

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2019  
PROPOSED BUDGET  
UPDATED APRIL 23, 2018**

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
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**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2019**

	Fiscal Year 2018			Total Revenue and Expenditures	Proposed Budget FY 2019
	Adopted Budget FY 2018	Actual through 3/31/18	Projected through 9/30/2018		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 254,214				\$ 252,855
Allowable discounts (4%)	(10,169)				(10,114)
Assessment levy: on-roll: net	244,045	\$ 133,932	\$ 110,113	\$ 244,045	242,741
Assessment levy: off-roll	39,248	13,673	25,575	39,248	39,038
Interest and miscellaneous	500	1	-	1	500
Total revenues	<u>283,793</u>	<u>147,606</u>	<u>135,688</u>	<u>283,294</u>	<u>282,279</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Legislative					
Supervisor	4,100	-	4,100	4,100	4,100
Financial & Administrative					
District management	30,000	15,000	15,000	30,000	30,000
District engineer	7,500	175	3,000	3,175	7,500
Disclosure report	2,500	1,250	1,250	2,500	2,500
Trustee	4,100	3,879	221	4,100	4,100
Tax collector	5,084	2,681	2,403	5,084	5,057
Property appraiser	5,084	4,978	106	5,084	5,057
Auditing services	3,250	-	3,250	3,250	3,250
Arbitrage rebate calculation	650	-	650	650	650
Public officials liability insurance	5,500	4,652	-	4,652	4,800
Legal advertising	750	89	661	750	750
Bank fees	600	273	327	600	600
Dues, licenses & fees	175	175	-	175	175
Website	1,000	-	1,000	1,000	1,000
Postage	500	23	477	500	500
Office supplies	150	-	150	150	150
Legal counsel					
District counsel	10,000	2,070	7,930	10,000	10,000
Electric utility services					
Street lights	16,200	6,868	7,000	13,868	14,500
Stormwater control					
Aquatic maintenance	46,800	18,962	27,838	46,800	46,800
Lake/pond bank maintenance	55,000	1,000	54,000	55,000	55,000
Aquatic plant replacement/weeding	5,000	5,366	(366)	5,000	5,000
Lake/pond repair	7,500	-	7,500	7,500	7,500

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2019**

	Fiscal Year 2018			Total Revenue and Expenditures	Proposed Budget FY 2019
	Adopted Budget FY 2018	Actual through 3/31/18	Projected through 9/30/2018		
Other physical environment					
Property insurance	1,850	2,705	-	2,705	2,790
Entry & walls maintenance	2,500	-	1,500	1,500	2,500
Landscape maintenance	32,000	23,187	16,000	39,187	32,000
Irrigation repairs & maintenance	5,000	1,260	2,000	3,260	5,000
Landscape replacement plants, shrubs, trees	7,000	-	-	-	7,000
Holiday decorations	10,000	10,000	-	10,000	10,000
Contingency					
Miscellaneous contingency	14,000	673	13,327	14,000	14,000
Total expenditures	<u>283,793</u>	<u>105,266</u>	<u>169,324</u>	<u>274,590</u>	<u>282,279</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	42,340	(33,636)	8,704	-
Fund balance - beginning (unaudited)	<u>208,525</u>	<u>281,777</u>	<u>324,117</u>	<u>281,777</u>	<u>290,481</u>
Fund balance - ending (projected)	<u>\$ 208,525</u>	<u>\$ 324,117</u>	<u>\$ 290,481</u>	<u>\$ 290,481</u>	<u>\$ 290,481</u>

