

*Holly Hill Road East Community
Development District*

Agenda

October 13, 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
October 13, 2026
12:00 p.m.

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

Zoom Video Link: <https://us06web.zoom.us/j/82269903334>

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

Meeting ID: 822 6990 3334

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the September 8, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2027-01 Setting a Public Hearing on Amended Amenity Policies and Rates
5. Review of School Traffic Parking Issues
6. Consideration of Proposal for Pest Prevention Services from Massey
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Signage Recommendations
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Holly Hill Road East Community Development District was held on Tuesday, **September 8, 2026**, at 11:01 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
Joel Blanco	Field Manager, GMS
Christine Wells	Assistant District Manager, GMS

The following is a summary of the discussions and actions taken at the September 8, 2026, Holly Hill Road East Community Development District's Regular Board of Supervisors' Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Wells called the meeting to order at 11:01 a.m. Five Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Wells opened the public comment period and invited anyone, including those on Zoom, to speak using the raise hand feature. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

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

Ms. Wells presented the meeting minutes from the July 14, 2026, meeting. The Board reviewed the minutes and had no corrections.

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

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-09
Declaring Board Vacancy**

Ms. Adams explained that Resolution 2026-09 was required to declare Seat 1 vacant because no candidate had qualified for it in the general election. Supervisors Violet Melendez and Julie Steddom had inadvertently qualified for the same seat, although Ms. Melendez apparently intended to qualify for her existing Seat 1. Ms. Adams advised that the Board could resolve the issue by declaring Seat 1 vacant, appointing Ms. Melendez to that seat for a term beginning November 17, 2026, and allowing Ms. Melendez to withdraw from the other race so Ms. Steddom would become the Board member elect.

On MOTION by Mr. Wong, seconded by Ms. Taylor, with all in favor, Resolution 2026-09 Declaring Board Vacancy, was approved.

Ms. Adams stated that the Board's motion declaring Seat 1 vacant carried unanimously and the vacancy would be effective November 17, 2026. The Board appointed Violet Melendez to Seat 1 effective on that date. She advised Ms. Melendez to contact the Polk County Elections Office for instructions on withdrawing from the other election; depending on election procedures, the contest might be removed from the ballot, or Ms. Melendez could be listed as withdrawn. Ms. Adams explained that, following the general election and the start of the new terms, the Board would need to address administrative matters, including the election of officers, at its December meeting.

On MOTION by Ms. Taylor, seconded by Mr. Wong, with all in favor, Appointment of Violet Melendez to Seat 1 effective November 17, 2026, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-10
Adding Assistant Secretary**

Ms. Adams presented Resolution 2026-10, which appointed Christine Wells, a District manager with the firm, as an assistant secretary. The appointment authorizes Ms. Wells to attest the Chair's signature and process District records.

On MOTION by Ms. Henneberger, seconded by Ms. Taylor, with all in favor, Resolution 2026-10 Adding Assistant Secretary, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Revised Fiscal Year 2027
Meeting Schedule**

Ms. Wells presented the revised Fiscal Year 2027 meeting schedule, moving regular meetings to noon on the second Tuesday of each month at the Lake Alfred Public Library. The November 10, 2026 meeting will be held at 11:00 a.m. at the Holiday Inn, 200 Cypress Gardens Boulevard in Winter Haven, because the library is unavailable that day. Ms. Adams explained that noon meetings allow the District to continue using the library at no cost, while no free library rooms are available at 11:00 a.m.

On MOTION by Mr. Wong, seconded by Ms. Taylor, with all in favor, the Revised Fiscal Year 2027 Meeting Schedule, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Swim Lessons for 2027
Season**

Ms. Wells introduced the proposed renewal of the Pool School USA swim-lesson program and noted that the agenda packet included the prior-year addendum. She stated that, after discussing the program with Ms. Adams, she believed continuing it would benefit the District. The proposed 2027 season would run from May 1 through September 30, following the same seasonal format used previously, and the Board was provided with the proposed lesson dates. Under the arrangement, Pool School USA would pay the District \$500 per month for each month of the term,

consistent with the prior agreement. After Ms. Adams explained the program's operations, benefits, enrollment requirements, pool-access procedures, and proposed three-year renewal, she asked for a motion, called the vote, and announced that the Board unanimously approved the swim-lesson agreement for the 2027 through 2029 seasons.

On MOTION by Ms. Henneberger, seconded by Ms. Steddom, with all in favor, the Pool School USA Swim Lesson Agreement for the 2027 through 2029 seasons was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Work Authorization 2027-01 for General District Engineering Services for Fiscal Year 2027

Ms. Wells introduced Work Authorization 2027-01 with Dewberry Engineers for general District engineering services during Fiscal Year 2027 and invited Mr. Malave, the District Engineer, to present the item. Mr. Malave explained that the authorization is renewed annually to cover routine engineering work and responses requested by the District. Although the authorization includes a total budget amount, Dewberry would be paid only for services actually performed. He also noted that Fiscal Year 2027 work would include an updated state-required stormwater needs assessment report, following the prior assessment completed in 2022. The report is required every two years and must be submitted by July 1, with the District's annual facilities review being used to support its preparation. Ms. Wells clarified that the overall budgeted amount remained unchanged from the previous year, although the schedule of fees had been updated.

On MOTION by Ms. Henneberger seconded by Ms. Taylor, with all in favor, Work Authorization 2027-01 for General District Engineering Services for Fiscal Year 2027, was approved.

NINTH ORDER OF BUSINESS

Review of School Traffic Parking Issues

Ms. Wells reported that District staff had been working with Navigator Academy, Horizons Elementary, residents, field management, and the Davenport Police Department to address school-related traffic congestion and parking problems near the Citrus Reserve and Citrus Point Citrus Pointe entrances. Staff contacted both schools and sent community-wide notices on August 6, 10, and 27 reminding parents and residents to keep entrances accessible, follow parking restrictions, and report illegal parking to the police. Field management had installed compliant parking signs,

and Davenport Police confirmed that citations could be issued, although no temporary electronic message board was available. Residents were also advised that the amenity parking lot could not be used for school drop-off or pickup.

The Board discussed whether additional signs were needed at the amenity lot, community entrances, and along Pomelo Street, where vehicles were reportedly parking on or damaging a resident's grass. Staff cautioned that no-parking areas should be marked consistently throughout all four neighborhoods and that roadway paint, while permitted, might be less effective because it is difficult to see at night. Field staff will photograph and review the existing amenity and entrance signage, while management will consult the District Engineer and District Counsel about Pomelo Street and present possible signage or other parking-deterrent measures for future Board consideration.

TENTH ORDER OF BUSINESS

Consideration of Fiscal Year 2027 Renewal of Maintenance Agreements

A. Janitorial Services

Ms. Wells presented the Fiscal Year 2027 renewal agreement with Clean Star Services for janitorial work. Clean Star requested an increase from \$475 to \$500 per month beginning January 2027, resulting in an additional annual cost of \$300. The vendor provides janitorial and garbage-removal services at the amenity buildings, services the dog-waste stations at Citrus Reserve and Citrus Pointe and performs additional amenity garbage service from May through September. Mr. Blanco explained that the vendor had not received an increase for several years, that higher supply, fuel, and labor costs supported the request, and that the company continued to provide satisfactory service. Staff confirmed that the increase had been anticipated and was covered by the Fiscal Year 2027 budget.

On MOTION by Mr. Wong, seconded by Ms. Melendez, with all in favor, the Fiscal Year 2027 Renewal of Maintenance Agreement for Janitorial Services, was approved.

B. Pool Services

Ms. Wells presented the proposed Fiscal Year 2027 pool-service rate increase from \$2,034 to \$2,094 per month, effective October 1, representing a \$60 monthly increase. The annual base-service cost would be \$25,128, which is \$72 below the approved Fiscal Year 2027 budget, so

sufficient funds were available. She also noted that the previously approved fuel surcharge would expire on September 30 because the vendor had not requested its continuation. Mr. Blanco stated that the increase had been anticipated during the budget process and described the pool-service company as attentive, communicative, and reliable.

On MOTION by Ms. Henneberger, seconded by Mr. Wong, with all in favor, the Fiscal Year 2027 Renewal of Maintenance Agreement for Pool Services, was approved.

C. Landscaping Services

Ms. Wells presented the Fiscal Year 2027 landscaping-services renewal with Prince and Sons. She stated that the service rate would remain unchanged, but staff and District Counsel recommended replacing the existing vendor-drafted agreement with the District's standard agreement. Ms. Rinaldi explained that the original agreement was executed in 2021 and that updating it after five years would add current terms and improve the District's contractual protections. She noted that Prince and Sons had used the District's standard form in other communities and was unlikely to object.

On MOTION by Ms. Henneberger, seconded by Mr. Wong, with all in favor, the Fiscal Year 2027 Renewal of Maintenance Agreement for Landscaping Services, was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Arbitrage Reports

Ms. Wells presented the arbitrage reports prepared by AMTEC for the District's Series 2020 bonds for Assessment Areas 3 and 4, covering the period through July 31, 2026. She reported that the calculations showed no rebate liability for either bond issue. With no questions raised, the Board unanimously accepted the Series 2020 arbitrage reports for both assessment areas.

On MOTION by Ms. Henneberger, seconded by Mr. Wong, with all in favor, Accepting the Arbitrage Reports, was approved.

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

Ms. Rinaldi reported that fence panels encroaching on District property at 310 and 314 Citrus Isle Loop had been removed. Photographs documenting the work were included in the field manager's report, and the removal invoice was sent to the applicable resident for reimbursement. Mr. Blanco indicated that he would provide further details regarding the fence at 310 during his field manager's report.

B. Engineer

Mr. Malave had nothing to report, next item followed.

C. Field Manager's Report

Mr. Blanco reported that staff had completed several maintenance items, including installing compliant entrance parking signs, beginning pressure washing of entrance signs, perimeter walls, and vinyl fencing, removing fence encroachments at 310 and 314 Citrus Isle Loop, and removing damaged sidewalk near the lift station for reuse as riprap in dry ponds. Repairs to a pond near the Citrus Isle/Citrus Landings entrance were being scheduled, and staff was straightening leaning signposts and street paver holders. Mr. Blanco also confirmed that Citrus Pointe lacked certain parking signs and agreed to provide photographs of existing signage for the Board's review at the next meeting. Regarding the fence at 310 Citrus Isle Loop, the homeowner asked whether the District's perimeter fence could be moved to align with the residential lot lines, similar to fences farther south. Staff explained that the area may serve as a drainage swale leading to a dry pond, that feasibility had not been evaluated, and that any work would need to be budgeted for a future fiscal year. The Board declined to direct further action, noting concerns about drainage, maintenance access, and using community funds to benefit a small number of homeowners.

i. Update on Status of Republic Services Fluid Spill Cleanup

Mr. Blanco reported that Republic Services had agreed to clean areas affected by waste-truck spills. Board members indicated that cleanup had already occurred on two occasions and that Republic was now using new trucks.

D. District Manager's Report**i. Update on Reserve Study**

Ms. Wells provided an update on the District's reserve study. She stated that Reserve Study Advisors planned to conduct a site inspection on Wednesday, September 9, after which the firm would process and prepare its report. The completed reserve study was expected in late September or early October and would include initial funding and maintenance recommendations beginning in Fiscal Year 2028, giving the Board sufficient time to use the findings during its Fiscal Year 2028 budget-planning process.

ii. Approval of Check Register

Ms. Wells introduced the check register covering July 1 through August 25, 2026, with total expenditures of \$103,636.92. She referred the Board to page 88 of the agenda packet and asked whether any members had questions regarding the listed payments.

On MOTION by Ms. Taylor, seconded by Ms. Steddom, with all in favor, the Check Register Totaling \$103,636.92, was approved.

iii. Balance Sheet & Income Statement

Ms. Wells presented the District's balance sheet and income statement beginning on page 98 of the agenda packet. She noted that the financial statements were provided for the Board's review and that no formal motion was required unless a supervisor had questions.

THIRTEENTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

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

There being no comments, the next item followed.

