HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

August 22, 2022

BOARD OF SUPERVISORS

PUBLIC HEARINGS AND REGULAR MEETING AGENDA

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

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

August 15, 2022

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 Multiple Public Hearing and a Regular Meeting on August 22, 2022 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. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
   - A. Proof/Affidavit of Publication
   - B. Consideration of Resolution 2022-10, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law
   - A. Proof/Affidavit of Publication
   - B. Mailed Notice(s) to Property Owners
   - C. Consideration of Resolution 2022-11, 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; Approving the Form of a Budget Funding Agreement; Providing for Severability; Providing for an Effective Date

5. Consideration of Resolution 2022-12, Confirming Authorization to Pay Invoices for Work Previously Approved; Authorizing the District Manager, Field Operations Manager, and the Chair or Vice-Chair of the Board of Supervisors to Enter into Certain Routine or Time Sensitive and Emergency Contracts and Disburse Funds for Payment of Certain Expenses

without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for the Repeal of Prior Spending Authorizations; Providing for an Effective Date

6. Ratification of Temporary License Agreement to use District Property for Access for Pool Construction

7. Ratification of Yellowstone Landscape Proposal #233402 for Mainline Repair

8. Ratification of Jr. Davis Construction Co., Inc., Change Order #03 for Fuel Escalation

9. Acceptance of Unaudited Financial Statements as of July 31, 2022

10. Approval of July 25, 2022 Regular Meeting Minutes

11. 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 26, 2022 at 1:00 p.m.
        - QUORUM CHECK

Denver Marlow	☐ IN PERSON	☐ PHONE	☐ NO
Daniel Edwards	☐ IN PERSON	☐ PHONE	☐ NO
James Dunn	☐ IN PERSON	☐ PHONE	☐ NO
Richard Jerman	☐ IN PERSON	☐ PHONE	☐ NO
Max Perlman	☐ IN PERSON	☐ PHONE	☐ NO

12. Board Members' Comments/Requests

13. Public Comments

14. 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

Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 801 901 3513

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

3A

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 FLORIDA, COUNTY OF LAKE

The Daily Commercial, a newspaper printed and published in the city of Leesburg, and of general circulation in the Counties of Lake and Sumter, State of Florida, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

08/08/2022

and that the fees charged are legal.
Sworn to and subscribed before on 08/08/2022

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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 22, 2022, at 1:00 p.m. at the City of Minneola City Hall, 800 N. US Highway 27, Minneola, Florida 34715.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 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 info@hillsofminneolacdd.net 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.

Cindy Cerbone
District Manager

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2022-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has submitted to the Board of Supervisors ("Board") of the Hills of Minneola Community Development District (the "District") proposed budget ("Proposed Budget") for the fiscal year ending September 30, 2023 ("Fiscal Year 2022/2023") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of section 190.008(2)(a), *Florida Statute*s; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, section 190.008(2)(a), *Florida Statutes*, requires that the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

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

b. The Proposed Budget, attached hereto as **Exhibit A** as amended by the Board, is hereby adopted in accordance with the provisions of section 190.008(2)(a), *Florida Statutes* ("Adopted Budget"), and incorporated herein by reference; provided,

however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Hills of Minneola Community Development District for the Fiscal Year Ending September 30, 2023."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of $2,514,316 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$ 112,525
SPECIAL REVENUE FUND	$ 12,750
SPECIAL REVUNE FUND – SOUTH	$ 709,344
DEBT SERVICE FUND – SERIES 2020	$1,352,507
DEBT SERVICE FUND – SERIES 2021	$ 327,190
TOTAL ALL FUNDS	$2,514,316

SECTION 3. BUDGET AMENDMENTS

Pursuant to section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted 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 $15,000 or 15% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 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 under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED this 22nd day of August, 2022.

ATTEST:

HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A

Fiscal Year 2022/2023 Adopted Budget

HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023

HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
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HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
CONSOLIDATED GENERAL FUND AND SPECIAL REVENUE FUND BUDGETS
FISCAL YEAR 2023

	FY 2022	FY 2023 Proposed Budgets			
	Combined Budgets Amended	General Fund	SRF North Residential	SRF South Residential	Combined
REVENUES					
Assessment levy: on-roll - gross	$ -	$ 20,687	$ -	$ 190,526	$ 211,213
Allowable discounts (4%)	-	(827)	-	(7,621)	(8,448)
Assessment levy: on-roll - net	-	19,860	-	182,905	202,765
Assessment levy: off-roll	-	92,665	12,750	526,439	631,854
Developer contribution	496,990	-	-	-	-
Total revenues	496,990	112,525	12,750	709,344	834,619
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	4,900	5,900	-	-	5,900
Arbitrage rebate calculation	1,500	-	750	1,500	2,250
Debt service fund - accounting	5,500	-	5,500	5,500	11,000
Dissemination agent	2,000	-	1,000	2,000	3,000
Trustee	5,500	-	5,500	11,000	16,500
Telephone	200	200	-	-	200
Postage	50	91	-	-	91
Printing & binding	50	50	-	-	50
Legal advertising	1,500	1,500	-	-	1,500
Annual district filing fee	175	175	-	-	175
Insurance: GL & POL	5,500	5,900	-	-	5,900
Contingencies	750	750	-	-	750
Hosting & maintenance	705	705	-	-	705
ADA compliance	210	210	-	-	210
Property appraiser and Tax collector	-	621	-	5,716	6,337
Total professional & administrative	99,040	86,602	12,750	25,716	125,068
Field operations and maintenance					
Field operations manager	6,000	-	-	6,000	6,000
Field operations accounting	-	-	-	3,500	3,500
Landscaping contract labor	253,750	-	-	284,200	284,200
Insurance: property	5,000	-	-	15,000	15,000
Backflow test	400	-	-	400	400
Irrigation repair	5,000	-	-	5,000	5,000
Plants/shrubs/annuals	15,000	-	-	15,000	15,000
Tree trimming	10,000	-	-	30,000	30,000
Mulch	-	-	-	35,000	35,000
Pressure washing	-	-	-	4,000	4,000
Signage	1,000	-	-	2,000	2,000

HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
CONSOLIDATED GENERAL FUND AND SPECIAL REVENUE FUND BUDGETS
FISCAL YEAR 2023

	FY 2022	FY 2023 Proposed Budgets			
	Combined Budgets Amended	General Fund	SRF North Residential	SRF South Residential	Combined
EXPENDITURES (continued)					
General maintenance	2,000	-	-	8,000	8,000
Fence wall repair	1,000	-	-	2,500	2,500
Electric:					
Irrigation	2,500	-	-	12,000	12,000
Street lights	52,800	-	-	52,800	52,800
Entrance signs	2,500	-	-	2,500	2,500
Water irrigation	36,000	-	-	54,000	54,000
Playground ADA mulch	4,000	-	-	2,000	2,000
Dog park porter service	1,000	-	-	-	-
Total field operations & maintenance	397,950	-	-	533,900	533,900
Total expenditures	496,990	86,602	12,750	559,616	658,968
Excess/(deficiency) of revenues over/(under) expenditures	-	25,923	-	149,728	175,651
Fund balance - beginning (unaudited)	-	3,150	-	-	3,150
Fund balance - ending (projected)					
Committed					
Assigned					
3 months working capital	-	25,920	-	149,725	175,645
Unassigned	-	3,153	-	3	3,156
Fund balance - ending (projected)	$ -	$ 29,073	$ -	$ 149,728	$ 178,801

HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023

	Fiscal Year 2022				
	Amended Budget FY 2022	Actual through 3/31/22	Projected through 9/30/2022	Total Actual & Projected	Proposed Budget FY 2023
REVENUES					
Assessment levy: on-roll - gross	$ -				$ 20,687
Allowable discounts (4%)	-				(827)
Assessment levy: on-roll - net	-	$ -	$ -	$ -	19,860
Assessment levy: off-roll	-	-	-	-	92,665
Developer contribution	496,990	79,479	407,737	487,216	-
Lot closings	-	6,624	3,150	9,774	-
Total revenues	496,990	86,103	410,887	496,990	112,525
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal - general counsel	15,000	3,632	11,368	15,000	15,000
Engineering	7,500	-	7,500	7,500	7,500
Audit	4,900	4,400	500	4,900	5,900
Arbitrage rebate calculation	1,500	-	1,500	1,500	-
Debt service fund - accounting	5,500	-	5,500	5,500	-
Dissemination agent	2,000	500	1,500	2,000	-
Trustee	5,500	-	5,500	5,500	-
Telephone	200	100	100	200	200
Postage	50	91	-	91	91
Printing & binding	50	25	25	50	50
Legal advertising	1,500	449	1,051	1,500	1,500
Annual district filing fee	175	175	-	175	175
Insurance: GL & POL	5,500	5,175	-	5,175	5,900
Contingencies	750	408	342	750	750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	-	210	210	210
Property appraiser and Tax collector	-	-	-	-	621
Total professional & administrative	99,040	38,955	59,801	98,756	86,602
Field operations and maintenance					
Field operations manager	6,000	-	6,000	6,000	-
Landscaping contract labor	253,750	113,750	140,000	253,750	-
Insurance: property	5,000	-	5,000	5,000	-
Backflow test	400	-	400	400	-
Irrigation repair	5,000	-	5,000	5,000	-
Plants/shrubs/annuals	15,000	-	15,000	15,000	-
Tree trimming	10,000	-	10,000	10,000	-
Signage	1,000	-	1,000	1,000	-

HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023

	Fiscal Year 2022				
	Amended Budget FY 2022	Actual through 3/31/22	Projected through 9/30/2022	Total Actual & Projected	Proposed Budget FY 2023
EXPENDITURES (continued)					
General maintenance	2,000	-	2,000	2,000	-
Fence wall repair	1,000	-	1,000	1,000	-
Electric:					
Irrigation	2,500	-	2,500	2,500	-
Street lights	52,800	12,417	40,383	52,800	-
Entrance signs	2,500	-	2,500	2,500	-
Water irrigation	36,000	-	36,000	36,000	-
Playground ADA mulch	4,000	-	4,000	4,000	-
Dog park porter service	1,000	-	1,000	1,000	-
Total field operations & maintenance	397,950	126,167	271,783	397,950	-
Total expenditures	496,990	165,122	331,584	496,706	86,602
Excess/(deficiency) of revenues over/(under) expenditures	-	(79,019)	79,303	284	25,923
Fund balance - beginning (unaudited)	-	2,866	(76,153)	2,866	3,150
Fund balance - ending (projected)					
Assigned					
3 months working capital	-	-	-	-	25,920
Unassigned	-	-	3,150	3,150	3,153
Fund balance - ending (projected)	$ -	$ (76,153)	$ 3,150	$ 3,150	$ 29,073

HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES

Professional & administrative

Management/accounting/recording	$ 48,000
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.	
Legal - general counsel	15,000
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.	
Engineering	7,500
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.	
Audit	5,900
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.	
Telephone	200
Telephone and fax machine.	
Postage	91
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	50
Copies, agenda package items, etc.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, bidding, etc.	
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance: GL & POL	5,900
The District carries public officials liability and general liability insurance. The limit of liability is set at $1,000,000 for public officials liability.	
Contingencies	750
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Property appraiser and Tax collector	621
Total expenditures	$ 86,602

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

	Fiscal Year 2022				
	Amended Budget FY 2022	Actual through 3/31/22	Projected through 9/30/2022	Total Actual & Projected	Proposed Budget FY 2023
REVENUES					
Assessment levy: off-roll	$ -	$ -	$ -	$ -	$ 12,750
Total revenues	-	-	-	-	12,750
EXPENDITURES					
Professional & administrative					
Arbitrage rebate calculation	-	-	-	-	750
Debt service fund - accounting	-	-	-	-	5,500
Dissemination agent	-	-	-	-	1,000
Trustee	-	-	-	-	5,500
Total expenditures	-	-	-	-	12,750
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)	$ -	$ -	$ -	$ -	$ -

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

EXPENDITURES
Professional & administrative

Arbitrage rebate calculation	$ 750
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	1,000
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	5,500
Annual Fee paid for the service provided as Trustee, Paying Agent and Registrar.	
Total expenditures	$ 12,750

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

	Fiscal Year 2022				
	Amended Budget FY 2022	Actual through 3/31/22	Projected through 9/30/2022	Total Actual & Projected	Proposed Budget FY 2023
REVENUES					
Assessment levy: on-roll - gross	$ -				$ 190,526
Allowable discounts (4%)	-				(7,621)
Assessment levy: on-roll - net	-	$ -	$ -	$ -	182,905
Assessment levy: off-roll	-	-	-	-	526,439
Total revenues	-	-	-	-	709,344
EXPENDITURES					
Professional & administrative					
Arbitrage rebate calculation	-	-	-	-	1,500
Debt service fund - accounting	-	-	-	-	5,500
Dissemination agent	-	-	-	-	2,000
Trustee	-	-	-	-	11,000
Property appraiser and Tax collector	-	-	-	-	5,716
Total professional & administrative	-	-	-	-	25,716
Field operations and maintenance					
Field operations manager	-	-	-	-	6,000
Field operations accounting	-	-	-	-	3,500
Landscaping contract labor	-	-	-	-	284,200
Insurance: property	-	-	-	-	15,000
Backflow test	-	-	-	-	400
Irrigation repair	-	-	-	-	5,000
Plants/shrubs/annuals	-	-	-	-	15,000
Tree trimming	-	-	-	-	30,000
Mulch	-	-	-	-	35,000
Pressure washing	-	-	-	-	4,000
Signage	-	-	-	-	2,000
EXPENDITURES (continued)			-		
General maintenance	-	-	-	-	8,000
Fence wall repair	-	-	-	-	2,500
Electric:			-		
Irrigation	-	-	-	-	12,000
Street lights	-	-	-	-	52,800
Entrance signs	-	-	-	-	2,500
Water irrigation	-	-	-	-	54,000
Playground ADA mulch	-	-	-	-	2,000
Total field operations & maintenance	-	-	-	-	533,900
Total expenditures	-	-	-	-	559,616

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

	Fiscal Year 2022				
	Amended Budget FY 2022	Actual through 3/31/22	Projected through 9/30/2022	Total Actual & Projected	Proposed Budget FY 2023
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	-	149,728
Fund balance - beginning (unaudited)	-	-	-	-	-
Fund balance - ending (projected)					
Committed					
Assigned					
3 months working capital	-	-	-	-	149,725
Unassigned	-	-	-	-	3
Fund balance - ending (projected)	$ -	$ -	$ -	$ -	$ 149,728

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	5,716
Total professional & administrative	25,716
Field operations and maintenance	
Field operations manager	6,000
Field operations accounting	3,500
Landscaping contract labor	284,200
Insurance: property	15,000
Backflow prevention test	400
Irrigation maintenance/repair	5,000
Plants/shrubs/annuals	15,000
Tree trimming	30,000
Mulch	35,000
Pressure washing	4,000
Signage	2,000
General maintenance	8,000
Fence/wall repair	2,500
Electric:	
Irrigation	12,000
Street lights	52,800
Entrance signs	2,500
Water irrigation	54,000
Playground ADA mulch	2,000
Total field operations & maintenance	533,900
Total expenditures	$ 559,616

HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020
FISCAL YEAR 2023

	Fiscal Year 2022				
	Amended Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	Proposed Budget FY 2023
REVENUES					
Assessment levy: on-roll	$ -				$ 449,079
Allowable discounts (4%)	-				(17,963)
Net assessment levy - on-roll		$ -	$ -	$ -	431,116
Assessment levy: off-roll	1,338,413	-	1,303,284	1,303,284	920,765
Lot closings	-	35,129	-	35,129	-
Interest	-	46	-	46	-
Total revenues	1,338,413	35,175	1,303,284	1,338,459	1,351,881
EXPENDITURES					
Debt service					
Principal	455,000	-	455,000	455,000	470,000
Interest	887,175	443,588	443,587	887,175	873,525
Tax collector	-	-	-	-	8,982
Total expenditures	1,342,175	443,588	898,587	1,342,175	1,352,507
Excess/(deficiency) of revenues over/(under) expenditures	(3,762)	(408,413)	404,697	(3,716)	(626)
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(45)	-	(45)	-
Total other financing sources/(uses)	-	(45)	-	(45)	-
Fund balance:					
Net increase/(decrease) in fund balance	(3,762)	(408,458)	404,697	(3,761)	(626)
Beginning fund balance (unaudited)	1,786,644	1,774,164	1,365,706	1,774,164	1,770,403
Ending fund balance (projected)	$ 1,782,882	$1,365,706	$1,770,403	$ 1,770,403	1,769,777

Use of fund balance:	
Debt service reserve account balance (required)	(1,338,413)
Interest expense - November 1, 2023	(429,713)
Projected fund balance surplus/(deficit) as of September 30, 2023	$ 1,651

HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/22	455,000.00	3.000%	443,587.50	898,587.50	22,625,000.00
11/01/22			436,762.50	436,762.50	22,625,000.00
05/01/23	470,000.00	3.000%	436,762.50	906,762.50	22,155,000.00
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	**23,520,000.00**		**16,799,308.33**	**40,319,308.33**	

HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2023

	Fiscal Year 2022				
	Amended Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	Proposed Budget FY 2023
REVENUES					
Assessment levy: off-roll	$ -	$ -	$ -	$ -	$ 327,190
Developer contribution	-	-	102,277	102,277	-
Interest	-	11	-	11	-
Total revenues	-	11	102,277	102,288	327,190
EXPENDITURES					
Debt service					
Principal	-	-	-	-	120,000
Interest	-	38,070	102,277	140,347	204,554
Cost of issuance	-	47,975	-	47,975	-
Total expenditures	-	86,045	102,277	188,322	324,554
Excess/(deficiency) of revenues over/(under) expenditures	-	(86,034)	-	(86,034)	2,636
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(40,051)	-	(40,051)	-
Total other financing sources/(uses)	-	(40,051)	-	(40,051)	-
Fund balance:					
Net increase/(decrease) in fund balance	-	(126,085)	-	(126,085)	2,636
Beginning fund balance (unaudited)	-	391,968	265,883	391,968	265,883
Ending fund balance (projected)	$ -	$ 265,883	$ 265,883	$ 265,883	$ 268,519

Use of fund balance:	
Debt service reserve account balance (required)	(163,596)
Interest expense - November 1, 2023	(100,852)
Projected fund balance surplus/(deficit) as of September 30, 2023	$ 4,071

HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/21			38,069.73	38,069.73	5,890,000.00
05/01/22			102,276.88	102,276.88	5,890,000.00
11/01/22			102,276.88	102,276.88	5,890,000.00
05/01/23	120,000.00	2.375%	102,276.88	222,276.88	5,770,000.00
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	-
11/01/52			-	-	-
Total	**5,890,000.00**		**4,087,726.63**	**9,977,726.63**	

HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS

On-Roll Assessments - South

Series 2020		FY 2023				FY 2022
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'	176	$ 46.28	$ 356.13	$ 839.40	$ 1,241.81	$ 780.64
SF 50'	190	46.28	445.15	1,049.25	1,540.68	$ 975.80
SF 60'	81	46.28	534.18	1,259.10	1,839.56	$ 1,170.96
Total	**447**					

Off-Roll Assessments - South

Series 2020		FY 2023				FY 2022
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'	337	$ 43.04	$ 331.20	$ 780.64	$ 1,154.88	$ 780.64
SF 50'	422	43.04	413.99	975.80	1,432.83	$ 975.80
SF 60'	210	43.04	496.79	1,170.96	1,710.79	$ 1,170.96
Total	**969**					

Series 2021		FY 2023				FY 2022
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	$ 43.04	$ 331.20	$ 798.03	$ 1,172.27	n/a
SF 50'	220	43.04	413.99	997.53	1,454.56	n/a
SF 60'	34	43.04	496.79	1,197.04	1,736.87	n/a
Total	**338**					

Off-Roll Assessments - North

		FY 2023				FY 2022
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	$ 43.04	$ 11.77	$ -	$ 54.81	n/a
SF 50'	418	43.04	14.72	-	57.76	n/a
SF 65'	212	43.04	19.13	-	62.17	n/a
Total	**846**					

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

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STATE OF FLORIDA, COUNTY OF LAKE

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08/01/2022

and that the fees charged are legal.
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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 22, 2022, at 1:00 p.m. at the City of Minneola City Hall, 800 N. US Highway 27, Minneola, Florida 34715.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 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 www.hillsofminneolacdd.net, or may be obtained by contacting the District Manager's office via email at info@hillsofminneolacdd.net 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.

General Fund (GF)

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M – GF Assessment [1]
SF 40'	176	1.00	$46.28
SF 50'	190	1.00	$46.28
SF 60'	81	1.00	$46.28
Unplatted Property - South	216.53	6.0277	$278.96
Unplatted Property - North	339.34	2.4931	$115.38

Special Revenue Fund – South (SRF – South)

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M – GF Assessment [1]
SF 40'	176	0.80	$356.13
SF 50'	190	1.00	$445.15
SF 60'	81	1.20	$534.18
Unplatted Property - South	216.83	5.8646	$2,610.61

Special Revenue Fund – North (SRF – North)

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M – GF Assessment [1]
Unplatted Property - North	339.34	1.00	$40.40

[1]Annual O&M Assessment may also include County collection costs and early payment discounts.

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 www.hillsofminneolacdd.net, or may be obtained by contacting the District Manager's office via email at info@hillsofminneolacdd.net or via phone at (561) 571-0010.

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2022 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.

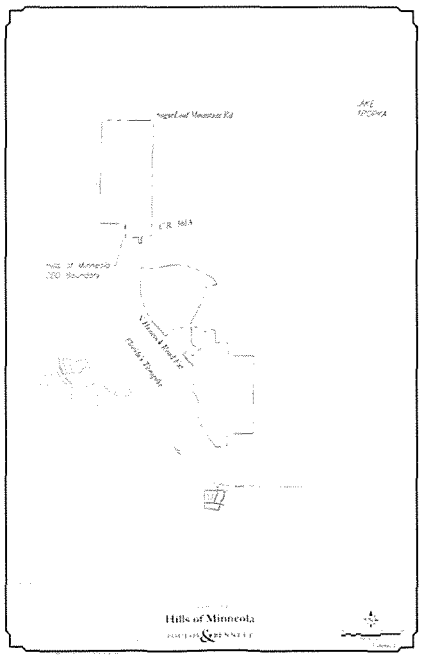
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be 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.

Cindy Cerbone
District Manager



Run Date: August 1, 2022

LF-31476842

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

4B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Michal Szymonowicz, 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, Michal Szymonowicz, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Assessment Roll Coordinator for the Hills of Minneola Community Development District.

3. Among other things, my duties include preparing and transmitting correspondence relating to the Hills of Minneola Community Development District.

