

**SOUTHERN HILLS
PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

August 11, 2025

**BOARD OF SUPERVISORS
PUBLIC HEARINGS 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 4, 2025

Board of Supervisors
Southern Hills Plantation I Community Development District

ATTENDEES:

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

Dear Board Members:

The Board of Supervisors of the Southern Hills Plantation I Community Development District will hold Public Hearings and a Regular Meeting on August 11, 2025 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601. The agenda is as follows:

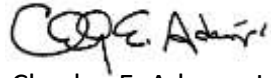
1. Call to Order/Roll Call
2. Public Comments (*Agenda Items*)
3. Update/Discussion/Consideration: Premier Lakes, Inc. Items
 - Lake Maintenance Reports – July 2025
4. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
5. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
 - A. Affidavit of Publication
 - B. Mailed Notice to Property Owners
 - C. Consideration of Resolution 2025-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026; 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. Discussion: SHP Developers LLC Corrective Twelfth Amendment
7. Consideration of Titan Foundation Repair Specialist LLC Agreement for Depression Repair Services
8. Discussion: District's Responsibility for Water Management/Drain Maintenance adjacent to the Golf Course Fairways [4580 Southern Valley Loop]
9. Discussion: Builder Pads Washing Out into the Streets, Storm Drains and Conservation Areas
10. Consideration of Special Districts Performance Measures and Standards Reporting FY2026
 - Authorization of Chair to Approve Findings Related to 2025 Special Districts Performance Measures and Standards Reporting
11. Acceptance of Unaudited Financial Statements as of June 30, 2025
12. Approval of July 14, 2025 Regular Meeting Minutes
13. Other Business
14. Public Comments (*Non-Agenda Items*)
15. 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 8, 2025 at 10:00 AM
 - QUORUM CHECK

SEAT 1	JOHN MCCOSKRIE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	RICHARD PAKAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	GEORGE OSTENSEN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	EUGENE TOMASHOSKY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MARGARET BLOOMQUIST	☐ IN PERSON	☐ PHONE	☐ NO
16. Supervisors' Requests
17. 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



1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

CUSTOMER

Southern Hills Plantation CDD
Chuck Adams
4200 Summit View Dr
Brooksville, Florida, 34601-5520
(239) 464-7114

adamsc@whhassociates.com

SERVICE LOCATION

Southern Hills Plantation CDD
Southern Hills Plantation
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(239) 464-7114

adamsc@whhassociates.com

JOB DETAILS

Annual Lake Maintenance - 3x Month

JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

1. Buckner Canal: Inspected
2. L-10AA: Treated Algae & Grasses
3. L-10BB: Treated Algae & Grasses
4. L-10CC: Treated Algae & Grasses
5. L-9CC: Inspected
6. L-9II: Inspected
7. L-8AA: Treated Algae & Grasses
8. L-8BB: Treated Algae & Grasses
9. L-8CC: Treated Algae & Grasses
10. B1: Treated Algae & Grasses
11. B2: Inspected
12. B3: Inspected
13. L-7BB: Treated Algae & Grasses
14. L-5AA: Treated Algae & Grasses
15. L-5GG: Treated Algae & Grasses
16. L-5II: Treated Algae & Grasses
17. L-5HH: Treated Algae & Grasses
18. L-210AA: Inspected
19. L-200AA : Inspected

Work Order

DATE

07/03/2025 -

TECH(S)

Dave Smallridge

JOB

1060222427



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13. L-7BB: Treated Algae & Grasses
14. L-5AA: Treated Algae & Grasses
15. L-5GG: Treated Algae & Grasses
16. L-5II: Treated Algae & Grasses
17. L-5HH: Treated Algae & Grasses
18. L-210AA: Inspected
19. L-200AA : Inspected

Work Order

DATE

07/11/2025 -

TECH(S)

Dave Smallridge

JOB

1053603958



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Work Order

DATE	07/18/2025 -
TECH(S)	Dave Smallridge
JOB #	1052213680

CUSTOMER
Southern Hills Plantation CDD Chuck Adams 4200 Summit View Dr Brooksville, Florida, 34601-5520 (239) 464-7114 adamsc@whhassociates.com

SERVICE LOCATION
Southern Hills Plantation CDD Southern Hills Plantation 4200 Summit View Dr Brooksville, Florida, 34601-5520 (239) 464-7114 adamsc@whhassociates.com

