMOTE SECURITY JUN26										
									CURRENT DEMANDS ELECTRICAL &			160.00	000384
6/26/26	00063	6/19/26	22493753	202605	310-51300-31100					*	1,062.50		
			ENGINEER SERVICES MAY26										
									DEWBERRY ENGINEERS INC.			1,062.50	000385
6/26/26	00058	6/17/26	15166	202605	310-51300-31500					*	2,836.10		
			GENERAL COUNSEL MAY26										
									KILINSKI VAN WYK PLLC			2,836.10	000386
6/26/26	00025	6/12/26	24648	202606	320-53800-47300					*	500.00		
			PUMP INVESTIGATION FEE										
									PRINCE & SONS INC.			500.00	000387
									TOTAL FOR BANK C		105,774.84		
									HHRD HOLLY HILL CDD CWRIGHT				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
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HHRD HOLLY HILL CDD CWRIGHT

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/01/26	00006	5/25/26 9534-05. 202605 330-53800-48130 127 BERGAMONT LP MAY26		CITY OF DAVENPORT	*	72.43	72.43 080151
6/01/26	00034	5/27/26 8114-05. 202605 320-53800-43000 256 BERGAMONT LP MAY26		DUKE ENERGY	*	63.94	63.94 080152
6/01/26	00034	5/27/26 8289-05. 202605 320-53800-43000 290 CITRUS ISLE LP MAY26		DUKE ENERGY	*	78.90	78.90 080153
6/01/26	00034	5/28/26 6956-05. 202605 320-53800-43100 00 HOLLY HILL RD MAY26		DUKE ENERGY	*	414.58	414.58 080154
6/08/26	00034	6/08/26 6740-05. 202605 320-53800-43100 0 FOREST LAKE DR MAY26		DUKE ENERGY	*	948.09	948.09 080155
6/08/26	00034	6/08/26 7494-05. 202605 320-53800-43000 1402 SAGUARO ST MAY26		DUKE ENERGY	*	32.65	32.65 080156
6/15/26	00034	6/09/26 3063-05. 202605 320-53800-43100 102 CITRUS ISLE LP MAY26		DUKE ENERGY	*	32.65	32.65 080157
6/15/26	00034	6/09/26 7626-05. 202605 320-53800-43000 705 CITRUS RESERVE MAY26		DUKE ENERGY	*	30.80	30.80 080158
6/15/26	00034	6/09/26 7775-05. 202605 330-53800-48120 00000 HOLLY HILL RD MAY26		DUKE ENERGY	*	702.44	702.44 080159
6/15/26	00034	6/09/26 7923-05. 202605 320-53800-43000 569 CITRUS ISLE LP MAY26		DUKE ENERGY	*	32.66	32.66 080160
6/15/26	00034	6/09/26 8437-05. 202605 320-53800-43000 1189 CITRUS LANDING MAY26		DUKE ENERGY	*	32.64	32.64 080161
6/15/26	00034	6/09/26 8700-05. 202605 320-53800-43000 1137 CITRUS LANDING MAY26		DUKE ENERGY	*	40.42	40.42 080162

