

**SOUTHERN HILLS  
PLANTATION I  
COMMUNITY DEVELOPMENT  
DISTRICT**

**September 12, 2022**

**BOARD OF SUPERVISORS  
PUBLIC HEARING AND  
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**

September 2, 2022

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 Public Hearing and Regular Meeting on September 12, 2022, at 10:00 a.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. Presentation of Steadfast Proposal for Enhancement of Existing Landscaping Along Southern Hills Blvd. [John Faulkner]
4. Update: Meeting with Facilitator on August 2, 2022
5. Consideration of Illuminations Holiday Lighting Proposal
6. Public Hearing on the Adoption of the Fiscal Year 2022/2023 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2022-08, 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
7. Consideration of Resolution 2022-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
8. Acceptance of Unaudited Financial Statements as of July 31, 2022

**ATTENDEES:**

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

9. Approval of Minutes

- A. April 11, 2022 Informational Session
- B. July 11, 2022 Regular Meeting

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*
  - NEXT MEETING DATE: October 3, 2022 at 10:00 AM, [Joint Special Meeting with Southern Hills Planation II and III CDDs]
  - QUORUM CHECK


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



30435 Commerce Drive Unit 102 • San Antonio, FL 33576 • Phone: 844-347-0702 • Fax: 813-501-1432

GreenPointe Developers, LLC  
7807 Bay Meadows Road Suite 205  
Jacksonville, FL 32256

Job Address:  
19850 Southern Hills Blvd  
Brooksville, FL 34601

Print Date: 6-6-2022

## Proposal for Southern Hills Blvd Revamp

Items	Qty/Unit	Unit Price	Price
1st Median along Southern Hills Blvd			<b>\$18,205.00</b>
<b>Change out Paurotus and Reclinata Palm for 2 Eagleston Holly's</b>	2 Each	\$950.0000	<b>\$1,900.00</b>
<b>Change out Confederate Jasmine for Knockout Roses</b>	33 Each	\$18.0000	<b>\$594.00</b>
<b>Pine Straw for the 1st Median along Southern Hills Blvd</b>	835 each	\$11.0000	<b>\$9,185.00</b>
<b>Remove Holly and replace with 296 Variegated Confederate Jasmine 1gal and mulch with Pine Straw.</b>	296 Each	\$6.0000	<b>\$1,776.00</b>
<b>Demo of 1st Median along Southern Hills Blvd</b>	1 Lump Sum	\$4,750.0000	<b>\$4,750.00</b>
2nd Median along Southern Hills Blvd			<b>\$23,600.00</b>
<b>Pine Straw for the 2nd Median along Southern Hills Blvd</b>	846 Each	\$11.0000	<b>\$9,306.00</b>
<b>Replace first bed with 204 Juniper 3gal and 142 Liriope 3gal</b>	346 Each	\$12.0000	<b>\$4,152.00</b>
<b>Remove Star Jasmine and replace with 176 Loropetalum 3gal</b>	176 Each	\$12.0000	<b>\$2,112.00</b>
<b>Remove Loropetalum and Fountain Grass and replace with 60 Juniper 3gal and 180 Liriope 3gal</b>	240 Each	\$12.0000	<b>\$2,880.00</b>
<b>Demo at 2nd Median along Southern Hills Blvd</b>	1 Lump Sum	\$5,150.0000	<b>\$5,150.00</b>