JOB DETAILS	Annual Lake Maintenance - 3x Month
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Course and HOA pond lake banks are very wet & slippery. SINK HOLE between 10aa and 10bb 1. Buckner Canal: Inspected 2. L-10AA: Inspected ** see note regarding sink hole 3. L-10BB: Inspected ** see note regarding sink hole 4. L-10CC: Inspected 5. L-9CC: Inspected 6. L-9II: Inspected 7. L-8AA: Inspected 8. L-8BB: Inspected 9. L-8CC: Treated Algae 10. B1: Inspected 11. B2: Inspected 12. B3: Inspected 13. L-7BB: Inspected 14. L-5AA: Inspected 15. L-5GG: Inspected 16. L-5II: Inspected 17. L-5HH: Inspected 18. L-210AA: Inspected 19. L-200AA : Inspected
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Wesley Chapel FL 33543
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Work Order

DATE	07/25/2025 -
TECH(S)	Dave Smallridge
JOB #	1060222429

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Southern Hills Plantation CDD Chuck Adams 4200 Summit View Dr Brooksville, Florida, 34601-5520 (239) 464-7114 adamsc@whhassociates.com

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JOB DETAILS	Annual Lake Maintenance - 3x Month
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	1. Buckner Canal: Inspected 2. L-10AA: Treated Algae 3. L-10BB: Treated Algae 4. L-10CC: Treated Algae 5. L-9CC: Treated Algae 6. L-9II: Inspected 7. L-8AA: Treated Algae 8. L-8BB: Treated Algae 9. L-8CC: Treated Algae 10. B1: Treated Algae 11. B2: Treated Algae 12. B3: Treated Algae 13. L-7BB: Treated Algae 14. L-5AA: Treated Algae 15. L-5GG: Treated Algae 16. L-5II: Treated Algae 17. L-5HH: Treated Algae 18. L-210AA: Treated Algae 19. L-200AA : Treated Algae
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**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

4A

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter FY2026 Budget Public Hearing was published in said newspaper by print in the issues of 07/20/25, 07/27/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough 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 nor 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.



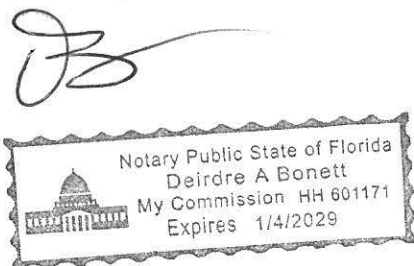
Signature of Affiant _____

Sworn to and subscribed before me this **07/27/2025**

Signature of Notary of 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 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting.

The Board of Supervisors ("Board") for the Southern Hills Plantation I Community Development District ("District") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE: August 11, 2025
TIME: 10:00 a.m.
LOCATION: Southern Hills Plantation Clubhouse
4200 Summit View Drive
Brooksville, Florida 34601

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments.

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type	Total # of Units	EAU Factor	Current Annual O&M Assessment (October 1, 2024 – September 30, 2025)	Proposed Annual O&M Assessment (October 1, 2025 – September 30, 2026)**	Change in Annual Dollar Amount
Golf Course	6.87	2.0	\$347.02	\$436.78	\$89.76

**Including collection costs and early payment discounts

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Hernando County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2025. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2025. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

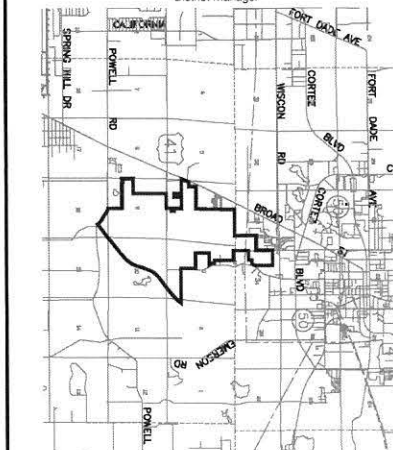
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. Ph: (561)571-0010 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days 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) / 1-800-955-6770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



7/20/2025 and 7/27/2025 jm

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Southern Hills Plantation I Community Development District ("District") prior to June 15, 2025, a proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "Services") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, Florida Statutes ("Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the "District's Office," Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 11, 2025
HOUR: 10:00 a.m.
LOCATION: Southern Hills Plantation Clubhouse
4200 Summit View Drive
Brooksville, Florida 34601

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Brooksville and Hernando County at least sixty (60) days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Hernando County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. 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.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 9TH DAY OF JUNE, 2025.