HHRD HOLLY HILL CDD CWRIGHT

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/15/26	00034	6/09/26 8859-05. 202605 320-53800-43100 000 DAVENPORT BLVD MAY26		DUKE ENERGY	*	926.86	926.86 080163
6/22/26	00037	6/11/26 4420-06. 202606 330-53800-44000 127 BERGAMONT LP JUN26		SPECTRUM/BRIGHT HOUSE NETWORKS	*	185.35	185.35 080164
6/29/26	00006	6/25/26 9534-06. 202606 330-53800-48130 127 BERGAMONT LP JUN26		CITY OF DAVENPORT	*	89.18	89.18 080165
6/29/26	00034	6/24/26 7171-06. 202606 320-53800-43000 317 HOLLY HILL RD JUN26		DUKE ENERGY	*	131.12	131.12 080166
6/29/26	00034	6/24/26 7353-06. 202606 330-53800-48120 127 BERGAMONT LP JUN26		DUKE ENERGY	*	1,197.96	1,197.96 080167
6/29/26	00034	6/25/26 8114-06. 202606 320-53800-43000 256 BERGAMONT LP JUN26		DUKE ENERGY	*	61.82	61.82 080168
6/29/26	00034	6/25/26 8289-06. 202606 320-53800-43000 290 CITRUS ISLE LP JUN26		DUKE ENERGY	*	82.20	82.20 080169
6/29/26	00034	6/29/26 6956-06. 202606 320-53800-43100 00 HOLLY HILL RD JUN26		DUKE ENERGY	*	409.81	409.81 080170
TOTAL FOR BANK Z						5,566.50	
TOTAL FOR REGISTER						111,341.34	

HHRD HOLLY HILL CDD CWRIGHT

SECTION 2

Holly Hill Road East
Community Development District

Unaudited Financial Reporting
May 31, 2026



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6	<u>Series 2020A3 Debt Service Fund</u>
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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
May 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 132,145	\$ -	\$ -	\$ -	\$ 132,145
State Board of Administration	\$ 368,144	\$ -	\$ -	\$ 25,924	\$ 394,068
Money Market Account	\$ -	\$ -	\$ -	\$ 188,032	\$ 188,032
Investments:					
Series 2017					
Reserve	\$ -	\$ 113,777	\$ -	\$ -	\$ 113,777
Revenue	\$ -	\$ 181,720	\$ -	\$ -	\$ 181,720
Prepayment	\$ -	\$ 772	\$ -	\$ -	\$ 772
Redemption	\$ -	\$ 213	\$ -	\$ -	\$ 213
Series 2018					
Reserve	\$ -	\$ 61,656	\$ -	\$ -	\$ 61,656
Revenue	\$ -	\$ 99,763	\$ -	\$ -	\$ 99,763
Prepayment	\$ -	\$ 284	\$ -	\$ -	\$ 284
Construction	\$ -	\$ -	\$ 59	\$ -	\$ 59
Series 2020 A3					
Reserve	\$ -	\$ 119,790	\$ -	\$ -	\$ 119,790
Revenue	\$ -	\$ 214,027	\$ -	\$ -	\$ 214,027
Project Rating Agency	\$ -	\$ -	\$ 23,313	\$ -	\$ 23,313
Series 2020 A4					
Reserve	\$ -	\$ 95,700	\$ -	\$ -	\$ 95,700
Revenue	\$ -	\$ 104,404	\$ -	\$ -	\$ 104,404
Deposits	\$ 1,160	\$ -	\$ -	\$ -	\$ 1,160
Due from General Fund	\$ -	\$ 3,769	\$ -	\$ -	\$ 3,769
Prepaid Expenses	\$ 1,423	\$ -	\$ -	\$ -	\$ 1,423
Total Assets	\$ 502,873	\$ 995,877	\$ 23,436	\$ 213,956	\$ 1,736,142
Liabilities:					
Accounts Payable	\$ 18,378	\$ -	\$ -	\$ -	\$ 18,378
Due to Debt Service	\$ 3,769	\$ -	\$ -	\$ -	\$ 3,769
Total Liabilities	\$ 22,148	\$ -	\$ -	\$ -	\$ 22,148
Fund Balance:					
Nonspendable:					
Deposits & Prepaid Items	\$ 2,583	\$ -	\$ -	\$ -	\$ 2,583
Restricted for:					
Debt Service - Series 2017	\$ -	\$ 297,587	\$ -	\$ -	\$ 297,587
Debt Service - Series 2018	\$ -	\$ 162,300	\$ -	\$ -	\$ 162,300
Debt Service - Series 2020 A3	\$ -	\$ 334,964	\$ -	\$ -	\$ 334,964
Debt Service - Series 2020 A4	\$ -	\$ 201,025	\$ -	\$ -	\$ 201,025
Capital Projects	\$ -	\$ -	\$ 23,436	\$ -	\$ 23,436
Assigned for:					
Unassigned	\$ 478,142	\$ -	\$ -	\$ 213,956	\$ 692,098
Total Fund Balances	\$ 480,725	\$ 995,877	\$ 23,436	\$ 213,956	\$ 1,713,994
Total Liabilities & Fund Balance	\$ 502,873	\$ 995,877	\$ 23,436	\$ 213,956	\$ 1,736,142