3rd Median along Southern Hills Blvd			<b>\$22,999.00</b>
<b>Remove Fountain Grass from front of Median and replace with 180 Juniper 3gal and 140 Liriope 3gal</b>	320 Each	\$12.0000	<b>\$3,840.00</b>
<b>Pine Straw for the 3rd Median along Southern Hills Blvd</b>	805 Each	\$11.0000	<b>\$8,855.00</b>
<b>Remove Star Jasmine and replace with 178 Variegated Confederate Jasmine 1gal</b>	178 Each	\$6.0000	<b>\$1,068.00</b>
<b>Remove Loropetalum and replace with 203 Juniper 3gal.</b>	203 Each	\$12.0000	<b>\$2,436.00</b>
<b>Replace Grass plants with 150 Juniper 3gal and 225 Liriope 3gal</b>	375 Each	\$12.0000	<b>\$4,500.00</b>
<b>Demo at 3rd Median along Southern Hills Blvd</b>	1 Lump Sum	\$2,300.0000	<b>\$2,300.00</b>
4th Median along Southern Hills Blvd			<b>\$41,499.00</b>
<b>Remove shrubs from front tip of median, replace with 195 Liriope 3gal and 195 Juniper 3gal</b>	390 Each	\$12.0000	<b>\$4,680.00</b>
<b>Remove Star Jasmine and replace with 248 Variegated Confederate Jasmine 3gal. First Location</b>	248 Each	\$12.0000	<b>\$2,976.00</b>
<b>Remove Loropetalum and replace with 202 Juniper 3gal</b>	202 Each	\$12.0000	<b>\$2,424.00</b>
<b>Remove Burfordi Holly and replace with 243 Loropetalum 3gal.</b>	243 Each	\$12.0000	<b>\$2,916.00</b>
<b>Remove 10 Burfordi Holly Trees and replace with 205 Burfordi Holly 3gal Shrubs.</b>	205 Each	\$12.0000	<b>\$2,460.00</b>
<b>Remove Star Jasmine and replace with 235 Variegated Confederate Jasmine 3gal. Second Location</b>	235 Each	\$12.0000	<b>\$2,820.00</b>
<b>Replace Burfordi Holly under Crape Myrtles with Loropetalum 3gal.</b>	203 Each	\$12.0000	<b>\$2,436.00</b>
<b>Remove Loropetalum from under Holly Trees and replace with new Loropetalum 3gal</b>	194 Each	\$12.0000	<b>\$2,328.00</b>
	252 Each	\$12.0000	<b>\$3,024.00</b>

**Remove Loropetalum on East end  
of median and replace with 252  
Firebush 3gal.**

<b>Demo at 4th Median along Southern Hills Blvd</b>	1 Lump Sum	\$5,260.0000	<b>\$5,260.00</b>
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<b>Pine Straw for the 4th Median along Southern Hills Blvd</b>	925 Each	\$11.0000	<b>\$10,175.00</b>
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General Items			<b>\$20,000.00</b>
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<b>Irrigation Repairs to be billed Time &amp; Materials but not to exceed \$20,000</b>	1 NTE	\$20,000.0000	<b>\$20,000.00</b>
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**Total Price: \$126,303.00**

I confirm that my action here represents my electronic signature and is binding.

**Signature:** \_\_\_\_\_

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

**Print Name:** \_\_\_\_\_

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**5**



# Illuminations Holiday Lighting

TO:

Southern Hills Plantation 1 CDD  
 2300 Glades Road, Suite 410W  
 Boca Raton, Florida 33431  
 attn: Chuck Adams

(239) 464-7114

JOB DESCRIPTION
Holiday Lighting and Decoration of Southern Hills CDD Entrance

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
<b>Center</b>	
<b>Median</b> Install 4 lighted wreaths with bows on each side of entry monument Install clear, warm white C9 across railing of entrance sign	\$1,500.00
<b>Option</b> Install Gemstone track lighting on center median fence both entrance and exit side	\$3,150.00
<b>Entrance</b>	
<b>Exit</b> Install clear, warm white C9's across top of entrance / exit wall and across railing Install 8 lighted wreaths with bows on large entrance monuments (four per side) Note: 4 wreaths per side - 1 each on left / right columns on either side of planter  Install clear, warm white C9s across top railing to end	\$3,000.00
<b>Option</b> Install Gemstone track lighting on fence of both sides of entrance and exit	\$11,500.00
<b>Oak Trees</b>	
Install clear, warm white mini lights in 11 oaks just past entrance trellis (4 each entrance, exit, 3 center median)	\$4,850.00
Install clear, warm white animated meteors in first (1) oak trees canopies in center median	\$3,500.00
<b>Option</b> Install clear, warm white animated meteors in four (4) oak trees canopies in center median	\$10,950.00
50% Deposit required	
<b>TOTAL ESTIMATED JOB COST</b>	<b>\$12,850.00</b>

- \* Price includes rental of materials, lift, labor, installation, service and removal.
- \* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- \* Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
- \* Assumes adequate power available. If additional power needed Southern Hills CDD responsible for providing.
- \* Remaining balance of project due upon receipt of invoice after installation.
- \* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.
- \* Note: Options listed above are not included in Total Estimated Job Cost