4. I do hereby certify that on August 2, 2022 and in the regular course of business, I caused the letter, in the form attached hereto as Exhibit A, to be sent notifying affected landowners in the Hills of Minneola Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments.

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.

Michal Szymonowicz

Michal Szymonowicz

SWORN TO (OR AFFIRMED) AND SUBSCRIBED before me by means of ☑ physical presence or ☐ online notarization, this 2nd day of August, 2022, by Michal Szymonowicz, for Wrathell, Hunt and Associates, LLC, who is [X] personally known to me or [ ] has provided _____ as identification, and who did __ / did not ___ take an oath.

NOTARY PUBLIC

MICHAEL ALEXANDER HOYOS
Notary Public - State of Florida
Commission # GG 330092
My Comm. Expires May 2, 2023
Bonded through National Notary Assn.

Print Name: Michael Hoyos
Notary Public, State of Florida
Commission No.: GG 330092
My Commission Expires: May 2, 2023

EXHIBIT A: Mailed Notice

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 2, 2022

VIA FIRST CLASS MAIL

ARROYO CAP II-1 LLC
100 W BROADWAY STE 680
LONG BEACH CA 90802-4483

Parcel ID: See Exhibit B.
Product Type: 32 SF 40' Lots, 74 SF 50' Lots, 31 SF 60' Lots and 33.25 acres of undeveloped property.

RE: Hills of Minneola Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Hills of Minneola Community Development District ("**District**") will be holding two public hearings and a Board of Supervisors' (**"Board"**) meeting for the purposes of: (1) adopting the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), and (2) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2022/2023, on August 22, 2022, at 1:00 p.m., and at City of Minneola City Hall, 800 N US Hwy 27, Minneola, FL 34715. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A.**

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, Ph: 561-571-0010 (**"District Manager's Office"**). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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.
If you have any questions, please do not hesitate to contact the District Manager's Office.
Sincerely,

Cindy Cerbone

Cindy Cerbone
District Manager

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IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

General Fund (GF)

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M – GF Assessment [(1)]
SF 40'	176	1.00	$46.28
SF 50'	190	1.00	$46.28
SF 60'	81	1.00	$46.28
Unplatted Property - South	216.53	6.0277	$278.96
Unplatted Property - North	339.34	2.4931	$115.38

Special Revenue Fund – South (SRF – South)

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M - SRF South Assessment [(1)]
SF 40'	176	0.80	$356.13
SF 50'	190	1.00	$445.15
SF 60'	81	1.20	$534.18
Unplatted Property - South	216.83	5.8646	$2,610.61

Special Revenue Fund – North (SRF – North)

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M - SRF North Assessment [(1)]
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[(1)]Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **$890,626** in gross revenue.

EXHIBIT B

Parcel Identification Numbers

322126001500044000
322126001500044100
322126001500044200
322126001500044300
322126001500044400
322126001500044500
322126001500044600
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322126001500076700
3221260015FD100000
3221260015FD200000

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 2, 2022

VIA FIRST CLASS MAIL

ASHTON ORLANDO RESIDENTIAL LLC
1064 GREENWOOD BLVD STE 124
LAKE MARY FL 32746

Parcel ID: See Exhibit B.
Product Type: 50 SF 60' Lots.

RE: Hills of Minneola Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Hills of Minneola Community Development District ("**District**") will be holding two public hearings and a Board of Supervisors' (**"Board"**) meeting for the purposes of: (1) adopting the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), and (2) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2022/2023, on August 22, 2022, at 1:00 p.m., and at City of Minneola City Hall, 800 N US Hwy 27, Minneola, FL 34715. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A.**

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If you have any questions, please do not hesitate to contact the District Manager's Office.
Sincerely,

Cindy Cerbone

Cindy Cerbone
District Manager

EXHIBIT A

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General Fund (GF)

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M – GF Assessment [(1)]
SF 40'	176	1.00	$46.28
SF 50'	190	1.00	$46.28
SF 60'	81	1.00	$46.28
Unplatted Property - South	216.53	6.0277	$278.96
Unplatted Property - North	339.34	2.4931	$115.38

Special Revenue Fund – South (SRF – South)

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M - SRF South Assessment [(1)]
SF 40'	176	0.80	$356.13
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Special Revenue Fund – North (SRF – North)

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M - SRF North Assessment [(1)]
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[(1)]Annual O&M Assessment may also include County collection costs and early payment discounts.

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322126001000036200	322126001000038700
322126001000036300	322126001000038800
322126001000036400	322126001000038900
322126001000036500	322126001000039000
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322126001000037600	322126001000040100
322126001000037700	322126001000040200
322126001000037800	322126001000040300
322126001000037900	322126001000040400
322126001000038000	322126001000040500
322126001000038100	322126001000040600
322126001000038200	322126001000040700
322126001000038300	322126001500046900
322126001000038400	322126001500047000
322126001000038500	322126001500047100
322126001000038600	322126001500047200

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 2, 2022

VIA FIRST CLASS MAIL

JEN FLORIDA 30 LLC
1750 W BROADWAY ST STE 111
OVIEDO FL 32765

Parcel ID: 332126000300007100
Product Type: 163.93 acres of undeveloped property.

RE: Hills of Minneola Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

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Sincerely,

Cindy Cerbone

Cindy Cerbone
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Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M - SRF North Assessment [(1)]
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Community Development District

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August 2, 2022

VIA FIRST CLASS MAIL

MERITAGE HOMES OF FLORIDA INC
5337 MILLENIA LAKES BLVD STE 235
ORLANDO FL 32839

Parcel ID: See Exhibit B.
Product Type: 134 SF 40' Lots, 78 SF 50' Lots and 19.65 acres of undeveloped property.

RE: Hills of Minneola Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

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322126001000000100	322126001000004800	322126001000009500	322126001000027700
322126001000000200	322126001000004900	322126001000009600	322126001000027800
322126001000000300	322126001000005000	322126001000009700	322126001000027900
322126001000000400	322126001000005100	322126001000009800	322126001000028000
322126001000000500	322126001000005200	322126001000009900	322126001000028100
322126001000000600	322126001000005300	322126001000010000	322126001000028200
322126001000000700	322126001000005400	322126001000010100	322126001000028300
322126001000000800	322126001000005500	322126001000010200	322126001000028400
322126001000000900	322126001000005600	322126001000010300	322126001000028500
322126001000001000	322126001000005700	322126001000010400	322126001000028600
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322126001000001300	322126001000006000	322126001000010700	322126001000028900
322126001000001400	322126001000006100	322126001000010800	322126001000029000
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322126001000001600	322126001000006300	322126001000011000	322126001000029200
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322126001000003700	322126001000008400	322126001000021700	322126001000031300
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322126001000004500	322126001000009200	322126001000027400	322126001000032100
322126001000004600	322126001000009300	322126001000027500	322126001000032200
322126001000004700	322126001000009400	322126001000027600	322126001000032300

EXHIBIT B

Parcel Identification Numbers

322126001000032400
322126001000032500
322126001000032600
322126001000032700
322126001000032800
322126001000032900
322126001000033000
322126001000033100
322126001000033200
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322126001000033400
322126001000033500
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322126001000033900
322126001000034000
322126001000034100
322126001000034200
322126001000034300
322126001000034400
322126001000034500
322126001000034600
322126001000034700
3221260010FD100000
3221260010FD200000
3221260010FD300000
3221260010FD400000
3221260010FD500000
3221260010FD600000

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 2, 2022

VIA FIRST CLASS MAIL

STARLIGHT HOMES FLORIDA LLC
1064 GREENWOOD BLVD STE 124
LAKE MARY FL 32746

Parcel ID: See Exhibit B.
Product Type: 15 SF 40' Lots and 33 SF 50' Lots.