FIFTEENTH 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

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZE PUBLICATION OF NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED AMENITY RULES AND RATES OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District’s Board of Supervisors (“**Board**”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, Florida Statutes, and to authorize user charges or fees; and

WHEREAS, the Board finds it is in the District’s best interests to set a public hearing to adopt the amended and restated rules, rates, fees, and charges set forth in **Exhibit A**, which relate to the District’s amenity facilities and operation of public improvements.

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

SECTION 1. A Public Hearing will be held to adopt amended and restated rules, rates, fees, and charges of the District on _____, **2026, at 12:00 p.m., at the Lake Alfred Public Library, 245 N. Seminole Ave, Lake Alfred, Florida 33850.**

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of October 2026.

ATTEST:

**HOLLY HILL ROAD EAST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chairperson, Board of Supervisors

Exhibit A: Proposed Amended and Restated Amenity Rules and Rates

EXHIBIT A

Proposed Amended Amenity Rules and Rates

[Attached beginning at following page.]

**HOLLY HILL ROAD EAST
COMMUNITY DEVELOPMENT DISTRICT**

and

**NORTH BOULEVARD
COMMUNITY DEVELOPMENT DISTRICT**

**AMENDED AND RESTATED
AMENITY FACILITIES POLICIES AND RATES**

Approved ~~June 19, 2019~~ _____, 2026¹

¹ LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2025). In accordance with Chapter 190 of the Florida Statutes, and on _____, 2026, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Holly Hill Road East Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services.

AMENITY FACILITIES USER FEE STRUCTURE

- (1) — ~~The Annual User Fee for persons not owning property within the District shall be charged for each Non-Resident Patron and shall be reviewed each year in conjunction with the adoption by the District of its annual budget.~~
- (2) — ~~All Guests must be accompanied by a Patron (as defined below) at all times with a max of four (4) Guests per visit.~~
- (3) — ~~All persons renting or leasing a home from persons owning the property in the District will be required to obtain a Key Card from the Property Owner.~~

DEFINITIONS

“Amenity Facilities” or “Amenity”— shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the dog park, the pool, ~~and~~ pool deck area, ~~Pool Pavilion, and~~ cabana area, and playground, together with their appurtenant facilities and areas.

“Amenity ~~Facilities~~ Policies” or “Policies” – shall mean these Amenity Facilities Policies and Rates of Holly Hill Road East Community Development District and North Boulevard Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity ~~Fee Schedule~~ Rates” – shall mean ~~that fee schedule~~ those rates and fees established by the District’s Board of Supervisors as provided in attached hereto as Exhibit A attached hereto, and incorporated herein by reference upon adoption which shall be reviewed each year in conjunction with the adoption by the District of its annual budget.

“Amenity Manager” – shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

——— **“Annual User Fee” or “Non-Resident User Fee”**— shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth ~~in the Amenity Fee Schedule~~ herein, and that amount is subject to change based on Board action. Payment of the Annual User Fee entitles the person and their Household full access to the Amenities.

——— **“Board of Supervisors” or “Board” or “Boards”** – shall mean either the Holly Hill Road East Community Development District or North Boulevard Community Development District Board of Supervisors or both.

——— **“District” or “Districts”** – shall mean the Holly Hill Road East Community Development District and North Boulevard Community Development District.

———**“District Manager”** – shall mean the professional management company with which the District has contracted to provide management services to the District.

“District Staff” – shall mean the District Manager, Field Manager, and Amenity Manager.

“Field Manager” – shall mean the professional management company with which the District and/or District Manager has contracted to provide field management services to the District.

———**“Guest”** – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities or invited and accompanied by a Patron to participate in the use of the Amenity Facilities. ~~However, an individual may be a Guest of a Patron no more than a total of eight (8) times per calendar year.~~

“Homeowners Association” or “HOA” or “POA” – shall mean an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – shall mean a residential unit or group of individuals residing within a Patron’s home. This does not include visiting friends, guests, relatives or extended family not permanently residing in the home. Upon the District’s request, proof of residency may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

———**“Key Card”** – shall mean an electronic key card ~~distributed~~ issued by the District Manager to ~~residents of the District~~ each Patron (as defined herein) (one per residential unit) to access the Amenity Facilities.

“Lakes” – shall mean those water management and control facilities within the District, including but not limited to stormwater management facilities and ponds.

———**“Non-Resident”** – shall mean any person ~~or group of persons residing within a single residential unit not owning property in the District who is paying the Annual User Fee to the District for use of all Amenities~~ who does not own property within the District.

———**“Non-Resident Patron”** – shall mean any person or ~~group of persons residing within a single residential unit~~ Household not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

———**“Patron” or “Patrons”** – shall mean ~~Property Owners’, Guests~~ Residents, Non-Resident Patrons, and Renters ~~/Leaseholders~~ who ~~are eighteen (18) years of age and older~~ have been assigned Resident’s Rights and Privileges through execution of the “Assignment of Amenity Rights and Privileges” form.

~~“Property Owner”~~ – shall mean that person or persons having fee simple ownership of land

~~within the Holly Hill Road East Community Development District and North Boulevard Community Development District.~~

_____ **“Renter”** – shall mean ~~any a~~ tenant, occupant or an individual maintaining his or her residence in a ~~residing in a Property Owner’s~~ home located within the District and pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required. Renters shall have Patron rights only upon execution of the “Assignment of Amenity Rights and Privileges” form.

“Resident” – shall mean any person or Household owning property within the District.

The words “hereof,” “herein,” “hereto,” “hereby,” “hereinafter” and “hereunder” and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenity Facilities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, as may be applicable. The District's open space tracts are not for recreational uses without the express consent of the District.
- (2) **Use at your Own Risk. ALL PERSONS USING THE AMENITY FACILITIES DO SO AT THEIR OWN RISK AND AGREE TO ABIDE BY THE AMENITY POLICIES WHICH MAY BE AMENDED FROM TIME TO TIME IN THE DISTRICT'S SOLE DISCRETION. ALL PERSONS USING THE AMENITY FACILITIES ARE DEEMED TO HAVE READ AND OBTAINED A COPY, IF DESIRED, OF THE MOST RECENT POLICIES. THE DISTRICT SHALL ASSUME NO RESPONSIBILITY AND SHALL NOT BE LIABLE FOR ANY INCIDENTS, ACCIDENTS, PERSONAL INJURY, DEATH, DAMAGE TO OR LOSS OF PROPERTY ARISING FROM THE USE OF THE AMENITY FACILITIES OR FROM THE ACTS, OMISSIONS OR NEGLIGENCE OF OTHER PERSONS USING THE AMENITY FACILITIES. THE DISTRICT DOES NOT PROVIDE SECURITY SERVICES OR SUPERVISION WITH RESPECT TO THE USE OF THE AMENITY FACILITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITY FACILITIES – E.G., USE MAY RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PATRONS ARE RESPONSIBLE FOR THEIR ACTIONS AND ACTIONS OF THEIR GUESTS. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITY FACILITIES AND PATRONS WILL BE HELD ACCOUNTABLE FOR THEIR ACTIONS. VIOLATION OF ONE OR MORE OF THE POLICIES STATED HEREIN MAY RESULT IN WARNINGS, SUSPENSION OR TERMINATION OF AMENITY PRIVILEGES. THE DISTRICT WILL PROSECUTE ILLEGAL ACTIVITY TO THE FULL FORCE OF THE LAW.**
- (3) **Resident Access and Usage.** Residents are permitted to access and use the Amenity Facilities in accordance with the Policies set forth herein and are not responsible for paying the Annual User Fee set forth herein. In order to fund the operation, maintenance and preservation of the Amenity Facilities, projects and services of the District, the District levies operation and maintenance special assessments (“O&M Assessments”) payable by property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any O&M Assessments or debt service special assessments due to closure of the Amenity Facilities or suspension of that Resident's privileges to use the Amenity Facilities. Residents must complete the “Amenity Access Registration Form” prior to access or use of the Amenity Facilities, attached hereto as **Exhibit B.**

(4) Non-Resident Patron Access and Usage. A Non-Resident Patron must pay the Annual User Fee to have the right to use the Amenity Facilities for one full year, which year begins from the date of receipt of payment to the District. This Annual User Fee must be paid in full before the Non-Resident may use the Amenity Facilities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application. Annual User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one (1) calendar year. Multi-year memberships are not available. The Annual User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenity Facilities.

(5) Guest Access and Usage. Each Household is entitled to bring four (4) persons as Guests to the Amenity Facilities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron may accompany its Guests during its Guests' use of the Amenity Facilities and in every event is responsible for all actions, omissions and negligence of such Guests, including Guests' adherence or failure to adhere, to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's Amenity privileges. Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Household's access and usage privileges.

(6) Renter's Privileges. Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenity Facilities, subject to requirements stated herein.

Residents shall provide a written notice to the District Manager on the "Assignment of Amenity Rights and Privileges" form attached hereto as **Exhibit C**, designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Upon notice, Resident shall be required to pay any applicable fee before his or her Renter receives a Key Card. Renter's Key Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenity Facilities shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenity Facilities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenity rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

(7) Key Cards. Key Cards will be issued to each Household upon notification of the District with sufficient proof of closing on a unit within the District, or upon approval of Non-

Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. The fee for the initial card is set forth in the Amenity Fee Schedule. All Patrons must use their Key Card for entrance to the Amenity Facilities. A maximum of two (2) Key Cards will be issued per Household under all circumstances. Replacement Key Cards may be purchased in accordance with the Amenity Rates then in effect.

Patrons must scan their Key Cards in the card reader to gain access to the Amenity Facilities. This Key Card system provides a security and safety measure for Patrons and protects the Amenity Facilities from non-Patron entry. Under no circumstances shall a Patron provide their Key Card to another person, whether Patron or non-Patron, to allow access to the Amenity Facilities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

Key Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards. Patrons are responsible for notifying the District immediately if a Key Card is lost or stolen. The lost or stolen Key Card will be immediately deactivated. Patrons are also responsible for notifying the District when they sell their home. Each Patron shall be responsible for the actions of those individuals using the Patron's Key Card unless said Key Card is reported as being lost or stolen.

ALL PERSONS USING THE AMENITY FACILITIES DO SO AT THEIR OWN RISK. THE DISTRICT DOES NOT PROVIDE LIFEGUARDS, OR SECURITY PERSONEL, OR OTHER SUPERVISORY PERSONEL FOR THE BENEFIT OF ANYONE OTHER THAN THE DISTRICT.