\_\_\_\_\_  
 Tim Gay  
 PREPARED BY

\_\_\_\_\_  
 8/31/2022  
 DATE

\_\_\_\_\_  
 AUTHORIZED SIGNATURE FOR SOUTHERN HILLS CDD

\_\_\_\_\_  
 DATE

**CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Southern Hills CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.**

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**6A**

## Miscellaneous Notices



Published in Tampa Bay Times on August 24, 2022

### Location

Hernando County,

### Notice Text

SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") of the Southern Hills Plantation I Community Development District ("District") will hold a public hearing on September 12, 2022, at 10:00 a.m. at Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, Inc., 9220 Bonita Beach Road, Suite 214, Bonita Springs, Florida 34135 (239) 464-7114 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <http://southernhillsplantation1.net>. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this meeting 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. 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. District Manager 8/24/22, 8/31/22 0000240894

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**6B**

## RESOLUTION 2022-08

### THE ANNUAL APPROPRIATION RESOLUTION OF THE SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT (“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, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Southern Hills Plantation I Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and 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 Statutes*; 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, prior to October 1<sup>st</sup> of each year, 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 SOUTHERN HILLS PLANTATION I 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 Southern Hills Plantation I 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 \$1,434,881 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	\$ 469,361
DEBT SERVICE FUND – SERIES 2011	<u>\$ 965,520</u>
TOTAL ALL FUNDS	\$1,434,881

**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. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000

or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

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

The District Manager or Treasurer must establish that any amendments to the budget under paragraph c. 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 12TH DAY OF SEPTEMBER, 2022.**

ATTEST:

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

**Exhibit A**

Fiscal Year 2022/2023 Proposed 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 2022	Actual through 3/31/22	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 411,224				\$ 316,677
Allowable discounts (4%)	(16,449)				(12,667)
Assessment levy: on-roll: net	394,775	\$ 336,536	\$ 59,868	\$ 396,404	304,010
Assessment levy: off-roll	64,350	15,202	49,148	64,350	49,556
Repayment from CDD III	12,344	860	11,484	12,344	-
CDD II shared costs payment	-	-	-	-	70,016
CDD III shared costs payment	-	-	-	-	45,529
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>469,361</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	12,667
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	35,000	47,628	15,000
Electric utility services					
Street lights	13,100	14,004	14,000	28,004	28,000
Stormwater control					
Aquatic maintenance	31,000	16,106	20,000	36,106	39,000
Lake/pond bank maintenance	37,000	17,172	19,828	37,000	39,500
Aquatic plant replacement/weeding	5,000	-	-	-	5,000
Lake/pond repair	6,900	-	3,000	3,000	6,900

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

	Fiscal Year 2022			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/22	Projected through 9/30/2022		
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	27,993	42,000	69,993	85,800
Irrigation repairs & maintenance	7,500	19,533	15,000	34,533	10,000
Landscape replacement plants, shrubs, trees	75,000	9,743	65,257	75,000	50,000
Culvert inspection and cleaning	-	90,000	-	90,000	10,000
Holiday decorations	10,000	12,630	-	12,630	15,000
Capital outlay					
Landscape	-	218	-	218	-
Contingency					
Miscellaneous contingency	10,000	36	9,964	10,000	75,016
Total expenditures	<u>384,725</u>	<u>269,261</u>	<u>266,139</u>	<u>535,400</u>	<u>469,358</u>
Excess/(deficiency) of revenues over/(under) expenditures	86,994	83,337	(145,389)	(62,052)	3
Fund balance - beginning (unaudited)	731,957	942,643	1,025,980	942,643	880,591
Fund balance - ending (projected)	<u>\$ 958,951</u>	<u>\$ 1,025,980</u>	<u>\$ 880,591</u>	<u>\$ 880,591</u>	<u>\$ 880,594</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	12,667
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 28,000