ATTEST: SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT

/s/ Chesley E Adams, Jr. By: /s/ John McCoskrie
Secretary Its: Chair

Exhibit A: Proposed Budget for Fiscal Year 2026

45851-1

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

4B

RESOLUTION 2025-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Southern Hills Plantation I Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), 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 (2) 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, 2026."
- 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 two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$1,387,337 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	\$ 435,288
DEBT SERVICE FUND (SERIES 2011A-1)	\$ 952,049
TOTAL ALL FUNDS	\$ 1,387,337

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 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 ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 11TH DAY OF AUGUST, 2025.

ATTEST:

Secretary/Assistant Secretary

By: _____

Its: _____

SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit A: Adopted Budget for Fiscal Year 2026

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
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Assessment Summary	8

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$ 271,318				\$ 341,496
Allowable discounts (4%)	(10,853)				(13,660)
Assessment levy: on-roll: net	260,465	\$ 94,179	\$ 166,286	\$ 260,465	327,836
CDD II shared costs payment	20,000	-	20,000	20,000	44,801
CDD III shared costs payment	32,811	3,874	28,937	32,811	42,651
Interest and miscellaneous	20,000	8,107	11,893	20,000	20,000
Total revenues	333,276	106,160	227,116	333,276	435,288
EXPENDITURES					
Professional & administrative					
Legislative					
Supervisor	9,300	6,800	2,500	9,300	9,300
Financial & Administrative					
District management	30,000	15,000	15,000	30,000	30,000
District engineer	2,500	3,879	4,000	7,879	8,000
Dissemination agent	2,500	1,250	1,250	2,500	2,500
Trustee	4,300	-	4,300	4,300	4,300
Tax collector	10,853	1,893	8,960	10,853	13,660
Property appraiser	22,035	5,808	16,227	22,035	-
Auditing services	3,250	-	3,250	3,250	3,250
Arbitrage rebate calculation	650	-	650	650	650
Public officials liability insurance	6,350	6,179	171	6,350	7,500
Legal advertising	750	266	484	750	750
Bank fees	600	39	561	600	600
Dues, licenses & fees	175	175	-	175	175
Website	790	-	790	790	790
ADA website compliance	210	-	210	210	210
Postage	500	1,042	-	1,042	500
Office supplies	500	-	500	500	500
Legal counsel					
District counsel	15,000	16,070	10,000	26,070	15,000
Electric utility services					
Street lights	37,000	17,608	19,392	37,000	36,000
Stormwater control					
Aquatic maintenance	35,000	1,310	33,690	35,000	35,000
Lake/pond bank maintenance	45,000	40,708	4,292	45,000	45,000
Aquatic plant replacement/weeding	2,500	-	2,500	2,500	2,500
Drainage maintenance	2,500	57,919	-	57,919	2,680

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Other physical environment					
Property insurance	14,021	12,643	1,378	14,021	14,021
Entry & walls maintenance	6,400	340	3,000	3,340	6,400
Landscape maintenance	90,000	46,977	43,023	90,000	94,500
Irrigation repairs & maintenance	10,000	16,253	-	16,253	15,000
Landscape replacement plants, shrubs, trees	5,000	-	5,000	5,000	6,000
Annual mulching	10,000	12,875	-	12,875	15,000
Conservation area maintenance	-	20,250	10,000	30,250	53,000
Culvert inspection and cleaning	2,500	11,600	-	11,600	2,500
Holiday decorations	7,500	7,500	-	7,500	7,500
Miscellaneous contingency	2,500	20	2,480	2,500	2,500
Total expenditures	<u>380,184</u>	<u>304,404</u>	<u>193,608</u>	<u>498,012</u>	<u>435,286</u>
Excess/(deficiency) of revenues over/(under) expenditures	(46,908)	(198,244)	33,508	(164,736)	2
Fund balance - beginning (unaudited)	716,762	665,633	467,389	665,633	500,897
Fund balance - ending (projected)	<u>\$ 669,854</u>	<u>\$ 467,389</u>	<u>\$ 500,897</u>	<u>\$ 500,897</u>	<u>\$ 500,899</u>

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

EXPENDITURES

Legislative

Supervisor	\$	9,300
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.		

