

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT
DISTRICT**

August 22, 2023

**BOARD OF SUPERVISORS
PUBLIC HEARINGS
AND REGULAR
MEETING AGENDA**

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Hills of Minneola Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

August 21, 2023

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Hills of Minneola Community Development District

Dear Board Members:

The Board of Supervisors of the Hills of Minneola Community Development District will hold Public Hearings and a Regular Meeting on August 28, 2023 at 1:00 p.m., at the City of Minneola City Hall, 800 N. U.S. Highway 27, Minneola, Florida 34715. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Supervisor Matthew White [SEAT 1] *(the following will be provided in a separate package)*
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B: Memorandum of Voting Conflict
4. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2023-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

5. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2023-07, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement of All District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and Procedural Irregularities; Providing for Severability; Providing for an Effective Date

6. Consideration of Resolution 2023-08, Amending its Budget for The Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Documenting that it Did Not Need to Collect Certain Operation and Maintenance Assessments; Providing for an Effective Date

7. Ratification of Yellowstone Landscape, Proposal #317670 for Irrigation Repairs per May Inspection

8. Acceptance of Unaudited Financial Statements as of July 31, 2023

9. Approval of May 22, 2023 Regular Meeting Minutes

10. Staff Reports
 - A. District Counsel: *Straley Robin Vericker*
 - B. District Engineer: *Poulos & Bennett, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 25, 2023 at 1:00 PM
 - QUORUM CHECK

SEAT 1	MATTHEW WHITE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	DANIEL EDWARDS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JAMES DUNN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	RICHARD JERMAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MAX PERLMAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

11. Board Members' Comments/Requests

12. Public Comments

13. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at 561-346-5294 or Daniel Rom at 561-909-7930.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 528 064 2804

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

4A

DAILY COMMERCIAL

Public Notices

Originally published at dailycommercial.com on 08/11/2023

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Hills of Minneola Community Development District (the "District") will hold a public hearing and a meeting on Monday, August 28, 2023, at 1:00 p.m. at City of Minneola City Hall, 800 N US Hwy 27, Minneola, FL 34715. The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.hillsofminneolacdd.net, or may be obtained by contacting the District Manager's office via email at romd@whhassociates.com or via phone at (561) 571-0010.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Rom
District Manager
9114210 8/11/2023

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Hills of Minneola Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Hills of Minneola Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$2,547,596, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ 113,575
Total Special Revenue Fund - North	\$ 32,750
Total Special Revenue Fund - South	\$ 712,831
Total Debt Service Fund – Series 2020	\$1,361,250
Total Debt Service Fund – Series 2021	\$ 327,190
Total All Funds*	\$2,547,596

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must

ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 28, 2023.

Attested By:

**Hills of Minneola
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Adopted Budget

Exhibit A: FY 2023-2024 Adopted Budget

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
Consolidated general fund and special revenue fund budgets	1 - 2
General fund budget	3 - 4
Definitions of general fund expenditures	5
Special revenue fund	6
Definitions of special revenue fund expenditures	7
Special revenue fund	8 - 9
Definitions of special revenue fund expenditures	10
Debt service fund budget Series 2020	11
Amortization table Series 2020	12 - 13
Debt service fund budget Series 2021	14
Amortization table Series 2021	15 - 16
Assessment Summary	17

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
CONSOLIDATED GENERAL FUND AND SPECIAL REVENUE FUND BUDGETS
FISCAL YEAR 2024**

	FY 2023 Combined Budgets Adopted	FY 2024 Proposed Budgets			Combined
		General Fund	SRF North Residential	SRF South Residential	
REVENUES					
Assessment levy: on-roll - gross	\$ 20,687	\$ 35,689	\$ -	\$ 322,783	\$ 358,472
Allowable discounts (4%)	(827)	(1,428)	-	(12,911)	(14,339)
Assessment levy: on-roll - net	19,860	34,261	-	309,872	344,133
Assessment levy: off-roll	92,665	79,314	32,749	402,959	515,022
Developer contribution	-	-	-	-	-
Total revenues	<u>112,525</u>	<u>113,575</u>	<u>32,749</u>	<u>712,831</u>	<u>859,155</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	48,000	-	-	48,000
Legal - general counsel	15,000	15,000	-	-	15,000
Engineering	7,500	7,500	-	-	7,500
Audit	5,900	5,900	-	-	5,900
Arbitrage rebate calculation	-	-	750	1,500	2,250
Debt service fund - accounting	-	-	5,500	5,500	11,000
Dissemination agent	-	-	1,000	2,000	3,000
Trustee	-	-	5,500	11,000	16,500
Telephone	200	200	-	-	200
Postage	91	213	-	-	213
Printing & binding	50	50	-	-	50
Legal advertising	1,500	1,500	-	-	1,500
Annual district filing fee	175	175	-	-	175
Insurance: GL & POL	5,900	6,119	-	-	6,119
Contingencies	750	750	-	-	750
Hosting & maintenance	705	705	-	-	705
ADA compliance	210	210	-	-	210
Property appraiser and Tax collector	621	1,071	-	9,683	10,754
Total professional & administrative	<u>86,602</u>	<u>87,393</u>	<u>12,750</u>	<u>29,683</u>	<u>129,826</u>
Field operations and maintenance					
Field operations manager	-	-	-	6,000	6,000
Field operations accounting	-	-	-	3,500	3,500
Landscaping contract labor	-	-	-	304,000	304,000
Insurance: property	-	-	-	15,000	15,000
Backflow test	-	-	-	150	150
Irrigation repair	-	-	-	8,000	8,000
Plants/shrubs/annuals	-	-	-	15,000	15,000
Tree trimming	-	-	-	35,000	35,000
Mulch	-	-	-	48,000	48,000
Pressure washing	-	-	20,000	4,000	24,000
Signage	-	-	-	3,000	3,000

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
CONSOLIDATED GENERAL FUND AND SPECIAL REVENUE FUND BUDGETS
FISCAL YEAR 2024**

	FY 2023 Combined Budgets Adopted	FY 2024 Proposed Budgets			Combined
		General Fund	SRF North Residential	SRF South Residential	
EXPENDITURES (continued)					
General maintenance	-	-	-	10,000	10,000
Fence wall repair	-	-	-	2,500	2,500
Electric:					
Irrigation	-	-	-	12,000	12,000
Street lights	-	-	-	50,000	50,000
Entrance signs	-	-	-	2,000	2,000
Water irrigation	-	-	-	6,000	6,000
Playground ADA mulch	-	-	-	5,000	5,000
Dog park porter service	-	-	-	-	-
Total field operations & maintenance	-	-	20,000	529,150	549,150
Total expenditures	<u>86,602</u>	<u>87,393</u>	<u>32,750</u>	<u>558,833</u>	<u>678,976</u>
Excess/(deficiency) of revenues over/(under) expenditures	25,923	26,182	(1)	153,998	180,179
Fund balance - beginning (unaudited)	3,150	89,367	11,666	257,455	358,488
Fund balance - ending (projected)					
Committed					
Assigned					
3 months working capital	25,920	26,170	-	148,538	174,708
Unassigned	3,153	89,379	11,665	262,915	363,959
Fund balance - ending (projected)	<u>\$ 29,073</u>	<u>\$ 115,549</u>	<u>\$ 11,665</u>	<u>\$ 411,453</u>	<u>\$ 538,667</u>