RE: Hills of Minneola Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Hills of Minneola Community Development District ("**District**") will be holding two public hearings and a Board of Supervisors' (**"Board"**) meeting for the purposes of: (1) adopting the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), and (2) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2022/2023, on August 22, 2022, at 1:00 p.m., and at City of Minneola City Hall, 800 N US Hwy 27, Minneola, FL 34715. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A.**

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, Ph: 561-571-0010 (**"District Manager's Office"**). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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.
If you have any questions, please do not hesitate to contact the District Manager's Office.
Sincerely,

Cindy Cerbone

Cindy Cerbone
District Manager

EXHIBIT A

Summary of O&M Assessments

The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit ("**EAU**") basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

General Fund (GF)

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M – GF Assessment [1]
SF 40'	176	1.00	$46.28
SF 50'	190	1.00	$46.28
SF 60'	81	1.00	$46.28
Unplatted Property - South	216.53	6.0277	$278.96
Unplatted Property - North	339.34	2.4931	$115.38

Special Revenue Fund – South (SRF – South)

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M - SRF South Assessment [1]
SF 40'	176	0.80	$356.13
SF 50'	190	1.00	$445.15
SF 60'	81	1.20	$534.18
Unplatted Property - South	216.83	5.8646	$2,610.61

Special Revenue Fund – North (SRF – North)

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M - SRF North Assessment [1]
Unplatted Property - North	339.34	1.00	$40.40

[1]Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **$890,626** in gross revenue.

EXHIBIT B

Parcel Identification Numbers

322126001500063700	322126001500072900
322126001500063800	322126001500073000
322126001500063900	322126001500073100
322126001500064000	322126001500073200
322126001500064100	322126001500073300
322126001500069100	322126001500073400
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322126001500070100	322126001500075600
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322126001500072500	322126001500076100
322126001500072600	322126001500076200
322126001500072700	322126001500076400
322126001500072800	322126001500076500

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

4C

RESOLUTION 2022-11

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; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; 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 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 2022/2023 attached hereto as **Exhibit A** ("**FY 2022/2023 Budget**") and incorporated as a material part of this Resolution by this reference;

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, the District has not imposed or levied any annually recurring operations and maintenance non-ad valorem special assessments and instead has approved funding agreements to generate revenues from landowners for each parcel's portion of the FY 2022/2023 Budget;

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 2022/2023 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;

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; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Collection and Enforcement of District Assessments.

a. **Uniform Method for Certain Debt Assessments.** The collection of the Debt 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, 2022; 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, 2022
      2. 25% due no later than February 1, 2023
      3. 25% due no later than May 1, 2023
   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 2022/2023 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. **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 2. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 3. 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 4. 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.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Section 5. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 22, 2022.

Attested By:	**Hills of Minneola** **Community Development District**
_____	_____
Secretary/Assistant Secretary	Chair/Vice-Chair, Board of Supervisors

Exhibit A: FY 2022/2023 Budget

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2022-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE DISTRICT MANAGER, FIELD OPERATIONS MANAGER, AND THE CHAIR OR VICE-CHAIR OF THE BOARD OF SUPERVISORS TO ENTER INTO CERTAIN ROUTINE OR TIME SENSITIVE AND EMERGENCY CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Hills of Minneola Community Development District (the "**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business;

WHEREAS, the Board of Supervisors of the District (the "**Board**") typically meets monthly to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses;

WHEREAS, the Board contracted with the District Manager to timely pay the District's vendors and perform other management functions;

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment;

WHEREAS, the Board contracted with the Field Operations Manager to timely provide certain field operations management services and coordinate with and supervise vendors related to field operations of the District;

WHEREAS, the Board recognizes that certain routine and non-substantial expenses may arise from time to time that do not necessarily warrant waiting until the next regular meeting and the prior approval of such expenses will make the Board meetings more efficient;

WHEREAS, the Board recognizes that certain time sensitive or emergency issues may arise from time to time that require approval outside of regular meetings;

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities, to authorize limited spending authority to the District Manager, Field Operations Manager, and the Chair (or Vice-Chair if the Chair is unavailable) of the Board, between regular meetings, for work and services that are time sensitive and/or emergency in nature.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Authorization to Pay Invoices for Work Previously Approved**. The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.

2. **Limited Spending Authorization for Routine and Non-Substantial Expenses**. The Board hereby authorizes the individuals stated below to exercise their judgment to enter into routine contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that have been approved by the Board in the past for similar situations or (2) for minor non-substantial expenses (including change orders) that do not warrant waiting until the next meeting.
    a. The Field Operations Manager may individually authorize such expenses up to $2,500 per proposal/event.
    b. The District Manager may individually authorize such expenses up to $5,000 per proposal/event.
    c. The District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to $10,000 per proposal/event.

3. **Limited Spending Authorization for Time Sensitive and Emergency Situations**. The Board hereby authorizes the individuals stated below to exercise their judgment to enter into time sensitive and emergency contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that are required to provide for the health, safety, and welfare of the residents within the District, (2) for the maintenance, repair, or replacement of a District asset, or (3) to remedy an unforeseen disruption in services relating to the District's facilities or assets, and such disruption would result in significantly higher expenses unless the contract is entered into immediately.
    a. The District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to $20,000 per proposal/event.

4. **Ratification of Spending Authorization at Future Meeting**. Any payment made or contract entered into pursuant to Sections 2 or 3 of this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.

5. **Repeal of Prior Spending Authorizations**. All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.

6. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

Passed and adopted on August 22, 2022.

Attest:	**Hills of Minneola** **Community Development District**
_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

6

Temporary License Agreement

(to use District Property for access for Pool Construction)

This Temporary License Agreement (this "**Agreement**") is entered into as of August 5, 2022, by and between the **Hills of Minneola Community Development District** (the "**District**"), a local unit of special purpose government organized under Chapter 190, Florida Statutes, whose mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, FL 33431, and **Justin Barcenilla** and **Angelica Villena** as husband and wife (together, the "**Licensee**"), whose address is 2318 Gold Dust Dr, Minneola, FL, 34715 ("**Licensee's Property**").

Background Information:

Licensee's Property is owned by Licensee and is located within the boundaries of the District. The District owns Tracts SW-1 of the Villages at Minneola Hills Phase 1A as recorded in Plat Book 75 Pages 33-47, of the Public Records of Lake County, Florida located immediately adjacent to Licensee's Property as depicted in the plat thereof (the "**District Property**"). Licensee desires to construct a pool on Licensee's Property and desires to use a portion of the District's Property for ingress and egress in connection with such construction. The District has agreed to allow limited use of the District Property by Licensee on the conditions set forth in this Agreement. It is specifically noted that the District Property includes a stormwater pond that has an approximate 4:1 side slope; while this slope should be traversable for normal trucks and lawn equipment, it is not intended for large vehicles (dump trucks, cement truck, crane, backhoe, etc.) as they may damage the slope stability or may tip over.

Operative Provisions:

Now, therefore, in consideration of the sum of $1.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the District and Licensee agree as follows:

1. **Background Information**. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.

2. **Grant of License**.
   a. The District hereby grants to Licensee and their contractor(s) a temporary non-exclusive license (the "**License**") for ingress and egress over and across the District Property for the sole purpose of transporting equipment and materials to Licensee's Property.
   b. This License does not grant the right to use the District Property for any purpose other than access. Materials, vehicles, or construction operations may not be stored, parked, or performed on the District Property.

3. **Term of the License**.
   a. This License shall become effective as of the date of this Agreement, and shall remain in effect for 6 months from the date of the Agreement, after which time the License shall terminate for all purposes, or upon completion of the construction, whichever occurs first.
   b. Licensee shall send an email to the District Manager if any delays occur, and an extension is requested.
   c. Extensions may be granted in writing (email is sufficient) at the sole discretion of the District.

