

**SOUTHERN HILLS  
PLANTATION I  
COMMUNITY DEVELOPMENT  
DISTRICT**

**May 13, 2022**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

**Southern Hills Plantation I  
Community Development District**

**OFFICE OF THE DISTRICT MANAGER**

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

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

May 6, 2022

<p><b>ATTENDEES:</b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Board of Supervisors  
Southern Hills Plantation I Community Development District

Dear Board Members:

The Board of Supervisors of the Southern Hills Plantation I Community Development District will hold a Regular Meeting on May 13, 2022, at 2:00 p.m., at the Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*Agenda Items*)
3. Consideration of Resolution 2022-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date
4. Consideration of Resolution 2022-04, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Update: Status of Informal Negotiations Regarding Arrears and Potential for Litigation Update on SH2 Litigation/Consideration of Authorization to Commence Chapter 164 Dispute Resolution Process
6. Consideration of Advanced Aquatic Services, Inc., Environmental Services Renewal Agreement
7. Consideration of ASI Landscape Management Proposal #1224 for Main Boulevard Landscaping
8. Acceptance of Unaudited Financial Statements as of March 31, 2022

- 9. Approval of March 14, 2022 Regular Meeting Minutes
- 10. Other Business
- 11. Staff Reports
  - A. District Counsel: *KE Law Group, PLLC*
  - B. District Engineer: *Coastal Engineering Associates, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - I. 372 Registered Voters in District as of April 15, 2022
    - II. NEXT MEETING DATE: June 13, 2022, immediately following the adjournment of the Southern Hills Plantation III CDD meeting scheduled to commence at 10:00 a.m.

• QUORUM CHECK

<b>JOHN MCCOSKRIE</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>ROBERT NELSON</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>MATT ROMERO</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>BRIAN MCCAFFREY</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>MARGARET BLOOMQUIST</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 12. Supervisors' Requests
- 13. Adjournment

If you have any questions or comments, please contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

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

**PARTICIPANT PASSCODE: 229 774 8903**

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**3**

**RESOLUTION 2022-03**

**A RESOLUTION OF THE SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES,  
TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD  
OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023  
AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Southern Hills Plantation I Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hernando County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District’s Board shall be held during Fiscal Year 2022/2023 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Hernando County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 13th day of May, 2022.

Attest:

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A**

<b>SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 3, 2022*</b>	<b>Regular Meeting</b>	<b>10:00 AM**</b>
<b>November 14, 2022</b>	<b>Regular Meeting</b>	<b>10:00 AM**</b>
<b>December 12, 2022</b>	<b>Regular Meeting</b>	<b>10:00 AM**</b>
<b>January 9, 2023</b>	<b>Regular Meeting</b>	<b>10:00 AM**</b>
<b>February 13, 2023</b>	<b>Regular Meeting</b>	<b>10:00 AM**</b>
<b>March 13, 2023</b>	<b>Regular Meeting</b>	<b>10:00 AM**</b>
<b>April 10, 2023</b>	<b>Regular Meeting</b>	<b>10:00 AM**</b>
<b>May 8, 2023</b>	<b>Regular Meeting</b>	<b>10:00 AM**</b>
<b>June 12, 2023</b>	<b>Regular Meeting</b>	<b>10:00 AM**</b>
<b>July 10, 2023</b>	<b>Regular Meeting</b>	<b>10:00 AM**</b>
<b>August 14, 2023</b>	<b>Regular Meeting</b>	<b>10:00 AM**</b>
<b>September 11, 2023</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>10:00 AM**</b>

**Exception \***

*October meeting is one week earlier to accommodate the Columbus Day holiday.  
**\*\*Meeting Time:** Meetings are expected to commence immediately thereafter the adjournment of the meeting of the Southern Hills Plantation III CDD, which are scheduled to commence at 10:00 A.M.*

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2022-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Southern Hills Plantation I Community Development District (the "Board") a proposed operating budget for Fiscal Year 2022/2023; and

**WHEREAS**, the Board has considered the proposed budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

**DATE:** September 12, 2022

**HOUR:** 10:00 A.M.

**LOCATION:** Southern Hills Plantation Clubhouse  
4200 Summit View Drive  
Brooksville, Florida 34601

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the proposed budget to the City of Brooksville and Hernando County, Florida at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.



6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED this 13th day of May, 2022.**

ATTEST:

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A: Fiscal Year 2022/2023 Budget**

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023  
PROPOSED BUDGET**

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
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**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2023	Actual through 3/31/22	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 411,224				\$ 310,446
Allowable discounts (4%)	(16,449)				(12,418)
Assessment levy: on-roll: net	394,775	\$ 336,536	\$ 59,868	\$ 396,404	298,028
Assessment levy: off-roll	64,350	15,202	49,148	64,350	48,581
Repayment from CDD III	12,344	860	11,484	12,344	12,344
Interest and miscellaneous	250	-	250	250	250
Total revenues	<u>471,719</u>	<u>352,598</u>	<u>120,750</u>	<u>473,348</u>	<u>359,203</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Legislative					
Supervisor	6,700	3,800	3,800	7,600	7,600
Financial & Administrative					
District management	30,000	15,000	15,000	30,000	30,000
District engineer	7,500	-	7,500	7,500	7,500
Disclosure report	2,500	1,250	1,250	2,500	2,500
Trustee	4,300	-	4,300	4,300	4,300
Tax collector	16,449	14,744	1,705	16,449	12,418
Property appraiser	-	-	-	-	-
Auditing services	3,250	-	3,250	3,250	3,250
Arbitrage rebate calculation	650	-	650	650	650
Public officials liability insurance	5,507	5,182	-	5,182	6,200
Legal advertising	750	186	564	750	750
Bank fees	600	-	600	600	600
Dues, licenses & fees	175	175	-	175	175
Website	790	-	790	790	790
ADA website compliance	210	199	11	210	210
Postage	500	480	20	500	500
Office supplies	150	-	150	150	150
Legal counsel					
District counsel	15,000	12,628	20,000	32,628	15,000
Electric utility services					
Street lights	13,100	5,208	7,892	13,100	13,100
Stormwater control					
Aquatic maintenance	31,000	-	31,000	31,000	31,000
Lake/pond bank maintenance	37,000	15,360	21,640	37,000	41,810
Aquatic plant replacement/weeding	5,000	16,106	-	16,106	5,000
Lake/pond repair	6,900	-	6,900	6,900	6,900