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 20,687				\$ 35,689
Allowable discounts (4%)	(827)				(1,428)
Assessment levy: on-roll - net	19,860	\$ 19,180	\$ 680	\$ 19,860	34,261
Assessment levy: off-roll	92,665	43,008	49,657	92,665	79,314
Developer contribution	-	15,827	-	15,827	-
Lot closings	-	258	-	258	-
Total revenues	<u>112,525</u>	<u>78,273</u>	<u>50,337</u>	<u>128,610</u>	<u>113,575</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal - general counsel	15,000	1,179	13,821	15,000	15,000
Engineering	7,500	-	7,500	7,500	7,500
Audit	5,900	4,700	1,200	5,900	5,900
Trustee	-	4,031	(4,031)	-	-
Telephone	200	100	100	200	200
Postage	91	163	50	213	213
Printing & binding	50	25	25	50	50
Legal advertising	1,500	-	1,500	1,500	1,500
Annual district filing fee	175	175	-	175	175
Insurance: GL & POL	5,900	-	5,900	5,900	6,119
Contingencies	750	119	631	750	750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	199	11	210	210
Property appraiser and Tax collector	621	433	188	621	1,071
Total professional & administrative	<u>86,602</u>	<u>35,124</u>	<u>51,600</u>	<u>86,724</u>	<u>87,393</u>

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
Total expenditures	86,602	35,124	51,600	86,724	87,393
Excess/(deficiency) of revenues over/(under) expenditures	25,923	43,149	(1,263)	41,886	26,182
Fund balance - beginning (unaudited)	3,150	47,481	90,630	47,481	89,367
Fund balance - ending (projected)					
Assigned					
3 months working capital	25,920	25,920	25,920	-	26,170
Unassigned	3,153	64,710	63,447	89,367	89,379
Fund balance - ending (projected)	<u>\$ 29,073</u>	<u>\$ 90,630</u>	<u>\$ 89,367</u>	<u>\$ 89,367</u>	<u>\$ 115,549</u>

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC, specializes in managing Community Development Districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and operate and maintain the assets of the community. This fee is inclusive of district management and recording services; however, it has been reduced by approximately 80% for the current fiscal year due to the reduced level of activity that is anticipated.</p>	
Legal - general counsel	15,000
<p>The District's Attorney provides on-going general counsel and legal representation. As such, they are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provides service as a "local government lawyer," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
Engineering	7,500
<p>The District's Engineer provides a broad array of engineering, consulting and construction services, which assist in the crafting of sustainable solutions for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,900
<p>If certain revenue or expenditure thresholds are exceeded then Florida Statutes, Chapter 218.39 requires the District to have an independent examination of its books, records and accounting procedures.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	213
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	50
<p>Copies, agenda package items, etc.</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, bidding, etc.</p>	
Annual district filing fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance: GL & POL	6,119
<p>The District carries public officials liability and general liability insurance. The limit of liability is set at \$1,000,000 for public officials liability.</p>	
Contingencies	750
<p>Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	705
ADA compliance	210
Property appraiser and Tax collector	1,071
Total expenditures	<u>\$ 87,393</u>

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - NORTH
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ 12,750	\$ -	\$ 12,750	\$ 12,750	\$ 32,749
Total revenues	<u>12,750</u>	<u>-</u>	<u>12,750</u>	<u>12,750</u>	<u>32,749</u>
EXPENDITURES					
Professional & administrative					
Arbitrage rebate calculation	750	-	-	-	750
Debt service fund - accounting	5,500	-	917	917	5,500
Dissemination agent	1,000	-	167	167	1,000
Trustee	5,500	-	-	-	5,500
Total professional & administrative	<u>12,750</u>	<u>-</u>	<u>1,084</u>	<u>1,084</u>	<u>12,750</u>
Field operations and maintenance					
Pressure washing	-	-	-	-	20,000
Total field operations & maintenance	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>20,000</u>
Total expenditures	<u>12,750</u>	<u>-</u>	<u>1,084</u>	<u>1,084</u>	<u>32,750</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-	11,666	11,666	(1)
Fund balance - beginning (unaudited)	-	-	-	-	11,666
Fund balance - ending (projected)					
Assigned					
3 months working capital	-	-	-	-	-
Unassigned	-	-	11,666	11,666	11,665
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,666</u>	<u>\$ 11,666</u>	<u>\$ 11,665</u>

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND - NORTH EXPENDITURES**

EXPENDITURES

Professional & administrative

Arbitrage rebate calculation	\$ 750
<p style="margin-left: 20px;">To ensure the District's compliance with all Tax Regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Debt service fund - accounting	5,500
Dissemination agent	1,000
<p style="margin-left: 20px;">The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934.</p>	
Trustee	5,500
<p style="margin-left: 20px;">Annual Fee paid for the service provided as Trustee, Paying Agent and Registrar.</p>	
Total professional & administrative	12,750

Field operations and maintenance

Pressure washing	20,000
Total field operations & maintenance	20,000
Total expenditures	\$ 32,750

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - SOUTH
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: on-roll - gross	\$ 190,526				\$ 322,783
Allowable discounts (4%)	(7,621)				(12,911)
Assessment levy: on-roll - net	182,905	\$ 176,781	\$ 6,124	\$ 182,905	309,872
Assessment levy: off-roll	526,439	231,526	292,429	523,955	402,959
Developer contribution	-	98,282	-	98,282	-
Lot closings	-	2,484	-	2,484	-
Total revenues	<u>709,344</u>	<u>509,073</u>	<u>298,553</u>	<u>807,626</u>	<u>712,831</u>
EXPENDITURES					
Professional & administrative					
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,500
Debt service fund - accounting	5,500	2,750	2,750	5,500	5,500
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	11,000	-	11,000	11,000	11,000
Property appraiser and Tax collector	5,716	4,124	1,592	5,716	9,683
Total professional & administrative	<u>25,716</u>	<u>7,874</u>	<u>17,842</u>	<u>25,716</u>	<u>29,683</u>
Field operations and maintenance					
Field operations manager	6,000	3,000	3,000	6,000	6,000
Field operations accounting	3,500	1,750	1,750	3,500	3,500
Landscaping contract labor	284,200	143,450	140,750	284,200	304,000
Insurance: property	15,000	11,118	(5,563)	5,555	15,000
Backflow test	400	-	400	400	150
Irrigation repair	5,000	2,550	2,450	5,000	8,000
Plants/shrubs/annuals	15,000	-	15,000	15,000	15,000
Tree trimming	30,000	-	30,000	30,000	35,000
Mulch	35,000	-	35,000	35,000	48,000
Pressure washing	4,000	-	4,000	4,000	4,000
Signage	2,000	-	2,000	2,000	3,000
EXPENDITURES (continued)					
General maintenance	8,000	1,073	6,927	8,000	10,000
Fence wall repair	2,500	-	2,500	2,500	2,500
Electric:					
Irrigation	12,000	-	12,000	12,000	12,000
Street lights	52,800	19,048	33,752	52,800	50,000
Entrance signs	2,500	-	2,500	2,500	2,000
Water irrigation	54,000	-	54,000	54,000	6,000
Playground ADA mulch	2,000	-	2,000	2,000	5,000
Total field operations & maintenance	<u>533,900</u>	<u>181,989</u>	<u>342,466</u>	<u>524,455</u>	<u>529,150</u>
Total expenditures	<u>559,616</u>	<u>189,863</u>	<u>360,308</u>	<u>550,171</u>	<u>558,833</u>

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - SOUTH
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
Excess/(deficiency) of revenues over/(under) expenditures	149,728	319,210	(61,755)	257,455	153,998
Fund balance - beginning (unaudited)	-	-	319,210	-	257,455
3 months working capital	149,725	149,725	149,725	149,725	148,538
Unassigned	3	169,485	107,730	107,730	262,915
Fund balance - ending (projected)	<u>\$ 149,728</u>	<u>\$ 319,210</u>	<u>\$ 257,455</u>	<u>\$ 257,455</u>	<u>\$ 411,453</u>