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

**Stormwater control**

Aquatic maintenance 39,000

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

Lake/pond bank maintenance 39,500

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 85,800

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

Irrigation repairs & maintenance 10,000

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 15,000

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

**Contingency**

Miscellaneous contingency 75,016

Automated AP routing and other miscellaneous items

Total expenditures \$ 469,358

**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 2022	Actual through 3/31/21	Projected through 9/30/2021		
<b>REVENUES</b>					
Special assessment - on-roll - A1	\$524,196				\$522,346
Special assessment - on-roll - A2	289,672				289,672
Allowable discounts (4%)	(32,555)				(32,481)
Assessment levy: net	781,313	\$ 690,115	\$ 91,198	\$ 781,313	779,537
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>965,520</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
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	16,240
Tax collector	16,277	30,241	(13,964)	16,277	16,240
Total other fees & charges	<u>32,554</u>	<u>30,241</u>	<u>2,313</u>	<u>32,554</u>	<u>32,480</u>
Total expenditures	<u>963,244</u>	<u>301,818</u>	<u>678,245</u>	<u>982,376</u>	<u>925,242</u>
Fund balance:					
Net increase/(decrease) in fund balance	4,052	396,530	(384,364)	9,853	40,278
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>1,199,623</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>\$ 385,235</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'	\$ 239.78	\$ 782.69	\$ 1,022.47	\$ 1,094.06
43	43	42	Single Family 65'	311.71	877.59	1,189.30	1,282.37
341	331	287	Single Family 80'	383.65	972.49	1,356.14	1,470.68
94	94	91	Single Family 100'	479.56	1,098.01	1,577.57	1,720.75
57	56	54	Single Family 120'	575.47	1,304.82	1,880.29	2,052.11
<b>581</b>	<b>570</b>	<b>520</b>					
<b><u>Series 2011A-2 Bond Units</u></b>							
5	5	5	Club Villa	215.80	923.75	1,139.55	1,203.98
24	24	24	Single Family 50'	239.78	1,026.39	1,266.17	1,337.76
99	99	94	Single Family 65'	311.71	1,150.84	1,462.55	1,555.62
49	49	49	Single Family 80'	383.65	1,275.30	1,658.95	1,773.49
38	38	35	Single Family 100'	479.56	1,439.89	1,919.45	2,062.63
23	23	23	Single Family 120'	575.47	1,711.11	2,286.58	2,458.40
<b>238</b>	<b>238</b>	<b>230</b>					
<b>819</b>	<b>808</b>	<b>750</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	\$ 198.54	\$ 849.85	\$ 1,048.39	\$ 1,107.66
79	79	79	Single Family 50'	220.60	944.28	1,164.88	1,230.74
58	58	58	Single Family 65'	286.78	1,058.77	1,345.55	1,431.17
10	10	10	Single Family 80'	352.96	1,173.28	1,526.24	1,631.62
6.87	6.87	6.87	Golf Course	441.20	-	441.20	572.92
<b>199</b>	<b>199</b>	<b>199</b>					
<b>1,018</b>	<b>1,007</b>	<b>949</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**

**7**

**RESOLUTION 2022-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is located in Hernando County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budgets ("**Adopted Budget**") for Fiscal Year 2022/2023, attached hereto as **Exhibit "A"**; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to certify for collection for Fiscal Year 2022/2023; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B”**; and

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

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

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B”**, and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as

set forth in **Exhibits “A” and “B.”** Operation and maintenance assessments directly collected by the District are due 25% by November 1, 2022 and the remaining 75% is due pro rata for the next ten months, December 1, 2022 through September 1, 2023. Debt service assessments directly collected by the District are due 100% on April 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and 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. Any prejudgment interest on delinquent assessments shall accrue at the applicable statutory prejudgment interest rate. In the event an 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 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified for collection. That portion of the District’s Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

**SECTION 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of September, 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:** Budget  
**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