4. **Damages and Restoration**.
   a. Licensee shall send an email to the District Manager upon completion of the work and sign off by any applicable governmental body.
   b. The District will inspect the District Property for any damage to the District Property.

c. Licensee shall be fully responsible for repairing any damage and restoring any impacts to existing utilities/sidewalk they traverse and for repairing any damage and restoring the District Property to its pre-existing condition prior to use of the License (including restoration of finished grade), if necessary, and hereby agrees to pay all costs and expenses in connection with any restoration, including, without limitation, grading or re-grading, sod replacement, erosion, and engineering costs.
d. All restoration work shall be completed by Licensee in a timely manner and by the termination date of the License.

5. **Insurance**. Licensee shall maintain or cause Licensee's contractor(s) to maintain commercial liability insurance and casualty insurance in amounts not less than $1,000,000.00 for the pool construction job. The foregoing insurance shall name the District as additional insured. Licensee shall or cause Licensee's contractor(s) to provide a certificate of insurance evidencing the insurance coverage prior to commencing the work. The insurance must be endorsed to state that coverage shall not be suspended, voided, or canceled except after 30 calendar days prior written notice, has been given to the District.

6. **Indemnification**. Licensee agrees to indemnify, defend, and hold the District, its Board of Supervisors and its employees, agents and assigns harmless from any claims for injury to any person or damages to adjacent property arising from the use of the License.

7. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

8. **Governing Law and Venue**. This Agreement is governed under the laws of the State of Florida with venue in Lake County, Florida.

9. **Enforcement of Agreement**. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternate dispute resolution, appellate proceedings, and engineers' fees and costs.

10. **Amendment**. This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by the parties hereto.

11. **Non-Recordable Instrument**. This document shall not be recorded in the public records of Lake County.

12. **Notices**: Any notice, request, demand or other communication given by either party to the other shall be deemed to have been properly sent or given when delivered to the addresses above by certified mail, return receipt requested, by overnight courier service, or by email (jbarcenilla@me.com if to the Licensee and cerbonec@whhassociates.com if to the District). In the event that the Licensee or the District undergoes a change in address, notification to the other party shall be made.

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

14. **Severability**. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement will remain in full force and effect.

15. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement supersedes and subsumes any prior agreements.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year first written above.

Licensee:

Justin Barcenilla

Angelica Villena

Hills of Minneola
Community Development District

Richard A. Jerman
Richard A Jerman (Aug 9, 2022 08:50 EDT)

Chair/Vice-Chair of the Board of Supervisors

Chairman

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

7

Proposal #233402
Date: 07/29/2022
From: Jason Costales

Proposal For

Hills of Minneola CDD
c/o Hills of Minneola CDD
2300 Glades Road
Suite 410 W
Boca Raton, FL 33431

main:
mobile:
romd@whhassociates.com

Location

2300 Glades Road
Suite 410 W
Boca Raton, FL 33431

Property Name: Hills of Minneola CDD

Mainline Repair

Terms: Net 30

DESCRIPTION	AMOUNT
Irrigation Labor	$219.17
Misc Pvc Parts	$85.71

Client Notes

Repair broken mainline on Keystone Pass across from Gold Dust.

SUBTOTAL	$304.88
SALES TAX	$0.00
TOTAL	$304.88

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: Richard Jerman

Title: Richard Jerman (Jul 29, 2022 15:15 EDT)

Date: 7/29/22

Assigned To

Jason Costales
Office:
jcostales@yellowstonelandscape.com

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

8

Change Order #03

HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT
C/O Wrathell Hunt & Associates, LLC
1750 WEST BROADWAY, STE 111
OVIEDO, FL 32765

Distribution
- [ ] HILLS OF MINNEOLA
- [ ]
- [ ] Office
- [ ] Other
- [ ] Field

Job: HILLS OF MINNEOLA
2092-

Contract Number: 2092- HILLS OF MINNEOLA

Change Order #: CO3: FUEL ESCALATION JUNE 2022

To (Contractor): Jr. Davis Construction Co., Inc.
210 Hangar Road
Kissimmee, FL 34741

Change Order Date: 07/22/22

Change Order Page: 1

You are directed to make the following changes in this Contract: Fuel Escalation for June 2022 based on FDOT index rate.

C.O. Item	Contract Item	Quantity	UM	Description	Unit Price	Amount
1	8004	1.000	.LS	CO3: FUEL ESCALATION JUNE 2022	65,431.60000	65,431.60
	Total for Change Order		**03**			**65,431.60**

Not valid until signed by both the Owner and Contractor. Signature of the Contractor indicates the Contractor's agreement herewith, including any adjustment in the Contract Sum or Contract Time.

The original Contract Sum was	**8,924,949.48**
The net change by previously authorized Change Orders was	**61,701.98**
The Contract Sum prior to this Change Order was	**8,986,651.46**
The Contract Sum will be increased by this Change Order	**65,431.60**
The new Contract Sum will be	**9,052,083.06**

Contracts Days Changed By 0 Days

The Contract Time will be unchanged

Authorized By Owner:
HILLS OF MINNEOLA COMMUNITY DEVELOPMENT
C/O Wrathell Hunt & Associates, LLC
1750 WEST BROADWAY, STE 111
OVIEDO, FL 32765

Accepted By Contractor:
Jr. Davis Construction Co., Inc.
210 Hangar Road
Kissimmee, FL 34741
BK

2092 - HILLS OF MINNEOLA AREA 2 POD 8 MASS GRADE
Jr Davis Construction

Fuel Index Summary by Period

https://www.fdot.gov/construction/fuel-bit/fuel-bit.shtm

Period	Monthly Index	Monthly Index Difference	Total GAL		Monthly Index Value
Template	-	(2.1636)	-	$	-
August-21	2.3370	-	31,586.00	$	-
September-21	2.2773	-	8,830.00	$	-
October-21	2.4857	0.0943	38,546.00	$	3,635.85
November-21	2.6307	0.2393	43,021.00	$	10,296.00
December-21	2.2617	-	21,779.00	$	-
January-22	2.5588	0.1674	33,991.00	$	5,690.94
February-22	2.8858	0.4944	24,721.00	$	12,222.68
March-22	3.1550	0.7636	22,108.00	$	16,882.22
April-22	3.8260	1.4346	17,575.00	$	25,213.53
May-22	4.6665	2.2751	16,038.00	$	36,488.45
June-22	4.5482	2.1568	30,337.00	$	65,431.60
Remaining - July 22	4.3428	1.9514	111,134.00	$	216,869.67
			Sub-Total	**$**	**392,730.95**

Contract Index - July 21	**2.2775**

CO 3
2092
PW 7/22

Period:	Jun-22		
Description	Period Quantity	Diesel (Gallons)	Diesel Index Factor
Field General Conditions		-	3,384.00000
Mobilization		-	32.00000
Construction Survey / Layout	0.05	45.00	897.60000
Certified Asbuilts	0.10	12.00	120.00000
Type III Silt Fence		-	0.04500
Double Row Type III Silt Fence		-	0.09000
Remove Existing Curb		-	0.07632
Remove Existing Trail		-	0.04688
Construction Entrance & Asphalt/Base Apron		-	128.44150
Clear, Grub, & Disk (Burn)		-	142.34667
Restore Entrance ROW		-	1.82524
Site/Pond Excavation	205,600.00	15,217.00	0.07401
Haul Road Maintenance	0.10	2,276.00	22,764.40000
Stockpile Excess Fill		-	0.02053
Embankment	178,200.00	5,027.00	0.02821
Overexcavate Clay in Pond and Onsite	32,200.00	2,910.00	0.09036
Embankment	36,400.00	1,015.00	0.02789
Mass Grading	110,848.00	978.00	0.00882
Grade Pond Slopes & Bottoms		-	0.01600
24" RCP		-	1.05515
36" RCP		-	1.63659
42" RCP	48.00	135.00	2.81605
60" RCP	327.00	1,125.00	3.44059
24" RCP MES		-	35.35000
36" RCP MES		-	47.00833
42" RCP MES	2.00	108.00	54.01950
60" RCP MES	5.00	398.00	79.57500
Rip Rap		-	2.74709
Storm Manhole	16.21	1,033.00	63.74935
Type 'E' DBI	1.35	58.00	42.64600
Overflow Weir		-	66.66667