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND - SOUTH EXPENDITURES**

EXPENDITURES

Professional & administrative

Arbitrage rebate calculation	\$ 1,500
To ensure the District's compliance with all Tax Regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Debt service fund - accounting	5,500
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934.	
Trustee	11,000
Annual Fee paid for the service provided as Trustee, Paying Agent and Registrar.	
Property appraiser and Tax collector	9,683
Total professional & administrative	29,683

Field operations and maintenance

Field operations manager	6,000
Field operations accounting	3,500
Landscaping contract labor	304,000
Insurance: property	15,000
Backflow prevention test	150
Irrigation maintenance/repair	8,000
Plants/shrubs/annuals	15,000
Tree trimming	35,000
Mulch	48,000
Pressure washing	4,000
Signage	3,000
General maintenance	10,000
Fence/wall repair	2,500
Electric:	
Irrigation	12,000
Street lights	50,000
Entrance signs	2,000
Water irrigation	6,000
Playground ADA mulch	5,000
Total field operations & maintenance	529,150
Total expenditures	\$ 558,833

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 449,079				\$ 761,336
Allowable discounts (4%)	(17,963)				(30,453)
Net assessment levy - on-roll	431,116	\$ 416,678	\$ 14,438	\$ 431,116	730,883
Assessment levy: off-roll	920,765	328,529	408,381	736,910	630,367
Lot closings	-	265,964	-	265,964	-
Interest	-	27,863	-	27,863	-
Total revenues	<u>1,351,881</u>	<u>1,039,034</u>	<u>422,819</u>	<u>1,461,853</u>	<u>1,361,250</u>
EXPENDITURES					
Debt service					
Principal	470,000	-	470,000	470,000	485,000
Interest	873,525	436,762	436,763	873,525	859,425
Tax collector	8,982	9,721	-	9,721	15,227
Total expenditures	<u>1,352,507</u>	<u>446,483</u>	<u>906,763</u>	<u>1,353,246</u>	<u>1,359,652</u>
Excess/(deficiency) of revenues over/(under) expenditures	(626)	592,551	(483,944)	108,607	1,598
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(21,221)	-	(21,221)	-
Total other financing sources/(uses)	<u>-</u>	<u>(21,221)</u>	<u>-</u>	<u>(21,221)</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	(626)	571,330	(483,944)	87,386	1,598
Beginning fund balance (unaudited)	1,770,403	1,721,935	2,293,265	1,721,935	1,809,321
Ending fund balance (projected)	<u>\$ 1,769,777</u>	<u>\$ 2,293,265</u>	<u>\$ 1,809,321</u>	<u>\$ 1,809,321</u>	<u>1,810,919</u>
Use of fund balance:					
Debt service reserve account balance (required)					(1,338,413)
Interest expense - November 1, 2024					(422,438)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 50,068</u>

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23			429,712.50	429,712.50	22,155,000.00
05/01/24	485,000.00	3.000%	429,712.50	914,712.50	21,670,000.00
11/01/24			422,437.50	422,437.50	21,670,000.00
05/01/25	500,000.00	3.000%	422,437.50	922,437.50	21,170,000.00
11/01/25			414,937.50	414,937.50	21,170,000.00
05/01/26	515,000.00	3.500%	414,937.50	929,937.50	20,655,000.00
11/01/26			405,925.00	405,925.00	20,655,000.00
05/01/27	535,000.00	3.500%	405,925.00	940,925.00	20,120,000.00
11/01/27			396,562.50	396,562.50	20,120,000.00
05/01/28	555,000.00	3.500%	396,562.50	951,562.50	19,565,000.00
11/01/28			386,850.00	386,850.00	19,565,000.00
05/01/29	570,000.00	3.500%	386,850.00	956,850.00	18,995,000.00
11/01/29			376,875.00	376,875.00	18,995,000.00
05/01/30	595,000.00	3.500%	376,875.00	971,875.00	18,400,000.00
11/01/30			366,462.50	366,462.50	18,400,000.00
05/01/31	615,000.00	3.500%	366,462.50	981,462.50	17,785,000.00
11/01/31			355,700.00	355,700.00	17,785,000.00
05/01/32	635,000.00	4.000%	355,700.00	990,700.00	17,150,000.00
11/01/32			343,000.00	343,000.00	17,150,000.00
05/01/33	665,000.00	4.000%	343,000.00	1,008,000.00	16,485,000.00
11/01/33			329,700.00	329,700.00	16,485,000.00
05/01/34	690,000.00	4.000%	329,700.00	1,019,700.00	15,795,000.00
11/01/34			315,900.00	315,900.00	15,795,000.00
05/01/35	720,000.00	4.000%	315,900.00	1,035,900.00	15,075,000.00
11/01/35			301,500.00	301,500.00	15,075,000.00
05/01/36	750,000.00	4.000%	301,500.00	1,051,500.00	14,325,000.00
11/01/36			286,500.00	286,500.00	14,325,000.00
05/01/37	780,000.00	4.000%	286,500.00	1,066,500.00	13,545,000.00
11/01/37			270,900.00	270,900.00	13,545,000.00
05/01/38	810,000.00	4.000%	270,900.00	1,080,900.00	12,735,000.00
11/01/38			254,700.00	254,700.00	12,735,000.00
05/01/39	845,000.00	4.000%	254,700.00	1,099,700.00	11,890,000.00
11/01/39			237,800.00	237,800.00	11,890,000.00
05/01/40	880,000.00	4.000%	237,800.00	1,117,800.00	11,010,000.00
11/01/40			220,200.00	220,200.00	11,010,000.00
05/01/41	915,000.00	4.000%	220,200.00	1,135,200.00	10,095,000.00
11/01/41			201,900.00	201,900.00	10,095,000.00
05/01/42	950,000.00	4.000%	201,900.00	1,151,900.00	9,145,000.00
11/01/42			182,900.00	182,900.00	9,145,000.00

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/43	990,000.00	4.000%	182,900.00	1,172,900.00	8,155,000.00
11/01/43			163,100.00	163,100.00	8,155,000.00
05/01/44	1,030,000.00	4.000%	163,100.00	1,193,100.00	7,125,000.00
11/01/44			142,500.00	142,500.00	7,125,000.00
05/01/45	1,070,000.00	4.000%	142,500.00	1,212,500.00	6,055,000.00
11/01/45			121,100.00	121,100.00	6,055,000.00
05/01/46	1,115,000.00	4.000%	121,100.00	1,236,100.00	4,940,000.00
11/01/46			98,800.00	98,800.00	4,940,000.00
05/01/47	1,160,000.00	4.000%	98,800.00	1,258,800.00	3,780,000.00
11/01/47			75,600.00	75,600.00	3,780,000.00
05/01/48	1,210,000.00	4.000%	75,600.00	1,285,600.00	2,570,000.00
11/01/48			51,400.00	51,400.00	2,570,000.00
05/01/49	1,260,000.00	4.000%	51,400.00	1,311,400.00	1,310,000.00
11/01/49			26,200.00	26,200.00	1,310,000.00
05/01/50	1,310,000.00	4.000%	26,200.00	1,336,200.00	-
Total	22,155,000.00		14,358,325.00	36,513,325.00	

