

**SOUTHERN HILLS
PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

August 14, 2023

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

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

**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

August 7, 2023

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 August 14, 2023 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. Discussion: Steadfast Environmental, LLC, Waterway Inspection Report – August 2023
4. Public Hearing on the Adoption of the Fiscal Year 2023/2024 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2023-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date
5. Consideration of Resolution 2023-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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
6. Acceptance of Unaudited Financial Statements as of June 30, 2023
7. Approval of July 10, 2023 Regular Meeting Minutes
8. Other Business

ATTENDEES:

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

9. Staff Reports

- A. District Counsel: *Kilinski | Van Wyk PLLC*
- B. District Engineer: *Coastal Engineering Associates, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: September 11, 2023 at 10:00 AM

- QUORUM CHECK

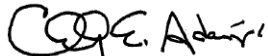
SEAT 1	JOHN MCCOSKRIE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	RICHARD PAKAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	MATT ROMERO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	BRIAN MCCAFFREY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MARGARET BLOOMQUIST	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

10. Supervisors' Requests

11. 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



Southern Hills Plantation I CDD Aquatics

Inspection Date:

8/4/2023 2:23 PM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: B2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Nuisance grasses were present along the shoreline and on the littoral shelf. These grasses consist of Torpedo Grass and Slender Spikerush. Technician will target these during the next maintenance visit.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

SITE: B3

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No major algae growth was observed. Nuisance grasses are present in some areas. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

Inspection Report

SITE: L-5AA

Condition: Excellent Great Good Poor Mixed Condition Improving



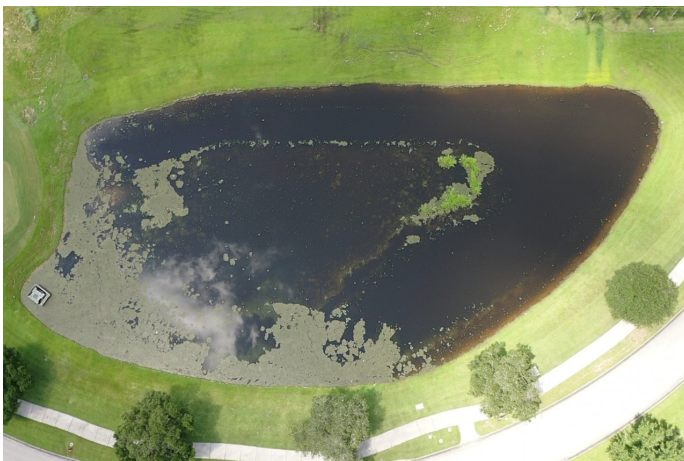
Comments:

The perimeter of this pond contains a combination of algae and nuisance grasses. The littoral shelf still contains a moderate amount of nuisance vegetation, and our technician will continue to closely monitor and treat accordingly.

WATER:	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
ALGAE:	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
GRASSES:	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
			Substantial
NUISANCE SPECIES OBSERVED:			
<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

SITE: L-5II

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Surface algae is present along one side of this pond. Nuisance grasses are present in very minor amounts on the littoral shelf. Our technician will target these during the next maintenance event.

WATER:	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
ALGAE:	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
GRASSES:	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
NUISANCE SPECIES OBSERVED:			
<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: L-8CC

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The side that is receiving special treatments is starting to clear up. We will begin treatments on the other side this week, and hopefully we will see the same results. We will continue to closely monitor and treat accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
			<input type="checkbox"/> Other:

SITE: L-9CC

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No major algae growth observed. Nuisance grasses are present along the perimeter. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input type="checkbox"/> Clear	<input checked="" type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
			<input type="checkbox"/> Other:

Inspection Report

SITE: L-911

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The Littoral shelf is being maintained nicely. Some nuisance grasses were present along the shoreline. No real algae growth was observed. Technician will continue on with routine treatment and monitoring.

WATER:	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
ALGAE:	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
GRASSES:	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
NUISANCE SPECIES OBSERVED:			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:
			Chara

SITE: L-10AA

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Algae is present around some areas of this pond. Nuisance grasses are also present around the perimeter and within the beneficial vegetation. Technician will continue to monitor and treat accordingly.

WATER:	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
ALGAE:	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
GRASSES:	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
NUISANCE SPECIES OBSERVED:			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:
			Chara

Inspection Report

SITE: L-11AA

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

There is some water in this waterway now. A nice buffer is being maintained around this area so that nuisance vegetation does not spread. Still some nuisance vegetation present. Will be addressed during future maintenance events.

WATER:	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
ALGAE:	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
GRASSES:	N/A	Minimal	Moderate <input checked="" type="checkbox"/> Substantial
NUISANCE SPECIES OBSERVED:			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:
			Chara

SITE: L-15HH

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Algae is still present in this pond in moderate amounts. Nuisance grasses are also present in some areas around the perimeter and on the littoral shelf. Littoral shelf does have some decaying grasses already. Our technician will continue to target these nuisance species and treat them accordingly.