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

***Legislative***

Supervisor	\$ 4,100
Statutorily set at \$200 per Supervisor (plus applicable taxes) for each meeting of the Board of Supervisors, not to exceed \$4,800 for each fiscal year.	
District management	30,000
Wrathell, Hunt and Associates, LLC, specializes in managing community development districts 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.	
District engineer	7,500
Provides engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Disclosure report	2,500
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. Service included under Management.	
Trustee	4,100
Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.	
Tax collector	5,057
Covers the cost of utilizing the Tax Collector services in placing the District's assessments on the property tax bill each year. The fee is 2% of the amount collected on the tax roll.	
Property appraiser	5,057
Covers the cost of utilizing the Property Appraiser services in placing the District's assessments on the property tax bill each year. The fee is 2% of the amount collected on the tax roll.	
Auditing services	3,250
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the rules and guidelines of the Florida Auditor General.	
Arbitrage rebate calculation	650
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Public officials liability insurance	4,800
Legal advertising	750
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Bank fees	600
Dues, licenses & fees	175
Includes the annual fee paid to the Department of Economic Opportunity.	
Website	1,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Postage	500
Office supplies	150

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

District counsel 10,000  
 Provides on-going general counsel legal representation and, in this arena, these lawyers 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 provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.

**Electric utility services**

Street lights 14,500  
 Intended to cover the costs of electricity for all street lighting within the District.

**Stormwater control**

Aquatic maintenance 46,800  
 The District contracts with a qualified and licensed contractor for the maintenance of its storm water lakes.

Lake/pond bank maintenance 55,000  
 Intended to address lake and pond bank erosion remediation on an as needed basis.

Aquatic plant replacement/weeding 5,000  
 Intended to supplement the existing beneficial aquatic plant program.

Lake/pond repair 7,500  
 Covers periodic repairs to pond banks, culverts or other associated structures.

**Other physical environment**

Property insurance 2,790  
 Covers District physical property including but not limited to the entry features, street lighting, clock tower etc..

Entry & walls maintenance 2,500  
 Intended to cover the routine maintenance of the entry features, including pressure washing, painting, lighting etc.

**EXPENDITURES (continued)**

Landscape maintenance 32,000  
 The District contracts with a qualified and licensed landscape maintenance contractor for the maintenance of its landscaping

Irrigation repairs & maintenance 5,000  
 Intended to cover the irrigation repairs within the District's landscape areas.

Landscape replacement plants, shrubs, trees 7,000  
 Intended to cover the periodic supplement and replacement of landscape plant materials within the District's landscape areas.

Holiday decorations 10,000  
 Intended to cover the cost of installation, monitoring/repairing and removal of holiday lighting.

**Contingency**

Miscellaneous contingency 14,000  
 Total expenditures \$ 282,279

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2011  
FISCAL YEAR 2019**

	Fiscal Year 2017			Total Revenue & Expenditures	Proposed Budget FY 2019
	Adopted Budget FY 2018	Actual through 3/31/18	Projected through 9/30/2018		
<b>REVENUES</b>					
Special assessment - on-roll	\$853,025				\$853,025
Allowable discounts (4%)	(34,121)				(34,121)
Assessment levy: net	818,904	\$ 459,213	\$ 359,691	\$ 818,904 *	818,904
Special assessment - off-roll	185,983	-	185,983	185,983	185,983
Interest	-	5,799	-	5,799	5,500
Total revenues	<u>1,004,887</u>	<u>465,012</u>	<u>545,674</u>	<u>1,010,686</u>	<u>1,010,387</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - A1	195,000	-	195,000	195,000	205,000
Principal - A2	145,000	-	145,000	145,000	150,000
Interest - A1	344,810	172,405	177,625	350,030	333,500
Interest - A2	255,490	127,745	131,660	259,405	247,080
Total debt service	<u>940,300</u>	<u>300,150</u>	<u>649,285</u>	<u>949,435</u>	<u>935,580</u>
<b>Other fees &amp; charges</b>					
Property Appraiser	17,061	17,069	-	17,069	17,061
Tax collector	17,061	9,191	-	9,191	17,061
Total other fees & charges	<u>34,122</u>	<u>26,260</u>	<u>-</u>	<u>26,260</u>	<u>34,122</u>
Total expenditures	<u>974,422</u>	<u>326,410</u>	<u>649,285</u>	<u>975,695</u>	<u>969,702</u>
Fund balance:					
Net increase/(decrease) in fund balance	30,465	138,602	(103,611)	34,991	40,685
Beginning fund balance (unaudited)	1,256,184	1,247,301	1,385,903	1,247,301	1,282,292
Ending fund balance (projected)	<u>\$1,286,649</u>	<u>\$1,385,903</u>	<u>\$1,282,292</u>	<u>\$ 1,282,292</u>	<u>1,322,977</u>
Use of fund balance:					
Debt service reserve account balance (required) - A1					(516,609)
Debt service reserve account balance (required) - A2					(78,539)
Interest expense - November 1, 2019 (A1)					(160,805)
Interest expense - November 1, 2019 (A2)					(119,190)
Projected fund balance surplus/(deficit) as of September 30, 2019					<u>\$ 447,834</u>