Holly Hill Road East
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 565,628	\$ 565,628	\$ 564,696	\$ (932)
Interest	\$ -	\$ -	\$ 7,650	\$ 7,650
Intra-Governmental Revenue	\$ 78,374	\$ 78,374	\$ 78,374	\$ -
Other Income	\$ -	\$ -	\$ 665	\$ 665
Total Revenues	\$ 644,002	\$ 644,002	\$ 651,385	\$ 7,383
<u>Expenditures:</u>				
<u>General & Administrative</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 6,600	\$ 1,400
FICA Expenses	\$ -	\$ -	\$ 505	\$ (505)
Engineering Fees	\$ 10,000	\$ 10,000	\$ 18,711	\$ (8,711)
Legal Services	\$ 25,000	\$ 25,000	\$ 18,284	\$ 6,717
Arbitrage	\$ 1,800	\$ 900	\$ 900	\$ -
Dissemination	\$ 7,416	\$ 4,944	\$ 4,944	\$ -
Assessment Administration	\$ 5,732	\$ 5,732	\$ 5,732	\$ -
Annual Audit	\$ 4,100	\$ 3,150	\$ 3,150	\$ -
Trustee Fees	\$ 15,839	\$ 15,839	\$ 15,143	\$ 696
Management Fees	\$ 46,350	\$ 30,900	\$ 30,900	\$ -
Information Technology	\$ 1,947	\$ 1,298	\$ 1,298	\$ -
Website Maintenance	\$ 1,298	\$ 865	\$ 865	\$ (0)
Telephone	\$ 100	\$ 67	\$ -	\$ 67
Postage & Delivery	\$ 850	\$ 567	\$ 517	\$ 50
Copies	\$ 1,000	\$ 667	\$ 123	\$ 544
Office Supplies	\$ 200	\$ 133	\$ 4	\$ 129
Insurance	\$ 8,196	\$ 8,196	\$ 7,029	\$ 1,167
Legal Advertising	\$ 2,500	\$ 1,667	\$ 1,960	\$ (293)
Contingency	\$ 1,300	\$ 867	\$ 310	\$ 557
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 145,803	\$ 118,966	\$ 117,150	\$ 1,816