WATER:	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
ALGAE:	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
GRASSES:	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
NUISANCE SPECIES OBSERVED:			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

MANAGEMENT SUMMARY



With the passing of the solstice, we are currently in the longest, hottest part of the year, the height of Summer. As such, algae and vegetation are growing as rapidly as possible. At this time of year, it will be a cyclical battle against these forces until more frequent rainfall or cooler temperatures bring relief with the onset of Fall. Our most recent visit was Tuesday (8/1), and evidence of our technician's treatment should be apparent all throughout the community. Recently treated algae and vegetation on all ponds will begin to decay following treatment, and will disappear over the course of 7-10 days. All waterways are being closely monitored and treated accordingly to keep them as healthy as possible during these warm summer months.

Considering the season, most ponds are in great condition. Nuisance grasses were still present in moderate amounts and will be a main focus going forward. In terms of algal activity, there are still moderate amounts of decaying algae around the perimeters and throughout some ponds. Those ponds that still contain notable amounts of algae will be on our technician's radar for future visits. Some ponds simply require light touch ups to stay in good health during the summer conditions. Proceeding treatments will continue to combat any new growth that pops up between visits, as the growing season continues. Rains have improved most pond conditions favorably, and should continue to improve them as we move into the rainy, summer months.

Pond #s L-8CC, L-15HH, and L-5GG will be receiving another round of specialty treatments this week. More improvements should be made on these ponds by the next report.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid overtreating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

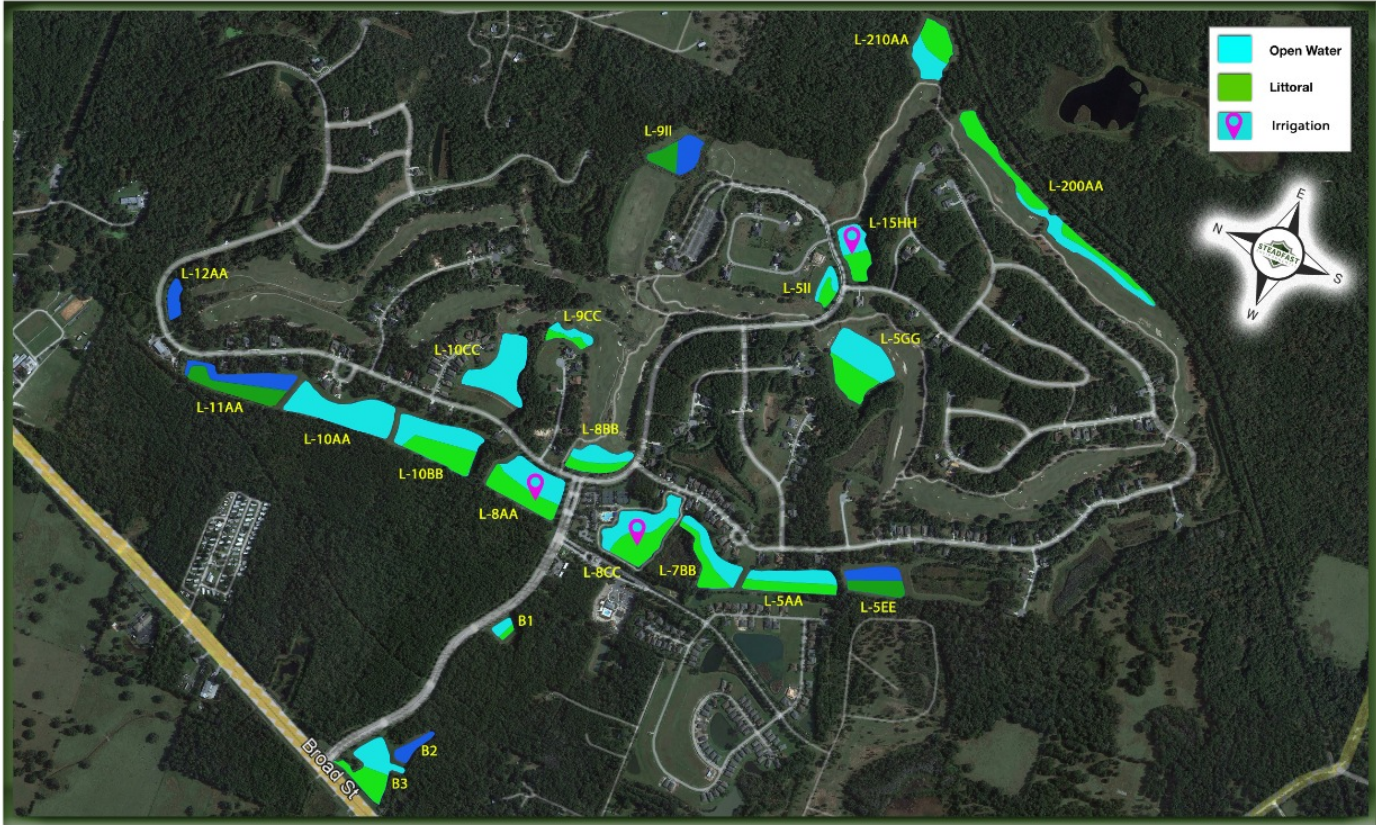
Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