**Exhibit A: Budget**



**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

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

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

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Wells Fargo	\$ 735,875	\$ -	\$ 735,875
SBA	92	-	92
Undeposited funds	-	7,749	7,749
Investments			
Revenue - A1	-	278,089	278,089
Revenue - A2	-	215,774	215,774
Reserve - A1	-	494,160	494,160
Reserve - A2	-	77,857	77,857
Interest - A1	-	3	3
Interest - A2	-	2	2
Prepayment - A1	-	99,749	99,749
Prepayment - A2	-	710	710
Sinking - A1	-	4	4
Cost of Issuance	-	17,972	17,972
Due from Developer	-	185,983	185,983
Assessments receivable - on-roll	-	46,287	46,287
Assessments receivable - off-roll	159,343	743,931	903,274
Allowance for uncollectable receivable	(248,704)	(19,567)	(268,271)
Due from SHP Golf Club	6,041	-	6,041
Due from Southern Hills II	437,088	-	437,088
Due from Southern Hills III	17,266	-	17,266
Deposits	2,919	-	2,919
Total assets	<u>\$ 1,109,920</u>	<u>\$ 2,148,703</u>	<u>\$ 3,258,623</u>
<b>LIABILITIES</b>			
<b>Liabilities</b>			
Accounts payable	\$ 19,585	\$ -	\$ 19,585
Due to Developer	37	-	37
Total liabilities	<u>19,622</u>	<u>-</u>	<u>19,622</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred receipts	25,586	929,914	955,500
Total deferred inflows of resources	<u>25,586</u>	<u>929,914</u>	<u>955,500</u>
<b>Fund balances</b>			
Restricted for:			
Debt service	-	1,218,789	1,218,789
Unassigned	1,064,712	-	1,064,712
Total fund balances	<u>1,064,712</u>	<u>1,218,789</u>	<u>2,283,501</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,109,920</u>	<u>\$ 2,148,703</u>	<u>\$ 3,258,623</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments: on-roll	\$ -	\$ 382,122	\$ 394,775	97%
Special assessments: off-roll	-	70,605	64,350	110%
Reimburse - SHP-III	-	861	12,344	7%
Interest & miscellaneous	-	-	250	0%
Total revenues	<u>-</u>	<u>453,588</u>	<u>471,719</u>	96%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Legislative				
Supervisor fees	800	6,400	6,700	96%
Financial & administrative				
Management	2,500	25,000	30,000	83%
Engineering	310	1,124	7,500	15%
Dissemination agent	208	2,083	2,500	83%
Trustee	-	-	4,300	0%
Audit	-	-	3,250	0%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	-	5,182	5,507	94%
Legal advertising	-	448	750	60%
Bank fees	-	-	600	0%
Annual district filing fee	-	175	175	100%
Website	-	705	790	89%
ADA website compliance	-	199	210	95%
Postage	149	1,000	500	200%
Office supplies	-	-	150	0%
Legal counsel				
District counsel	4,410	69,279	15,000	462%
Total professional & administrative	<u>8,377</u>	<u>111,595</u>	<u>78,582</u>	142%

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

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations</b>				
Electric utility services				
Street lights	1,093	10,877	13,100	83%
Stormwater control				
Lake/pond bank maintenance	3,100	27,732	37,000	75%
Aquatic maintenance	5,523	26,801	31,000	86%
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	2,207	19,807	83,000	24%
Holiday decorations	-	7,166	10,000	72%
Irrigation repairs & maintenance	-	9,306	7,500	124%
Landscape replacement	-	3,367	75,000	4%
Culvert inspection and cleaning	-	90,000	-	N/A
Capital outlay				
Landscape	-	218	-	N/A
Contingency				
Miscellaneous contingency	-	810	10,000	8%
Total field operations	<u>11,923</u>	<u>204,266</u>	<u>289,694</u>	71%
<b>Other fees and charges</b>				
Tax collector	-	15,658	16,449	95%
Total other fees and charges	<u>-</u>	<u>15,658</u>	<u>16,449</u>	95%
Total expenditures	<u>20,300</u>	<u>331,519</u>	<u>384,725</u>	86%
Excess/(deficiency) of revenues over/(under) expenditures	(20,300)	122,069	86,994	
Fund balance - beginning	<u>1,085,012</u>	<u>942,643</u>	<u>731,957</u>	
Fund balance - ending	<u>\$1,064,712</u>	<u>\$ 1,064,712</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 JULY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments: on-roll	\$ -	\$ 783,595	\$ 781,313	100%
Special assessments: off-roll	-	-	185,983	0%
Assessment prepayment	62,069	86,958	-	N/A
Interest	863	1,805	-	N/A
Total revenues	<u>62,932</u>	<u>872,358</u>	<u>967,296</u>	90%
<b>EXPENDITURES</b>				
Principal - A1	-	230,000	240,000	96%
Principal - A2	-	-	180,000	0%
Interest - A1	-	307,110	293,770	105%
Interest - A2	-	226,780	216,920	105%
Legal fees	-	7,062	-	N/A
Total expenditures	<u>-</u>	<u>770,952</u>	<u>930,690</u>	83%
<b>Other fees and charges</b>				
Property appraiser	-	-	16,277	0%
Tax collector	-	32,109	16,277	197%
Total other fees and charges	<u>-</u>	<u>32,109</u>	<u>32,554</u>	99%
Total expenditures	<u>-</u>	<u>803,061</u>	<u>963,244</u>	83%
Excess/(deficiency) of revenues over/(under) expenditures	62,932	69,297	4,052	
Fund balance - beginning	<u>1,155,857</u>	<u>1,149,492</u>	<u>868,183</u>	
Fund balance - ending	<u><u>\$ 1,218,789</u></u>	<u><u>\$ 1,218,789</u></u>	<u><u>\$ 872,235</u></u>	