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ 327,190	\$ 245,393	\$ 81,797	\$ 327,190	\$ 327,190
Interest	-	4,661	-	4,661	-
Total revenues	<u>327,190</u>	<u>250,054</u>	<u>81,797</u>	<u>331,851</u>	<u>327,190</u>
EXPENDITURES					
Debt service					
Principal	120,000	-	120,000	120,000	125,000
Interest	204,554	102,276	102,278	204,554	201,704
Total expenditures	<u>324,554</u>	<u>102,276</u>	<u>222,278</u>	<u>324,554</u>	<u>326,704</u>
Excess/(deficiency) of revenues over/(under) expenditures	2,636	147,778	(140,481)	7,297	486
Fund balance:					
Beginning fund balance (unaudited)	265,883	266,403	414,181	266,403	273,700
Ending fund balance (projected)	<u>\$ 268,519</u>	<u>\$ 414,181</u>	<u>\$ 273,700</u>	<u>\$ 273,700</u>	<u>\$ 274,186</u>
Use of fund balance:					
Debt service reserve account balance (required)					(163,596)
Interest expense - November 1, 2024					(99,368)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 11,222</u>

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23			100,851.88	100,851.88	5,770,000.00
05/01/24	125,000.00	2.375%	100,851.88	225,851.88	5,645,000.00
11/01/24			99,367.50	99,367.50	5,645,000.00
05/01/25	130,000.00	2.375%	99,367.50	229,367.50	5,515,000.00
11/01/25			97,823.75	97,823.75	5,515,000.00
05/01/26	130,000.00	2.375%	97,823.75	227,823.75	5,385,000.00
11/01/26			96,280.00	96,280.00	5,385,000.00
05/01/27	135,000.00	2.800%	96,280.00	231,280.00	5,250,000.00
11/01/27			94,390.00	94,390.00	5,250,000.00
05/01/28	140,000.00	2.800%	94,390.00	234,390.00	5,110,000.00
11/01/28			92,430.00	92,430.00	5,110,000.00
05/01/29	140,000.00	2.800%	92,430.00	232,430.00	4,970,000.00
11/01/29			90,470.00	90,470.00	4,970,000.00
05/01/30	145,000.00	2.800%	90,470.00	235,470.00	4,825,000.00
11/01/30			88,440.00	88,440.00	4,825,000.00
05/01/31	150,000.00	2.800%	88,440.00	238,440.00	4,675,000.00
11/01/31			86,340.00	86,340.00	4,675,000.00
05/01/32	155,000.00	3.200%	86,340.00	241,340.00	4,520,000.00
11/01/32			83,860.00	83,860.00	4,520,000.00
05/01/33	160,000.00	3.200%	83,860.00	243,860.00	4,360,000.00
11/01/33			81,300.00	81,300.00	4,360,000.00
05/01/34	165,000.00	3.200%	81,300.00	246,300.00	4,195,000.00
11/01/34			78,660.00	78,660.00	4,195,000.00
05/01/35	170,000.00	3.200%	78,660.00	248,660.00	4,025,000.00
11/01/35			75,940.00	75,940.00	4,025,000.00
05/01/36	175,000.00	3.200%	75,940.00	250,940.00	3,850,000.00
11/01/36			73,140.00	73,140.00	3,850,000.00
05/01/37	180,000.00	3.200%	73,140.00	253,140.00	3,670,000.00
11/01/37			70,260.00	70,260.00	3,670,000.00
05/01/38	185,000.00	3.200%	70,260.00	255,260.00	3,485,000.00
11/01/38			67,300.00	67,300.00	3,485,000.00
05/01/39	195,000.00	3.200%	67,300.00	262,300.00	3,290,000.00
11/01/39			64,180.00	64,180.00	3,290,000.00
05/01/40	200,000.00	3.200%	64,180.00	264,180.00	3,090,000.00
11/01/40			60,980.00	60,980.00	3,090,000.00
05/01/41	205,000.00	3.200%	60,980.00	265,980.00	2,885,000.00
11/01/41			57,700.00	57,700.00	2,885,000.00
05/01/42	215,000.00	4.000%	57,700.00	272,700.00	2,670,000.00
11/01/42			53,400.00	53,400.00	2,670,000.00
05/01/43	220,000.00	4.000%	53,400.00	273,400.00	2,450,000.00
11/01/43			49,000.00	49,000.00	2,450,000.00
05/01/44	230,000.00	4.000%	49,000.00	279,000.00	2,220,000.00

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/44			44,400.00	44,400.00	2,220,000.00
05/01/45	240,000.00	4.000%	44,400.00	284,400.00	1,980,000.00
11/01/45			39,600.00	39,600.00	1,980,000.00
05/01/46	250,000.00	4.000%	39,600.00	289,600.00	1,730,000.00
11/01/46			34,600.00	34,600.00	1,730,000.00
05/01/47	260,000.00	4.000%	34,600.00	294,600.00	1,470,000.00
11/01/47			29,400.00	29,400.00	1,470,000.00
05/01/48	270,000.00	4.000%	29,400.00	299,400.00	1,200,000.00
11/01/48			24,000.00	24,000.00	1,200,000.00
05/01/49	280,000.00	4.000%	24,000.00	304,000.00	920,000.00
11/01/49			18,400.00	18,400.00	920,000.00
05/01/50	295,000.00	4.000%	18,400.00	313,400.00	625,000.00
11/01/50			12,500.00	12,500.00	625,000.00
05/01/51	305,000.00	4.000%	12,500.00	317,500.00	320,000.00
11/01/51			6,400.00	6,400.00	320,000.00
05/01/52	320,000.00	4.000%	6,400.00	326,400.00	-
Total	5,770,000.00		3,742,826.26	9,512,826.26	

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

On-Roll Assessments - South

Series 2020		FY 2024				FY 2023
Product/Parcel	Units	GF Assessment per Unit	SRF - South Assessment per Unit	DS Assessment per Unit	Total Assessment per Unit	Total Assessment per Unit
SF 40'	310	\$ 46.53	\$ 355.88	\$ 839.40	\$ 1,241.81	\$ 1,241.81
SF 50'	354	46.53	444.85	1,049.25	1,540.63	1,540.68
SF 60'	103	46.53	533.82	1,259.10	1,839.45	1,839.56
Total	767					

Off-Roll Assessments - South

Series 2020		FY 2024				FY 2023
Product/Parcel	Units	GF Assessment per Unit	SRF - South Assessment per Unit	DS Assessment per Unit	Total Assessment per Unit	Total Assessment per Unit
SF 40'	203	\$ 43.27	\$ 330.97	\$ 780.64	\$ 1,154.88	\$ 1,154.88
SF 50'	258	43.27	413.71	975.80	1,432.78	1,432.83
SF 60'	188	43.27	496.45	1,170.96	1,710.68	1,710.79
Total	649					

Series 2021

Series 2021		FY 2024				FY 2023
Product/Parcel	Units	GF Assessment per Unit	SRF - South Assessment per Unit	DS Assessment per Unit	Total Assessment per Unit	Total Assessment per Unit
SF 40'	84	\$ 43.27	\$ 330.97	\$ 798.03	\$ 1,172.27	\$ 1,172.27
SF 50'	220	43.27	413.71	997.53	1,454.51	1,454.56
SF 60'	34	43.27	496.45	1,197.04	1,736.76	1,736.87
Total	338					

Off-Roll Assessments - North

		FY 2024				FY 2023
Product/Parcel	Units	GF Assessment per Unit	SRF - North Assessment per Unit	DS Assessment per Unit	Total Assessment per Unit	Total Assessment per Unit
SF 40'	216	\$ 43.27	\$ 30.24	\$ -	\$ 73.51	\$ 54.81
SF 50'	418	43.27	37.80	-	81.07	57.76
SF 65'	212	43.27	49.14	-	92.41	62.17
Total	846					