SOUTHERN HILLS PLANTATION I CDD

19850 Southern Hills Blvd, Brooksville



**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

4A

Tampa Bay Times Published Daily

STATE OF FLORIDA
COUNTY OF Hernando, Citrus

} SS

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Notice of FY2024 Public Hearing and Regular Meeting** was published in said newspaper by print in the issues of: **7/26/23, 8/ 2/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hernando, Citrus** County, Florida and that the said newspaper has heretofore been continuously published in said **Hernando, Citrus** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hernando, Citrus** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **.08/02/2023**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 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 August 14, 2023, 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, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"). 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>.

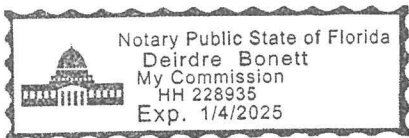
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District 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

7/26/23, 8/02/23 0000297512



**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

4B

RESOLUTION 2023-06

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, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, 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, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) 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 1st 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, 2024.”
- 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 2023/2024, the sum of \$1,293,614 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	\$ 336,945
DEBT SERVICE FUND – SERIES 2011	<u>\$ 956,669</u>
TOTAL ALL FUNDS	\$1,293,614

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 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 14TH DAY OF AUGUST, 2023.

ATTEST:

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

Exhibit A

Fiscal Year 2023/2024 Proposed Budget

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
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**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 316,677				\$ 255,503
Allowable discounts (4%)	(12,667)				(10,220)
Assessment levy: on-roll: net	304,010	\$ 267,310	\$ 36,700	\$ 304,010	245,283
Assessment levy: off-roll	49,556	37,167	12,389	49,556	39,981
Lot Closings	-	10,804	-	10,804	-
CDD II shared costs payment	70,016	-	70,016	70,016	20,000
CDD III shared costs payment	45,529	-	45,529	45,529	31,431
Interest and miscellaneous	250	2	248	250	250
Total revenues	469,361	315,283	164,882	480,165	336,945
EXPENDITURES					
Professional & administrative					
Legislative					
Supervisor	7,600	4,600	3,000	7,600	5,400
Financial & Administrative					
District management	30,000	15,000	15,000	30,000	30,000
District engineer	7,500	1,503	1,500	3,003	2,500
Dissemination agent	2,500	1,250	1,250	2,500	2,500
Trustee	4,300	-	4,300	4,300	4,300
Tax collector	12,667	11,681	986	12,667	10,220
Auditing services	3,250	-	3,250	3,250	3,250
Arbitrage rebate calculation	650	-	650	650	650
Public officials liability insurance	6,200	5,570	-	5,570	6,200
Legal advertising	750	130	620	750	750
Bank fees	600	-	600	600	600
Dues, licenses & fees	175	175	-	175	175
Website	790	-	790	790	790
ADA website compliance	210	-	210	210	210
Postage	500	541	250	791	500
Office supplies	150	391	200	591	500
Legal counsel					
District counsel	15,000	19,572	10,000	29,572	15,000
Electric utility services					
Street lights	28,000	7,130	25,000	32,130	34,700
Stormwater control					
Aquatic maintenance	39,000	11,045	23,100	34,145	32,500
Lake/pond bank maintenance	39,500	28,705	25,000	53,705	51,000
Aquatic plant replacement/weeding	5,000	-	2,500	2,500	2,500
Lake/pond repair	6,900	332	3,000	3,332	2,500

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
Other physical environment					
Property insurance	9,800	8,999	-	8,999	9,800
Entry & walls maintenance	2,500	-	2,500	2,500	6,400
Landscape maintenance	85,800	22,511	63,289	85,800	86,500
Irrigation repairs & maintenance	10,000	774	9,226	10,000	10,000
Landscape replacement plants, shrubs, trees	50,000	-	10,000	10,000	5,000
Culvert inspection and cleaning	10,000	-	2,500	2,500	2,500
Holiday decorations	15,000	5,544	-	5,544	7,500
Miscellaneous contingency	75,016	693	5,000	5,693	2,500
Total expenditures	<u>469,358</u>	<u>146,146</u>	<u>213,721</u>	<u>359,867</u>	<u>336,945</u>
Excess/(deficiency) of revenues over/(under) expenditures	3	169,137	(48,839)	120,298	-
Fund balance - beginning (unaudited)	880,591	1,036,280	1,205,417	1,036,280	1,156,578
Fund balance - ending (projected)	<u>\$ 880,594</u>	<u>\$ 1,205,417</u>	<u>\$ 1,156,578</u>	<u>\$ 1,156,578</u>	<u>\$ 1,156,578</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 2024

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

EXPENDITURES

Legislative

Supervisor	\$ 5,400
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	2,500
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.	
Dissemination agent	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	10,220
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	500

**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 34,700

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

Stormwater control

Aquatic maintenance 32,500

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

Lake/pond bank maintenance 51,000

Intended to address lake and pond bank erosion remediation on an as needed basis.