\* Lower on-roll revenue estimate reflects 16 parcels that will not be able to be assessed due to Hernando County exemptions

# SOUTHERN HILLS PLANTATION I

Community Development District

Series 2011A-1

\$12,505,000

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2018			166,750.00	166,750.00
05/01/2019	205,000.00	5.800%	166,750.00	371,750.00
11/01/2019			160,805.00	160,805.00
05/01/2020	215,000.00	5.800%	160,805.00	375,805.00
11/01/2020			154,570.00	154,570.00
05/01/2021	230,000.00	5.800%	154,570.00	384,570.00
11/01/2021			147,900.00	147,900.00
05/01/2022	245,000.00	5.800%	147,900.00	392,900.00
11/01/2022			140,795.00	140,795.00
05/01/2023	260,000.00	5.800%	140,795.00	400,795.00
11/01/2023			133,255.00	133,255.00
05/01/2024	275,000.00	5.800%	133,255.00	408,255.00
11/01/2024			125,280.00	125,280.00
05/01/2025	290,000.00	5.800%	125,280.00	415,280.00
11/01/2025			116,870.00	116,870.00
05/01/2026	310,000.00	5.800%	116,870.00	426,870.00
11/01/2026			107,880.00	107,880.00
05/01/2027	325,000.00	5.800%	107,880.00	432,880.00
11/01/2027			98,455.00	98,455.00
05/01/2028	345,000.00	5.800%	98,455.00	443,455.00
11/01/2028			88,450.00	88,450.00
05/01/2029	365,000.00	5.800%	88,450.00	453,450.00
11/01/2029			77,865.00	77,865.00
05/01/2030	385,000.00	5.800%	77,865.00	462,865.00
11/01/2030			66,700.00	66,700.00
05/01/2031	410,000.00	5.800%	66,700.00	476,700.00
11/01/2031			54,810.00	54,810.00
05/01/2032	430,000.00	5.800%	54,810.00	484,810.00
11/01/2032			42,340.00	42,340.00
05/01/2033	460,000.00	5.800%	42,340.00	502,340.00
11/01/2033			29,000.00	29,000.00
05/01/2034	485,000.00	5.800%	29,000.00	514,000.00
11/01/2034			14,935.00	14,935.00
05/01/2035	515,000.00	5.800%	14,935.00	529,935.00
<b>Total</b>	<b>\$5,945,000.00</b>		<b>\$3,798,130.00</b>	<b>\$9,743,130.00</b>