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2023	Actual through 3/31/22	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
Other physical environment					
Property insurance	8,694	8,182	-	8,182	9,800
Entry & walls maintenance	2,500	-	2,500	2,500	2,500
Landscape maintenance	83,000	10,985	65,000	75,985	69,000
Irrigation repairs & maintenance	7,500	6,755	745	7,500	7,500
Landscape replacement plants, shrubs, trees	75,000	3,010	71,990	75,000	50,000
Culvert inspection and cleaning	-	90,000	-	90,000	10,000
Holiday decorations	10,000	7,166	2,834	10,000	10,000
Capital outlay					
Landscape	-	218	-	218	-
Contingency					
Miscellaneous contingency	10,000	36	9,964	10,000	10,000
Total expenditures	<u>384,725</u>	<u>216,670</u>	<u>280,055</u>	<u>496,725</u>	<u>359,203</u>
Excess/(deficiency) of revenues over/(under) expenditures	86,994	135,928	(159,305)	(23,377)	-
Fund balance - beginning (unaudited)	731,957	942,643	1,078,571	942,643	919,266
Fund balance - ending (projected)	<u>\$ 958,951</u>	<u>\$ 1,078,571</u>	<u>\$ 919,266</u>	<u>\$ 919,266</u>	<u>\$ 919,266</u>

Note: 87k of excess revenues is intended to account for the high probability that 216.74 ERUs will continue to not pay assessments in FY 2022

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

**EXPENDITURES**

***Legislative***

Supervisor	\$ 7,600
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	4,300
Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.	
Tax collector	12,418
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.	
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	6,200
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	790
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
ADA website compliance	210
Postage	500
Office supplies	150

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

**EXPENDITURES (continued)**

District counsel 15,000

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 13,100

Intended to cover the costs of electricity for all street lighting within the District.

**Stormwater control**

Aquatic maintenance 31,000

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

Lake/pond bank maintenance 41,810

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 6,900

Covers periodic repairs to pond banks, culverts or other associated structures.

**Other physical environment**

Property insurance 9,800

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 69,000

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

Irrigation repairs & maintenance 7,500

Intended to cover the irrigation repairs within the District's landscape areas.

Landscape replacement plants, shrubs, trees 50,000

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 10,000

Automated AP routing and other miscellaneous items

Total expenditures \$ 359,203



**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2011  
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2023	Actual through 3/31/21	Projected through 9/30/2021		
<b>REVENUES</b>					
Special assessment - on-roll - A1	\$524,196				\$520,401
Special assessment - on-roll - A2	289,672				289,672
Allowable discounts (4%)	(32,555)				(32,403)
Assessment levy: net	781,313	\$ 690,115	\$ 91,198	\$ 781,313	777,670
Special assessment - off-roll - A-2	185,983	-	185,983	185,983	185,983
Assessment prepayments	-	8,189	16,700	24,889	-
Interest	-	44	-	44	-
Total revenues	<u>967,296</u>	<u>698,348</u>	<u>293,881</u>	<u>992,229</u>	<u>963,653</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Prepayment - A1	-	-	-	-	-
Principal - A1	240,000	-	240,000	240,000	235,000
Principal - A2	180,000	-	180,000	180,000	190,000
Interest - A1	293,770	153,555	140,215	293,770	256,650
Interest - A2	216,920	113,390	118,030	231,420	206,480
Legal Fees	-	4,632	-	4,632	4,632
Total debt service	<u>930,690</u>	<u>271,577</u>	<u>678,245</u>	<u>949,822</u>	<u>892,762</u>
<b>Other fees &amp; charges</b>					
Property Appraiser	16,277	-	16,277	16,277	16,201
Tax collector	16,277	30,241	(13,964)	16,277	16,201
Total other fees & charges	<u>32,554</u>	<u>30,241</u>	<u>2,313</u>	<u>32,554</u>	<u>32,402</u>
Total expenditures	<u>963,244</u>	<u>301,818</u>	<u>678,245</u>	<u>982,376</u>	<u>925,164</u>
Fund balance:					
Net increase/(decrease) in fund balance	4,052	396,530	(384,364)	9,853	38,489
Beginning fund balance (unaudited)	868,183	1,149,492	1,546,022	1,149,492	1,159,345
Ending fund balance (projected)	<u>\$ 872,235</u>	<u>\$1,546,022</u>	<u>\$1,161,658</u>	<u>\$ 1,159,345</u>	<u>1,197,834</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, 2023 (A1)					(121,510)
Interest expense - November 1, 2023 (A2)					(97,730)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 383,446</u>

## SOUTHERN HILLS PLANTATION I

Community Development District

Series 2011A-1

\$12,505,000

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2022	-		128,325.00	128,325.00
05/01/2023	235,000.00	5.800%	128,325.00	363,325.00
11/01/2023	-		121,510.00	121,510.00
05/01/2024	250,000.00	5.800%	121,510.00	371,510.00
11/01/2024	-		114,260.00	114,260.00
05/01/2025	265,000.00	5.800%	114,260.00	379,260.00
11/01/2025	-		106,575.00	106,575.00
05/01/2026	280,000.00	5.800%	106,575.00	386,575.00
11/01/2026	-		98,455.00	98,455.00
05/01/2027	295,000.00	5.800%	98,455.00	393,455.00
11/01/2027	-		89,900.00	89,900.00
05/01/2028	315,000.00	5.800%	89,900.00	404,900.00
11/01/2028	-		80,765.00	80,765.00
05/01/2029	330,000.00	5.800%	80,765.00	410,765.00
11/01/2029	-		71,195.00	71,195.00
05/01/2030	350,000.00	5.800%	71,195.00	421,195.00
11/01/2030	-		61,045.00	61,045.00
05/01/2031	375,000.00	5.800%	61,045.00	436,045.00
11/01/2031	-		50,170.00	50,170.00
05/01/2032	395,000.00	5.800%	50,170.00	445,170.00
11/01/2032	-		38,715.00	38,715.00
05/01/2033	420,000.00	5.800%	38,715.00	458,715.00
11/01/2033	-		26,535.00	26,535.00
05/01/2034	445,000.00	5.800%	26,535.00	471,535.00
11/01/2034	-		13,630.00	13,630.00
05/01/2035	470,000.00	5.800%	13,630.00	483,630.00
<b>Total</b>	<b>\$4,425,000.00</b>		<b>\$2,002,160.00</b>	<b>\$6,427,160.00</b>