Aquatic plant replacement/weeding 2,500

Intended to supplement the existing beneficial aquatic plant program.

Lake/pond repair 2,500

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 6,400

Intended to cover the routine maintenance of the entry features, including pressure washing, painting, lighting etc.

EXPENDITURES (continued)

Landscape maintenance 86,500

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 5,000

Intended to cover the periodic supplement and replacement of landscape plant materials within the District's landscape areas.

Holiday decorations 7,500

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

Contingency

Miscellaneous contingency 2,500

Automated AP routing and other miscellaneous items

Total expenditures \$ 336,945

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2011
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Special assessment - on-roll - A1	\$522,346				\$513,126
Special assessment - on-roll - A2	289,672				289,672
Allowable discounts (4%)	(32,481)				(32,112)
Assessment levy: net	779,537	\$ 678,389	\$ 101,148	\$ 779,537	770,686
Special assessment - off-roll - A-2	185,983	-	185,983	185,983	185,983
Assessment prepayments	-	6,349	-	6,349	-
Interest	-	18,099	-	18,099	-
Total revenues	<u>965,520</u>	<u>702,837</u>	<u>287,131</u>	<u>989,968</u>	<u>956,669</u>
EXPENDITURES					
Debt service					
Principal - A1	235,000	240,000	-	240,000	250,000
Principal - A2	190,000	-	190,000	190,000	200,000
Interest - A1	256,650	146,882	109,768	256,650	243,020
Interest - A2	206,480	113,390	93,090	206,480	195,460
Legal Fees	4,632	2,201	2,431	4,632	4,632
Total debt service	<u>892,762</u>	<u>502,473</u>	<u>395,289</u>	<u>897,762</u>	<u>893,112</u>
Other fees & charges					
Property Appraiser	16,240	-	16,240	16,240	16,056
Tax collector	16,240	29,644	(13,404)	16,240	16,056
Total other fees & charges	<u>32,480</u>	<u>29,644</u>	<u>2,836</u>	<u>32,480</u>	<u>32,112</u>
Total expenditures	<u>925,242</u>	<u>532,117</u>	<u>398,125</u>	<u>930,242</u>	<u>925,224</u>
Fund balance:					
Net increase/(decrease) in fund balance	40,278	170,720	(110,994)	59,726	31,445
Beginning fund balance (unaudited)	1,159,345	1,239,934	1,410,654	1,239,934	1,299,660
Ending fund balance (projected)	<u>\$1,199,623</u>	<u>\$1,410,654</u>	<u>\$1,299,660</u>	<u>\$ 1,299,660</u>	<u>1,331,105</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, 2024 (A1)					(114,260)
Interest expense - November 1, 2024 (A2)					(91,930)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 529,767</u>

SOUTHERN HILLS PLANTATION I

Community Development District

Series 2011A-1

\$12,505,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2023	-		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
Total	\$4,190,000.00		\$1,745,510.00	\$5,935,510.00

SOUTHERN HILLS PLANTATION I

Community Development District

Series 2011A-2

\$13,860,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2023	-		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
Total	\$3,370,000.00		\$1,405,920.00	\$4,775,920.00

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ASSESSMENTS
GENERAL FUND AND DEBT SERVICE FUND
FISCAL YEAR 2024**

*** 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 2024			FY 23 Assessment
				GF	DSF	GF & DSF	
<u>Series 2011A-1 Bond Units</u>							
46	46	45	Single Family 50'	\$ 193.46	\$ 782.69	\$ 976.15	\$ 1,022.47
43	43	41	Single Family 65'	251.50	877.59	1,129.09	1,189.30
341	331	286	Single Family 80'	309.54	972.49	1,282.03	1,356.14
94	94	85	Single Family 100'	386.92	1,098.01	1,484.93	1,577.57
57	56	54	Single Family 120'	464.30	1,304.82	1,769.12	1,880.29
581	570	511					
<u>Series 2011A-2 Bond Units</u>							
5	5	5	Club Villa	174.11	923.75	1,097.86	1,139.55
24	24	24	Single Family 50'	193.46	1,026.39	1,219.85	1,266.17
99	99	94	Single Family 65'	251.50	1,150.84	1,402.34	1,462.55
49	49	49	Single Family 80'	309.54	1,275.30	1,584.84	1,658.95
38	38	35	Single Family 100'	386.92	1,439.89	1,826.81	1,919.45
23	23	23	Single Family 120'	464.30	1,711.11	2,175.41	2,286.58
238	238	230					
819	808	741					