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

5A

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Daphne Gillyard
Hills Of Minneola Cdd
2300 GLADES ROAD,
SUITE 410W
BOCA RATON FL 33431

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

08/04/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/04/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$901.99

Order No: 9121179

of Copies:

Customer No: 520651

0

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Hills of Minneola Community Development District (the "District") will hold a public hearing and a meeting on Monday, August 28, 2023, at 1:00 p.m., at City of Minneola City Hall, 800 N US Hwy 27, Minneola, FL 34715.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting at www.hillofminneolacdd.net, or may be obtained by contacting the District Manager's office via email at romd@whhassociates.com or via phone at (561) 571-0010.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Off-Roll Assessments - North						
Product/ parcel	Units	FY 2024			FY 2023	
		GF Assessment per Unit	SRF -North Assessment per Unit	DS Assessment per Unit	Total Assessment per Unit	Total Assessment per Unit
SF 40'	216	\$ 43.27	\$ 30.24	\$ -	\$ 73.51	\$ 54.81
SF 50'	418	\$ 43.27	37.80	-	81.07	57.76
SF 65'	212	\$ 43.27	49.14	-	92.41	62.17
Total	846					

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2023 Lake County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

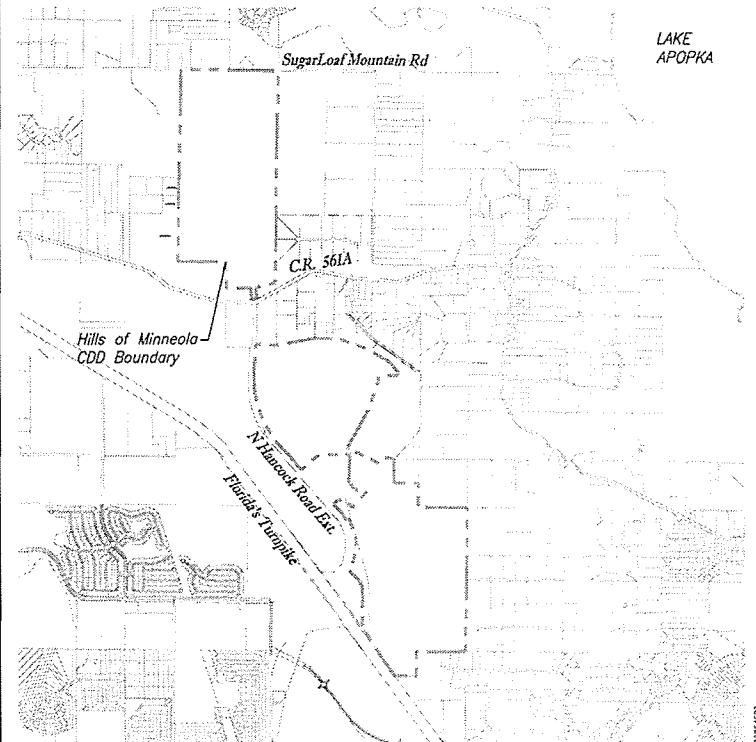
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Daniel Rom
District Manager



HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

5B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Daniel Perez, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Daniel Perez, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Hills of Minneola Community Development District ("District").
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
4. I do hereby certify that on August 7, 2023, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.

Daniel Perez

By: Daniel Perez, Financial Analyst

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this 7th day of August 2023, by Daniel Perez, for Wrathell, Hunt & Associates LLC, who is personally known to me or has provided _____ as identification, and who did or did not take an oath.



DAPHNE GILLYARD
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG327647
Expires 8/20/2023

NOTARY PUBLIC

Daphne Gillyard

Print Name: Daphne Gillyard

Notary Public, State of Florida

Commission No.: GG327647

My Commission Expires: 8/20/2023

EXHIBIT A: Mailed Notice
EXHIBIT B: List of Addresses

Exhibit A

Hills of Minneola
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

August 7, 2023

VIA FIRST CLASS MAIL

PULTE HOME COMPANY LLC
4901 VINELAND ROAD STE 500
ORLANDO, FL 32811
Parcel ID: 29-21-26-0001-000-03100

Re: Hills of Minneola Community Development District
Notice of Public Hearing on Operation and Maintenance Assessments

Dear Property Owner:

The Hills of Minneola Community Development District (“**District**”) will hold a public hearing on **Monday, August 28, 2023, at 1:00 p.m. at City of Minneola City Hall, 800 N US Hwy 27, Minneola, FL 34715** to receive public comments on the proposed adoption of its operation and maintenance budget (the “**O&M Budget**”) for its upcoming fiscal year (which runs from October 1 – September 30) and the proposed levy of its annually recurring non-ad valorem special assessments to fund the O&M Budget (“**O&M Assessments**”)¹. You are receiving this notice because Lake County records indicate that you are a property owner within the District.

As you may know, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes. The District owns and maintains certain types of infrastructure improvements within the District. Although the O&M Budget has not been finalized the District’s reasoning behind the proposed increase is to cover increased costs in operations and maintenance and to ensure the District is able to maintain its infrastructure. The O&M Assessments pay for the items described in the O&M Budget, including, but not limited to, administrative costs, maintenance and upkeep throughout the community, and capital projects. The District expects to annually collect no more than \$886,035.68, inclusive of the cost of collection and early payment discounts, in gross revenue as a result of the O&M Assessment. The Proposed maximum annual² FY 2023-2024 O&M Assessment for your property is shown in the chart at the end of this letter.

The O&M Assessments are allocated based on benefit from the operations and services of the District pursuant to an equalized methodology for the General Fund of the District (for general administrative services) and an equivalent residential unit (“**ERU**”) basis for items in the Special Revenue Funds of the District. ERU’s are units of measurement assigned to each lot according to its product type as shown in the O&M Budget. For the Special Revenue Funds of the District, the assessment amount for each lot is calculated by dividing the budget by the total ERUs and then multiplying that number by the ERU factor for the product type.

¹ The O&M Assessments are in addition to the District’s debt assessments or other assessments (if any). The tax bill combines the District’s assessments. There are no changes to the District’s other assessments from the previous year.

²If approved this amount will serve as the “maximum rate” for future O&M Assessments and no mailed notice will be provided unless there is a proposed increase or another criterion within Section 197.3632(4), Florida Statutes is triggered.

The O&M Assessments (as well as any debt assessments or other District assessments) are collected by the County Tax Collector on the County tax bill. By operation of law, the District's assessments each year constitute a lien against your property located within the District just as do each year's property taxes. It is important to pay your assessment since failure to pay will cause a tax certificate to be issued against the property which may result in loss of title.

Please note that you have the right to appear at this public hearing and express any objections, suggestions or comments you may have. You may also file written objections within 20 days of the date of this letter. The public hearing may be continued to a date, time, and place certain that will be announced at the hearing.

A copy of the proposed budget and the agenda may be viewed on the District's website at <https://hillsofminneolacdd.net> at least 2 days before the meeting. I hope this information is helpful. If you have any questions, please do not hesitate to contact my office at the address listed in the header above, via email at romd@whhassociates.com, or via phone at (561) 571-0010.