# SOUTHERN HILLS PLANTATION I

Community Development District

Series 2011A-2

\$13,860,000

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2022	-		103,240.00	103,240.00
05/01/2023	190,000.00	5.800%	103,240.00	293,240.00
11/01/2023	-		97,730.00	97,730.00
05/01/2024	200,000.00	5.800%	97,730.00	297,730.00
11/01/2024	-		91,930.00	91,930.00
05/01/2025	210,000.00	5.800%	91,930.00	301,930.00
11/01/2025	-		85,840.00	85,840.00
05/01/2026	225,000.00	5.800%	85,840.00	310,840.00
11/01/2026	-		79,315.00	79,315.00
05/01/2027	240,000.00	5.800%	79,315.00	319,315.00
11/01/2027	-		72,355.00	72,355.00
05/01/2028	250,000.00	5.800%	72,355.00	322,355.00
11/01/2028	-		65,105.00	65,105.00
05/01/2029	265,000.00	5.800%	65,105.00	330,105.00
11/01/2029	-		57,420.00	57,420.00
05/01/2030	285,000.00	5.800%	57,420.00	342,420.00
11/01/2030	-		49,155.00	49,155.00
05/01/2031	300,000.00	5.800%	49,155.00	349,155.00
11/01/2031	-		40,455.00	40,455.00
05/01/2032	320,000.00	5.800%	40,455.00	360,455.00
11/01/2032	-		31,175.00	31,175.00
05/01/2033	335,000.00	5.800%	31,175.00	366,175.00
11/01/2033	-		21,460.00	21,460.00
05/01/2034	360,000.00	5.800%	21,460.00	381,460.00
11/01/2034	-		11,020.00	11,020.00
05/01/2035	380,000.00	5.800%	11,020.00	391,020.00
<b>Total</b>	<b>\$3,740,000.00</b>		<b>\$1,829,320.00</b>	<b>\$37,192,650.00</b>

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
PROJECTED ASSESSMENTS  
GENERAL FUND AND DEBT SERVICE FUND  
FISCAL YEAR 2023**

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

**Platted Units**

Number of Units	Number of Units Paying GF	Number of Units Paying DSF	Unit Type	Projected Fiscal Year 2023			FY 22 Assessment
				GF	DSF	GF & DSF	
<b><u>Series 2011A-1 Bond Units</u></b>							
46	46	46	Single Family 50'	\$ 235.07	\$ 782.69	\$ 1,017.76	\$ 1,094.06
43	43	42	Single Family 65'	305.59	877.59	1,183.18	1,282.37
341	331	285	Single Family 80'	376.11	972.49	1,348.60	1,470.68
94	94	91	Single Family 100'	470.14	1,098.01	1,568.15	1,720.75
57	56	54	Single Family 120'	564.17	1,304.82	1,868.99	2,052.11
<b>581</b>	<b>570</b>	<b>518</b>					
<b><u>Series 2011A-2 Bond Units</u></b>							
5	5	5	Club Villa	211.56	923.75	1,135.31	1,203.98
24	24	24	Single Family 50'	235.07	1,026.39	1,261.46	1,337.76
99	99	94	Single Family 65'	305.59	1,150.84	1,456.43	1,555.62
49	49	49	Single Family 80'	376.11	1,275.30	1,651.41	1,773.49
38	38	35	Single Family 100'	470.14	1,439.89	1,910.03	2,062.63
23	23	23	Single Family 120'	564.17	1,711.11	2,275.28	2,458.40
<b>238</b>	<b>238</b>	<b>230</b>					
<b>819</b>	<b>808</b>	<b>748</b>					

**Unplatted Units**

Number of Units	Number of Units Paying GF	Number of Units Paying DSF	Unit Type	Projected Fiscal Year 2023			FY 22 Assessment
				GF	DSF	GF & DSF	
<b><u>Series 2011A-2 Bond Units</u></b>							
45	45	45	Club Villa	\$ 194.63	\$ 849.85	\$ 1,044.48	\$ 1,107.66
79	79	79	Single Family 50'	216.26	944.28	1,160.54	1,230.74
58	58	58	Single Family 65'	281.14	1,058.77	1,339.91	1,431.17
10	10	10	Single Family 80'	346.02	1,173.28	1,519.30	1,631.62
6.87	6.87	6.87	Golf Course	432.52	-	432.52	572.92
<b>199</b>	<b>199</b>	<b>199</b>					
<b>1,018</b>	<b>1,007</b>	<b>947</b>					

**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

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**6**



April 27, 2022

**Southern Hills Plantation 1 CCD**  
**c/o Wrathell, Hunt & Associates, LLC**  
**2300 Glades Road, Suite 410W**  
**Boca Raton, FL 33431**

ATTENTION: Mr. Chuck Adams

We are pleased to submit our renewal contract for aquatic management services at **Southern Hills Plantation 1 CCD** for the upcoming year. We have been caring for your lakes since 2021 and have maintained our current pricing since then with no adjustments.

Over the last thirty years, our company has endeavored to maintain our competitive prices as much as possible. However; this past year we have seen **significant** increases in herbicide, labor, insurance and automotive costs. We find it necessary to adjust our prices to keep up with rising costs while maintaining the company's high level of quality service our customers are accustomed to from Advanced Aquatic.

Your renewal contract price has been increased by \$442.75 per month. The new monthly charge for **Southern Hills Plantation 1 CCD** will be \$3,250.00 effective 6/1/2022.

Once approved, please sign and return the enclosed renewal contract.

We look forward to our continued working association with your fine organization.

Sincerely,

*Doug Agnew & James Roehm*

Doug Agnew, Senior Environmental Consultant  
James Roehm, Service Manager

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442  
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621



Proposal Date: 4/27/2022

## ENVIRONMENTAL SERVICES RENEWAL AGREEMENT

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

Southern Hills Plantation 1 CCD  
c/o Wrathell, Hunt & Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

hereinafter called "CUSTOMER". The parties hereto agree as follows:

- 1) AAS, Inc. agrees to manage twenty-six (26) waterways with a total shoreline of approximately 49,459 linear feet located at Southern Hills Plantation 1 CCD in Brooksville, Florida.
- 2) A minimum of 24 inspections with treatment as required (2 visit per month).
- 3) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

Lakes:

Initial Treatment	N/A
Aquatic Weed and Algae Control	\$3,250.00
Shoreline Weed Control	Included
*Trash Pickup at time of visits	Included
Management Reporting	Included

\* Trash to consist of man-made items such as plastic cups, cans, bottles, etc.