Unplatted Units

Number of Units	Number of Units Paying GF	Number of Units Paying DSF	Unit Type	Projected Fiscal Year 2024			FY 23 Assessment
				GF	DSF	GF & DSF	
<u>Series 2011A-2 Bond Units</u>							
45	45	45	Club Villa	\$ 160.18	\$ 849.85	\$ 1,010.03	\$ 1,048.39
79	79	79	Single Family 50'	177.98	944.28	1,122.26	1,164.88
58	58	58	Single Family 65'	231.37	1,058.77	1,290.14	1,345.55
10	10	10	Single Family 80'	284.77	1,173.28	1,458.05	1,526.24
6.87	6.87	6.87	Golf Course	355.96	-	355.96	441.20
199	199	199					
1,018	1,007	940					

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**

5

RESOLUTION 2023-07

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 2023/2024; 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 2023/2024, 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 2023/2024; 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, 2023 and the remaining 75% is due pro rata for the next ten months, December 1, 2023 through September 1, 2024. Debt service assessments directly collected by the District are due 100% on April 1, 2024. 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 2023/2024, 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 14th day of August, 2023.

ATTEST:

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

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
JUNE 30, 2023**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2023**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Wells Fargo	\$ 814,522	\$ -	\$ 814,522
SBA	95	-	95
Undeposited funds	33,929	7,749	41,678
Investments			
Revenue - A1	-	60,599	60,599
Revenue - A2	-	248,738	248,738
Reserve - A1	-	510,484	510,484
Reserve - A2	-	80,429	80,429
Prepayment - A1	-	1,418	1,418
Prepayment - A2	-	734	734
Cost of Issuance	-	18,565	18,565
Due from other funds			
General	-	8,935	8,935
Due from Developer	-	371,966	371,966
Assessments receivable - on-roll	-	46,287	46,287
Assessments receivable - off-roll	170,267	743,931	914,198
Allowance for uncollectable receivable	(152,142)	(19,567)	(171,709)
Due from Southern Hills II	40,000	-	40,000
Due from Southern Hills III	29,444	-	29,444
Deposits	2,919	-	2,919
Total assets	<u>\$ 939,034</u>	<u>\$ 2,080,268</u>	<u>\$ 3,019,302</u>
LIABILITIES			
Liabilities			
Due to other funds			
Debt service 2011 A1	\$ 5,715	\$ -	\$ 5,715
Debt service 2011 A2	3,220	-	3,220
Due to Developer	37	-	37
Matured bonds payable A2	-	350,000	350,000
Total liabilities	<u>8,972</u>	<u>350,000</u>	<u>358,972</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	21,225	1,115,897	1,137,122
Total deferred inflows of resources	<u>21,225</u>	<u>1,115,897</u>	<u>1,137,122</u>
Fund balances			
Restricted for:			
Debt service	-	614,371	614,371
Unassigned	908,837	-	908,837
Total fund balances	<u>908,837</u>	<u>614,371</u>	<u>1,523,208</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 939,034</u>	<u>\$ 2,080,268</u>	<u>\$ 3,019,302</u>

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 7,470	\$ 288,503	\$ 304,010	95%
Special assessments: off-roll	11,631	49,556	49,556	100%
Lot closings	21,472	53,749	-	N/A
CDD II shared costs payment	-	20,000	70,016	29%
CDD III shared costs payment	-	-	45,529	0%
Interest & miscellaneous	-	3	250	1%
Total revenues	<u>40,573</u>	<u>411,811</u>	<u>469,361</u>	88%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	1,000	6,400	7,600	84%
Financial & administrative				
Management	2,500	22,500	30,000	75%
Engineering	-	2,252	7,500	30%
Dissemination agent	208	1,875	2,500	75%
Trustee	-	-	4,300	0%
Audit	-	-	3,250	0%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	-	5,570	6,200	90%
Legal advertising	-	130	750	17%
Bank fees	-	-	600	0%
Annual district filing fee	-	175	175	100%
Website	705	705	790	89%
ADA website compliance	-	-	210	0%
Postage	135	852	500	170%
Office supplies	-	565	150	377%
Legal counsel				
District counsel	-	19,572	15,000	130%
Total professional & administrative	<u>4,548</u>	<u>60,596</u>	<u>80,175</u>	76%