Off-Roll Assessments - North						
Product/Parcel	Units	FY 2024			FY 2023	
		GF Assessment per Unit	SRF - North Assessment per Unit	DS Assessment per Unit	Total Assessment per Unit	Total Assessment per Unit
SF 40'	216	\$ 43.27	\$ 30.24	\$ -	\$ 73.51	\$ 54.81
SF 50'	418	43.27	37.80	-	81.07	57.76
SF 65'	212	43.27	49.14	-	92.41	62.17
Total	846					

Sincerely,



Daniel Rom
District Manager

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

5C

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is located in the City of Minneola, Lake County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

WHEREAS, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2023-2024 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2023-2024 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
 - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. Debt Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than December 1, 2023
2. 25% due no later than February 1, 2024
3. 25% due no later than May 1, 2024

- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2023-2024 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2023
 2. 25% due no later than February 1, 2024
 3. 25% due no later than April 1, 2024
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

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

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 28, 2023.

Attested By:

**Hills of Minneola
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Budget

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT AMENDING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; DOCUMENTING THAT IT DID NOT NEED TO COLLECT CERTAIN OPERATION AND MAINTENANCE ASSESSMENTS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Hills of Minneola Community Development District (the “**District**”) previously adopted its budget for Fiscal Year 2022-2023 and allocated annually recurring operations and maintenance non-ad valorem special assessments (“**O&M Assessments**”);

WHEREAS, the Board desires to amend the budget to reflect that its operation and maintenance services were lower than anticipated and to document that it did not need to collect the revenue from a portion of certain O&M Assessments on lands that didn’t receive a benefit due to the lower than anticipated services;

WHEREAS, the District is empowered by section 189.016, Florida Statutes, to amend the budget at any time during a fiscal year based on actual revenues and expenses.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Recitals**. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. **Amending the Budget for Fiscal Year 2021-2022**. The Budget for Fiscal Year 2022-2023 is hereby amended as shown in **Exhibit A** attached hereto. The District Manager shall post the amended budget on the District’s official website within 5 days after adoption and ensure it remains on the website for at least 2 years.
3. **No Collection via Direct Bill for Certain O&M Assessments**. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will not need to be collected directly by the District, as set forth in the revised Assessment Roll and amended budget.
4. **Effective Date**. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on August 28, 2023.

Attested By:

**Hills of Minneola
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Amended FY 2022-2023 Budget

Exhibit A: Amended FY 2022-2023 Budget

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - NORTH
AMENDED BUDGET
FISCAL YEAR 2023**

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - NORTH
FISCAL YEAR 2023**

	Adopted Budget FY 2023	Change	Amended Budget FY 2023
REVENUES			
Assessment levy: off-roll	\$ 12,750	\$ (12,750)	\$ -
Developer contribution	-	12,750	12,750
Total revenues	<u>12,750</u>	<u>-</u>	<u>12,750</u>
EXPENDITURES			
Professional & administrative			
Arbitrage rebate calculation	750	-	750
Debt service fund - accounting	5,500	-	5,500
Dissemination agent	1,000	-	1,000
Trustee	5,500	-	5,500
Total expenditures	<u>12,750</u>	<u>-</u>	<u>12,750</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-
Fund balance - beginning (unaudited)	-	-	-
Fund balance - ending (projected)			
Assigned			
3 months working capital	-	-	-
Unassigned	-	-	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

7



Proposal #317670
 Date: 05/31/2023
 From: Glenn Floudiotis

Proposal For

Hills of Minneola CDD (Orlando West)

c/o Hills of Minneola CDD
 2394 Gold Dust Drive
 Minneola, FL 34715

main:
 mobile:
 HillsOfMinneolaCDD@districtap.com

Location

2394 Gold Dust Drive
 Minneola, FL 34715

Property Name: Hills of Minneola CDD (Orlando West)

Irrigation Repairs per May Inspection

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Irrigation Labor	1.50	\$112.50
Replace 4 Rainbird 1806 spray heads.		
Replace 10 Hunter MP Rotator Nozzles.		
Repair driplines.		
Rainbird 1806 Spray	4.00	\$56.57
Hunter MP Rotator Nozzles	10.00	\$144.00

Client Notes

SUBTOTAL	\$313.07
SALES TAX	\$0.00
TOTAL	\$313.07

Signature

x

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
 Limited Warranty: All plant material is under a limited warranty for one year: Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: MARK HILL

Title: Fields of Manager


Date: 5/31/23

Assigned To

Glenn Floudiotis

Office:

gfloudiotis@yellowstonelandscape.com


5/31/23

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2023**

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2023**

	General Fund	SRF North	SRF South	Debt Service Fund 2020	Debt Service Fund 2021	Capital Projects Fund 2020	Capital Projects Fund 2021	Total Governmental Funds
ASSETS								
Cash	\$ 90,262	\$ -	\$281,492	\$ -	\$ -	\$ -	\$ -	\$ 371,754
Investments								
Revenue	-	-	-	335,315	115,256	-	-	450,571
Reserve	-	-	-	1,338,412	163,595	-	-	1,502,007
Construction	-	-	-	-	-	15,302	1,972	17,274
Due from Starlight	630	-	-	-	-	-	-	630
Due from Ashton Woods	596	-	-	-	-	-	-	596
Due from LB Minneola	3,689	-	-	-	-	-	-	3,689
Due from Pulte Group	21,463	-	-	-	-	-	-	21,463
Due from Arroyo CAP II-1, LLC	3,594	-	33,492	71,087	-	-	-	108,173
Due from JEN Florida 30	5,488	-	51,770	122,024	-	-	-	179,282
Utility deposit	20	-	765	-	-	-	-	785
Prepaid expense	-	-	-	-	-	651	-	651
Total assets	<u>\$ 125,742</u>	<u>\$ -</u>	<u>\$367,519</u>	<u>\$1,866,838</u>	<u>\$ 278,851</u>	<u>\$ 15,953</u>	<u>\$ 1,972</u>	<u>\$ 2,656,875</u>
LIABILITIES AND FUND BALANCES								
Liabilities:								
Contracts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,651	\$ -	\$ 1,651
Retainage payable	-	-	-	-	-	322,094	271,812	593,906
Due to Landowner	-	-	-	12,478	-	3,084	-	15,562
Landowner advance	5,499	-	-	-	-	-	-	5,499
Total liabilities	<u>5,499</u>	<u>-</u>	<u>-</u>	<u>12,478</u>	<u>-</u>	<u>326,829</u>	<u>271,812</u>	<u>616,618</u>
DEFERRED INFLOWS OF RESOURCES								
Deferred receipts	35,460	-	85,262	193,111	-	-	-	313,833
Total deferred inflows of resources	<u>35,460</u>	<u>-</u>	<u>85,262</u>	<u>193,111</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>313,833</u>
Fund balances:								
Assigned								
Debt service	-	-	-	1,661,249	278,851	-	-	1,940,100
Capital projects	-	-	-	-	-	(310,876)	(269,840)	(580,716)
3 months working capital	25,920	-	149,725	-	-	-	-	175,645
Unassigned	58,863	-	132,532	-	-	-	-	191,395
Total fund balances	<u>84,783</u>	<u>-</u>	<u>282,257</u>	<u>1,661,249</u>	<u>278,851</u>	<u>(310,876)</u>	<u>(269,840)</u>	<u>1,726,424</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 125,742</u>	<u>\$ -</u>	<u>\$367,519</u>	<u>\$1,866,838</u>	<u>\$ 278,851</u>	<u>\$ 15,953</u>	<u>\$ 1,972</u>	<u>\$ 2,656,875</u>