Base (Contract) Index	2.2775
Proposal Date:	7/7/2021

Total Gallons	30,337.00	
Monthly (Period) Index	4.5482	Enter for Each Period
Index Difference	2.1568	Auto Calculated
Period Dollars	$ 65,431.60	

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

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HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2022

HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2022

	General Fund	Debt Service Fund 2020	Debt Service Fund 2021	Capital Projects Fund 2020	Capital Projects Fund 2021	Total Governmental Funds
ASSETS						
Cash	$ 29,800	$ -	$ -	$ -	$ -	$ 29,800
Investments						
Revenue	-	96,096	137	-	-	96,233
Reserve	-	1,338,412	163,596	-	-	1,502,008
Capitalized interest	-	-	5	-	-	5
Construction	-	-	-	57,568	5,142,923	5,200,491
Undeposited funds	191	-	-	-	-	191
Due from Landowner	10,618	-	-	-	-	10,618
Due from Meritage Homes	8,267	-	-	-	-	8,267
Due from Starlight	32,260	-	-	-	-	32,260
Due from Ashton Woods	3,718	-	-	-	-	3,718
Due from LB Minneola	12,768	-	-	-	-	12,768
Due from Plute Group	3,405	-	-	-	-	3,405
Utility deposit	20	-	-	-	-	20
Prepaid expense	-	-	-	651	-	651
Total assets	$ 101,047	$1,434,508	$163,738	$ 58,219	$5,142,923	$ 6,900,435
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable off-site	$ 22,448	$ -	$ -	$ -	$ -	$ 22,448
Accounts payable on-site	16,250	-	-	-	-	16,250
Retainage payable	-	-	-	317,027	17,713	334,740
Due to Landowner	-	12,478	-	3,084	-	15,562
Landowner advance	5,500	-	-	-	-	5,500
Total liabilities	44,198	12,478	-	320,111	17,713	394,500
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	71,036	-	-	-	-	71,036
Total deferred inflows of resources	71,036	-	-	-	-	71,036
Fund balances:						
Restricted for:						
Debt service	-	1,422,030	163,738	-	-	1,585,768
Capital projects	-	-	-	(261,892)	5,125,210	4,863,318
Unassigned	(14,187)	-	-	-	-	(14,187)
Total fund balances	(14,187)	1,422,030	163,738	(261,892)	5,125,210	6,434,899
Total liabilities, deferred inflows of resources and fund balances	$ 101,047	$1,434,508	$163,738	$ 58,219	$5,142,923	$ 6,900,435

HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2022

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	$ 10,782	$ 172,211	$ 456,790	38%
Lot closings	-	6,624	-	N/A
Total revenues	10,782	178,835	456,790	39%
EXPENDITURES				
Professional & administrative				
Management/recording	4,000	40,000	48,000	83%
Legal - general counsel	1,254	5,371	15,000	36%
Engineering	-	-	7,500	0%
Audit	-	4,400	4,900	90%
Arbitrage rebate calculation	500	500	750	67%
Dissemination agent	83	833	1,000	83%
Trustee	-	-	5,500	0%
Telephone	17	166	200	83%
Postage	9	155	50	310%
Printing & binding	4	42	50	84%
Legal advertising	-	647	1,500	43%
Annual district filing fee	-	175	175	100%
Insurance: GL & POL	-	5,175	5,500	94%
Contingencies	32	668	750	89%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	210	0%
Total professional & administrative	5,899	58,132	91,790	63%
Field operations and maintenance				
Field operations manager	500	1,800	6,000	30%
Landscaping labor	27,240	108,490	208,800	52%
Insurance: property	-	1,690	3,000	56%
Backflow test	-	-	400	0%
Irrigation repair	-	-	5,000	0%
Plants, shrubs & annuals	-	-	15,000	0%
Tree trimming	-	-	10,000	0%
Signage	-	-	1,000	0%
General maintenance	-	-	4,000	0%
Fence wall repairs	-	-	1,000	0%
Aquatic controls - ponds	-	-	8,000	0%
Electric:				
Irrigation	-	-	2,500	0%
Street lights	3,511	25,776	52,800	49%
Entrance signs	-	-	2,500	0%
Water irrigation	-	-	36,000	0%
Playground ADA mulch	-	-	4,000	0%
Dog porter service	-	-	5,000	0%
Total field operations & maintenance	31,251	137,756	365,000	38%
Total expenditures	37,150	195,888	456,790	43%
Excess/(deficiency) of revenues over/(under) expenditures	(26,368)	(17,053)	-	
Fund balances - beginning	12,181	2,866	-	
Fund balances - ending	$ (14,187)	$ (14,187)	$ -	

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, 2022

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	$ -	$ 902,765	$ 1,338,413	67%
Lot closing	12,490	87,236	-	N/A
Interest	757	1,157	-	N/A
Total revenues	13,247	991,158	1,338,413	74%
EXPENDITURES				
Debt service				
Principal	-	455,000	455,000	100%
Interest	-	887,175	887,175	100%
Total debt service	-	1,342,175	1,342,175	100%
Excess/(deficiency) of revenues over/(under) expenditures	13,247	(351,017)	(3,762)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	(729)	(1,117)	-	N/A
Total other financing sources	(729)	(1,117)	-	N/A
Net change in fund balances	12,518	(352,134)	(3,762)	
Fund balances - beginning	1,409,512	1,774,164	1,786,644	
Fund balances - ending	$ 1,422,030	$ 1,422,030	$ 1,782,882	

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, 2022

	Current Month	Year To Date
REVENUES		
Interest	$ 90	$ 143
Total revenues	90	143
EXPENDITURES		
Debt service		
Cost of issuance	-	47,975
Interest	-	140,347
Total debt service	-	188,322
Excess/(deficiency) of revenues over/(under) expenditures	90	(188,179)
OTHER FINANCING SOURCES/(USES)		
Transfer out	-	(40,051)
Total other financing sources	-	(40,051)
Net change in fund balances	90	(228,230)
Fund balances - beginning	163,648	391,968
Fund balances - ending	$ 163,738	$ 163,738

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, 2022

	Current Month	Year To Date
REVENUES		
Interest	$ 70	$ 358
Total revenues	70	358
EXPENDITURES		
Capital outlay	-	4,954,389
Total expenditures	-	4,954,389
Excess/(deficiency) of revenues over/(under) expenditures	70	(4,954,031)
OTHER FINANCING SOURCES/(USES)		
Transfer in	729	1,117
Total other financing sources/(uses)	729	1,117
Net change in fund balances	799	(4,952,914)
Fund balances - beginning	(262,691)	4,691,022
Fund balances - ending	$ (261,892)	$ (261,892)

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, 2022

	Current Month	Year To Date
REVENUES		
Interest	$ 2,984	$ 4,568
Total revenues	2,984	4,568
EXPENDITURES		
Capital outlay	-	354,261
Total expenditures	-	354,261
Excess/(deficiency) of revenues over/(under) expenditures	2,984	(349,693)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	40,051
Total other financing sources/(uses)	-	40,051
Net change in fund balances	2,984	(309,642)
Fund balances - beginning	5,122,226	5,434,852
Fund balances - ending	$ 5,125,210	$ 5,125,210

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

10

DRAFT

MINUTES OF MEETING
HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Hills of Minneola Community Development District held a Regular Meeting on July 25, 2022 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
Denver Marlow	Vice Chair
James Dunn	Assistant Secretary
Max Perlman (via telephone)	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC
Vanessa Steinerts (via telephone)	District Counsel
Mark Hills	Operations

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 1:00 p.m. Supervisors Jerman, Marlow and Dunn were present, in person. Supervisor Perlman was present via telephone. Supervisor Edwards was not present.