GUESTS

- ~~(1) — Patrons who have a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest on any of these Policies as set forth by the District could result in loss of that Patron's privileges.~~
- ~~(2) — Each Patron may bring no more than four (4) persons as guests to the Amenity Facilities at one time unless the Patron has paid the required usage fee. In the event the Patron has rented the pavilion at the Amenity Facilities, the number of Guests shall be limited by pavilion policies.~~

RENTER'S PRIVILEGES

- ~~(1) — Property Owners who rent out or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Property Owners' Amenity Facilities privileges. All such designations must be in writing and contain an affirmative statement of the Renter's rights for the use and enjoyment of the Amenity Facilities. A copy of the written designation must be provided to the District~~

~~Manager before the Renter will be permitted to use the Amenity Facilities.~~

- ~~(2) A Renter who is designated as the beneficial user of the Property Owner's privileges shall be entitled to the same rights and privileges to use the Amenity Facilities as the Property Owner and shall assume all liabilities associated with the assignment of such rights and privileges.~~
- ~~(3) During the period when a Renter is designated as the beneficial user of the Property Owner's privilege to use the Amenity Facilities, the Property Owner shall not be entitled to use the Amenity Facilities with respect to that property.~~
- ~~(4) Property Owners shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Property Owners are responsible for the deportment of their respective Renters.~~
- ~~(1) Renters shall be subject to such other rules and regulations as the Board may adopt from time to time.~~

(5) —

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of “**Service Animal(s)**” trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within ~~any District-owned public accommodations including the Amenity Facilities, but not limited to the pool, pool deck, Pool Pavilion, and cabana area, parking lots, open spaces and other appurtenances or related improvements~~excluding the dog park. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

GENERAL AMENITY ~~FACILITIES PROVISIONS~~POLICIES

~~(1) — Patrons must use their assigned Key Card to enter the Amenity Facilities.~~

~~(2) — Children under sixteen (16) years of age must be accompanied by a parent or adult Patron, eighteen (18) years of age or older.~~

~~(3)~~(1) **Hours of Operation.** The Amenity Facilities' hours of operation will be established and published by the District on its website and/or posted at the applicable facility~~considering the season of the year and other circumstances. The Amenity Facilities will be closed on the following Holidays: Christmas Day, Thanksgiving Day, New Year's Day, and Easter. The Amenity Facilities will also close early at the discretion of the Amenity staff on Christmas Eve and New Year's Eve. Notwithstanding the foregoing, the Amenity staff shall have the discretion to close the Amenity Facilities due to any unforeseen event or circumstance that may pose a threat to the health, safety and welfare of the Patrons. The District may restrict access or close some or all of the Amenity Facilities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenity Facilities. Unless otherwise posted on the website or at the applicable facility, all outdoor Amenities are open only from dawn until dusk (unless herein otherwise noted). No Patron, visitor or Guest is allowed in the service areas of the Amenity Facilities.~~

~~(2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenity Facilities:~~

~~(4) — Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the Amenity Facilities premises, except at pre-approved special events. Approval may only be granted by the District's Board of Supervisors (present request to the District Manager's Office in advance of the meeting) and will be contingent upon providing proof of event insurance with a minimum of \$1,000,000 in coverage, with the District named as an additional insured. Patrons will be required to hire a licensed and insured vendor of alcoholic beverages, and they must provide proof of this to the District Manager's Office prior to the event.~~

~~(5) — Dogs and all other pets (with the exception of certified service animals) are not permitted on the Amenity Facilities. Where dogs are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to residents.~~

~~(6)~~a. **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, sidewalks, roadsides, pathways, or in any way which blocks the normal flow of traffic~~or is otherwise in violation of the District's adopted parking and towing policies. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs), golf carts and other electric vehicles are~~

prohibited on all property owned, maintained and operated by the District or at any of the Amenity Facilities within District unless they are owned by the District.

~~(7)~~b. **Fireworks / Flames.** Fireworks or open flames of any kind are not permitted anywhere on ~~the facilities~~District owned property, including the Amenity Facilities, or adjacent areas.

~~(8) — No Patron, visitor or Guest is allowed in the service areas of the Amenity Facilities.~~

~~(9) — The Board of Supervisors reserves the right to amend or modify these policies when necessary and will notify the Patrons of any changes in accordance with the District's Rules of Procedure or applicable Florida law.~~

~~(10)~~c. **Enforcement.** The Board of Supervisors, District Manager, his or her designee, and personnel of the Amenity Facilities have full authority to enforce these ~~policies~~Policies.

~~(11)~~d. **Registration and Key Cards.** ~~A facility Key Card will be issued to a property-owning entity at the time they are closing upon property within the District. The fee for the initial card is set forth in the Amenity Fee Schedule. Proof of property ownership may be required annually. All Patrons must use their Key Card for entrance to the Amenity Facilities and must have his or her Key Card in their possession and available for inspection upon District Staff's request. Key Cards are only to be used by the Patron to whom they are issued. In the case of Guests, Guests should be accompanied by a Patron possessing a valid Key Card at all times or such Guest will be subject to confirmation of right to access the Amenity Facilities by District Staff. The Key Cards should not be given out to nonNon-residentsResidents. A maximum of two (2) Key Cards will be issued per residential unit.~~

~~(12)~~i. For *damaged* Key Cards - ~~Property owners~~Patrons will be charged to replace a damaged Key Card in accordance with the Amenity ~~Fee Schedule~~Rates set forth herein. Please contact the District Manager for instructions on how to obtain a replacement Key Card. Damaged Key Cards must be mailed or brought to the District Manager's office prior to obtaining a replacement.

~~(13)~~ii. For *lost or stolen* Key Cards – ~~Property owners~~Patrons will be charged to obtain a new Key Card in accordance with the Amenity ~~Fee Schedule~~Rates set forth herein. Please contact the District Manager to initiate the replacement process. Please note that all lost or stolen Key Cards will be deactivated for security reasons.

~~(14) — Smoking, using any paraphernalia designed to consume tobacco or other smokable substances, is not permitted anywhere inside the Amenity Facilities.~~

~~(15) — Guests must be registered and accompanied by a Patron before entering the Amenity Facilities.~~

- ~~(16)e.~~ **Compliance with Laws and District Policies.** All Patrons and Guests shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District Policies, while present at or utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with the same. ~~Disregard for any Amenity Facilities rules or policies may result in expulsion from the facility and/or loss of Amenity Facilities privileges and will not relieve Patrons of obligations to pay assessments, rates, or fees incurred.~~
- ~~(17)~~ ~~At the discretion of Amenity Facilities personnel, children between the ages of sixteen (16) and seventeen (17) who violate the rules and policies may be expelled from the facility for one day. Upon such expulsion, a written report shall be prepared detailing the name of the child, the prohibited act committed and the date. This report will be kept on file with the District. Any child who is expelled from the facility three (3) times in a one-year period, shall, until the child reaches the age of eighteen (18), only be entitled to use the facility if accompanied by a Parent or Adult Patron, eighteen (18) years of age or older, at all times.~~
- f. **Courtesy.** ~~Patrons and their~~ Guests shall treat all ~~District staff~~ Staff members and their designees, other Patrons and Guests with courtesy and respect. ~~If District Staff requests that a Patron or Guest leave the Amenity Facilities due to failure to comply with these Policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of the Patron's Amenity privileges.~~
- ~~(18)g.~~ **Profanity / Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited at the Amenity Facilities and on District property.
- ~~(19)~~ ~~Golf carts, off-road bikes/vehicles, and any unlicensed motor vehicles are prohibited on all property owned, maintained, and operated by the Holly Hill Road East Community Development District and North Boulevard Community Development District or the Amenity Facilities.~~
- ~~(20)~~ ~~The Amenity Facilities will not offer child care services to Patrons or Guests under the authority or supervision of the District at any of its facilities.~~
- h. **Skateboards, Etc.** ~~Bicycles, scooters, Skateboarding~~ skateboards or rollerblades is ~~are not allowed~~ permitted on any Amenity Facilities' property, ~~this-which~~ includes but is not limited to, ~~the Amenity parking lot, pool area, playground, pathways, and sidewalks surrounding this-these areas.~~
- i. **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenity Facilities for its intended use. Bathing suits and wet feet are not allowed indoors, with the exception of the bathrooms appurtenant to the pool area.
- j. **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenity Facilities. All persons

using any of the Amenity Facilities must keep the area clean by properly disposing of trash or debris.

- k. **Grills.** Personal barbeque grills are not permitted at the Amenity Facilities or on any other District owned property.
- l. **Firearms.** The possession and use of firearms shall be in strict accordance with Florida law.
- m. **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons and Guests are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
- n. **Littering.** Patrons and Guests are responsible for cleaning up after themselves and helping to keep the Amenity Facilities clean at all times.
- o. **Bounce Houses and Other Structures.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District in writing at least one (1) week in advance of such request. Proof of liability insurance acceptable to the District shall also be required.
- p. **Excessive Noise.** Excessive noise that will disturb other Patrons and Guests is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- q. **Lost or Stolen Property.** The District is not responsible for lost or stolen items. District Staff is not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned into District Staff for storage in the lost and found, if one is available. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- r. **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenity Facilities.
- s. **Emergencies.** In the event of an injury or other emergency, please contact 911 immediately and promptly alert District Staff.
- t. **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Key Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.
- u. **Outside Vendors / Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.

- v. **Organized Activities.** Any organized activities taking place at the Amenity must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.

~~(24)~~(3)

~~(22)~~ — Loss or destruction of property or instances of personal injury:

- a. — ~~Each Patron and each Guest as a condition of invitation to the premises of the center assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenity Facilities, whether in lockers or elsewhere.~~
- b. — ~~No person shall remove from the Amenity Facilities' premises any property or furniture belonging to the District or its contractors without proper authorization. Amenity Facilities Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the member, any guests or any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.~~
- e. — ~~Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities premises, shall do so at his or her own risk, and shall hold the Amenity Facilities, the District, the Board of Supervisors, District employees, District representatives, District contractors, and District agents, harmless from any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, Supervisors, employees, representative, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest or family member of such Patron.~~
- ~~(23)~~ — ~~Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, any Amenity Facilities operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facilities operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).~~

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in Florida law, including the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities Facilities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenity Facilities and on all other District owned property absent express permission by the District subject to the provisions herein. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenity. Violation of this policy may result in suspension or termination of Amenity Facilities access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

~~GENERAL~~ **SWIMMING POOL RULES** **POLICIES**

- (1) ~~Patrons may only gain access to the pool area through the use of their Key Cards. At any given time, a Patron may accompany up to four (4) Guests at the swimming pool.~~
- (2)(1) **Swim at Your Own Risk.** No Lifeguards will be on duty. ~~Patrons swim~~ All persons using the pool do so at their own risk ~~while adhering~~ and must adhere to all swimming pool rules and policies.
- (3)(2) **Supervision of Minors.** Children under sixteen (16) years of age must be accompanied by a ~~Parent~~ parent or ~~Adult~~ adult Patron, eighteen (18) years of age or older, at all times for usage of the pool facility. Persons unable to swim safely and/or without assistance must be accompanied by a parent or adult Patron, eighteen (18) years of age or older, at all times in and around the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device MUST be supervised by an adult who is in the water and within arm's length of the child. Even proficient swimmers could find themselves at risk; the District recommends Patrons and Guests not swim alone.
- (4)(3) **Music / Audio.** Radios and other audio devices are prohibited; other than when used with headphones, televisions, and the like may be listened to if played at a volume which is not offensive to other members and guests.
- (5)(4) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming is prohibited from 30 minutes before dusk until 30 minutes after dusk is prohibited by dawn pursuant to the Florida Department of Health. During these posted hours Patrons swim at their own risk while adhering to swimming pool rules.
- (6)(5) **Weather.** Pool facilities will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly periods of heavy rain, thunderstorms and other inclement weather. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning. This policy shall be enforced in staffed and unmonitored and unstaffed Amenities.
- (7)(6) **Prevention of Disease.** Showers are required before entering the pools. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge, or who are experiencing diarrhea may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (8)(7) **Containers.** Glass containers, breakable items, or alcoholic beverages and aluminum cans are not permitted in the pool or pool deck area. No chewing gum is permitted in the pool or on the pool deck area.
- (9)(8) **Swim Diapers.** Children under three (3) years of age, and those who are not reliably toilet trained or who experience urinary and/or bowel incontinence, must wear rubber lined

swim diapers, as well as a swim-suit over the swim diaper, to reduce the health risks associated with human waste ~~in-contaminating~~ the swimming pool/ and deck area. If contamination occurs, the pool will be chemically treated and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool. For the comfort of others, the changing of diapers or clothes is not allowed at pool side. Changing tables are provided in the restroom facility.

~~(10)~~(9) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings being used by persons who are unable to swim safely without assistance of such devices and who are under the direct supervision of a responsible adult in their party, as specified in Section (2) above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited. Radio controlled water craft are not allowed in the pool area. Play equipment, such as floats, rafts, snorkels, dive sticks, and flotation devices must be approved by Amenity Staff prior to use. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern.

~~(11)~~ — Swimming Pool hours will be posted. Pool availability may be rotated in order to facilitate maintenance of the Amenity Facilities; this usually requires the pool being closed for one (1) full day. Depending upon usage, the pool may require closure for additional periods of time to facilitate maintenance and keep it up to health code.

~~(12)~~ — No access will be allowed, by a Patron or any other person, before or after Swimming Pool hours. Trespassing may be prosecuted as a criminal offense and may lead to the loss of the Key Card and/or the revocation of access to the Amenity Facilities for the entire household.