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 20,222	\$ 19,860	102%
Assessment levy: off-roll	-	65,162	92,665	70%
Landowner contribution	-	5,562	-	N/A
Lot closings	-	258	-	N/A
Total revenues	<u>-</u>	<u>91,204</u>	<u>112,525</u>	81%
EXPENDITURES				
Professional & administrative				
Management/recording	4,000	40,000	48,000	83%
Legal - general counsel	141	2,281	15,000	15%
Engineering	-	-	7,500	0%
Audit	-	4,700	5,900	80%
Telephone	17	167	200	84%
Postage	9	203	91	223%
Printing & binding	4	42	50	84%
Legal advertising	-	-	1,500	0%
Annual district filing fee	-	175	175	100%
Insurance: GL & POL	-	5,563	5,900	94%
Contingencies	-	119	750	16%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	199	210	95%
Total professional & administrative	<u>4,171</u>	<u>53,449</u>	<u>85,981</u>	62%
Other fees & charges				
Property appraiser	-	63	-	N/A
Tax collector	-	390	621	63%
Total other fees & charges	<u>-</u>	<u>453</u>	<u>621</u>	73%
Total expenditures	<u>4,171</u>	<u>53,902</u>	<u>86,602</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	(4,171)	37,302	25,923	
Fund balances - beginning	88,954	47,481	3,150	
Fund balance - ending				
Assigned				
3 months working capital	25,920	25,920	25,920	
Unassigned	58,863	58,863	3,153	
Fund balances - ending	<u>\$ 84,783</u>	<u>\$ 84,783</u>	<u>\$ 29,073</u>	

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - NORTH
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 12,750	0%
Total revenues	-	-	12,750	0%
EXPENDITURES				
Professional & administrative				
Arbitrage rebate calculation	-	-	750	0%
Debt service fund - accounting	-	-	5,500	0%
Dissemination agent	-	-	1,000	0%
Trustee	-	-	5,500	0%
Total expenditures	-	-	12,750	0%
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	
Fund balances - beginning	-	-	-	
Fund balances - ending	\$ -	\$ -	\$ -	

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - SOUTH
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2023**

	<u>Current</u>	<u>Year to</u>	<u>Budget</u>	<u>% of</u>
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 186,379	\$ 182,905	102%
Assessment levy: off-roll	-	439,102	526,439	83%
Lot closings	-	2,484	-	N/A
Total revenues	<u>-</u>	<u>627,965</u>	<u>709,344</u>	89%
EXPENDITURES				
Professional & administrative				
Arbitrage rebate calculation	500	500	1,500	33%
Debt service fund - accounting	458	4,583	5,500	83%
Dissemination agent	167	1,667	2,000	83%
Trustee	-	4,031	11,000	37%
Total professional & administrative	<u>1,125</u>	<u>10,781</u>	<u>20,000</u>	54%
Field operations and maintenance				
Field operations manager	500	5,000	6,000	83%
Field operations accounting	292	2,917	3,500	83%
Landscaping labor	23,908	239,083	284,200	84%
Insurance: property	-	5,555	15,000	37%
Backflow test	-	-	400	0%
Irrigation repair	912	5,534	5,000	111%
Plants, shrubs & annuals	426	426	15,000	3%
Tree trimming	-	-	30,000	0%
Mulch	-	35,000	35,000	100%
Pressure washing	-	-	4,000	0%
Signage	-	-	2,000	0%
General maintenance	-	1,073	8,000	13%
Fence wall repairs	-	-	2,500	0%
Electric:				
Irrigation	-	-	12,000	0%
Street lights	4,076	35,925	52,800	68%
Entrance signs	-	-	2,500	0%
Water irrigation	98	98	54,000	0%
Playground ADA mulch	-	-	2,000	0%
Total field operations & maintenance	<u>30,212</u>	<u>330,611</u>	<u>533,900</u>	62%
Other fees & charges				
Property appraiser	-	584	-	N/A
Tax collector	-	3,732	5,716	65%
Total other fees & charges	<u>-</u>	<u>4,316</u>	<u>5,716</u>	76%
Total expenditures	<u>31,337</u>	<u>345,708</u>	<u>559,616</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	(31,337)	282,257	149,728	
Fund balances - beginning	313,594	-	149,725	
Fund balances - ending	<u>\$ 282,257</u>	<u>\$ 282,257</u>	<u>\$ 299,453</u>	

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 439,301	\$ 431,116	102%
Assessment levy: off-roll	-	490,768	920,765	53%
Lot closing	-	265,964	-	N/A
Interest	6,392	56,028	-	N/A
Total revenues	<u>6,392</u>	<u>1,252,061</u>	<u>1,351,881</u>	93%
EXPENDITURES				
Debt service				
Principal	-	470,000	470,000	100%
Interest	-	873,525	873,525	100%
Total debt service	<u>-</u>	<u>1,343,525</u>	<u>1,343,525</u>	100%
Other fees & charges				
Property Appraiser	-	1,377	-	N/A
Tax collector	-	8,796	8,982	98%
Total other fees and charges	<u>-</u>	<u>10,173</u>	<u>8,982</u>	113%
Total expenditures	<u>-</u>	<u>1,353,698</u>	<u>1,352,507</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	6,392	(101,637)	(626)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	<u>(5,147)</u>	<u>(41,158)</u>	-	N/A
Total other financing sources	<u>(5,147)</u>	<u>(41,158)</u>	-	N/A
Net change in fund balances	1,245	(142,795)	(626)	
Fund balances - beginning	<u>1,660,004</u>	<u>1,804,044</u>	<u>1,770,403</u>	
Fund balances - ending	<u>\$ 1,661,249</u>	<u>\$ 1,661,249</u>	<u>\$ 1,769,777</u>	

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED JULY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ 327,190	\$ 327,190	100%
Interest	1,068	9,812	-	N/A
Total revenues	<u>1,068</u>	<u>337,002</u>	<u>327,190</u>	103%
EXPENDITURES				
Debt service				
Principal	-	120,000	120,000	100%
Interest	-	204,554	204,554	100%
Total debt service	<u>-</u>	<u>324,554</u>	<u>324,554</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,068	12,448	2,636	472%
Net change in fund balances	1,068	12,448	2,636	
Fund balances - beginning	<u>277,783</u>	<u>266,403</u>	<u>265,883</u>	
Fund balances - ending	<u><u>\$ 278,851</u></u>	<u><u>\$ 278,851</u></u>	<u><u>\$ 268,519</u></u>	

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 38	\$ 822
Total revenues	38	822
EXPENDITURES		
Capital outlay	1,290	79,707
Total expenditures	1,290	79,707
Excess/(deficiency) of revenues over/(under) expenditures	(1,252)	(78,885)
OTHER FINANCING SOURCES/(USES)		
Transfer in	5,147	41,158
Transfer out	-	(14,574)
Total other financing sources/(uses)	5,147	26,584
Net change in fund balances	3,895	(52,301)
Fund balances - beginning	(314,771)	(258,575)
Fund balances - ending	\$ (310,876)	\$ (310,876)

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 8	\$ 40,625
Total revenues	8	40,625
EXPENDITURES		
Capital outlay	-	2,560,807
Total expenditures	-	2,560,807
Excess/(deficiency) of revenues over/(under) expenditures	8	(2,520,182)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	14,574
Total other financing sources/(uses)	-	14,574
Net change in fund balances	8	(2,505,608)
Fund balances - beginning	(269,848)	2,235,768
Fund balances - ending	\$ (269,840)	\$ (269,840)

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38

The Board of Supervisors of the Hills of Minneola Community Development District held a Regular Meeting on May 22, 2023 at 1:00 p.m., at the City of Minneola City Hall, 800 N. U.S. Highway 27, Minneola, Florida 34715.