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES A**



**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 an Informational Session on April 11, 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
Robert Nelson (via telephone)	Assistant Secretary
Matt Romero (via telephone)	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Jennifer Kilinski (via telephone)	District Counsel
Joe Calamari	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams stated that, since only Supervisors Bloomquist and McCoskrie were present in person, a quorum could not be established. Supervisor McCaffrey was not present and, although Supervisors Nelson and Romero were attending via telephone, three Board Members must be present, in person, to constitute a quorum.

Mr. Adams commenced an informational session at 10:00 a.m.

**SECOND ORDER OF BUSINESS**

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

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Discussion: Posting No Trespassing for Lakes Along Boulevard**

38 Mr. Adams recalled interest in posting signs to address individuals from both within and  
 39 outside the CDD who were observed fishing in lakes and parking along the Boulevard. He  
 40 described options for posting signs and enforcement and noted it would be necessary to  
 41 designate a liaison to work with the Sheriff’s Department to enforce “No Trespassing” orders.

42 Discussion ensued regarding posting “No Trespassing” versus “No Parking” signs. It was  
 43 thought that signs would likely be ineffective and would not be necessary.

44

45 **FOURTH ORDER OF BUSINESS**

**Update: Status of Informal Negotiations  
Regarding Arrears and Potential for  
Litigation**

46

47

48

49 Mr. Adams stated a mediation with Southern Hills Plantation II CDD (SHP II) is scheduled  
 50 for April 13, 2022 at 1:00 p.m., at the SHP II CDD management office in Tampa. Staff would  
 51 attend and bring electronic records to the location. Ms. Kilinski suggested bringing a hard copy  
 52 map of shared infrastructure.

53 Ms. Bloomquist asked if there is a minimum number of meetings SHP II must hold. Mr.  
 54 Adams stated a minimum of two; one to present the proposed Fiscal Year 2023 budget by June  
 55 15, 2022 and another to adopt the budget . At one of the meetings, the Board would accept the  
 56 annual audit for the prior fiscal year and set the meeting schedule for the upcoming fiscal year.

57 Ms. Bloomquist asked how many registered voters live in The Cascades. Mr. Adams  
 58 stated, when the CDD reaches 250 registered voters, it would begin transitioning to the General  
 59 Election process. The number of qualified electors residing within the CDD as of April 15, 2022  
 60 might be announced at the meeting at which the proposed Fiscal Year 2023 budget is approved.

61 Mr. Adams stated that two seats would be up for election in the upcoming General  
 62 Election. He discussed the election process and eligibility requirements to serve on the Board.

63

64 **FIFTH ORDER OF BUSINESS**

**Update: Revision of the District’s  
Amortization Schedule**

65

66

67 Mr. Adams stated no response was received regarding the amortization schedule; Staff  
 68 would continue to follow up. The next principal and interest payment is due on May 1, 2022.

69

70 **SIXTH ORDER OF BUSINESS** **Update: Discussions with County**  
 71 **Administrator Regarding 11 CDD Lots**

72  
 73 Mr. McCoskrie stated the County Administrator advised that they would not give the  
 74 lots to the City. The last seven were given in October and, at the November meeting, it was  
 75 decided that future lots would be given to the entity in which the lots were located. Mr.  
 76 McCoskrie stated the County Administrator was not very receptive to the CDD’s interested  
 77 buyers and stated he felt it would be difficult to sell lots encumbered by multiple liens.