Payments shall be payable in equal and consecutive monthly installments of \$3,250.00

This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. The length of this contract is valid for one year from that date. This contract will automatically renew every year on the anniversary date for a one-year term, with a minimum of four percent (4%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS, INC. through certified mail canceling the service sixty (60) days prior to the anniversary date. Payment is required net thirty (30) days from invoice date.

- 4) This agreement is subject to the terms and conditions contained on pages 1-2 of this agreement.
- 5) If CUSTOMER requires AAS to enroll in any special third-party compliance programs invoicing or payment plans that charge AAS, those charges will be invoiced back to CUSTOMER.
- 6) It is the CUSTOMER'S responsibility to inform AAS, INC. of any and all work areas that are required mitigation area(s). AAS, INC. assumes no responsibility for damage to mitigation area(s) where the CUSTOMER has failed to inform AAS, INC. of said area(s).
- 7) Under shoreline grass control program AAS, Inc. will treat border grasses and brush. Certain plants such as grasses and cattails leave visible structure which may take several seasons to decompose. AAS, INC. is not responsible for such removal.

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



Proposal Date: 4/27/2022

(Southern Hills Plantation 1 CCD, 2 of 2)

- 8) CUSTOMER agrees that the services to be provided are for the benefit of CUSTOMER regardless of whether CUSTOMER has direct legal ownership of the water areas specified. In the event that CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he had control of these areas to the extent that he may authorize the specified services and agrees to hold AAS, INC. harmless for the consequences of such services not arising out of AAS, INC.'s negligence.
- 9) Neither party shall be responsible in damages, penalties or otherwise for any failure to delay in the performance of any of its obligation hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulation, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.
- 10) Sixty (60) day cancellation is allowed under this Agreement if CUSTOMER feels AAS, INC. is not performing up to its contractual obligations. CUSTOMER must notify AAS, INC. by US mail, of said cancellation. All monies must be paid to AAS, INC. that are owed through the last month of service.
- 11) AAS, INC. agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the negligence of AAS, INC., however, AAS, INC. shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.
- 12) Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 13) CUSTOMER agrees to pay invoice promptly. If delinquent more than sixty (60) days AAS, INC. may cancel agreement.
- 14) AAS, INC. reserves the right, under special circumstances, to initiate surcharges relating to extraordinary increases of water treatment products and/or fuel.
- 15) This constitutes the entire Agreement of the parties; no oral or written changes may be made to this agreement unless authorized in writing by both parties.

\_\_\_\_\_  
Jack R. Anderson, President  
For: *Advanced Aquatic Services, Inc.*

\_\_\_\_\_  
Authorized Customer's Signature Title

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Contract Start Date: 6/1/2022



# SOUTHERN HILLS PLANTATION I CDD

Maintenance of Water Management Areas

Aquatic Management

Bid Schedule

FIRST YEAR		SECOND YEAR		THIRD YEAR	
I.D. #	12 Month Price	I.D. #	12 Month Price:	I.D. #	12 Month Price:
1	\$ 1,180.00	1	\$ 1,227.00	1	\$ 1,276.00
2	\$ 900.00	2	\$ 936.00	2	\$ 973.00
3	\$ 670.00	3	\$ 697.00	3	\$ 725.00
L-5AA	\$ 2,100.00	L-5AA	\$ 2,184.00	L-5AA	\$ 2,271.00
L-5EE	\$ 1,500.00	L-5EE	\$ 1,560.00	L-5EE	\$ 1,622.00
L-5GG	\$ 2,100.00	L-5GG	\$ 2,184.00	L-5GG	\$ 2,271.00
L-5II	\$ 970.00	L-5II	\$ 1,009.00	L-5II	\$ 1,050.00
L-7BB	\$ 2,900.00	L-7BB	\$ 3,016.00	L-7BB	\$ 3,136.00
L-8AA	\$ 2,000.00	L-8AA	\$ 2,080.00	L-8AA	\$ 2,163.00
L-8BB	\$ 1,575.00	L-8BB	\$ 1,638.00	L-8BB	\$ 1,704.00
L-8CC	\$ 2,400.00	L-8CC	\$ 2,496.00	L-8CC	\$ 2,596.00
L-9CC	\$ 1,200.00	L-9CC	\$ 1,248.00	L-9CC	\$ 1,298.00
L-9II	\$ 1,400.00	L-9II	\$ 1,456.00	L-9II	\$ 1,514.00
L-10AA	\$ 2,600.00	L-10AA	\$ 2,704.00	L-10AA	\$ 2,812.00
L-10BB	\$ 2,200.00	L-10BB	\$ 2,288.00	L-10BB	\$ 2,380.00
L-10CC	\$ 2,200.00	L-10CC	\$ 2,288.00	L-10CC	\$ 2,380.00
L-11AA	\$ 1,405.00	L-11AA	\$ 1,461.00	L-11AA	\$ 1,520.00
L-15HH	\$ 5,200.00	L-15HH	\$ 5,408.00	L-15HH	\$ 5,624.00
L-200AA	\$ 2,500.00	L-200AA	\$ 2,600.00	L-200AA	\$ 2,704.00
L-210AA	\$ 2,000.00	L-210AA	\$ 2,080.00	L-210AA	\$ 2,163.00
<b>Grand Total 1st Year</b>	<b>\$ 39,000.00</b>	<b>Grand Total 2nd Year</b>	<b>\$ 40,560.00</b>	<b>Grand Total 3rd Year</b>	<b>\$ 42,182.00</b>

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**7**



**Proposal #1224**

Date: 4/4/2022

**Customer:**  
 Brian McCaffrey  
 Southern Hills Plantation CDD  
 2300 Glades Rd, Suite 410  
 Boca Raton, FL 33431

**Property:**  
 Southern Hills Plantation CDD  
 ,

**Main Boulevard Landscape Proposal**

This proposal is to enhance the landscape of the main boulevard.

See below for details.