Present were:

Richard Jerman	Chair
Daniel Edwards	Vice Chair
James Dunn	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Mark Hills (via telephone)	Field Operations Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 1:02 p.m. Supervisors Jerman, Dunn and Edwards were present. Supervisors Perlman and Marlow were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Denver Marlow [Seat 1]

Mr. Rom presented the resignation of Mr. Denver Marlow.

On MOTION by Mr. Edwards and seconded by Mr. Dunn, with all in favor, the resignation of Mr. Denver Marlow, was accepted.

39 **FOURTH ORDER OF BUSINESS**

**Consider Appointment to Fill Unexpired
Term of Seat 1; Term Expires November
2027**

40
41
42
43
44
45

Mr. Edwards nominated Mr. Matt White to fill Seat 1.

No other nominations were made.

**On MOTION by Mr. Edwards and seconded by Mr. Dunn, with all in favor, the
appointment of Mr. Matt White to Seat 1, term expires November 2027, was
approved.**

49

50 • **Administration of Oath of Office to Appointed Supervisor (the following will be
51 provided in a separate package)**

52 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

53 **B. Membership, Obligations and Responsibilities**

54 **C. Financial Disclosure Forms**

55 **I. Form 1: Statement of Financial Interests**

56 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

57 **III. Form 1F: Final Statement of Financial Interests**

58 **D. Form 8B: Memorandum of Voting Conflict**

59 The Oath of Office will be administered to Mr. White at or before the next meeting.

60

61 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-01,
Designating Certain Officers of the District,
and Providing for an Effective Date**

62
63
64

65 Mr. Rom presented Resolution 2023-01. Mr. Dunn nominated the following slate of
66 officers:

- 67 Richard Jerman Chair
- 68 Dan Edwards Vice Chair
- 69 James Dunn Assistant Secretary
- 70 Max Perlman Assistant Secretary
- 71 Matt White Assistant Secretary

72 Cindy Cerbone Assistant Secretary

73 Daniel Rom Assistant Secretary

74 No other nominations were made. Prior appointments by the Board for Secretary,
75 Treasurer and Assistant Treasurer remain unaffected by this Resolution.

76

77 **On MOTION by Mr. Dunn and seconded by Mr. Edwards, with all in favor,**
78 **Resolution 2023-01, Designating Certain Officers of the District, as nominated,**
79 **and Providing for an Effective Date, was adopted.**

80

81

82 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-02,
83 Extending the Terms of the Board of
84 Supervisors’ Seats to Align with the
85 November General Elections in Accordance
86 with Chapter 190, Florida Statutes**

87

88 Mr. Rom presented Resolution 2023-02.

89

90 **On MOTION by Mr. Edwards and seconded by Mr. Dunn, with all in favor,**
91 **Resolution 2023-02, Extending the Terms of the Board of Supervisors’ Seats to**
92 **Align with the November General Elections in Accordance with Chapter 190,**
93 **Florida Statutes, was adopted.**

94

95

96 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-03,
97 Approving a Proposed Budget for Fiscal
98 Year 2023/2024 and Setting a Public
99 Hearing Thereon Pursuant to Florida Law;
100 Addressing Transmittal, Posting and
101 Publication Requirements; Addressing
102 Severability; and Providing an Effective
103 Date**

104

105 Mr. Rom presented Resolution 2023-03. He presented the proposed Fiscal Year 2024
106 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal
107 Year 2023 budget, and explained the reasons for any changes.

108 Discussion ensued regarding the Phase 2 parks, which will be completed in
109 approximately three months, necessitating additional maintenance.

110 The following changes were made to the proposed Fiscal Year 2024 budget:

111 Page 8, "Landscaping contract labor" line item: Increase to \$304,000

112 Page 8, "Plants/shrubs/annuals" line item: Increase to \$15,000

113 Page 8, "Signage" line item: Increase to \$3,000

114 Page 8, "Tree trimming" line item: Increase to \$35,000

115 Page 8, "General maintenance" line item: Increase to \$10,000

116 Page 8, "Playground ADA mulch" line item: Increase to \$5,000

117

118 **On MOTION by Mr. Dunn and seconded by Mr. Edwards, with all in favor,**
119 **Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024, as**
120 **amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for**
121 **August 28, 2023 at 1:00 p.m., at the City of Minneola City Hall, 800 N. U.S.**
122 **Highway 27, Minneola, Florida 34715; Addressing Transmittal, Posting and**
123 **Publication Requirements; Addressing Severability; and Providing an Effective**
124 **Date, was adopted.**

125

126

127 **EIGHTH ORDER OF BUSINESS**

Consideration of Resolution 2023-04,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2023/2024 and Providing for an Effective
Date

128

129

130

131

132

133

134 Mr. Rom presented Resolution 2023-04.

135 The following will be inserted into the Fiscal Year 2024 Meeting Schedule:

136 DATE: May 20, 2024

137

138 **On MOTION by Mr. Jerman and seconded by Mr. Edwards, with all in favor,**
139 **Resolution 2023-04, Designating Dates, Times and Locations for Regular**
140 **Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024,**
141 **as amended, and Providing for an Effective Date, was adopted.**

142

143

144 **NINTH ORDER OF BUSINESS**

Consideration of Acquisition of Utilities
Agreement

145

146

147 Mr. Rom presented the Acquisition of Utilities Agreement. At Pulte’s request, Mr.
148 Babbar prepared the Agreement, which pertains to the North Parcel assessment area.

149

On MOTION by Mr. Jerman and seconded by Mr. Edwards, with all in favor, the Acquisition of Utilities Agreement, in substantial form, was approved.

150

151

152

153

TENTH ORDER OF BUSINESS

Consideration of Ratification Items

154

A. Yellowstone Landscape, Proposal #251387 for Hurricane Ian Cleanup

155

B. MRM Landscaping, LLC, Estimate for Pine Bark

156

157

On MOTION by Mr. Dunn and seconded by Mr. Jerman, with all in favor, Yellowstone Landscape Proposal #251387, in the amount of \$1,072.90, and the MRM Landscaping, LLC, Estimate for pine bark, in a not-to-exceed amount of \$35,000, were ratified.

158

159

160

161

162

163

164

ELEVENTH ORDER OF BUSINESS

Presentation of Draft Audited Financial Report for Fiscal Year Ended September 30, 2022, Prepared by McDirmit Davis

165

166

167

168

169 Mr. Rom presented the draft Audited Annual Financial Report for the Fiscal Year Ended
170 September 30, 2022 and accompanying disclosures. There were no findings, recommendations,
171 irregularities or instances of noncompliance; it was an unmodified opinion, otherwise known as
172 a clean audit.

173

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2023-05, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022

174

175

176

177

178

179 Mr. Rom presented Resolution 2023-05. Approval of the draft Audit Report in
180 substantial form is recommended.

181

240
241
242
243
244
245

Secretary/Assistant Secretary

Chair/Vice Chair

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

City of Minneola City Hall, 800 N US Hwy 27, Minneola, FL 34715

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 28, 2022 CANCELED	Regular Meeting	1:00 PM
January 23, 2023 CANCELED	Regular Meeting	1:00 PM
February 27, 2023 CANCELED	Regular Meeting	1:00 PM
March 27, 2023 CANCELED	Regular Meeting	1:00 PM
April 24, 2023 CANCELED	Regular Meeting	1:00 PM
May 22, 2023	Regular Meeting	1:00 PM
June 26, 2023 CANCELED	Regular Meeting	1:00 PM
July 24, 2023 CANCELED	Regular Meeting	1:00 PM
August 28, 2023	Public Hearing & Regular Meeting	1:00 PM
September 25, 2023	Regular Meeting	1:00 PM