78 Mr. McCoskrie noted that the floating littoral shelf was cleaned up and looks good.

79

80 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2022-03,**  
 81 **Designating Dates, Times and Locations for**  
 82 **Regular Meetings of the Board of**  
 83 **Supervisors of the District for Fiscal Year**  
 84 **2022/2023 and Providing for an Effective**  
 85 **Date**

86

87 This item was not discussed.

88

89 **EIGHTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
 90 **Statements as of February 28, 2022**

91

92 Mr. Adams presented the Unaudited Financial Statements as of February 28, 2022.

93

94 **NINTH ORDER OF BUSINESS** **Approval of March 14, 2022 Regular**  
 95 **Meeting Minutes**

96

97 This item was not disucssed.

98

99 **TENTH ORDER OF BUSINESS** **Other Business**

100

101 There was no other business.

102

103 **ELEVENTH ORDER OF BUSINESS** **Staff Reports**

104

105 **A. District Counsel: KE Law Group, PLLC**

106 Ms. Kilinski stated an update would be provided following the mediation.

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

108 There was no report.

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

110 • **NEXT MEETING DATE: May 9, 2022, *immediately following the adjournment of***  
111 ***the Southern Hills Plantation III CDD meeting scheduled to commence at 10:00***  
112 ***a.m.***

113 ○ **QUORUM CHECK**

114 The next meeting will be held on May 9, 2022.

115

116 **TWELFTH ORDER OF BUSINESS**

**Supervisors' Requests**

117

118 There were no Supervisors' requests.

119

120 **THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

121

122 The informational session adjourned at 10:24 a.m.

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES B**

**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 July 11, 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:**

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

**Also present were:**

Chuck Adams	District Manager
Lauren Gentry (via telephone)	District Counsel
Grace Kobitter	KE Law Group
Jon Herman (via telephone)	Berger, Toombs, Elam, Gaines and Frank

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

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

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2021, Prepared by Berger, Toombs, Elam, Gaines and Frank**

Mr. Herman presented the Audited Financial Report for the Fiscal Year Ended September 30, 2021 and noted the pertinent information. There were no recommendations,

40 deficiencies on internal control or instances of non-compliance; it was a clean audit. The  
41 Management letter reported certain findings in 2018 and 2021, as noted on Pages 31 through  
42 34.

43 Mr. McCoskrie noted missing data and several items that need to be corrected. Mr.  
44 Herman stated that he would verify the information with Mr. Gaines before emailing a revised  
45 Report to Mr. Adams to distribute to the Board.

46

47 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07,  
Accepting the Audited Financial Report for  
the Fiscal Year Ended September 30, 2021**

48

49

50

51 Mr. Adams presented Resolution 2022-07.

52

53 **On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor,  
54 Resolution 2022-07, Accepting the Audited Financial Report for the Fiscal Year  
55 Ended September 30, 2021, subject to incorporating the edits discussed, where  
56 appropriate, was adopted.**

57

58

59 **FIFTH ORDER OF BUSINESS**

**Continued Discussion: Fiscal Year  
2022/2023 Proposed Budget**

60

61

62 Mr. Adams highlighted the changes to revised proposed Fiscal Year 2023 budget, based  
63 on the discussions at the last meeting. Overall, the General Fund Assessment amounts were  
64 reduced. He responded to questions and commented that it is still necessary to track the debt  
65 service “Due from Developer” for the Series 2011 A2 bonds.

66 This version of the proposed Fiscal Year 2023 budget will be presented for adoption at  
67 the September 12, 2022 Public Hearing and Regular Meeting.

68

69 **SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of May 31, 2022**

70

71

72 Mr. Adams presented the Unaudited Financial Statements as of May 31, 2022. He  
73 responded to questions regarding District Counsel litigation costs.

74 The financials were accepted.

75

76 SEVENTH ORDER OF BUSINESS

Approval of June 13, 2022 Regular Meeting Minutes

77

78

79 Mr. Adams presented the June 13, 2022 Regular Meeting Minutes. The following change  
80 was made:

81 Line 119: Change “four” to “three”

82 Mr. McCoskrie asked Staff to stay in contact with County Representative Buckner  
83 regarding the estoppel letters that were sent for the three lots. He hoped the CDD will receive  
84 \$10,000 per lot. If a lien needs to be filed, Ms. Gentry’s office will file one for each of the lots.