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Electric utility services				
Street lights	4,693	13,041	28,000	47%
Stormwater control				
Lake/pond bank maintenance	8,037	48,629	39,500	123%
Aquatic maintenance	-	11,045	39,000	28%
Aquatic plant replacement	-	-	5,000	0%
Lake/pond repair	-	782	6,900	11%
Other physical environment				
Insurance: property	-	8,999	9,800	92%
Entry & walls maintenance	-	-	2,500	0%
Landscape maintenance	5,261	37,711	85,800	44%
Holiday decorations	-	5,544	15,000	37%
Irrigation repairs & maintenance	850	2,148	10,000	21%
Landscape replacement	457	457	50,000	1%
Culvert inspection and cleaning	-	550	10,000	6%
Contingency				
Miscellaneous contingency	-	693	75,016	1%
Total field operations	<u>19,298</u>	<u>129,599</u>	<u>376,516</u>	34%
Other fees and charges				
Tax collector	148	12,105	12,667	96%
Total other fees and charges	<u>148</u>	<u>12,105</u>	<u>12,667</u>	96%
Total expenditures	<u>23,994</u>	<u>202,300</u>	<u>469,358</u>	43%
Excess/(deficiency) of revenues over/(under) expenditures	16,579	209,511	3	
OTHER FINANCING SOURCES/(USES)				
Settlement costs	-	(102,683)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(102,683)</u>	<u>-</u>	N/A
Net change in fund balance	16,579	106,828	3	
Fund balance - beginning	892,258	802,009	880,591	
Fund balance - ending	<u>\$ 908,837</u>	<u>\$ 908,837</u>	<u>\$ 880,594</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 JUNE 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 18,958	\$ 732,174	\$ 779,537	94%
Special assessments: off-roll	-	-	185,983	0%
Assessment prepayment	-	6,349	-	N/A
Interest	3,760	32,421	-	N/A
Total revenues	<u>22,718</u>	<u>770,944</u>	<u>965,520</u>	80%
EXPENDITURES				
Principal - A1	-	255,000	235,000	109%
Principal - A2	-	-	190,000	0%
Interest - A1	-	286,807	256,650	112%
Interest - A2	-	226,780	206,480	110%
Principal prepayments	-	5,000	-	N/A
Total expenditures	<u>-</u>	<u>773,587</u>	<u>888,130</u>	87%
Other fees and charges				
Legal fees	-	2,201	4,632	48%
Property appraiser	-	-	16,240	0%
Tax collector	379	30,719	16,240	189%
Total other fees and charges	<u>379</u>	<u>32,920</u>	<u>37,112</u>	89%
Total expenditures	<u>379</u>	<u>806,507</u>	<u>925,242</u>	87%
Excess/(deficiency) of revenues over/(under) expenditures	22,339	(35,563)	40,278	
Fund balance - beginning	592,032	649,934	1,159,345	
Fund balance - ending	<u>\$ 614,371</u>	<u>\$ 614,371</u>	<u>\$ 1,199,623</u>	

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

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 10, 2023 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	Chair
Brian McCaffrey	Vice Chair
Margaret Bloomquist	Assistant Secretary
Richard Pakan	Assistant Secretary
Matt Romero (via telephone)	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Michal Szymonowicz (via telephone)	Wrathell, Hunt and Associates LLC (WHA)
Grace Kobitter	District Counsel
Jay Gaines (via telephone)	Auditor
Joe Hamilton	Steadfast Environmental, LLC (Steadfast)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:24 a.m.

Supervisors McCoskrie, McCaffrey, Pakan and Bloomquist were present. Supervisor Romero attended via telephone.

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, 2022, Prepared by Berger, Toombs, Elam, Gaines and Frank

40

41 Mr. Gaines presented the Audited Financial Report for the Fiscal Year Ended September
42 30, 2022 and noted the Unmodified Opinion on Page 1.

43 Mr. McCoskrie called attention to conflicting statements on Pages 9 and 29 regarding he
44 May 2023 required Series 2011 A-2 bond principal payment and stated he confirmed with Mr.
45 Szymonowicz that the CDD made a \$255,000 payment rather than the reported \$240,000.

46 Mr. Gaines stated the difference is that the \$240,000 was past due; the CDD paid the
47 past due principal but not the current due principal, which is evident by the fact that, on Page
48 10, there is a "Matured bond payable" line item of \$590,000, which would be the past due
49 principal that was not paid as of September 30, 2022. He stated that would support the fact
50 that the CDD does not owe and that that probably should have been the May 1, 2022 payment
51 not May 1, 2023. He would double check the amounts. Asked about the "Matured bond
52 payable" amount of \$590,000 and bonds payable amount of \$445,000, Mr. Gaines stated the
53 "Matured bond payable" reflects bond payments that were not made and the bonds payable
54 amount of \$445,000 is the bond payment that is due during Fiscal Year 2022/2023. At the fund
55 level, on Page 12, the CDD is on a modified accrual basis and, on Page 10, it is on a full accrual
56 basis.