Holly Hill Road East
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 20,600	\$ 13,733	\$ 13,733	\$ (0)
Electric	\$ 10,000	\$ 6,667	\$ 4,842	\$ 1,824
Streetlighting	\$ 49,248	\$ 32,832	\$ 24,498	\$ 8,334
Property Insurance	\$ 10,726	\$ 10,726	\$ 5,670	\$ 5,056
Landscape Maintenance	\$ 166,871	\$ 111,247	\$ 88,662	\$ 22,585
Landscape Contingency	\$ 6,000	\$ 4,000	\$ -	\$ 4,000
Irrigation Repairs	\$ 7,500	\$ 7,500	\$ 18,046	\$ (10,546)
Sidewalk Repairs & Maintenance	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
General Repairs & Maintenance	\$ 17,500	\$ 11,667	\$ 4,725	\$ 6,942
Contingency	\$ 10,000	\$ 6,667	\$ 5	\$ 6,662
Subtotal Field Expenditures	\$ 303,445	\$ 208,372	\$ 160,182	\$ 48,191
Amenity Expenditures				
Property Insurance	\$ 20,543	\$ 20,543	\$ 13,881	\$ 6,662
Amenity Landscaping	\$ 24,096	\$ 16,064	\$ 12,392	\$ 3,672
Amenity Landscape Contingency	\$ 8,000	\$ 5,333	\$ 5,995	\$ (662)
Electric	\$ 23,760	\$ 15,840	\$ 13,496	\$ 2,344
Water	\$ 748	\$ 499	\$ 539	\$ (40)
Internet	\$ 2,376	\$ 1,584	\$ 1,461	\$ 123
Janitorial Services	\$ 17,085	\$ 11,390	\$ 10,475	\$ 915
Pest Control	\$ 1,020	\$ 680	\$ 571	\$ 109
Amenity Access Management	\$ 7,000	\$ 4,667	\$ 4,667	\$ 0
Security Services	\$ 34,903	\$ 23,268	\$ 27,632	\$ (4,364)
Amenity Repairs & Maintenance	\$ 19,800	\$ 13,200	\$ 3,857	\$ 9,343
Pool Maintenance	\$ 24,408	\$ 16,272	\$ 16,272	\$ -
Pool Furniture Repair & Maintenance	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Playground Lease	\$ 4,131	\$ 4,131	\$ 4,129	\$ 2
Contingency	\$ 12,031	\$ 8,021	\$ 5,817	\$ 2,203
Subtotal Amenity Expenditures	\$ 204,901	\$ 144,825	\$ 121,186	\$ 23,639
Total Operations & Maintenance	\$ 508,346	\$ 353,197	\$ 281,367	\$ 71,830
Total Expenditures	\$ 654,148	\$ 472,163	\$ 398,517	\$ 73,646
Excess (Deficiency) of Revenues over Expenditures	\$ (10,145)		\$ 252,869	
<u>Other Financing Sources/(Uses):</u>				
Transfer Out - Capital Reserve	\$ (55,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (55,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (65,145)		\$ 252,869	
Fund Balance - Beginning	\$ 65,145		\$ 227,856	
Fund Balance - Ending	\$ -		\$ 480,725	

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 May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 229,722	\$ 229,722	\$ 229,343	\$ (380)
Interest	\$ 4,816	\$ 4,816	\$ 7,715	\$ 2,899
Total Revenues	\$ 234,539	\$ 234,539	\$ 237,058	\$ 2,519
Expenditures:				
Interest - 11/1	\$ 74,479	\$ 74,479	\$ 74,479	\$ -
Principal - 5/1	\$ 80,000	\$ 80,000	\$ 80,000	\$ -
Interest - 5/1	\$ 74,479	\$ 74,479	\$ 74,479	\$ -
Total Expenditures	\$ 228,958	\$ 228,958	\$ 228,958	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,581		\$ 8,100	
Fund Balance - Beginning	\$ 171,973		\$ 289,487	
Fund Balance - Ending	\$ 177,554		\$ 297,587	

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 May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 123,938	\$ 123,938	\$ 123,733	\$ (205)
Interest	\$ 1,515	\$ 1,515	\$ 4,179	\$ 2,664
Total Revenues	\$ 125,453	\$ 125,453	\$ 127,912	\$ 2,459
Expenditures:				
Interest - 11/1	\$ 41,844	\$ 41,844	\$ 41,844	\$ -
Principal - 5/1	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
Interest - 5/1	\$ 41,844	\$ 41,844	\$ 41,844	\$ -
Total Expenditures	\$ 123,688	\$ 123,688	\$ 123,688	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,766		\$ 4,225	
Fund Balance - Beginning	\$ 94,371		\$ 158,076	
Fund Balance - Ending	\$ 96,137		\$ 162,300	