# SOUTHERN HILLS PLANTATION I

Community Development District

Series 2011A-2

\$13,860,000

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2018	-		123,540.00	123,540.00
05/01/2019	150,000.00	5.800%	123,540.00	273,540.00
11/01/2019	-		119,190.00	119,190.00
05/01/2020	160,000.00	5.800%	119,190.00	279,190.00
11/01/2020	-		114,550.00	114,550.00
05/01/2021	170,000.00	5.800%	114,550.00	284,550.00
11/01/2021	-		109,620.00	109,620.00
05/01/2022	180,000.00	5.800%	109,620.00	289,620.00
11/01/2022	-		104,400.00	104,400.00
05/01/2023	190,000.00	5.800%	104,400.00	294,400.00
11/01/2023	-		98,890.00	98,890.00
05/01/2024	205,000.00	5.800%	98,890.00	303,890.00
11/01/2024	-		92,945.00	92,945.00
05/01/2025	215,000.00	5.800%	92,945.00	307,945.00
11/01/2025	-		86,710.00	86,710.00
05/01/2026	230,000.00	5.800%	86,710.00	316,710.00
11/01/2026	-		80,040.00	80,040.00
05/01/2027	240,000.00	5.800%	80,040.00	320,040.00
11/01/2027	-		73,080.00	73,080.00
05/01/2028	255,000.00	5.800%	73,080.00	328,080.00
11/01/2028	-		65,685.00	65,685.00
05/01/2029	270,000.00	5.800%	65,685.00	335,685.00
11/01/2029	-		57,855.00	57,855.00
05/01/2030	285,000.00	5.800%	57,855.00	342,855.00
11/01/2030	-		49,590.00	49,590.00
05/01/2031	305,000.00	5.800%	49,590.00	354,590.00
11/01/2031	-		40,745.00	40,745.00
05/01/2032	320,000.00	5.800%	40,745.00	360,745.00
11/01/2032	-		31,465.00	31,465.00
05/01/2033	340,000.00	5.800%	31,465.00	371,465.00
11/01/2033	-		21,605.00	21,605.00
05/01/2034	360,000.00	5.800%	21,605.00	381,605.00
11/01/2034	-		11,165.00	11,165.00
05/01/2035	385,000.00	5.800%	11,165.00	396,165.00
<b>Total</b>	<b>\$4,405,000.00</b>		<b>\$2,817,640.00</b>	<b>\$7,222,640.00</b>

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
PROJECTED ASSESSMENTS  
GENERAL FUND AND DEBT SERVICE FUND  
FISCAL YEAR 2019**

\*\*\* Preliminary and may change based on Hernando County roll information\*\*\*

<b>Platted Units</b>
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Number of Units	Unit Type	Projected Fiscal Year 2019			FY 18 Assessment
		GF	DSF	GF & DSF	
<b><u>Series 2011A-1 Bond Units</u></b>					
46	Single Family 50'	\$ 188.82	\$ 782.69	\$ 971.51	\$ 972.53
43	Single Family 65'	245.47	877.59	1,123.06	1,124.38
341	Single Family 80'	302.11	972.49	1,274.60	1,276.23
94	Single Family 100'	377.64	1,098.01	1,475.65	1,477.69
57	Single Family 120'	453.17	1,304.82	1,757.99	1,760.44
<b><u>Series 2011A-2 Bond Units</u></b>					
5	Club Villa	169.94	923.75	1,093.69	1,094.61
24	Single Family 50'	188.82	1,026.39	1,215.21	1,216.23
99	Single Family 65'	245.47	1,150.84	1,396.31	1,397.63
49	Single Family 80'	302.11	1,275.30	1,577.41	1,579.04
38	Single Family 100'	377.64	1,439.89	1,817.53	1,819.57
23	Single Family 120'	453.17	1,711.11	2,164.28	2,166.73

**819**

<b>Unplatted Units</b>
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Number of Units	Unit Type	Projected Fiscal Year 2019			FY 18 Assessment
		GF	DSF	GF & DSF	
<b><u>Series 2011A-2 Bond Units</u></b>					
45	Club Villa	\$ 156.40	\$ 849.85	\$ 1,006.25	\$ 1,007.10
79	Single Family 50'	173.78	944.28	1,118.06	1,119.00
58	Single Family 65'	225.91	1,058.77	1,284.68	1,285.91
10	Single Family 80'	278.05	1,173.28	1,451.33	1,452.83
6.87	Golf Course	347.56	-	347.56	349.44

**199**

**1,018**

**Note:** Based on assumption that all parcels that were subject to Hernando County exemptions will be able to be billed for GF and DS on-roll