~~(13)~~ — Pets, bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area inside the pool gates at any time.

~~(14)~~(10) **Programming.** The Amenity staff/District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including ~~Swim—swim Lessons~~lessons, ~~Aquatic~~aquatic/~~Recreational~~recreational Programs/programs and ~~Pool~~pool Parties/parties. Any organized activities taking place at the Amenity Facilities must first be approved by ~~Amenity Staff~~the District in writing.

~~(15)~~ — Any person swimming during non-posted swimming hours may be suspended from using the facility.

~~(16)~~(11) **Attire.** Proper swim attire (~~no-cutoffs~~i.e., swimsuits) must be worn in the pool.

~~(17)~~ — No chewing gum is permitted in the pool or on the pool deck area.

~~(18)~~ — Alcoholic beverages are not permitted in the pool area.

~~(12)~~ **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps,

cannonball splashing or other dangerous actions are prohibited.

~~(19)~~(13) **Horseplay.** No ~~diving~~, jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.

~~(20) For the comfort of others, the changing of diapers or clothes is not allowed at pool side. Changing tables are provided in the restroom facility.~~

~~(21)~~(14) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.

~~(22) Radio controlled water craft are not allowed in the pool area.~~

~~(23)~~(15) **Entrances.** Pool entrances must be kept clear at all times.

~~(24)~~(16) ~~No swinging on ladders, fences, or railings is allowed.~~

~~(25)~~(17) **Pool Furniture; Reservation of Tables or Chairs.** Pool furniture is not to be removed from the pool area. Tables or chairs on the pool deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.

~~(18) **Conduct.** Cursing, offensive language or gestures, threatening language or behavior, lewd behavior, Loud~~loud, profane, or abusive language is absolutely prohibited.

~~(19) **Staff Only.** Only authorized District Staff and contractors are allowed in the service and chemical storage areas. Only authorized District Staff and contractors may operate pool equipment or use pool chemicals.~~

~~(20) **Pool Closure.** In addition to local municipal, county, and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool and pool deck will be closed for the following reasons:~~

- ~~• During severe weather conditions (i.e., heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised.~~
- ~~• For thirty (30) minutes following the last occurrence of thunder or lightning.~~
- ~~• Operational and mechanical treatments or difficulties affecting pool water quality.~~
- ~~• For a reasonable period following any mishap that resulted in contamination of pool water.~~
- ~~• Any other reason deemed to be in the best interests of the District as determined by District Staff.~~

~~(21) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.~~

~~(26)~~

Swimming Pool: Fees Policy

- (1) — ~~If contamination occurs, the pool will be closed for at least twelve (12) hours and the water will be shocked with chlorine to kill all bacteria.~~
- (2) — ~~Parents should take their children to the restroom before entering the pool.~~
- (3) — ~~Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.~~

Swimming Pool: Thunderstorm Policy

~~During periods of heavy rain, thunderstorms, and other inclement weather, swimming is prohibited. Amenity staff reserves the right to close the pool during such times.~~

FACILITY RENTAL POLICIES

The pool, pool deck, and cabana area of the Amenity Facilities ~~is~~are not available for private rental and shall remain open to other Patrons and their Guests during normal operating hours. However, the Pool Pavilion may be rented in accordance with these rental policies.

The Patron renting the Pool Pavilion shall be responsible for any and all damage and expenses arising from the event.

- (1) *Rental Fees:* A non-refundable rental fee will be charged in accordance with the Amenity Fee Schedule. A final guarantee (number) of Guests is to be conveyed to the Amenity Manager no later than ten (10) days before the date of the scheduled event. In absence of a final guarantee, the number indicated on the original agreement will be considered correct. A check *shall* be made out to the “Holly Hill Road East Community Development District” and submitted to the District Manager’s Office at least ten (10) days from the reservation date.
- (2) *Reservations:* Patrons interested in reserving the Pool Pavilion must submit to the Amenity Manager, no later than fourteen (14) days prior to the event, a completed Facilities Use Application indicating the nature of the event, the number of guests that will be attending, the hours when the event will be held, and whether alcohol and/or food will be served. The Amenity Manager will determine if a Special Event Agreement will need to be executed prior to use of the Amenity Facilities. Where determined by the Amenity Manager to be required, a properly executed Special Event Agreement, along with all documentation required therein, must be received by the Amenity Manager no less than ten (10) days prior to the date of the event. The Amenity Manager will review the Facilities Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District’s Board of Supervisors for consideration; however, in no event shall such appeal require the Board of Supervisors to hold a special meeting to consider such appeal, regardless of the timing for an event contemplated by the requesting Patron.
- (3) *Deposit:* At the time of approval, one (1) check or money order (no cash or credit card) made payable to the **Holly Hill Road East Community Development District** should be submitted to the Amenity Manager, received at least ten (10) days from the reservation date, in order to reserve the Pool Pavilion. The check should be in the amount set forth in the Amenity Fee Schedule. The deposit will be returned following the event as provided the District Manager determines that there has been no damage to the facility and the facility has been properly cleaned after use. If the facility is not properly cleaned, the deposit will be kept for this purpose. To receive a full refund of the deposit, the following must be completed:
 - Ensure that all garbage is removed and placed in the dumpster.
 - Remove all displays, favors or remnants of the event.
 - Restore the furniture and other items to their original position.

- Wipe off counters and table tops.
- Replace garbage liner.
- Ensure that no damage has occurred to the Amenity Facilities and its property.

If additional cleaning is required, the Patron reserving the Pool Pavilion will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, Patrons may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District. The Amenity Manager shall determine the amount of deposit to return, if any.

(4) *General Policies:*

- Patrons are responsible for ensuring that their Guests adhere to the policies set forth herein.
- The volume of live or recorded music must not violate applicable City and/or County noise ordinances.
- No glass, breakable items or alcohol are permitted in or around the pool deck area.
- Additional liability insurance coverage will be required for all events that are approved to serve alcoholic beverages. This policy also pertains to certain events the District feels should require additional liability coverage on a case by case basis to be reviewed by the District Manager or Board of Supervisors. The District is to be named on these policies as an additional insured party.

DOG PARK POLICIES

The Dog Park is restricted to use only by Patrons of the District and their ~~guests~~Guests. ALL OTHER PERSONS ARE CONSIDERED TRESPASSERS AND MAY BE PROSECUTED AS SUCH UNDER FLORIDA LAW.

- ~~(1)~~ ~~(+)Use.~~ Patrons and Guests shall use the Dog Park at their own risk and must comply with all posted signage. Patrons and Guests are responsible for the behavior of their dogs at all times. If any dog shows aggressive behavior, the owner must immediately remove the dog from the dog park. The District reserves the right to ban dogs that demonstrate aggressive behavior from future use of the dog park. The District is not responsible for injuries to dogs, their owners, or others using the dog park. The dog park is exclusively for the use and enjoyment of Patrons' and Guests' dogs and should not be used for other activities. Use of the dog park is voluntary and evidences your waiver of any claims against the District resulting from activities occurring at the dog park. Users are strongly encouraged to maintain appropriate liability coverage.
- ~~(2)~~ **Hours of Operation.** Unless otherwise posted, the dog park may be used from dawn to dusk.
- ~~(3)~~ **Reservations Not Permitted.** The dog park is available to all Patrons and Guests on a first-come, first-served basis and cannot be reserved for exclusive use. Play shall be limited to one (1) hour if the dog park is at full occupancy and other Patrons and Guests are waiting for entry.
- ~~(4)~~ **Supervision.** Patrons must be capable of exerting physical control over their dog(s). Dogs must be on leashes at all times, except within the ~~Dog-dog Park-park~~ area. Dogs inside the ~~Dog-dog Park-park~~ must be under voice control by their handler at all times and continuously supervised with a leash readily available if necessary. If voice control is not possible, do not enter the ~~Dog-dog Parkpark~~. Dogs may not be left unattended and must be within unobstructed sight of the dog handler. No more than three (3) dogs are permitted per handler.
- ~~(+)(5)~~ **Attire.** Proper footwear and clothing should be worn while inside the dog park.
 - ~~(3) Dog handler must have the leash with them at all times.~~
 - ~~(4) Dogs may not be left unattended and must be within unobstructed sight of the dog handler.~~
- ~~(6)~~ ~~(5)~~**Vaccinations.** Dogs must be vaccinated and wear county-issued tags for vaccinations, including but not limited to, the ~~a-visible~~ rabies vaccination, as required by Florida law, ~~and license tag at all times~~The District reserves the right to request proof of current vaccinations.
 - ~~(6) Limit three dogs per Adult dog handler.~~
- ~~(77)-~~ **Prohibited.** Dogs in heat, dogs with aggressive behavior, and dogs ~~Puppies~~ under four (4) months of age ~~should not enter the Dog Park~~are not permitted in the dog park. Please do not brush or groom pets inside the dog park. The dog park is for play time.
 - ~~(8) Children under the age of twelve (12) are not permitted within the Dog Park area.~~
 - ~~(9) Dog handlers are responsible for the behavior of their animals.~~

~~(10) Aggressive dogs are not allowed in the Dog Park. Any dog showing signs of aggression should be removed from the Dog Park immediately.~~

~~(11) Female dogs in heat are not permitted in the Dog Park.~~

~~(128) **-Food and Toys Prohibited.** Human or dog food inside the Dog Park is prohibited at the dog park. Dog toys and bones are not permitted inside the dog park.~~

~~(139) **Clean Up.** Patrons and Guests are responsible for removing or cleaning up any trash and must immediately dispose of dog waste and fill any holes dug by their dog(s). Dog handlers must clean up any dog droppings made by their pets.~~

~~(14) Dog handlers must fill in any holes made by their pets.~~

~~(15) Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.~~

~~(1610) **-Dog Trainers.** Only licensed and insured dog trainers will be permitted to do training at the Dog dog Parkpark. Owner must register trainer with the District prior to working with the dog.~~

~~(1711) **-No Smoking.** The Dog dog Park park is designated a “No Smoking” area.~~

~~USE OF THE DOG PARK IS AT PATRON'S OWN RISK~~

~~Use of the Dog Park is voluntary and evidences your waiver of any claims against the District resulting from activities occurring at the Dog Park. The District is not responsible for any injury or harm caused by use of the Dog Park.~~

PLAYGROUND POLICIES

- (1) **Use at Own Risk.** Patrons may use the playground at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all playground hours are from dawn to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for children fourteen (14) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Footwear.** Proper footwear is required and no loose clothing, especially with strings, should be worn.
- (5) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (6) **Food & Drink.** No food, drinks or gum are permitted on the playground, other than such water in non-breakable containers as may be necessary for reasonable hydration.
- (7) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the playground.
- (8) **Animals.** No animals, besides service animals as defined in these Policies, are permitted at the playground.
- (9) **Play Behavior.** No jumping off from any climbing bar or platform. Profanity, roughhousing, and disruptive behavior are prohibited.
- (10) **Notify District.** If anything is wrong with the equipment or someone gets hurt, notify District Staff immediately.

LAKES AND PONDS POLICIES

Lakes within the District primarily function as retention ponds to facilitate the District's system for treatment of stormwater runoff and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure continued operations of the Lakes while allowing limited recreational use.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulations of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.
- (3) Boating (motorized and non-motorized), paddleboarding, and other recreational water activities are prohibited in District Lakes.
- (4) Fishing is not permitted in the District Lakes.
- (5) Pets are not allowed in District Lakes.
- (6) Owners of property abutting the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty and safety of the property. Further, all Owners shall not make improvements on private property that negatively affect the Lakes, including causing erosion or impairments to the Lakes as a stormwater system.
- (7) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities unless properly permitted and approved by the District and other applicable governmental agencies.
- (8) No pipes, pumps or other devices used for irrigation, or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (9) No foreign materials may be disposed of in the District Lakes, including, but not limited to tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (10) Easements through resident backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.