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 May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 238,365	\$ 238,365	\$ 237,971	\$ (394)
Interest	\$ 3,801	\$ 3,801	\$ 7,324	\$ 3,524
Total Revenues	\$ 242,166	\$ 242,166	\$ 245,296	\$ 3,130
Expenditures:				
Interest - 11/1	\$ 83,700	\$ 83,700	\$ 83,700	\$ -
Principal - 11/1	\$ 70,000	\$ 70,000	\$ 70,000	\$ -
Interest - 5/1	\$ 82,300	\$ 82,300	\$ 82,300	\$ -
Total Expenditures	\$ 236,000	\$ 236,000	\$ 236,000	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,166		\$ 9,296	
Fund Balance - Beginning	\$ 200,440		\$ 325,669	
Fund Balance - Ending	\$ 206,606		\$ 334,964	

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 May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 191,400	\$ 191,400	\$ 191,083	\$ (316)
Interest	\$ 2,761	\$ 2,761	\$ 5,386	\$ 2,625
Total Revenues	\$ 194,161	\$ 194,161	\$ 196,470	\$ 2,309
Expenditures:				
Interest - 11/1	\$ 60,150	\$ 60,150	\$ 60,150	\$ -
Principal - 5/1	\$ 70,000	\$ 70,000	\$ 70,000	\$ -
Interest - 5/1	\$ 60,150	\$ 60,150	\$ 60,150	\$ -
Total Expenditures	\$ 190,300	\$ 190,300	\$ 190,300	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,861		\$ 6,170	
Fund Balance - Beginning	\$ 96,365		\$ 194,855	
Fund Balance - Ending	\$ 100,226		\$ 201,025	

Holly Hill Road East
Community Development District
Combined Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Series		Series		Series		
	2018		2020 A3		2020 A4		Total
<u>Revenues</u>							
Interest	\$	1	\$	529	\$	-	\$ 531
Total Revenues	\$	1	\$	529	\$	-	\$ 531
<u>Expenditures:</u>							
Capital Outlay	\$	-	\$	-	\$	-	\$ -
Total Expenditures	\$	-	\$	-	\$	-	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$	1	\$	529	\$	-	\$ 531
Net Change in Fund Balance	\$	1	\$	529	\$	-	\$ 531
Fund Balance - Beginning	\$	58	\$	22,847	\$	0	\$ 22,905
Fund Balance - Ending	\$	59	\$	23,376	\$	0	\$ 23,436

Holly Hill Road East

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Interest	\$ 1,968	\$ 1,968	\$ 4,756	\$ 2,788
Total Revenues	\$ 1,968	\$ 1,968	\$ 4,756	\$ 2,788
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,968		\$ 4,756	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ 55,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 55,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 56,968		\$ 4,756	
Fund Balance - Beginning	\$ 182,390		\$ 209,200	
Fund Balance - Ending	\$ 239,358		\$ 213,956	

Holly Hill Road East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 25,065	\$ 532,996	\$ (2,939)	\$ 4,771	\$ 2,082	\$ 2,721	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 564,696
Interest	\$ 485	\$ 288	\$ 217	\$ 855	\$ 1,421	\$ 1,488	\$ 1,432	\$ 1,465	\$ -	\$ -	\$ -	\$ -	\$ 7,650
Intra-Governmental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,374
Other Income	\$ -	\$ -	\$ 60	\$ 75	\$ -	\$ 30	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ 665
Total Revenues	\$ 485	\$ 25,353	\$ 533,273	\$ (2,010)	\$ 6,192	\$ 3,600	\$ 82,527	\$ 1,965	\$ -	\$ -	\$ -	\$ -	\$ 651,385