85 Regarding Lines 125 through 129, Mr. Adams stated that the information about a  
86 landscape proposal for the Boulevard was hearsay.

87

88 **On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in**  
89 **favor, the June 13, 2022 Regular Meeting Minutes, as amended, were**  
90 **approved.**

91

92

93 EIGHTH ORDER OF BUSINESS

Other Business

94

95 Mr. McCoskrie discussed the situation related to Southern Hills Plantation II CDD (SHP II)  
96 and stated that the meeting with the Facilitator is scheduled for August 2, 2022 at 1:30 p.m.  
97 The designated point persons, District Counsel and the District Managers for both CDDs, will be  
98 in attendance.

99 Mr. McCoskrie discussed a list of ideas to consider proceeding with at the next meeting,  
100 as follows:

101 ➤ Emailing the “Call to Action” to SHP II and SHP I homeowners and holding a meeting in  
102 the parking lot to let SHP II homeowners know of their District Manager’s actions in wanting to  
103 spend funds on litigation instead of paying the fees due to SHP I.

104 ➤ Advise the Facilitator that the Interlocal Agreement is part of the bond issuance.

105 ➤ Involve the Developer in this matter.



106 Mr. McCoskrie stated that access to the drop box containing documents in response to  
107 SHP I's public records request will expire soon.

108 Mr. McCoskrie asked Mr. Adams to provide copies of pertinent documents from 2018  
109 forward plus any and all subsequent Development Agreements.

110 Ms. Gentry reported that Ken is finalizing documents in response to the public records  
111 request.

112 It was noted that the Bond Amortization Schedule will need to be revisited, once the  
113 SHP II matter is resolved.

114 **▪ Consideration of Proposals from ASI Landscape Management and AllJax, Inc.**

115 **This item was an addition to the agenda**

116 Mr. McCaffrey presented proposals to remove overgrown vegetation along the fence  
117 line and explained the differences in the scopes of work.

118 The AllJax, Inc., proposal was not approved.

119

120 **On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor,**  
121 **ASI Landscape Management Proposal #2240 to clean up overgrown vegetation**  
122 **along the fence line at the main entry and around the drainage area, in a not-to**  
123 **exceed amount of \$3,497.36, was approved.**

124

125

126 Mr. McCoskrie was in favor of approving ASI Landscape Proposal #2231, subject to ASI  
127 reducing the amount to \$1,000, to match the proposal he obtained.

128 Discussion ensued regarding ASI's landscape crew not completely mowing the pond  
129 bank behind Ms. Griffiths' home, continual issues with how lake banks of Ponds #10 and #11  
130 are being maintained and reporting algae bloom in the ponds behind the sales center and Pond  
131 #12.

132 Mr. McCaffrey noted that Ms. Griffiths was okay with the results and that he planned to  
133 meet with ASI's Management about several issues. He would report the algae sightings to Blue  
134 Water Aquatics.

135

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**On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor, ASI Landscape Management Proposal #2231, to flush cut and remove wax myrtle trees on the east side of the pond behind the Autumn Oak cul de sac, subject to ASI Landscape amending the proposal, in a not-to exceed amount of \$1,000, was approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

Board Members were advised to contact Ms. Kilinski with questions pertaining to the SHP II matter. Discussion ensued regarding criteria to schedule a Shade Session.

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

There was no report.

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

- **NEXT MEETING DATE: August 8, 2022, immediately following the adjournment of the Southern Hills Plantation III CDD meeting scheduled to commence at 10:00 a.m.**

- **QUORUM CHECK**

The next meeting will be held on August 8, 2022 but might be cancelled if the August 2, 2022 meeting with the Facilitator does not occur.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests**

There were no Supervisors' requests.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Romero and seconded by Mr. McCaffrey, with all in favor, the meeting adjourned at 10:51 a.m.**

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171  
172  
173  
174  
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Secretary/Assistant Secretary

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Chair/Vice Chair

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

**SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE**

**LOCATION**

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

<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.*