**South ROW Demo**

**Demo & Site Prep**

Items	Quantity	Unit	
Hauling and Disposal of All Soil and Waste	1.00	ea	
			<b>Demo &amp; Site Prep: \$7,057.53</b>

**North ROW Demo**

**Demo & Site Prep**

Items	Quantity	Unit	
Hauling and Disposal of All Soil and Waste	1.00	ea	
			<b>Demo &amp; Site Prep: \$7,457.53</b>

**Center Island Demo**

**Demo & Site Prep**

Items	Quantity	Unit	
Hauling and Disposal of All Soil and Waste	1.00	ea	
			<b>Demo &amp; Site Prep: \$8,057.52</b>

**North ROW Sod & Pine Straw Installation**

**Landscape Installation**

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>	
St. Augustine Sod	23,500.00	SF	
Pine Straw - Bale	50.00	ea	
			<b>Landscape Installation: \$16,397.16</b>

**South ROW Sod & Pine Straw Installation**

**Landscape Installation**

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>	
St. Augustine Sod	23,000.00	SF	
Pine Straw - Bale	48.00	ea	
			<b>Landscape Installation: \$16,037.05</b>

**Center Island Sod & Pine Straw Installation**

**Landscape Installation**

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>	
St. Augustine Sod	33,000.00	SF	
Pine Straw - Bale	60.00	ea	
			<b>Landscape Installation: \$22,903.25</b>

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**PROJECT TOTAL: \$77,910.04**

## Terms & Conditions

### GENERAL TERMS AND CONDITIONS

#### PART 1: CONTRACTOR'S RESPONSIBILITY

The Contractor shall recognize and perform in accordance with written terms, written specifications and designs, contained or referred herein. The Contractor reserves the right to renegotiate or amend the contract when price or scope of work is affected by changes to any local, state, or federal law, regulation or ordinance that goes into effect after the contract is signed. **The pricing and scope reflected on this contract are valid for 45 (forty-five) days from date the contract proposal is generated. After 45 (forty-five) days if the contract proposal is not approved, then the contractor reserves the right to adjust the pricing and scope accordingly based on fluctuations in market pricing and availability or to void the proposal.**

**A. Workforce:** The Contractor shall assign a trained workforce with experience in the services being provided. The workforce will be presentable and identifiable at all times. All employees shall be competent and qualified, and U.S. citizens or legally authorized to work in the United States.

**B. Landscape Materials:** All materials shall conform to bid specifications. The Contractor will meet and comply with all Agricultural licensing and reporting requirements.

**C. Warranties:** Warranties provided by the Contractor for both product and labor are subject to the following terms and conditions:

**I.** If the Client has an existing landscape maintenance agreement **including both an automatic irrigation system and horticulture services** with the Contractor, the warranty shall be for **1 (one) year for all items included in the contract proposal except for sod/turf grass and/or annual flower plants** commencing on the day the work is completed and accepted by the Client. **The warranty shall be 30 (thirty) days for sod/turf grass and for annual flower plants commencing on the day the work is completed and accepted by the Client**

**II.** If the Client does not have an existing landscape maintenance agreement **including both an automatic irrigation system and horticulture services** with the Contractor, the warranty shall be for **6 (six) months for all items included in the contract proposal except for sod/turf grass and annual flower plants** commencing on the day the work is completed and accepted by the Client. **The warranty shall be 30 (thirty) days for sod/turf grass and annual flower plants commencing on the day the work is completed and accepted by the Client.**

**III.** If the Client enters into a landscape maintenance agreement **including both an automatic irrigation system and horticulture services** with the Contractor, either during or upon completion of the work, the Contractor will warranty the product per clause (1) above.

**IV.** If the Client cancels an existing landscape maintenance agreement **or any portion of the existing landscape maintenance agreement such as irrigation or horticulture services** with the Contractor within the first 6 (six) months of the warranty, the warranty shall only be in effect for the remaining time of the 6 (six) month period.

**V.** If the Contractor cancels an existing landscape maintenance agreement **or any portion of the existing**

**landscape maintenance agreement such as irrigation or horticulture services** with the Contractor after the first 6 (six) months of the warranty period, the warranty period will have ended.

**D. Licenses and Permits:** The Contractor will maintain a Landscape Contractor's license, as required by state or local law, and will comply with all other license and permit requirements of the county, state and federal governments, as well as all other requirements of law.

**E. Taxes:** The Contractor agrees to pay taxes applicable for its work under this contract, including sales tax on material supplied where applicable.

**F. Insurances:** The Contractor agrees to maintain General Liability Insurance, Automotive Liability Insurance, Workers' Compensation Insurance, and any other insurance at the Contractor's discretion or required by law. In addition, the Contractor will require the same of any sub-contractors and will provide proof of such upon Client request. The Contractor is also responsible for obtaining any licenses and/or permits required by law for activities on the Client's property.

**G. Liability:** It is understood and agreed that the Contractor is not liable for any damage of any kind that is not caused by the negligence of the Contractor, its agents or employees, including but not limited to: death or decline of plant materials due to improper selection, placement, planting or maintenance before the time of this contract; damage due to improper irrigation components in existence at the time of contract execution; exposed cables/wires or sprinkler components/lines normally found below the surface of the lawn; flooding, storm or wind damage; disease or damage to lawns or landscape plants caused by excessive irrigation or lack of water due to inoperative components provided it reported these to the Client, or irrigation restrictions imposed by Water Management District or civil authorities **or due to water supply issues and limitations that are the responsibility of the Water Management District or civil authorities;** damage caused by any item hidden in the landscape and not clearly guarded or marked; and damage due to vandalism; **failure of Client to provide proper irrigation or horticulture services and landscape maintenance or other necessary maintenance for newly installed plants and materials.** The Contractor is liable for any damage due to operation of equipment in performing the contract; complying with all laws pertaining to protected plant species such as the mangrove; damage to plant material due to improper horticulture practices; improper installation of irrigation system replacement components; and injury to non-target organisms in application of pesticides.

**H. Subcontracts:** The Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

**I. Invoicing:** The Contractor will invoice for the amount set forth under the prices and terms included in this contract under Section B: Terms of Payment. Any services rendered, that are in addition to or beyond the scope of work required by this contract shall be separately billed.

## **PART 2: CLIENT'S RESPONSIBILITY**

**A. Utilities Usage:** The Client shall allow the Contractor usage of utilities if needed.

**B. Jobsite Access:** The Client shall allow access to all parts of the jobsite where the Contractor is to perform work required by this contract or other related functions, during normal business hours and at other reasonable times, and in the case of after-hours emergencies.

**C. Payment:** The Client shall review invoices submitted by the Contractor and payment shall be due upon completion of the work and receipt of invoice and considered delinquent if not paid accordingly. If not paid within forty-five (45) days, the Contractor reserves the right to suspend services by giving written notice for nonpayment.