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 6,600
FICA Expenses	\$ 61	\$ 61	\$ -	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ 505
Engineering Fees	\$ 125	\$ 775	\$ -	\$ 4,595	\$ 4,636	\$ 4,393	\$ 3,125	\$ 1,063	\$ -	\$ -	\$ -	\$ -	\$ 18,711
Legal Services	\$ 2,770	\$ 1,640	\$ 352	\$ 3,451	\$ 2,001	\$ 3,080	\$ 2,155	\$ 2,836	\$ -	\$ -	\$ -	\$ -	\$ 18,284
Arbitrage	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 618	\$ 618	\$ 618	\$ 618	\$ 618	\$ 618	\$ 618	\$ 618	\$ -	\$ -	\$ -	\$ -	\$ 4,944
Assessment Administration	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,150	\$ -	\$ -	\$ -	\$ -	\$ 3,150
Trustee Fees	\$ 8,027	\$ -	\$ 7,116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,143
Management Fees	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ -	\$ -	\$ -	\$ -	\$ 30,900
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ 1,298
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ 865
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 131	\$ 23	\$ 10	\$ 232	\$ 16	\$ 38	\$ 21	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ 517
Copies	\$ -	\$ 43	\$ 15	\$ 5	\$ 2	\$ 4	\$ 32	\$ 21	\$ -	\$ -	\$ -	\$ -	\$ 123
Office Supplies	\$ 0	\$ 1	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ 4
Insurance	\$ 7,029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,029
Legal Advertising	\$ 644	\$ 381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 935	\$ -	\$ -	\$ -	\$ -	\$ 1,960
Contingency	\$ -	\$ 33	\$ 50	\$ 53	\$ 44	\$ 43	\$ 43	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ 310
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 30,246	\$ 8,508	\$ 13,194	\$ 14,163	\$ 12,528	\$ 13,386	\$ 11,205	\$ 13,919	\$ -	\$ -	\$ -	\$ -	\$ 117,150

Holly Hill Road East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Field Management	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ -	\$ -	\$ -	\$ -	13,733
Electric	\$ 846	\$ 529	\$ 940	\$ 555	\$ 546	\$ 532	\$ 460	\$ 434	\$ -	\$ -	\$ -	\$ -	4,842
Streetlighting	\$ 4,821	\$ 3,135	\$ 2,726	\$ 3,068	\$ 3,044	\$ 2,338	\$ 3,044	\$ 2,322	\$ -	\$ -	\$ -	\$ -	24,498
Property Insurance	\$ 5,670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,670
Landscape Maintenance	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ -	\$ -	\$ -	\$ -	88,662
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 124	\$ 1,196	\$ 254	\$ 15,020	\$ 313	\$ 578	\$ 211	\$ 350	\$ -	\$ -	\$ -	\$ -	18,046
Sidewalk Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ 733	\$ 375	\$ 578	\$ -	\$ 782	\$ 1,651	\$ 275	\$ 331	\$ -	\$ -	\$ -	\$ -	4,725
Contingency	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5
Subtotal Field Expenditures	\$ 24,994	\$ 18,040	\$ 17,297	\$ 31,442	\$ 17,484	\$ 17,898	\$ 16,789	\$ 16,237	\$ -	\$ -	\$ -	\$ -	160,182
Amenity Expenditures													
Property Insurance	\$ 13,881	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,881
Amenity Landscaping	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ -	\$ -	\$ -	\$ -	12,392
Amenity Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,995
Electric	\$ 1,646	\$ 1,529	\$ 1,589	\$ 1,866	\$ 1,391	\$ 2,298	\$ 1,386	\$ 1,790	\$ -	\$ -	\$ -	\$ -	13,496
Water	\$ 130	\$ 67	\$ 64	\$ 68	\$ 65	\$ -	\$ 73	\$ 72	\$ -	\$ -	\$ -	\$ -	539
Internet	\$ 180	\$ 180	\$ 180	\$ 180	\$ 185	\$ 185	\$ 185	\$ 185	\$ -	\$ -	\$ -	\$ -	1,461
Janitorial Services	\$ 1,255	\$ 1,305	\$ 1,245	\$ 1,325	\$ 1,245	\$ 1,245	\$ 1,285	\$ 1,570	\$ -	\$ -	\$ -	\$ -	10,475
Pest Control	\$ 77	\$ 77	\$ 77	\$ 90	\$ 90	\$ 75	\$ 85	\$ -	\$ -	\$ -	\$ -	\$ -	571
Amenity Access Management	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	4,667
Security Services	\$ 1,884	\$ 3,715	\$ 10,680	\$ 1,883	\$ 1,668	\$ 3,283	\$ 1,883	\$ 2,637	\$ -	\$ -	\$ -	\$ -	27,632
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	\$ 2,034	\$ -	\$ -	\$ -	\$ -	16,272
Pool Furniture Repair & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Lease	\$ 1,376	\$ 1,376	\$ 1,376	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,129
Contingency	\$ -	\$ -	\$ 4,337	\$ -	\$ -	\$ -	\$ -	\$ 1,480	\$ -	\$ -	\$ -	\$ -	5,817
Subtotal Amenity Expenditures	\$ 24,596	\$ 13,305	\$ 24,808	\$ 10,287	\$ 9,282	\$ 17,248	\$ 9,759	\$ 11,901	\$ -	\$ -	\$ -	\$ -	121,186
Total Operations & Maintenance	\$ 49,589	\$ 31,345	\$ 42,106	\$ 41,729	\$ 26,766	\$ 35,146	\$ 26,548	\$ 28,138	\$ -	\$ -	\$ -	\$ -	281,367
Total Expenditures	\$ 79,836	\$ 39,853	\$ 55,300	\$ 55,893	\$ 39,293	\$ 48,532	\$ 37,753	\$ 42,058	\$ -	\$ -	\$ -	\$ -	398,517
Excess (Deficiency) of Revenues over Expenditures	\$ (79,351)	\$ (14,500)	\$ 477,973	\$ (57,902)	\$ (33,101)	\$ (44,932)	\$ 44,775	\$ (40,093)	\$ -	\$ -	\$ -	\$ -	252,869
Other Financing Sources/Uses:													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (79,351)	\$ (14,500)	\$ 477,973	\$ (57,902)	\$ (33,101)	\$ (44,932)	\$ 44,775	\$ (40,093)	\$ -	\$ -	\$ -	\$ -	252,869