- (11) Beware of wildlife, water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission (“FWC”). Anyone concerned about an alligator is encouraged to call FWC’s toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- (12) Any hazardous conditions concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

SUSPENSION AND TERMINATION OF PRIVILEGES

Suspension or termination of Amenity Facilities privileges shall be in accordance with **Exhibit B**, Suspension and Termination ~~Policies~~of Access Rule, attached hereto and incorporated herein by reference upon adoption.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron, Guest or other person and any of his or her Guests or invitees and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys' fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenity Facilities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorneys' fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any grossly negligent act by the Indemnitees.

For purposes of this section, the term "Activities" means the use of or acceptance of the use of the Amenity Facilities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District, including any use of District property or the Amenity Facilities whatsoever.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limited waiver of liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these Policies shall not affect the validity or enforceability of the remaining provisions, or any part of the Policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time provided that the Suspension and Termination of Access Rule and all rates, fees and charges will only be permanently changed during a public hearing and consistent with Chapter 120, Florida Statutes. The Amenity Policies may be changed by vote or consensus of the Board at a public meeting but does not require a public hearing. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

Exhibit A: Amenity Rate Schedule

Exhibit B: Suspension and Termination Rule

Exhibit C: Assignment of Amenity Rights and Privileges

~~The above policies were adopted by the Board of Supervisors for the Holly Hill Road East Community Development District on this 19th day of June, 2019.~~

~~ATTEST: _____ HOLLY HILL ROAD EAST COMMUNITY
DEVELOPMENT DISTRICT~~

~~_____
Secretary/Assistant Secretary Chairperson, Board of Supervisors~~

~~The above policies were adopted by the Board of Supervisors for the North Boulevard Community Development District on this 19th day of June, 2019.~~

~~ATTEST: _____ NORTH BOULEVARD COMMUNITY
DEVELOPMENT DISTRICT~~

~~_____
Secretary/Assistant Secretary Chairperson, Board of Supervisors~~

EXHIBIT A
AMENITY FEE SCHEDULE

Category	Proposed Rate/Fee
Non-Resident User Fee	<u>Equal to the average annual operation and maintenance assessment and debt assessment as established by the District in connection with the adoption of the District's annual fiscal year budgets</u> ~~\$2500.00~~
Initial Key Card	\$10.00
Replacement of Damaged Key Card	<u>\$30.00 - \$50.00</u>
Replacement of Lost or Stolen Key Card	<u>\$30.00 - \$50.00</u>
Rental Fees	\$75.00 (less than 25 guests) \$125.00 (26 to 50 guests) \$175.00 (50+ guests)
Rental Deposit*	\$150.00*
*Refundable subject to proper care and cleaning of facilities.	*If cost of repairs or cleaning exceeds deposit, actual costs may be charged.
<u>Administrative Reimbursement Fee</u>	<u>Up to \$500.00</u>

EXHIBIT B
SUSPENSION AND TERMINATION OF PRIVILEGES

Holly Hill Road East Community Development District
Suspension and Termination of Access Rule

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2023)
Effective Date: May 14, 2024

In accordance with Chapters 190 and 120 of the Florida Statutes, and on May 14, 2024, at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Holly Hill Road East Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District (“Amenity Centers” or “Amenity Facilities”).

2. General Rule. All persons using the Amenity Facilities and entering District properties are responsible for compliance with the rules and policies established for the safe operations of the District’s Amenity Facilities.

3. Key Card. Key Cards are the property of the District. The District may request surrender of, or may deactivate, a person’s Key Card for violation of the District’s rules and policies established for the safe operations of the District’s Amenity Facilities.

4. Suspension and Termination of Rights. The District, through its Board of Supervisors (“Board”), District Manager, and Amenity Manager, shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any Patron and members of their household or Guests to use all or a portion of the Amenity Facilities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a Patron Card or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the

- exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Amenity Policies);
- g. Treating the District's staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
- i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a Guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, amenities management, contractors, representatives, residents, Patrons or Guests;
- k. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, Patrons or Guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's Guest or a member of their household committing any of the above Violations.

Termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

5. Authority of District Manager and Amenity Manager. The District Manager, Amenity Manager, or their designee has the ability to remove any person from one or all Amenities if a Violation occurs or if in his or her reasonable discretion it is the District's best interests to do so. The District Manager, Amenity Manager, or their designee may each independently at any time restrict or suspend for cause or causes, including but not limited to those Violations described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or longer if such individual requests deferment of his or her right to due process. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

6. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation (“Administrative Reimbursement”). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

7. Property Damage Reimbursement. If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose Guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property (“Property Damage Reimbursement”). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

8. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

- a. If a person’s Amenity Facilities privileges are suspended, as referenced in Section 5, a hearing shall be held at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the suspendee.
- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
- c. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the

circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.

- d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- f. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.

9. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 8.

10. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.

11. Appeal of Board Suspension. After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"), as referenced in Section 8(e). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new

evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

12. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenity Facilities after expiration of a suspension imposed by the District.

13. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

EXHIBIT C
ASSIGNMENT OF AMENITY RIGHTS AND PRIVILEGES

Instructions: All capitalized terms are as defined in the District's Amenity Policies. This form must be completed in its entirety and returned to the District Manager or District Staff, as applicable, in order for amenity access privileges to be granted to any Renter. The form must be completed and signed by **all owners and co-owners** of the subject property and witnessed. Signatures of agents or property managers acting on behalf of the owner will not be accepted unless accompanied by a properly executed Power of Attorney document granting specific authority to sign the owners' names for this purpose. Upon acceptance of this properly completed document, any Key Cards previously issued to the Household will be deactivated and listed Renters become eligible to apply for Key Cards for the designated lease period.

On this date _____, the owners of the property located at:

("Property")

state: _____

1. Owners of the Property, by their signatures below, attest the existence of a lawful tenancy with effective dates beginning (date) _____ terminating (date) _____. If length of tenancy is month to month or of an indefinite duration, this Assignment will only be effective for a three (3) month period and after that must be renewed.
2. Owners wish to transfer the rights and privileges to the use and enjoyment of the Amenities within the District to Renters.
3. Upon this transfer, Owners acknowledge their Access Devices will be deactivated as of the date of such transfer.
4. Upon this transfer, Renters acknowledge they must obtain their Access Devices from the District and that Renters have received or have reviewed a copy of the Amended and Restated Amenity Facilities Policies and Rates, dated _____, 2026, and updated from time to time, to which they agree to follow and shall be responsible for obtaining the Key Cards from the District and completing required forms.
5. Owners acknowledge that nothing in this assignment has any effect on their responsibilities as the owners of the Property to timely pay all Holly Hill Road East Community Development District fees and special assessments.
6. Renters acknowledge at the end of their tenancy, their Key Cards will be deactivated as of the date their tenancy ends. In the case of a month to month tenancy or a tenancy of indefinite duration acknowledge that their Key Cards will be deactivated after three (3) months but may be renewed by a further assignment by the Owners.
7. Owners and Renters acknowledge that this document is subject to public review under Chapter 119, Florida's Public Records Laws.

Owner Signature (required)

Witness Signature (required)

Owner Printed Name (required)

Witness Printed Name (required)

Co-Owner (if any) Signature (required)

Witness Signature (required)

Co-Owner (if any) Printed Name (required)

Witness Printed Name (required)

SECTION VI



MONTHLY PEST PREVENTION SERVICE AGREEMENT

Email Address: CustomerCare@MasseyServices.com
Website: MasseyServices.com
Phone: 1-888-2MASSEY (262-7739)

SERVICE ADDRESS

BILLING ADDRESS

Holly Hill E CDD				Joel Blanco		(786) 238-9473	
Business Name				Contact Name (Agent)		Phone	
127 Bergamot Loop				219 E Livingston St.			
Property Address				Mailing Address			
Davenport	FL.	Polk	33807	Orlando	FL.	32801	
City	State	County	Zip	City	State	Zip	
(786) 238-9473				invoices@gmscfl.com			
Phone				Email			
(Extension)							

Business Type: Amenities Service Frequency: Monthly Grid #

1. **SCOPE OF WORK**
Massey will provide pest prevention services for ☒ Roaches ☒ Ants ☐ Mice ☐ Rats ☐ Pantry Pests ☐ Fruit Flies ☐ Drain Flies

2. **AREAS TO BE SERVICED**
Perimeter of the pool, playgrounds, dog parks and mailboxes.

3. **SERVICE SCHEDULE**
A. Initial Service Schedule Follow-Up Service on Initial As needed
B. Regular Service Schedule MONTHLY

4. **CUSTOMER COOPERATION**
Effective Pest Prevention requires a well-sealed structure, quality hygiene, sanitation and storage practices in order to achieve a pest-free environment. We must have your cooperation in accomplishing the following:
A. Maintaining a clean facility and promptly correcting any structural problems and deficiencies in hygiene, sanitation and storage practices noted on our Inspection Service Reports.
B. Arranging for Service Technician(s) access to the premises and access to all locked areas.

5. **INSURANCE**
Massey carries comprehensive General Liability Insurance. Upon request we, will furnish a "Certificate of Insurance" showing coverage in effect.
6. **TERMS OF AGREEMENTS**
A. This Agreement will be effective for an original period of twenty four (24) months and, unless written notice is given by either party thirty (30) days prior to the anniversary date of the agreement, it shall renew itself from month to month thereafter.
B. If THE COMPANY is at any time dissatisfied with Massey's service, THE COMPANY may cancel service upon giving sixty (60) days written notice.

7. **GUARANTEED SATISFACTION**
See reverse side of this agreement for explanation of Massey's Pest Prevention Guarantee.

8. FIRST YEAR SERVICE CHARGES		SECOND YEAR SERVICE CHARGES		EQUIPMENT/ITEMS PURCHASED	
Initial Service Charge	\$ 200.00	Monthly Service Charge	\$ 122.00	# of x \$ EA	\$
Follow Up (as required)	\$	2nd Year Annual Service Amount	\$ 1464.00	# of x \$ EA	\$
Monthly Service Charge x11	\$ 1342.00	5% Discount for Advance Payment	\$ 73.20	# of x \$ EA	\$
1st Year Annual Service Amount	\$ 1542.00	Discounted Annual Amount	\$ 1390.80	# of x \$ EA	\$
5% Discount for Advance Payment	\$ 77.10	Applicable Sales Tax	\$ 102.48	Applicable Sales Tax	\$
Discounted Annual Amount	\$ 1464.90	2nd Year Annual Total	\$ 1566.48	Equipment Total:	\$
Applicable Sales Tax	\$107.94	Note: Massey Services reserves the right to adjust the recurring service charge after the second year of this agreement and at any time due to structural additions and/or modifications.			
1st Year Annual Total	\$ 1649.94				
First Month Service & Equipment Total:					\$ 214.00

9. **PAYMENT TERMS**
A. Method of payment ☐ Year in Advance Payment less 5% discount ☐ Upon Receipt of Monthly Invoice ☐ Remit to Service Technician
B. Invoices are mailed the beginning of each month and will include the current month's charge. All invoices are due and payable within 30 days.
C. A late fee of one and one-half percent (1.5%) will be assessed monthly on all account balances over 30 days.

2255 Dundee Rd.

Massey Address Winter Haven FL. 33884

City State Zip

813-245-2877

Phone

Accepted for: THE COMPANY

Given by: Missy Martin Date 9/4/26

Massey Services

Approved by: Massey General Manager Date

GUARANTEED SATISFACTION

We guarantee your premises will be FREE of Roach, Ant and Rodent INFESTATION after we have completed your second month of service. This does not mean you will never see another roach, ant or rodent, but it does mean that the thoroughness of our services and your efforts to maintain the highest standards of sanitation will not allow an INFESTATION to develop. In the event of a pest sighting(s):

1. We GUARANTEE to perform a corrective service within 24 hours.
2. We also GUARANTEE to provide this corrective service at *no additional cost to you*.
3. If your pest problem persists and an infestation can be found in the physical structure after 30 days, a **Massey** Manager will verify the infestation and *refund your last regular service charge*.*

For the Hospitality Industry, **Massey** further GUARANTEES that if a guest refuses to pay for a night's lodging or a meal charge due to a pest problem, **Massey** will:

- Verify the problem and take corrective measures immediately.
- Reimburse the Company for the lost lodging and/or meal charge(s).**
- Send a letter of apology to the guest, with a copy sent to the Company Manager.