**D. Defects:** The Client shall give the Contractor at least thirty (30) days to correct any problem or defect discovered in the performance of the work required under this contract. The Contractor may provide a deduction or offset at its discretion if defects are not correctable to the satisfaction of the Client.

### **PART 3: OTHER TERMS**

The Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this contract. Neither the Client nor the Contractor, their partners, successors, assignees and legal representative shall assign, transfer or terminate any interest in this contract without the written consent of the other.

**A. Termination:** This contract may be terminated by the Contractor for nonpayment by the Client, upon written notice as stated above. In the event this contract is terminated early by either party, the Contractor shall be entitled to recover those unrecovered costs incurred through the date of termination, including a reasonable amount of overhead and profit, and any amount in excess of the monthly charges paid by the Client through the date of termination.

**B. Controlling Law:** The laws of Florida shall govern the validity, interpretation, construction, and performance of this contract. Each party hereby expressly consents to the personal jurisdiction, venue and convenience of, and the parties agree that any dispute arising hereunder will be heard in, the state and federal courts for the County of Hillsborough, Florida for any lawsuit arising from or related to this contract agreement. All references herein to the singular shall include the plural.

**C. Legal Counsel:** Each party has had (or has been advised to seek) independent legal counsel of their selection in the negotiation of this contract. Each party fully understands the facts and has been informed about their legal rights and obligations, including but not limited to the obligations of Florida Statutes regarding restrictive covenants and liquidated damages. Each party is signing this contract freely and voluntarily intending to be bound by it. Each party hereby knowingly, voluntarily, and intentionally waives any right either may have to a trial by jury with respect to any litigation related to or arising out of, under or in conjunction with this contract or Contractor's employment with Ameriscape USA, Inc.

**D. Notice to Owner:** The Contractor will furnish a Notice to Owner per Florida Statute 713.06 to protect the Contractor's lien rights in the event payment is not received for any job exceeding \$2,500.00.

**E. Attorney's Fees:** In the event a dispute arises between the parties hereto and suit is instituted, the prevailing party in such litigation shall be entitled to recover reasonable attorney fees and other costs and expenses from the non-prevailing party, whether incurred at the trial level or in any appellate proceeding. If the Contractor seeks counsel for nonpayment issues and an agreement is reached before a suit/trial those attorney fees can also be recovered.

By \_\_\_\_\_

**Justin Parker**

Date 4/4/2022

**ASI Landscape Management**

By \_\_\_\_\_

Date \_\_\_\_\_

**Southern Hills Plantation CDD**



**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**8**

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2022**

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2022**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Wells Fargo	\$ 748,024	\$ -	\$ 748,024
SBA	92	-	92
Undeposited funds	-	8,189	8,189
Investments			
Revenue - A1	-	603,425	603,425
Revenue - A2	-	297,412	297,412
Reserve - A1	-	493,402	493,402
Reserve - A2	-	77,738	77,738
Prepayment - A1	-	20,483	20,483
Prepayment - A2	-	709	709
Cost of Issuance	-	17,944	17,944
Due from other funds			
Due from Developer	-	185,983	185,983
Assessments receivable - on-roll	-	46,287	46,287
Assessments receivable - off-roll	154,314	743,931	898,245
Allowance for uncollectable receivable	(248,704)	(19,567)	(268,271)
Due from SHP Golf Club	24,166	-	24,166
Due from Southern Hills II	419,432	-	419,432
Due from Southern Hills III	8,817	-	8,817
Deposits	2,919	-	2,919
Total assets	<u>\$ 1,109,060</u>	<u>\$ 2,475,936</u>	<u>\$ 3,584,996</u>
<b>LIABILITIES</b>			
<b>Liabilities</b>			
Due to other funds			
Due to Developer	\$ 37	\$ -	\$ 37
Total liabilities	<u>37</u>	<u>-</u>	<u>37</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred receipts	30,452	929,914	960,366
Total deferred inflows of resources	<u>30,452</u>	<u>929,914</u>	<u>960,366</u>
<b>Fund balances</b>			
Restricted for:			
Debt service	-	1,546,022	1,546,022
Unassigned	1,078,571	-	1,078,571
Total fund balances	<u>1,078,571</u>	<u>1,546,022</u>	<u>2,624,593</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,109,060</u>	<u>\$ 2,475,936</u>	<u>\$ 3,584,996</u>

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments: on-roll	\$ 6,122	\$ 336,536	\$ 394,775	85%
Special assessments: off-roll	-	15,202	64,350	24%
Reimburse - SHP-III	-	860	12,344	7%
Interest & miscellaneous	-	-	250	0%
Total revenues	<u>6,122</u>	<u>352,598</u>	<u>471,719</u>	75%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Legislative				
Supervisor fees	1,000	3,800	6,700	57%
Financial & administrative				
Management	2,500	15,000	30,000	50%
Engineering	-	-	7,500	0%
Dissemination agent	208	1,250	2,500	50%
Trustee	-	-	4,300	0%
Audit	-	-	3,250	0%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	-	5,182	5,507	94%
Legal advertising	186	186	750	25%
Bank fees	-	-	600	0%
Annual district filing fee	-	175	175	100%
Website	-	-	790	0%
ADA website compliance	-	199	210	95%
Postage	136	480	500	96%
Office supplies	-	-	150	0%
Legal counsel				
District counsel	1,454	12,628	15,000	84%
Total professional & administrative	<u>5,484</u>	<u>38,900</u>	<u>78,582</u>	50%

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Field operations</b>				
Electric utility services				
Street lights	43	5,208	13,100	40%
Stormwater control				
Lake/pond bank maintenance	3,072	15,360	37,000	42%
Aquatic maintenance	2,586	16,106	31,000	52%
Aquatic plant replacement	-	-	5,000	0%
Lake/pond repair	-	-	6,900	0%
Other physical environment				
Insurance: property	-	8,182	8,694	94%
Entry & walls maintenance	-	-	2,500	0%
Landscape maintenance	2,118	10,985	83,000	13%
Holiday decorations	-	7,166	10,000	72%
Irrigation repairs & maintenance	3,780	6,755	7,500	90%
Landscape replacement	1,738	3,010	75,000	4%
Culvert inspection and cleaning	-	90,000	-	N/A
Capital outlay				
Landscape	-	218	-	N/A
Contingency				
Miscellaneous contingency	-	36	10,000	0%
Total field operations	<u>13,337</u>	<u>163,026</u>	<u>289,694</u>	56%
<b>Other fees and charges</b>				
Tax collector	<u>123</u>	<u>14,744</u>	<u>16,449</u>	90%
Total other fees and charges	<u>123</u>	<u>14,744</u>	<u>16,449</u>	90%
Total expenditures	<u>18,944</u>	<u>216,670</u>	<u>384,725</u>	56%
Excess/(deficiency) of revenues over/(under) expenditures	(12,822)	135,928	86,994	
Fund balance - beginning	<u>1,091,393</u>	<u>942,643</u>	<u>731,957</u>	
Fund balance - ending	<u>\$1,078,571</u>	<u>\$ 1,078,571</u>	<u>\$818,951</u>	