Holly Hill Road East

Community Development District

Long Term Debt Report

Series 2017, Special Assessment Revenue Bonds		
Interest Rate:	3.5%, 4.1%, 4.625%, 5.0%	
Maturity Date:	5/1/48	
Reserve Fund Definition	50% of the Maximum Annual Debt service	
Reserve Fund Requirement	\$113,777	
Reserve Fund Balance	\$113,777	
Bonds Outstanding 10/19/2017		\$4,160,000
Less: Special Call 6/18/18		(\$150,000)
Less: Special Call 8/1/18		(\$420,000)
Less: Special Call 11/1/18		(\$15,000)
Less: Principal Payment 5/1/19		(\$60,000)
Less: Principal Payment 5/1/20		(\$60,000)
Less: Special Call 11/1/20		(\$5,000)
Less: Principal Payment 5/1/21		(\$65,000)
Less: Principal Payment 5/1/22		(\$65,000)
Less: Principal Payment 5/1/23		(\$70,000)
Less: Principal Payment 5/1/24		(\$70,000)
Less: Principal Payment 5/1/25		(\$70,000)
Less: Principal Payment 5/1/26		(\$80,000)
Current Bonds Outstanding		\$3,030,000

Series 2018, Special Assessment Revenue Bonds		
Interest Rate:	4.25%, 5.0%, 5.25%	
Maturity Date:	5/1/48	
Reserve Fund Definition	50% of the Maximum Annual Debt Service	
Reserve Fund Requirement	\$61,656	
Reserve Fund Balance	\$61,656	
Bonds Outstanding 10/19/2018		\$2,800,000
Less: Special Call 8/1/19		(\$930,000)
Less: Special Call 11/1/19		(\$35,000)
Less: Principal Payment 5/1/20		(\$30,000)
Less: Special Call 11/1/20		(\$5,000)
Less: Principal Payment 5/1/21		(\$30,000)
Less: Special Call 11/1/21		(\$5,000)
Less: Principal Payment 5/1/22		(\$30,000)
Less: Special Call 5/1/22		(\$5,000)
Less: Special Call 11/1/22		(\$5,000)
Less: Principal Payment 5/1/23		(\$35,000)
Less: Principal Payment 5/1/24		(\$35,000)
Less: Principal Payment 5/1/25		(\$35,000)
Less: Principal Payment 5/1/26		(\$40,000)
Current Bonds Outstanding		\$1,580,000