* A current balance, maximum 30 days, must be maintained to receive any refund or reimbursement under this Guarantee.

** Reimbursement under the terms of the Money Back Guarantee for lost lodging and meal charges will be provided only when The Company Manager notifies a **Massey** Manager within 24 hours and provides the **Massey** Manager with specific details of the problem, lodging and/or meal receipts, guest's name and address. Reimbursement is restricted to one night's lodging charge and one meal charge per occurrence.

GENERAL TERMS AND CONDITIONS

A. CHANGE IN LAW. BY MASSEY SERVICES, INC. (**Massey**) performs its services in accordance with the requirements of Federal, State and local laws. In the event of a change in existing law as it pertains to the services promised herein, **Massey** reserves the right to adjust the monthly service charge or terminate this agreement by giving THE COMPANY 60 days notice.

B. DISCLAIMER. **Massey** liability under this agreement will be terminated if **Massey** is prevented from fulfilling its responsibilities under the terms of this agreement by reason of delays in transportation, shortages of fuel and/or materials, strikes, embargoes, fires, floods, quarantine restriction, or any Act of God or circumstances or cause beyond the control of **Massey**.

This agreement does not cover and **Massey** will not be responsible for:

1. Any present or future insect and/or rodent damage to the structure(s) or contents, or provide for the compensation or repair of same.
2. Damage or loss of personal property resulting from lack of security or acts of third parties.
3. Damage or loss of personal property due to THE COMPANY'S and/or Occupant(s) failure to comply with the specific instructions outlined in the Pest Elimination Preparation Checklist and/or Quality Assurance Inspection Report.
4. **Massey** disclaims any liability for special incidental or consequential damages. The Guarantee stated in this

agreement is given in lieu of any other guarantee or warranties expressed or implied, including any warranty of merchantability or fitness for a particular purpose.

C. NON-PAYMENT DEFAULT. In case of non-payment or default by THE COMPANY, **Massey** has the right to terminate this Agreement and reasonable attorney's fees and costs of collection shall be paid by THE COMPANY, whether suit is filed or not. In addition, interest at the highest rate allowable by law will be assessed for the period of delinquency.

D. ARBITRATION. THE COMPANY and **Massey** agree that any controversy or claim between them arising out of or relating to the interpretation, performance or breach of any provision of this agreement shall be settled exclusively by arbitration. This Contract/Agreement is subject to arbitration pursuant to the Uniform Arbitration Act of the American Arbitration Association. The arbitration award may be entered in any court having jurisdiction. In no event shall either party be liable to the other for indirect, special or consequential damages or loss of anticipated profits.

E. ENTIRE AGREEMENT. It is understood and agreed between the parties that this agreement constitutes the complete agreement between **Massey** and THE COMPANY and that said agreement may not be changed or altered in any manner, oral or otherwise, by any representative of **Massey** unless alteration or change be in writing and executed by the President of Massey Services under its Corporate Seal.

PRIVACY POLICY FOR EMAIL ADDRESSES

By providing an email address on this agreement, the Customer is consenting to receive emails regarding service alerts, new services and special promotions. Email addresses are kept confidential and used solely for communication from Massey Services.



Go Paperless!

SECTION VII

SECTION C

Holly Hill Road East CDD

Field Management Report

Completed Items

- Staff pressure washed mailboxes and last remaining vinyl fences with visible mildew stains at Citrus Reserve, Landings, Pointe, and Isles. Vinyl fencing was at Citrus Isles (corner of Citrus Isles Dr.)
- Damaged playground gate next to the amenity was reinstalled and reinforced.
- Previously approved pond repair was completed on Citrus Landings Blvd.
- Various street signposts and street sign blades were straightened in Citrus Reserve, Landings, Isles.
- The sidewalk damaged by the lift station in Citrus Isles was repaired with broken concrete used as rip rap at the nearby pond.



Contracted Services

- GMS staff performed thorough reviews of contracted services with overall performance satisfactory (landscaping mowing scheduled has transitioned from once a week to bi-weekly per the agreement.)



Site Items

- Staff has requested pricing for sun damaged playground equipment throughout the district.

In Progress

- Broken swing set chain in Citrus Isles has been cautioned off with new swing set ordered.
- Amenity pressure washing has been scheduled, pressure washing includes pool furniture, pool deck with visible rust stains, shower area, and exterior bathroom doors.
- Visible chipped paint was found at the dog park in Citrus Isles. Painting will be scheduled.
- Several small pond repairs items mentioned in the annual engineer's report have been scheduled.



Holly Hill Road East - CDD

Field Management Report – Photo Supplement

Remaining District Pressure Washing

Photo Description:

- ✚ Maintenance staff applied mildew remover and pressure washed all mailboxes and remaining vinyl fencing throughout the district.



Remaining District Pressure Washing Cont'd



Current CDD Towing Signage

Photo Description:

- ✚ Current signage includes: towing vendor sign, No overnight parking sign at the amenity parking lot, CDD policy sign at entrance and mailbox area; and mailbox parking sign.



SECTION 1

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Holly Hill Road East Community Development District

Summary of Check Register

August 26, 2026 to September 25, 2026

Fund	Date	Check No.'s	Amount
General Fund	9/1/26	414-416	\$ 29,618.22
	9/8/26	417-419	\$ 4,514.00
	9/15/26	420-422	\$ 3,284.52
	9/22/26	423-425	\$ 31,673.96
			<u>\$ 69,090.70</u>
General Fund- Auto Pays	8/31/26 - 9/23/26	80025-80215	<u>\$ 4,634.26</u>
			<u>\$ 4,634.26</u>
<u>Supervisors</u>			
	Courtney A. Taylor	50074	\$ 184.70
	Hansen Wong	50075	\$ 184.70
	Violet Melendez	50076	\$ 184.70
	Nancy Henneberger	50077	\$ 184.70
	Julie A. Steddom	50078	\$ 184.70
			<u>\$ 923.50</u>
Total Amount			\$ 74,648.46

DATE	VEND#	INVOICE	EXPENSED TO	VENDOR NAME	STATUS	AMOUNT	CHECK
DATE		INVOICE	YRMO DPT ACCT# SUB SUBCLASS				AMOUNT #
9/01/26	00058	8/14/26 15729	202607 310-51300-31500		*	2,480.48	
		GENERAL COUNSEL JUL26		KILINSKI VAN WYK PLLC			2,480.48 000414
9/01/26	00038	8/13/26 4652416	202608 300-15500-10000		*	8,423.94	
		DEBT 1% ADMIN FEE					
		8/13/26 4652417	202608 300-15500-10000		*	6,082.05	
		MAINT 1% ADMIN FEE		POLK COUNTY PROPERTY APPRAISER			14,505.99 000415
9/01/26	00025	9/01/26 26108	202609 320-53800-46200		*	8,388.58	
		LANDSCAPE MAINT. SEP26					
		9/01/26 26108	202609 320-53800-46200		*	990.00	
		IRRIG. INSPECTION SEP26					
		9/01/26 26108	202609 320-53800-46200		*	775.00	
		HORTICULTURE					
		9/01/26 26108	202609 320-53800-46200		*	512.50	
		DOGGIE STATION					
		9/01/26 26108	202609 320-53800-46200		*	416.67	
		LARGE SLOPE WEED EATING					
		9/01/26 26108	202609 330-53800-48200		*	1,189.00	
		LADNSCAPE MAIN.AMEN SEP26					
		9/01/26 26108	202609 330-53800-48200		*	135.00	
		IRRIG INSPECTION AMENITY					
		9/01/26 26108	202609 330-53800-48200		*	225.00	
		HORTICULTURE AMENITY		PRINCE & SONS INC.			12,631.75 000416
9/08/26	00056	9/02/26 6723-09-	202609 310-51300-31200		*	450.00	
		SPECIAL ASSESS BOND S20A3					
		9/02/26 6724-09-	202609 310-51300-31200		*	450.00	
		SPECIAL ASSESS BOND S20A4		AMTEC			900.00 000417
9/08/26	00041	7/27/26 18838	202608 330-53800-48600		*	1,580.00	
		JANITORIAL SERVICES AUG26		CLEAN STAR SERVICES OF CENTRAL FL			1,580.00 000418
9/08/26	00050	9/01/26 33594	202609 330-53800-48100		*	2,034.00	
		POOL MAINTENANCE SEP26		RESORT POOL SERVICES			2,034.00 000419
9/15/26	00058	9/14/26 15967	202608 310-51300-31500		*	1,432.52	
		GENERAL COUNSEL AUG26		KILINSKI VAN WYK PLLC			1,432.52 000420

HHRD HOLLY HILL CDD CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/15/26	00025	9/01/26	26225	202609 320-53800-46200	SEP MAINT. FUEL CHARGE	*	252.00		
					PRINCE & SONS INC.			252.00	000421
9/15/26	00050	8/28/26	33393	202608 330-53800-48100	3 MAIN DRAINS AT POOL	*	1,600.00		
					RESORT POOL SERVICES			1,600.00	000422
9/22/26	00065	9/11/26	28821	202609 330-57200-12000	CDVI ACCESS CARDS	*	71.40		
		9/16/26	1211	202609 330-53800-12200	REMOTE MONITORING SEP26	*	160.00		
					CURRENT DEMANDS ELECTRICAL &			231.40	000423
9/22/26	00012	9/17/26	34175	202609 300-15500-10000	POLICY #100126314 FY27	*	24,383.00		
					EGIS INSURANCE ADVISORS			24,383.00	000424
9/22/26	00001	9/01/26	328	202609 310-51300-34000	MANAGEMENT FEES SEP26	*	3,862.50		
		9/01/26	328	202609 310-51300-35200	WEBSITE ADMIN SEP26	*	108.17		
		9/01/26	328	202609 310-51300-35100	INFO TECHNOLOGY SEP26	*	162.25		
		9/01/26	328	202609 310-51300-31300	DISSEMINATION AGENT SEP26	*	618.00		
		9/01/26	328	202609 330-57200-12000	AMENITY ACCESS SEP26	*	583.33		
		9/01/26	328	202609 310-51300-51000	OFFICE SUPPLIES	*	.03		
		9/01/26	328	202609 310-51300-42000	POSTAGE	*	8.61		
		9/01/26	329	202609 320-53800-12000	FIELD MANAGEMENT SEP26	*	1,716.67		
					GOVERNMENTAL MANAGEMENT SERVICES-CF			7,059.56	000425
TOTAL FOR BANK C							69,090.70		

HHRD HOLLY HILL CDD CWRIGHT

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/23/26	00034	10/28/25 7171-10. 317 HOLLY HILL RD OCT25	202510 320-53800-43000	DUKE ENERGY	V	202.24-	202.24-080025
9/23/26	00006	5/10/26 9534-04. 127 BERGAMONT LP APR26	202604 330-53800-48130	CITY OF DAVENPORT	V	73.35-	73.35-080146
9/23/26	00006	5/25/26 9534-05. 127 BERGAMONT LP MAY26	202605 330-53800-48130	CITY OF DAVENPORT	V	72.43-	72.43-080151
8/31/26	00006	8/25/26 9534-08. 127 BERGAMONT LP AUG26	202608 330-53800-48130	CITY OF DAVENPORT	*	71.49	71.49 080198
8/31/26	00034	8/26/26 7171-08. 317 HOLLY HILL RD AUG26	202608 320-53800-43000	DUKE ENERGY	*	139.53	139.53 080199
8/31/26	00034	8/26/26 7353-08. 127 BERGAMONT LP AUG26	202608 330-53800-48120	DUKE ENERGY	*	1,171.81	1,171.81 080200
8/31/26	00034	8/27/26 8114-08. 256 BERGAMONT LP AUG26	202608 320-53800-43000	DUKE ENERGY	*	66.44	66.44 080201
8/31/26	00034	8/27/26 8289-08. 290 CITRUS ISLE LP AUG26	202608 320-53800-43000	DUKE ENERGY	*	92.75	92.75 080202
8/31/26	00034	8/28/26 6956-08. 00 HOLLY HILL RD AUG26	202608 320-53800-43100	DUKE ENERGY	*	409.81	409.81 080203
9/14/26	00034	9/09/26 6740-08. 0 FOREST LAKE DR AUG26	202608 320-53800-43100	DUKE ENERGY	*	948.16	948.16 080204
9/14/26	00034	9/09/26 7494-08. 1402 SAGUARO ST AUG26	202608 320-53800-43000	DUKE ENERGY	*	32.65	32.65 080205
9/14/26	00034	9/10/26 3063-08. 102 CITRUS ISLE LP AUG26	202608 320-53800-43100	DUKE ENERGY	*	32.64	32.64 080206