57 Mr. Gaines continued reviewing the audit.

58 Mr. Gaines and Mr. Adams responded to questions regarding the culvert cleaning costs
59 and the debt service reserve balances on Page 28 of the audit.

60 Mr. McCoskrie noted an error on Page 25. The following change should be made:

61 Page 25; Change "SH2 will pay SH1 an initial sum of \$40,000 due May 1, 2023" to "SH2
62 will pay SH1 an initial sum of \$20,000."

63 Mr. McCoskrie stated that CDD II also owes CDD I a past due amount of \$40,000 on
64 January 31, 2024 and two additional annual payments of \$20,000 on April 1, 2024 and April 1,
65 2025.

66 Mr. Gaines reviewed the Management Letter and stated the reserve balance has not
67 been restored to the required balance.

68 Discussion ensued regarding the findings on Page 33, an assessments receivable off-roll
69 amount of \$918,000, the Developer’s failure to make debt service payments, the CDD being
70 three principal payments behind on the A-2 bond, the reserves, special purpose entities and
71 forgiven debt by the bondholder.

72 Mr. McCoskrie requested following change:

73 Page 35: Change “in connection with our audit, we did note the following findings” to
74 “in connection with our audit, we did not note the following findings”

75 Mr. Gaines stated Staff issued the same letter about certain disclosures it must make in
76 relation to the audit. He urged the Board to read the Management Letter.

77

78 **FOURTH ORDER OF BUSINESS**

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

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83 Mr. Adams presentation Resolution 2023-05.

84

85 **On MOTION by Mr. McCaffrey and seconded by Mr. McCoskrie, with all in**
86 **favor, Resolution 2023-05, Hereby Accepting the Audited Annual Financial**
87 **Report for the Fiscal Year Ended September 30, 2022, as amended, was**
88 **adopted.**

89

90

91 **▪ Other Business**

92 **This item, previously the Ninth Order of Business, was presented out of order.**

93 Mr. McCoskrie stated he emailed Mr. Szymonowicz in the past several weeks regarding
94 several matters, particularly, the spreadsheets to confirm the principal balances. He wants Mr.
95 Szymonowicz to confirm that the 2021, 2022 and 2023 principal payments are past due on the
96 A-2 bonds.

97 Mr. Szymonowicz stated the last payment on the A-2 bonds was on May 1, 2020 and,
98 since then, no principal payments have been made, as previously discussed with Mr. Gaines,
99 because the CDD is five years in arrears from receiving off-roll payments from the Developer.

100 Regarding the Series 2011 A-1 bonds, all he principal payments from May 2021, 2022, and 2023

101 were made with the caveat that the May 2021 payment was made in May 2022 and the May
102 2022 payment was made on November 1, 2022, so there was a 12-month delay and another
103 six-month delay in the payments. All principal and interest payments on the Series 2011 A-1
104 bonds were made, regardless of the amounts, the amounts on which the Trustee and the CDD
105 disagree.

106 Discussion ensued regarding the Amortization Schedules, the debt service tables for the
107 A-1 and A-2 bonds and the escheatment issue.

108 Asked about the 10 lots that were re-assessed on the tax roll that were previously
109 escheated in 2017, Mr. Szymonowicz stated he researched the 10 lots by accessing the County
110 Property Appraiser website and reviewing the deeds, dates and payment history. A few lots
111 were sold from the initial owner to the building division and a few more were sold from the
112 building division to individual property owners with assessments continuing and all payments
113 were made. Asked about the exact number of prepayments occurring over the years, Mr.
114 Szymonowicz stated, between November 2017 and now, the total deposit of true prepayments
115 from property owners making payments totals under \$148,000. Some of the equivalent
116 principal of the escheated lots is over \$448,000 and that is based on the lot sizes. Each lot has
117 been assigned a remaining principal balance, which is how he has been able to make them
118 equivalent to prepayment in terms of principal reduction impact. Asked if he computed the
119 \$516,000 Series A-1 bond amount in the debt service reserve fund in the Fiscal Year 2024
120 budget, Mr. Szymonowicz stated he computed it and it is based on the maximum annual debt
121 service on the Series 2011 A-1 bonds.

122 Mr. Pakan pointed out that the maximum annual debt service is \$483,000, yet \$516,000
123 is budgeted. Mr. Szymonowicz stated it is probably based on an earlier amortization schedule;
124 he will make an adjustment. Mr. Pakan stated, going forward, he wants a reconciliation every
125 time there is a change in prepayments and the Amortization Schedule changes so the Board can
126 see the changes are and how they flow. Mr. McCoskrie wants Staff to date the document when
127 there are changes and, behind it, show how it was changed from the previous year.