Holly Hill Road East

Community Development District

Long Term Debt Report

Series 2020 Assessment Area 3, Special Assessment Revenue Bonds		
Interest Rate:	4.0%, 4.5% 5.0%, 5.0%	
Maturity Date:	11/1/50	
Reserve Fund Definition	50% of the Maximum Annual Debt Service	
Reserve Fund Requirement	\$119,125	
Reserve Fund Balance	\$119,790	
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)
Less: Principal Payment 5/1/26		(\$70,000)
Current Bonds Outstanding		\$3,270,000

Series 2020 Assessment Area 4, Special Assessment Revenue Bonds		
Interest Rate:	3.0%, 3.5%, 4.0%, 4.0%	
Maturity Date:	5/1/51	
Reserve Fund Definition	50% of the Maximum Annual Debt Service	
Reserve Fund Requirement	\$95,700	
Reserve Fund Balance	\$95,700	
Bonds Outstanding 7/22/20		\$3,325,000
Less: Principal Payment 5/1/22		(\$60,000)
Less: Principal Payment 5/1/23		(\$65,000)
Less: Principal Payment 5/1/24		(\$65,000)
Less: Principal Payment 5/1/25		(\$70,000)
Less: Principal Payment 5/1/26		(\$70,000)
Current Bonds Outstanding		\$2,995,000

Holly Hill Road East CDD
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

ON ROLL ASSESSMENTS

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

41.93%	17.03%	9.19%	17.67%	14.19%	100.00%
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Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2017 Debt Service	2018 Debt Service	2020 A3 Debt Service	2020 A4 Debt Service	Total
11/10/25	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
TOTAL		\$ 1,433,909.27	\$ (61,799.64)	\$ (27,732.33)	\$ 2,449.44	\$ 1,346,826.74	\$ 564,695.91	\$ 229,342.67	\$ 123,733.39	\$ 237,971.37	\$ 191,083.40	\$ 1,346,826.74

100%	Net Percent Collected
\$2,230.40	Balance Remaining to Collect

SECTION 3

**BOARD OF SUPERVISORS MEETING AND WORKSHOP DATES
HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027**

The Board of Supervisors of the Holly Hill Road East Community Development District (“District”) will hold their regular meetings for Fiscal Year 2026/2027 (beginning October 1, 2026, and ending September 30, 2027) at the Lake Alfred Public Library, 245 N. Seminole Ave, Lake Alfred, FL 33850 at **11:00 a.m. on the 2nd Tuesday of each month**, unless otherwise indicated, for the purpose of considering any business that may come before the Board on the following dates:

**October 13, 2026
November 10, 2026
December 8, 2026
January 12, 2027
February 9, 2027
March 9, 2027
April 13, 2027
May 11, 2027
June 8, 2027
July 13, 2027
August 10, 2027
September 14, 2027**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings and workshops may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the District Office, Governmental Management Services – Central Florida, LLC, by mail at 219 East Livingston Street, Orlando, FL 32801, or by phone at (407) 841-5524, or by visiting the District’s website: <https://hollyhillroadeastdcdd.com/>.

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting or workshop because of a disability or physical impairment should contact the District Office at 813-533-2950 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Tricia L. Adams
District Manager

SECTION 4

SECTION a

Holly Hill Road East Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Holly Hill Road East Community Development District

District Manager: _____

Date: _____

Print Name: _____

Holly Hill Road East Community Development District

SECTION b

Holly Hill Road East Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

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Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

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Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

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Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

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Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

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Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

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Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Holly Hill Road East Community Development District

District Manager:_____

Date:_____

Print Name:_____

Holly Hill Road East Community Development District