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2011  
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments: on-roll	\$ 12,554	\$ 690,115	\$ 781,313	88%
Special assessments: off-roll	-	-	185,983	0%
Assessment prepayment	8,189	8,189	-	N/A
Interest	8	44	-	N/A
Total revenues	<u>20,751</u>	<u>698,348</u>	<u>967,296</u>	72%
<b>EXPENDITURES</b>				
Principal - A1	-	-	240,000	0%
Principal - A2	-	-	180,000	0%
Interest - A1	-	153,555	293,770	52%
Interest - A2	-	113,390	216,920	52%
Legal fees	-	4,632	-	N/A
Total expenditures	<u>-</u>	<u>271,577</u>	<u>930,690</u>	29%
<b>Other fees and charges</b>				
Property appraiser	-	-	16,277	0%
Tax collector	251	30,241	16,277	186%
Total other fees and charges	<u>251</u>	<u>30,241</u>	<u>32,554</u>	93%
Total expenditures	<u>251</u>	<u>301,818</u>	<u>963,244</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	20,500	396,530	4,052	
Fund balance - beginning	<u>1,525,522</u>	<u>1,149,492</u>	<u>868,183</u>	
Fund balance - ending	<u><u>\$ 1,546,022</u></u>	<u><u>\$ 1,546,022</u></u>	<u><u>\$ 872,235</u></u>	

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**9**

**DRAFT**

**MINUTES OF MEETING  
SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Southern Hills Plantation I Community Development District held a Regular Meeting on March 14, 2022 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601.

**Present at the meeting were:**

Margaret Bloomquist	Chair
John McCoskrie	Vice Chair
Brian McCaffrey	Assistant Secretary
Robert Nelson (via telephone)	Assistant Secretary
Matt Romero	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Jennifer Kilinski (via telephone)	District Counsel
Ken Danes (via telephone)	Special Counsel
Kent Safriet (via telephone)	Special Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:00 a.m. Supervisors Bloomquist, McCoskrie and McCaffrey were present in person. Supervisor Nelson was attending via telephone. Supervisor Romero was not present at roll call.

**SECOND ORDER OF BUSINESS**

**Public Comments (*Agenda Items*)**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Introduction To and Discussion with  
Special Counsel**

Mr. Adams stated Mr. Kent Safriet and Mr. Ken Danes are both serving as Special Counsel to the CDD and are attending via telephone.

Mr. Safriet, of Holzman Vogel, introduced himself.



40 **Mr. Romero arrived at the meeting.**

41 Mr. Danes, of Holzman Vogel, introduced himself.

42 Mr. Adams asked Ms. Kilinski to provide an update on her dialogue with General  
43 Counsel for Southern Hills Planation II CDD (CDD II). Ms. Kilinski reported the following:

44 ➤ Staff forwarded a letter to the General Counsel for CDD II recapping the agreement  
45 reached and CDD I's requests. The letter advised that CDD I retained Special Litigation Counsel,  
46 to the extent that there is a willingness to engage in discussions regarding the arrears, and  
47 provided Litigation Counsel's contact information.

48 ➤ Staff has since received a response from CDD II regarding the going-forward amount and  
49 a request for current invoices, which were promptly provided to their Counsel.

50 ➤ General Counsel for CDD II indicated that all of the invoices would be presented and  
51 addressed at the next meeting.

52 ➤ Staff is unaware if the actual agreement was presented or discussed by the Board since  
53 CDD II has not held a regular Board Meeting since the last hurricane season.

54 ➤ CDD II is not waiving any rights but are engaging more now than in the last 18 months.

55 Asked for a brief outline of the process that might be involved, Mr. Safriet stated the  
56 Interlocal Agreement was examined for potential remedies and avenues for recovery. If the  
57 matter results in litigation, CDD I would have to undergo a very detailed pre-lawsuit mediation  
58 process, under Chapter 164 of the Florida Statutes, regarding governmental disputes.

59 Mr. McCoskrie asked how the Chapter 164 process would commence. Mr. Safriet  
60 explained that, in order for the Chapter 164 process to commence, Special Counsel would  
61 contact opposing counsel and plan to meet with one Board Member from each CDD to reach a  
62 consensus. Each Board Member would then report to their respective Boards and try to work  
63 out a settlement for approval by each Board and, if the matter cannot be resolved informally,  
64 Staff would then enter into the Chapter 164 process.

65 Mr. McCoskrie recalled that, at the prior meeting, the Board approved up to \$25,000 to  
66 retain Special Counsel and he was appointed as the CDD I liaison to coordinate with Mr. Safriet  
67 on an individual basis.

68 Discussion ensued regarding the Chapter 164 process, which Board Member would  
69 attend the informal meeting and including Ms. Kilinski in the mediation process. Mr. McCoskrie

70 recommended proceeding with informal negotiations and voiced his understanding that  
71 Holzman Vogel and KE Law Group are in contact with one other and will be as the process  
72 evolves and as the meetings are scheduled. Mr. Safriet confirmed that both firms have been in  
73 contact from the very beginning and will stay in contact.

74 **Mr. Safriet and Mr. Danes left the call.**

75

76 **FOURTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
77 Statements as of January 31, 2022**

78

79 Mr. Adams presented the Unaudited Financial Statements as of January 31, 2022.

80 Discussion ensued regarding the fund balances, outstanding debt service payments,  
81 prepayments and revising the amortization schedule.

82 Per Mr. McCoskrie, Mr. Adams would follow up with Mr. Szymonowicz and the Trustee  
83 in an effort to revise the amortization schedule and provide an update at the next meeting.

84 The financials were accepted.

85

86 **FIFTH ORDER OF BUSINESS**

**Approval of Minutes**

87

88 **A. December 13, 2021 Regular Meeting**

89 It was noted that the December 13, 2021 meeting minutes were approved at the  
90 February meeting and could be disregarded.