128 Mr. Szymonowicz will prepare a reconciliation and circulate it to the Board for review
129 and approval.

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131 **FIFTH ORDER OF BUSINESS**

**Consideration of Steadfast Alliance
132 Maintenance Division, Proposal #SM-E-
133 2030 to Clean Front Wall**

134

135 Mr. Adams presented Steadfast Alliance Maintenance Division Proposal #SM-E-2030 in
136 the amount of \$3,937.

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Discussion ensued regarding the scope of services, pillars, iron buildup on the wall and
longevity of the improvement.

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**On MOTION by Ms. Bloomquist and seconded by Mr. McCoskrie, with all in
favor, Steadfast Alliance Maintenance Division, Proposal #SM-E-2030 to clean
the front wall, in the amount of \$3,937, was approved.**

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- **Consideration of Steadfast Alliance Maintenance Division Proposals #879, #SM-E-2057
and SM-E-2030**

146

This item was an addition to the agenda.

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Discussion ensued regarding algae treatments, restocking the ponds with carp, project
timing, application frequency, turf safety, flower bed renovation, plant material, pine straw
costs, irrigation modifications, the budget, funding source for the sod project and Proposal SM-
E-2060 to install 3-gallon Stromanthe under the pergola.

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Ms. Bloomquist suggested that Mr. Hamilton contact Andrew regarding the work being
done in the ponds.

153

Proposal #SM-E-2060 was tabled.

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**On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in
favor, Steadfast Alliance Maintenance Division Proposal #879 to maintain and
provide split treatments for three ponds, including the sales center, Pond #17
and the Tee-box on #10, in the amount of \$8,090, was approved.**

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On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, Steadfast Alliance Maintenance Division Proposal #SM-E-2057 to install St. Augustine sod and adjust irrigation to provide coverage to the new sod, in the amount of \$36,797.50, was approved.

SIXTH ORDER OF BUSINESS

Discussion: Fiscal Year 2024 Budget

Discussion ensued regarding the Fiscal Year 2024 operating budget, bond payments, number of units paying debt service assessments, reserves, the audit, Amortization Schedule, Trustee and cancelled debt.

The following changes will be made:

Page 1, "CDDII shared costs payment": Decrease to \$20,000

Page 2, "Entry & walls maintenance": Increase to \$6,400

Mr. Adams will make the revisions and email Mr. Richard Lamb.

Ms. Kobitter suggested including "Cancelled bond debt" as a discussion item on the next agenda.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2023

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2023.

The financials were accepted.

EIGHTH ORDER OF BUSINESS

Approval of June 12, 2023 Meeting Minutes

Mr. Adams presented the June 12, 2023 Meeting Minutes.

The following change was made:

Lines 147 and 154: Change "CDD III" to "CDD I"

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the June 12, 2023 Meeting Minutes, as amended, were approved.

198 **NINTH ORDER OF BUSINESS** **Other Business**

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200 This item was addressed following the Fourth Order of Business.

201
202 **TENTH ORDER OF BUSINESS** **Staff Reports**

203
204 **A. District Counsel: Kilinski|Van Wyk PLLC**

205 Ms. Kobitter stated newly passed legislation requires CDD Supervisors to attend
206 a four-hour ethics training session beginning in calendar year 2024. The Board Members
207 can access and work on materials on the Commission on Ethics website, at their own
208 pace. Staff will provide updates on the requirements.

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

210 There was no report.

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

- 212 • **NEXT MEETING DATE: August 14, 2023 at 10:00 AM [FY2024 Budget Adoption**
- 213 **Hearing]**
- 214 ○ **QUORUM CHECK**

215
216 **ELEVENTH ORDER OF BUSINESS** **Supervisors' Requests**

217
218 There were no Supervisors' requests.

219
220 **TWELFTH ORDER OF BUSINESS** **Adjournment**

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223 **On MOTION by Mr. McCoskrie and seconded by Ms. Bloomquist, with all in**
224 **favor, the meeting adjourned at 12:00 p.m.**

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228 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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, 4200 Summit View Drive, Brooksville, Florida 34601

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2022* CANCELED	Regular Meeting	10:00 AM**
November 14, 2022	Regular Meeting	10:00 AM**
November 29, 2022	Joint Public Meeting (SHPII & SHPIII)	10:00 AM
December 12, 2022	Regular Meeting	10:00 AM**
January 9, 2023	Regular Meeting	10:00 AM**
February 13, 2023	Regular Meeting	10:00 AM**
March 13, 2023 CANCELED	Regular Meeting	10:00 AM**
April 10, 2023	Regular Meeting	10:00 AM**
May 8, 2023 CANCELED	Regular Meeting	10:00 AM**
June 12, 2023	Regular Meeting	10:00 AM**
July 10, 2023	Regular Meeting	10:00 AM**
August 14, 2023	Public Hearing & Regular Meeting	10:00 AM**
September 11, 2023	Regular Meeting	10:00 AM**

*** 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.*

Exception(s)

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