CHECK	VEND#	INVOICE	EXPENSED TO	VENDOR NAME	STATUS	AMOUNT	CHECK
DATE		INVOICE	YRMO DPT ACCT# SUB SUBCLASS				AMOUNT #
9/14/26	00034	9/10/26 7626-08. 202608 320-53800-43000	705 CITRUS RESERVE AUG26	DUKE ENERGY	*	30.80	
							30.80 080207
9/14/26	00034	9/10/26 7775-08. 202608 320-53800-43100	00000 HOLLY HILL RD AUG26	DUKE ENERGY	*	702.50	
							702.50 080208
9/14/26	00034	9/10/26 7923-08. 202608 320-53800-43000	569 CITRUS ISLE LP AUG26	DUKE ENERGY	*	72.24	
							72.24 080209
9/14/26	00034	9/10/26 8437-08. 202608 320-53800-43000	1189 CITRUS LANDING AUG26	DUKE ENERGY	*	32.65	
							32.65 080210
9/14/26	00034	9/10/26 8700-08. 202608 320-53800-43000	1137 CITRUS LANDING AUG26	DUKE ENERGY	*	38.77	
							38.77 080211
9/14/26	00034	9/10/26 8859-08. 202608 320-53800-43000	000 DAVENPORT BLVD AUG26	DUKE ENERGY	*	927.05	
							927.05 080212
9/14/26	00034	8/10/26 7494-07. 202607 320-53800-43000	1402 SAGUARO ST JUL26	DUKE ENERGY	*	27.64	
							27.64 080213
9/21/26	00037	9/11/26 4420-09. 202609 330-53800-44000	127 BERGAMONT LP SEP26	SPECTRUM/BRIGHT HOUSE NETWORKS	*	185.35	
							185.35 080215
TOTAL FOR BANK Z						4,634.26	
TOTAL FOR REGISTER						73,724.96	

HHRD HOLLY HILL CDD CWRIGHT

SECTION 2

Holly Hill Road East
Community Development District

Unaudited Financial Reporting
August 31, 2026



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9	<u>Capital Reserve Fund</u>
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Holly Hill Road East
Community Development District
Combined Balance Sheet
August 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 122,600	\$ -	\$ -	\$ -	\$ 122,600
State Board of Administration	\$ 170,610	\$ -	\$ -	\$ 48,406	\$ 219,016
Money Market Account	\$ -	\$ -	\$ -	\$ 244,971	\$ 244,971
Investments:					
Series 2017					
Reserve	\$ -	\$ 113,777	\$ -	\$ -	\$ 113,777
Revenue	\$ -	\$ 186,466	\$ -	\$ -	\$ 186,466
Prepayment	\$ -	\$ 779	\$ -	\$ -	\$ 779
Redemption	\$ -	\$ 214	\$ -	\$ -	\$ 214
Series 2018					
Reserve	\$ -	\$ 61,656	\$ -	\$ -	\$ 61,656
Revenue	\$ -	\$ 102,340	\$ -	\$ -	\$ 102,340
Prepayment	\$ -	\$ 287	\$ -	\$ -	\$ 287
Construction	\$ -	\$ -	\$ 60	\$ -	\$ 60
Series 2020 A3					
Reserve	\$ -	\$ 120,777	\$ -	\$ -	\$ 120,777
Revenue	\$ -	\$ 218,189	\$ -	\$ -	\$ 218,189
Project Rating Agency	\$ -	\$ -	\$ 23,569	\$ -	\$ 23,569
Series 2020 A4					
Reserve	\$ -	\$ 95,700	\$ -	\$ -	\$ 95,700
Revenue	\$ -	\$ 107,979	\$ -	\$ -	\$ 107,979
Deposits	\$ 1,160	\$ -	\$ -	\$ -	\$ 1,160
Prepaid Expenses	\$ 19,263	\$ -	\$ -	\$ -	\$ 19,263
Liabilities:					
Accounts Payable	\$ 24,376	\$ -	\$ -	\$ -	\$ 24,376
Fund Balance:					
Nonspendable:					
Deposits & Prepaid Items	\$ 20,423	\$ -	\$ -	\$ -	\$ 20,423
Restricted for:					
Debt Service - Series 2017	\$ -	\$ 301,236	\$ -	\$ -	\$ 301,236
Debt Service - Series 2018	\$ -	\$ 164,283	\$ -	\$ -	\$ 164,283
Debt Service - Series 2020 A3	\$ -	\$ 338,966	\$ -	\$ -	\$ 338,966
Debt Service - Series 2020 A4	\$ -	\$ 203,679	\$ -	\$ -	\$ 203,679
Capital Projects	\$ -	\$ -	\$ 23,629	\$ -	\$ 23,629
Assigned for:					
Unassigned	\$ 268,834	\$ -	\$ -	\$ 293,377	\$ 562,211
Total Liabilities & Fund Balance					
	\$ 313,633	\$ 1,008,164	\$ 23,629	\$ 293,377	\$ 1,638,802

Holly Hill Road East
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 565,628	\$ 565,628	\$ 567,671	\$ 2,042
Interest	\$ -	\$ -	\$ 10,732	\$ 10,732
Intra-Governmental Revenue	\$ 78,374	\$ 78,374	\$ 78,374	\$ -
Other Income	\$ -	\$ -	\$ 1,860	\$ 1,860
Total Revenues	\$ 644,002	\$ 644,002	\$ 658,637	\$ 14,634
<u>Expenditures:</u>				
<u>General & Administrative</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 8,400	\$ 2,600
FICA Expenses	\$ -	\$ -	\$ 643	\$ (643)
Engineering Fees	\$ 10,000	\$ 10,000	\$ 19,709	\$ (9,709)
Legal Services	\$ 25,000	\$ 22,917	\$ 23,792	\$ (875)
Arbitrage	\$ 1,800	\$ 900	\$ 900	\$ -
Dissemination	\$ 7,416	\$ 6,798	\$ 6,798	\$ -
Assessment Administration	\$ 5,732	\$ 5,732	\$ 5,732	\$ -
Annual Audit	\$ 4,100	\$ 4,100	\$ 3,150	\$ 950
Trustee Fees	\$ 15,839	\$ 15,839	\$ 16,255	\$ (416)
Management Fees	\$ 46,350	\$ 42,488	\$ 42,488	\$ -
Information Technology	\$ 1,947	\$ 1,785	\$ 1,785	\$ -
Website Maintenance	\$ 1,298	\$ 1,190	\$ 1,190	\$ (0)
Telephone	\$ 100	\$ 92	\$ -	\$ 92
Postage & Delivery	\$ 850	\$ 779	\$ 723	\$ 56
Copies	\$ 1,000	\$ 917	\$ 213	\$ 703
Office Supplies	\$ 200	\$ 183	\$ 48	\$ 135
Insurance	\$ 8,196	\$ 8,196	\$ 7,029	\$ 1,167
Legal Advertising	\$ 2,500	\$ 2,292	\$ 1,960	\$ 332
Contingency	\$ 1,300	\$ 1,192	\$ 506	\$ 686
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 145,803	\$ 136,573	\$ 141,493	\$ (4,920)

Holly Hill Road East
Community Development District
General Fund

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

Operations & Maintenance

Field Expenditures

Field Management	\$	20,600	\$	18,883	\$	18,883	\$	(0)
Electric	\$	10,000	\$	9,167	\$	6,001	\$	3,166
Streetlighting	\$	49,248	\$	45,144	\$	33,640	\$	11,504
Property Insurance	\$	10,726	\$	10,726	\$	5,670	\$	5,056
Landscape Maintenance	\$	166,871	\$	152,965	\$	123,424	\$	29,541
Landscape Contingency	\$	6,000	\$	5,500	\$	-	\$	5,500
Irrigation Repairs	\$	7,500	\$	7,500	\$	25,408	\$	(17,908)
Sidewalk Repairs & Maintenance	\$	5,000	\$	4,583	\$	-	\$	4,583
General Repairs & Maintenance	\$	17,500	\$	16,042	\$	5,184	\$	10,858
Contingency	\$	10,000	\$	9,167	\$	5,705	\$	3,462

Amenity Expenditures

Property Insurance	\$	20,543	\$	20,543	\$	13,881	\$	6,662
Amenity Landscaping	\$	24,096	\$	22,088	\$	17,039	\$	5,049
Amenity Landscape Contingency	\$	8,000	\$	7,333	\$	5,995	\$	1,338
Electric	\$	23,760	\$	21,780	\$	17,070	\$	4,710
Water	\$	748	\$	748	\$	781	\$	(33)
Internet	\$	2,376	\$	2,178	\$	2,017	\$	161
Janitorial Services	\$	17,085	\$	15,661	\$	15,215	\$	446
Pest Control	\$	1,020	\$	935	\$	571	\$	364
Amenity Access Management	\$	7,000	\$	6,417	\$	6,430	\$	(13)
Security Services	\$	34,903	\$	31,994	\$	31,451	\$	544
Amenity Repairs & Maintenance	\$	19,800	\$	18,150	\$	6,017	\$	12,133
Pool Maintenance	\$	24,408	\$	22,374	\$	24,249	\$	(1,875)
Pool Furniture Repair & Maintenance	\$	5,000	\$	4,583	\$	-	\$	4,583
Playground Lease	\$	4,131	\$	4,131	\$	4,129	\$	2
Contingency	\$	12,031	\$	11,028	\$	9,942	\$	1,086

Excess (Deficiency) of Revenues over Expenditures	\$	(10,145)	\$	138,443
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Other Financing Sources/(Uses):

Transfer Out - Capital Reserve	\$	(55,000)	\$	(55,000)	\$	(55,000)	\$	-
Transfer Out - Amenity Interlocal Agreement	\$	-	\$	-	\$	(22,042)	\$	(22,042)

Total Other Financing Sources/(Uses)	\$	(55,000)	\$	(55,000)	\$	(77,042)	\$	(22,042)
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Net Change in Fund Balance	\$	(65,145)	\$	61,401
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Fund Balance - Beginning	\$	65,145	\$	227,856
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Fund Balance - Ending	\$	-	\$	289,257
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Holly Hill Road East

Community Development District

Debt Service Fund Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

Revenues:

Assessments - Tax Roll	\$	229,722	\$	229,722	\$	230,546	\$	824
Interest	\$	4,816	\$	4,816	\$	10,160	\$	5,344

--

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	\$	-

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Excess (Deficiency) of Revenues over Expenditures	\$	5,581			\$	11,749		
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Fund Balance - Beginning	\$	171,973			\$	289,487		
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Fund Balance - Ending	\$	177,554			\$	301,236		
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Holly Hill Road East

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

Revenues:

Assessments - Tax Roll	\$	123,938	\$	123,938	\$	124,383	\$	444
Interest	\$	1,515	\$	1,515	\$	5,512	\$	3,997

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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	\$	-

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Excess (Deficiency) of Revenues over Expenditures	\$	1,766			\$	6,208		
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Fund Balance - Beginning	\$	94,371			\$	158,076		
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Fund Balance - Ending	\$	96,137			\$	164,283		
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Holly Hill Road East