91 **B. February 14, 2022 Regular Meeting**

92 Mr. Adams presented the February 14, 2022 Regular Meeting Minutes.

93 The following changes were made:

94 Line 66: Change "hourly rate" to "amount of \$25,000"

95 Lines 90, 102, 118, 123 and 128: Change "Calamari" to "McCaffrey"

96 Line 105: Change "Simberg" to "Burr"

97 Line 133: Change "installation of sod and plantings" to "irrigation repairs"

98 Line 194: Change "Cherise" to "Cherrie"

99 Mr. McCoskrie updated the Board on the status of the littorals in the ponds, including  
100 discussions he had with a GreenPointe Engineer, named Bruce, and the contractor, Mr. Meeks,

101 regarding cost. At some point, GreenPointe would remove the littoral shelves and utilize the  
102 contractor that was hired by the Board.

103

**On MOTION by Mr. McCaffrey and seconded by Mr. Romero, with all in favor, the February 14, 2022 Regular Meeting Minutes, as amended, were approved.**

104  
105

106  
107

**SIXTH ORDER OF BUSINESS**

**Other Business**

108

109  
110 Mr. McCoskrie stated that he would contact the County Administrator to inquire about  
111 11 CDD lots sitting with the County and report his findings at the next meeting. He mentioned  
112 the General Election process for CDD Board seats and stated that he would obtain the  
113 candidate qualifying documents from Ms. Bloomquist.

114 The Board and Staff discussed the Board fully transitioning to a resident-elected Board  
115 after the next election cycle, the candidate pre-qualifying and qualifying periods and a  
116 disclosure statement from the Supervisor of Elections (SOE).

117 Mr. McCaffrey presented a \$2,595 estimate from Aventura Nursery & Landscapes, Inc.,  
118 for removal of dead shrubs and installation of new plants.

119

**On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor, Aventura Nursery & Landscapes, Inc. Estimate #9388, in the amount of \$2,595, for removal of dead shrubs and installation of new plant, was approved.**

120  
121  
122

123  
124

125 Mr. McCaffrey proposed having ASI Landscape Management (ASI) replace the annuals  
126 and modify the irrigation system, in the amount of \$789.

127

**On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor, the ASI proposal for replacement of the annuals and modifying the irrigation system, in the amount of \$789, was approved.**

128  
129  
130

131  
132

133 Mr. McCaffrey stated there were three mainline breaks on the Boulevard and proposed  
134 to hiring ASI make the repairs at a cost of \$2,662.95.

135

136 **On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor,**  
 137 **the ASI proposal to repair three mainline breaks, in the amount of \$2,662.95,**  
 138 **was approved.**

139  
 140  
 141 Mr. McCaffrey stated that he was getting ready to negotiate the ASI contract. Mr.  
 142 Adams stated the contract was awarded one year ago and is a one-year contract with two one-  
 143 year options. The Board and Staff discussed ASI's responsiveness and overall service, leaves in  
 144 the gutter and the need to remove vegetation from a chain link fence near the retention pond.  
 145

146 **SEVENTH ORDER OF BUSINESS**

**Staff Reports**

147  
 148 **A. District Counsel: *KE Law Group, PLLC***

149 ➤ There was no report.

150 **B. District Engineer: *Coastal Engineering Associates, Inc.***

151 There was no report.

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

- 153 • **NEXT MEETING DATE: April 11, 2022, *immediately following the adjournment***  
 154 ***of the Southern Hills Plantation III CDD meeting scheduled to commence at***  
 155 ***10:00 a.m.***

- 156 ○ **QUORUM CHECK**

157 The next meeting will be held on April 11, 2022.  
 158

159 **EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests**

160  
 161 There were no Supervisors' requests.  
 162

163 **NINTH ORDER OF BUSINESS**

**Adjournment**

164  
 165  
 166 **On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in**  
 167 **favor, the meeting adjourned at 10:47 a.m.**

168  
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Secretary/Assistant Secretary

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Chair/Vice Chair

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**11CI**



# Shirley Anderson

*Hernando County Supervisor of Elections*

16264 Spring Hill Drive  
Brooksville, FL 34604  
352-754-4125

April 18, 2022

Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410 W  
Boca Raton, Florida 33431

RE: Southern Hills Plantation I & III  
Community Development District

Dear Ms. Gillyard:

As of April 18, 2022 there were 372 registered voters within the Southern Hills Plantation I Community Development District. There are no registered voters in Southern Hills Plantation III Community Development District.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Claudia Billotte  
Candidate Specialist  
Hernando County Supervisor of Elections  
16264 Spring Hill Drive Brooksville, FL 34604

Enclosure

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**11CII**



## SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT

### BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

#### LOCATION

*Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>October 4, 2021</b>	<b>Workshop</b>	<b>9:00 AM</b>
<i>Community Center Parking Lot, 19850 Southern Hills Boulevard, Brooksville, Florida 34601</i>		
<b>October 4, 2021*</b>	<b>Regular Meeting</b>	<b>10:00 AM</b> <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
<b>November 8, 2021 CANCELED</b> <b>NO QUORUM</b>	<b>Regular Meeting</b>	<b>10:00 AM</b> <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
<b>December 13, 2021</b>	<b>Regular Meeting</b>	<b>10:00 AM</b> <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
<b>January 10, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b> <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
<b>February 14, 2022</b>	<b>Regular Meeting</b>	<b>10:00 AM</b> <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
<b>March 14, 2022</b>	<b>Regular Meeting</b>	<b>10:00 AM</b> <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
<b>April 11, 2022 CANCELED</b> <b>NO QUORUM</b>	<b>Regular Meeting</b>	<b>10:00 AM</b> <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
<b>May 9, 2022</b> <i>rescheduled to May 13, 2022</i>	<b>Regular Meeting</b>	<del><b>10:00 AM</b></del> <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>May 13, 2022</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>June 13, 2022</b>	<b>Regular Meeting</b>	<b>10:00 AM</b> <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
<b>July 11, 2022</b>	<b>Regular Meeting</b>	<b>10:00 AM</b> <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
<b>August 8, 2022</b>	<b>Regular Meeting</b>	<b>10:00 AM</b> <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
<b>September 12, 2022</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>10:00 AM</b> <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>

**Exception \***

*October meeting is one week earlier to accommodate the Columbus Day holiday.*