SECOND ORDER OF BUSINESS **Public Comments**

There were no public comments.

THIRD ORDER OF BUSINESS **Ratification of Change Orders**

Ms. Cerbone presented the following:

A. Jr. Davis Construction Co., Inc., Change Order #01 – Area 2 Mass Grading

B. Jr. Davis Construction Co., Inc., Change Order #02 – Area 2 Mass Grading

C. Hughes Brothers Construction Inc., Change Order No. 3 – Area 2 Mass Grading

On MOTION by Mr. Dun and seconded by Mr. Marlow, with all in favor, Jr. Davis Construction Co., Inc., Change Orders #01 and #2 and Hughes Brothers Construction Inc., Change Order No. 3, for Area 2 mass grading, were ratified.

FOURTH ORDER OF BUSINESS **Ratification of Association Solutions of Central Florida, Inc., First Amendment to the Field Operations Management Agreement**

Ms. Cerbone presented the Association Solutions of Central Florida, Inc., First Amendment to the Field Operations Management Agreement.

On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, the Association Solutions of Central Florida, Inc., First Amendment to the Field Operations Management Agreement, was ratified.

FIFTH ORDER OF BUSINESS **Update: Stormwater Needs Analysis**

Ms. Cerbone presented the Stormwater Management Needs Analysis Report, which was submitted by the June 30, 2022 deadline. Regarding the fee for preparation of the Report, Ms. Cerbone thought it was $7,500; she would confirm and advise the Board of the amount.

On MOTION by Mr. Marlow and seconded by Mr. Dunn, with all in favor, the Stormwater Management Needs Analysis Report, was ratified.

SIXTH ORDER OF BUSINESS **Consideration of Response(s) to Request for Proposals (RFP) for Landscape Maintenance and Irrigation Services**

A. Affidavit of Publication

B. RFQ Package

The affidavit of publication and RFQ package were included for informational purposes.

C. Respondent(s):

I. Trimac Outdoor

II. Yellowstone Landscape

D. Competitive Selection Criteria/Ranking

Mr. Hills reported the following:

- Trimac Outdoor (Trimac) did not attend the mandatory walkthrough.
- Trimac had a calculation irregularity in its bid.

Ms. Cerbone asked District Counsel if the Board can waive these two irregularities and accept the bid or deem them as grounds to reject Trimac's bid. Ms. Steinerts replied affirmatively; the Board can do either.

It was noted that Yellowstone Landscape (Yellowstone) has performed the landscape work during the interim. Mr. Hills stated that he is happy with Yellowstone's work and Yellowstone is very responsive.

E. Award of Contract

On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, not waiving the irregularities in the Trimac response thereby finding Trimac nonresponsive, deeming Yellowstone as the #1 ranked responsive and qualified respondent to the RFP for Landscape Maintenance and Irrigation Services, awarding the contract to Yellowstone Landscaping, authorizing Staff to prepare the Agreement and authorizing the Chair to execute the Agreement, was approved.

SEVENTH ORDER OF BUSINESS **Discussion: Encroachment Request for 2318 Gold Dust Drive**

Ms. Cerbone presented the Encroachment Request.

Mr. Hills stated that a homeowner is having a pool built and is seeking temporary access across CDD land during construction of the pool.

Ms. Steinerts stated that she can prepare a Temporary Construction Access or License Agreement.

On MOTION by Mr. Marlow and seconded by Mr. Dunn, with all in favor, the encroachment request for 2318 Gold Dust Drive, subject to the requester paying all costs for restoration of the easement, fully indemnifying the CDD and naming the CDD as an additional insured through a Certificate of Insurance, authorizing Staff to prepare a Temporary Construction Access or License Agreement and authorizing the Chair to execute, was approved.

EIGHTH ORDER OF BUSINESS **Continued Discussion: Fiscal Year 2023 Proposed Budget**

Ms. Cerbone recalled that, at the last meeting, the Board asked for the costs to be broken down specific to the South, specific to the North and specific to the shared costs. She noted the following:

- According to the Engineer's Report and the Methodology Report for the bond issuances related to the Series' 2020 and 2021 projects, it states more than once that the North and South Parcels are distinct and separate and will not benefit each other related to the construction funds and/or the operational expenses.

Ms. Cerbone stated that this provides the direction taken when revising the proposed Fiscal Year 2023 budget.

Ms. Cerbone reviewed the updated version of the proposed Fiscal Year 2023 budget, highlighting how the areas and shared costs were broken out.

The following changes were made:

Pages 1 and 2, Title: Insert "FOR NORTH AND SOUTH PARCELS" after "BUDGET"

Page 3 Title: Insert "FOR NORTH AND SOUTH PARCELS" where appropriate

Pages 1 and 2: Insert footnotes requested by Mr. Jerman

Mr. Jerman voiced his dissatisfaction with the budget format and layout, as he feels it is not clear with regard to the North and South Parcels, and stated that he wants it changed.

Ms. Cerbone continued reviewing the proposed Fiscal Year 2023 budget.

Mr. Jerman believed that the Board previously decided to validate additional bonds and asked for the status. Ms. Cerbone will research this matter and email her findings to the Board.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2022**

Ms. Cerbone presented the Unaudited Financial Statements as of June 30, 2022.

Mr. Jerman referred to Page 4 and asked for a footnote to be included indicating the number of lots that closed.

On MOTION by Mr. Marlow and seconded by Mr. Dunn, with all in favor, the Unaudited Financial Statements as of June 30, 2022, were accepted.

TENTH ORDER OF BUSINESS **Approval of May 23, 2022 Regular Meeting Minutes**

Ms. Cerbone presented the May 23, 2022 Regular Meeting Minutes.

On MOTION by Mr. Dunn and seconded by Mr. Marlow, with all in favor, the May 23, 2022 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS Staff Reports

A. District Counsel: *Straley Robin Vericker*

There was no report

B. District Engineer: *Poulos & Bennett, LLC*

There was no report.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

I. 0 Registered Voters in District as of April 15, 2022

II. NEXT MEETING DATE: August 22, 2022 at 1:00 p.m. (Public Hearing to Adopt Fiscal Year 2023 Budget)

- **QUORUM CHECK**

The next meeting would be on August 22, 2022.

TWELFTH ORDER OF BUSINESS Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS Public Comments

There were no public comments.

FOURTEENTH ORDER OF BUSINESS Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Dunn and seconded by Mr. Marlow, with all in favor, the meeting adjourned at 1:26 p.m.

188
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190
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192 _____ _____
193 Secretary/Assistant Secretary Chair/Vice Chair

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

11C

HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 25, 2021	Regular Meeting	1:00 PM
November 2, 2021	Landowners' Meeting	1:00 PM
Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711		
November 22, 2021 CANCELED	Regular Meeting	1:00 PM
January 24, 2022	Regular Meeting	1:00 PM
February 28, 2022 CANCELED	Regular Meeting	1:00 PM
March 28, 2022	Regular Meeting	1:00 PM
April 25, 2022 CANCELED	Regular Meeting	1:00 PM
May 23, 2022	Regular Meeting	1:00 PM
June 27, 2022 CANCELED	Regular Meeting	1:00 PM
July 25, 2022	Regular Meeting	1:00 PM
August 22, 2022	Public Hearing & Regular Meeting	1:00 PM
September 26, 2022	Regular Meeting	1:00 PM