Community Development District

Debt Service Fund Series 2020 A3

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

Revenues:

Assessments - Tax Roll	\$	238,365	\$	238,365	\$	239,220	\$	855
Interest	\$	3,801	\$	3,801	\$	10,077	\$	6,276

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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	\$	-

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Excess (Deficiency) of Revenues over Expenditures	\$	6,166			\$	13,297		
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Fund Balance - Beginning	\$	200,440			\$	325,669		
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Fund Balance - Ending	\$	206,606			\$	338,966		
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Holly Hill Road East

Community Development District

Debt Service Fund Series 2020 A4

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

Revenues:

Assessments - Tax Roll	\$	191,400	\$	191,400	\$	192,086	\$	686
Interest	\$	2,761	\$	2,761	\$	7,037	\$	4,276

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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	\$	-

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Excess (Deficiency) of Revenues over Expenditures	\$	3,861		\$	8,823
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Fund Balance - Beginning	\$	96,365		\$	194,855
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Fund Balance - Ending	\$	100,226		\$	203,679
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Holly Hill Road East
Community Development District
Combined Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

Revenues							
Interest	\$	2	\$	722	\$	-	\$ 724
Expenditures:							
Capital Outlay	\$	-	\$	-	\$	-	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$	2	\$	722	\$	\$	724
Net Change in Fund Balance	\$	2	\$	722	\$	-	\$ 724
Fund Balance - Beginning	\$	58	\$	22,847	\$	0	\$ 22,905
Fund Balance - Ending	\$	60	\$	23,569	\$	0	\$ 23,629

Holly Hill Road East

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

Revenues:							
Interest	\$	1,968	\$	1,968	\$	7,135	\$ 5,167
Expenditures:							
Capital Outlay	\$	-	\$	-	\$	-	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$	1,968			\$	7,135	
Other Financing Sources/(Uses):							
Transfer In/(Out) - Capital Reserve	\$	55,000	\$	55,000	\$	55,000	\$ -
Transfer In/(Out) - Amenity Interlocal Agreement	\$	-	\$	-	\$	22,042	\$ 22,042
Total Other Financing Sources/(Uses)	\$	55,000	\$	55,000	\$	77,042	\$ 22,042
Net Change in Fund Balance	\$	56,968			\$	84,176	
Fund Balance - Beginning	\$	182,390			\$	209,200	
Fund Balance - Ending	\$	239,358			\$	293,377	

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	\$ -	\$ 2,963	\$ 12	\$ -	\$ -	\$ 567,671
Interest	\$ 485	\$ 288	\$ 217	\$ 855	\$ 1,421	\$ 1,488	\$ 1,432	\$ 1,465	\$ 1,190	\$ 1,054	\$ 838	\$ -	\$ 10,732
Intra-Governmental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,374
Other Income	\$ -	\$ -	\$ 60	\$ 75	\$ -	\$ 30	\$ -	\$ 500	\$ 530	\$ 530	\$ 135	\$ -	\$ 1,860
Total Revenues	\$ 485	\$ 25,353	\$ 533,273	\$ (2,010)	\$ 6,192	\$ 3,600	\$ 82,527	\$ 1,965	\$ 4,683	\$ 1,595	\$ 973	\$ -	\$ 658,637

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ -	\$ 8,400
FICA Expenses	\$ 61	\$ 61	\$ -	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ 61	\$ -	\$ -	\$ 643
Engineering Fees	\$ 125	\$ 775	\$ -	\$ 4,595	\$ 4,636	\$ 4,393	\$ 3,125	\$ 1,063	\$ 435	\$ 563	\$ -	\$ -	\$ 19,709
Legal Services	\$ 2,770	\$ 1,640	\$ 352	\$ 3,451	\$ 2,001	\$ 3,080	\$ 2,155	\$ 2,836	\$ 1,595	\$ 2,480	\$ 1,433	\$ -	\$ 23,792
Arbitrage	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 618	\$ 618	\$ 618	\$ 618	\$ 618	\$ 618	\$ 618	\$ 618	\$ 618	\$ 618	\$ 618	\$ -	\$ 6,798
Assessment Administration	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,150	\$ -	\$ -	\$ -	\$ -	\$ 3,150
Trustee Fees	\$ 8,027	\$ -	\$ 7,116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,111	\$ -	\$ -	\$ 16,255
Management Fees	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ -	\$ 42,488
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ 1,785
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ 1,190
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 131	\$ 23	\$ 10	\$ 232	\$ 16	\$ 38	\$ 21	\$ 43	\$ 58	\$ 92	\$ 57	\$ -	\$ 723
Copies	\$ -	\$ 43	\$ 15	\$ 5	\$ 2	\$ 4	\$ 32	\$ 21	\$ 18	\$ 31	\$ 41	\$ -	\$ 213
Office Supplies	\$ 0	\$ 1	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 42	\$ 1	\$ -	\$ 48
Insurance	\$ 7,029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,029
Legal Advertising	\$ 644	\$ 381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 935	\$ -	\$ -	\$ -	\$ -	\$ 1,960
Contingency	\$ -	\$ 33	\$ 50	\$ 53	\$ 44	\$ 43	\$ 43	\$ 44	\$ 44	\$ 108	\$ 44	\$ -	\$ 506
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 30,246	\$ 8,508	\$ 13,194	\$ 14,163	\$ 12,528	\$ 13,386	\$ 11,205	\$ 13,919	\$ 7,977	\$ 10,039	\$ 6,326	\$ -	\$ 141,493

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	\$ 1,717	\$ 1,717	\$ 1,717	\$ -	\$ 18,883
Electric	\$ 644	\$ 529	\$ 940	\$ 555	\$ 546	\$ 532	\$ 460	\$ 434	\$ 445	\$ 410	\$ 506	\$ -	\$ 6,001
Streetlighting	\$ 4,821	\$ 3,135	\$ 2,726	\$ 3,068	\$ 3,044	\$ 2,338	\$ 3,044	\$ 2,322	\$ 3,020	\$ 3,102	\$ 3,020	\$ -	\$ 33,640
Property Insurance	\$ 5,670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,670
Landscape Maintenance	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,083	\$ 11,462	\$ 11,714	\$ 11,335	\$ 11,335	\$ -	\$ 123,424
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 124	\$ 1,196	\$ 254	\$ 15,020	\$ 313	\$ 578	\$ 211	\$ 350	\$ 7,096	\$ 169	\$ 97	\$ -	\$ 25,408
Sidewalk Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 733	\$ 375	\$ 578	\$ -	\$ 782	\$ 1,651	\$ 275	\$ 331	\$ 459	\$ -	\$ -	\$ -	\$ 5,184
Contingency	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,025	\$ -	\$ 675	\$ -	\$ 5,705
Subtotal Field Expenditures	\$ 24,791	\$ 18,040	\$ 17,297	\$ 31,442	\$ 17,484	\$ 17,898	\$ 16,789	\$ 16,616	\$ 29,475	\$ 16,732	\$ 17,350	\$ -	\$ 223,915
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	\$ 1,549	\$ 1,549	\$ 1,549	\$ -	\$ 17,039
Amenity Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,995
Electric	\$ 1,646	\$ 1,529	\$ 1,589	\$ 1,866	\$ 1,391	\$ 2,298	\$ 1,386	\$ 1,790	\$ 1,198	\$ 1,204	\$ 1,172	\$ -	\$ 17,070
Water	\$ 130	\$ 67	\$ 64	\$ 68	\$ 65	\$ -	\$ -	\$ 140	\$ 89	\$ 86	\$ 71	\$ -	\$ 781
Internet	\$ 180	\$ 180	\$ 180	\$ 180	\$ 185	\$ 185	\$ 185	\$ 185	\$ 185	\$ 185	\$ 185	\$ -	\$ 2,017
Janitorial Services	\$ 1,255	\$ 1,305	\$ 1,245	\$ 1,325	\$ 1,245	\$ 1,245	\$ 1,285	\$ 1,570	\$ 1,650	\$ 1,510	\$ 1,580	\$ -	\$ 15,215
Pest Control	\$ 77	\$ 77	\$ 77	\$ 90	\$ 90	\$ 75	\$ 85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 571
Amenity Access Management	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 597	\$ 583	\$ -	\$ 6,430
Security Services	\$ 1,884	\$ 3,715	\$ 10,680	\$ 1,883	\$ 1,668	\$ 3,283	\$ 1,883	\$ 2,637	\$ 1,883	\$ 1,775	\$ 160	\$ -	\$ 31,451
Amenity Repairs & Maintenance	\$ -	\$ 890	\$ 1,093	\$ 709	\$ 471	\$ -	\$ 695	\$ -	\$ 2,159	\$ -	\$ -	\$ -	\$ 6,017
Pool Maintenance	\$ 2,034	\$ 2,034	\$ 2,034	\$ 2,034	\$ 2,034	\$ 2,034	\$ 2,034	\$ 2,034	\$ 2,084	\$ 2,259	\$ 3,634	\$ -	\$ 24,249
Pool Furniture Repair & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ 1,376	\$ 1,376	\$ 1,376	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,129
Contingency	\$ -	\$ -	\$ 4,337	\$ -	\$ -	\$ -	\$ -	\$ 1,480	\$ 4,125	\$ -	\$ -	\$ -	\$ 9,942
Subtotal Amenity Expenditures	\$ 24,596	\$ 13,305	\$ 24,808	\$ 10,287	\$ 9,282	\$ 17,248	\$ 9,685	\$ 11,969	\$ 15,506	\$ 9,166	\$ 8,935	\$ -	\$ 154,787
Total Operations & Maintenance	\$ 49,387	\$ 31,345	\$ 42,106	\$ 41,729	\$ 26,766	\$ 35,146	\$ 26,475	\$ 28,585	\$ 44,981	\$ 25,898	\$ 26,285	\$ -	\$ 378,702
Total Expenditures	\$ 79,634	\$ 39,853	\$ 55,300	\$ 55,893	\$ 39,293	\$ 48,532	\$ 37,680	\$ 42,505	\$ 52,958	\$ 35,938	\$ 32,611	\$ -	\$ 520,194
Excess (Deficiency) of Revenues over Expenditures	\$ (79,148)	\$ (14,500)	\$ 477,973	\$ (57,902)	\$ (33,101)	\$ (44,932)	\$ 44,848	\$ (40,539)	\$ (48,275)	\$ (34,342)	\$ (31,638)	\$ -	\$ 138,443
Other Financing Sources/Uses:													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (55,000)	\$ -	\$ -	\$ -	\$ (55,000)
Transfer Out - Amenity Interlocal Agreement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (22,042)	\$ -	\$ -	\$ -	\$ (22,042)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (77,042)	\$ -	\$ -	\$ -	\$ (77,042)
Net Change in Fund Balance	\$ (79,148)	\$ (14,500)	\$ 477,973	\$ (57,902)	\$ (33,101)	\$ (44,932)	\$ 44,848	\$ (40,539)	\$ (125,316)	\$ (34,342)	\$ (31,638)	\$ -	\$ 61,401

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	\$120,777	
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
06/15/26	5/1-5/31/26	\$2,244.71	\$0.00	(\$44.89)	\$0.00	\$2,199.82	\$922.34	\$374.59	\$202.10	\$388.69	\$312.10	\$2,199.82
06/24/26	6/1-6/1/26	\$4,967.43	\$0.00	(\$99.35)	\$0.00	\$4,868.08	\$2,041.08	\$828.95	\$447.23	\$860.14	\$690.67	\$4,868.07
07/31/26	4/1-6/30/26	\$0.00	\$0.00	\$0.00	\$11.50	\$11.50	\$11.50	\$0.00	\$0.00	\$0.00	\$0.00	\$11.50
TOTAL		\$ 1,441,121.41	\$ (61,799.64)	\$ (27,876.57)	\$ 2,460.94	\$ 1,353,906.14	\$ 567,670.83	\$ 230,546.21	\$ 124,382.72	\$ 239,220.20	\$ 192,086.17	\$ 1,353,906.13

100%	Net Percent Collected
0	Balance Remaining to Collect