Financial & Administrative

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		8,000
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		13,660
Covers the cost of utilizing the Tax Collector services in placing the District's assessments on the property tax bill each year. The fee is 2% of the amount collected on the tax roll.		
Property appraiser		-
Covers the cost of utilizing the Property Appraiser services in placing the District's assessments on the property tax bill each year. The fee is 2% of the amount collected on the tax roll.		
Auditing services		3,250
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the rules and guidelines of the Florida Auditor General.		
Arbitrage rebate calculation		650
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.		
Public officials liability insurance		7,500
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
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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	36,000
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Intended to cover the costs of electricity for all street lighting within the District.

Stormwater control

Aquatic maintenance	35,000
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The District contracts with a qualified and licensed contractor for the maintenance of its storm water lakes.

Lake/pond bank maintenance	45,000
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Intended to address lake and pond bank erosion remediation on an as needed basis.

Aquatic plant replacement/weeding	2,500
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Intended to supplement the existing beneficial aquatic plant program.

Drainage maintenance	2,680
----------------------	-------

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

Other physical environment

Property insurance	14,021
--------------------	--------

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	94,500
-----------------------	--------

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

Irrigation repairs & maintenance	15,000
----------------------------------	--------

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

Landscape replacement plants, shrubs, trees	6,000
---	-------

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

Annual mulching	15,000
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Intended to cover the cost of 2 mulching the landscape beds within the District's landscape areas.

Conservation area maintenance	53,000
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Culvert inspection and cleaning	2,500
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Intended to cover 4 rotations of flowers each year 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
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Automated AP routing and other miscellaneous items

Total expenditures	\$ 435,286
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**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2011
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll - A1	\$510,208				\$509,236
Special assessment - on-roll - A2	289,672				288,749
Allowable discounts (4%)	(31,995)				(31,919)
Assessment levy: net	767,885	\$ 277,307	\$ 490,578	\$ 767,885	766,066
Special assessment - off-roll - A-2	185,983	-	185,983	185,983	185,983
Assessment prepayments	-	11,748	-	11,748	-
Interest	-	16,526	-	16,526	-
Total revenues	953,868	305,581	676,561	982,142	952,049
EXPENDITURES					
Debt service					
Principal - A1	265,000	-	250,000	250,000	280,000
Principal - A2	210,000	-	210,000	210,000	225,000
Interest - A1	228,520	124,555	103,965	228,520	-
Interest - A2	183,860	107,590	76,270	183,860	-
Legal fees	4,632	300	4,332	4,632	4,632
Total debt service	892,012	232,445	644,567	877,012	509,632
Other fees & charges					
Property appraiser	15,998	15,596	402	15,998	15,960
Tax collector	15,998	5,573	10,425	15,998	15,960
Total other fees & charges	31,996	21,169	10,827	31,996	31,920
Total expenditures	924,008	253,614	655,394	909,008	541,552
Net increase/(decrease) in fund balance	29,860	51,967	21,167	73,134	410,497
Beginning fund balance (unaudited)	730,546	309,594	361,561	309,594	382,728
Ending fund balance (projected)	<u>\$ 760,406</u>	<u>\$ 361,561</u>	<u>\$ 382,728</u>	<u>\$ 382,728</u>	<u>793,225</u>
Use of fund balance:					
Debt service reserve account balance (required) - A1					(486,215)
Debt service reserve account balance (required) - A2					(88,062)
Interest expense - November 1, 2026 (A1)					-
Interest expense - November 1, 2026 (A2)					(79,315)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 139,633</u>

SOUTHERN HILLS PLANTATION I

Community Development District

Series 2011A-1

\$12,505,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	-	-	-	-
05/01/2026	280,000.00	5.800%	-	280,000.00
11/01/2026	-	-	-	-
05/01/2027	295,000.00	5.800%	-	295,000.00
11/01/2027	-	-	-	-
05/01/2028	315,000.00	5.800%	-	315,000.00
11/01/2028	-	-	-	-
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	-	-	-	-
05/01/2035	470,000.00	5.800%	-	470,000.00
Total	\$3,675,000.00		-	\$4,251,085.00

SOUTHERN HILLS PLANTATION I

Community Development District

Series 2011A-2

\$13,860,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	-		-	-
05/01/2026	225,000.00	5.800%	-	225,000.00
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	\$2,960,000.00		\$854,920.00	\$3,814,920.00

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ASSESSMENTS
GENERAL FUND AND DEBT SERVICE FUND
FISCAL YEAR 2026**

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

Platted Units and Unplatted Units On-Roll

Number of Units	Number of Units Paying	Number of Units Paying	Unit Type	Projected Fiscal Year 2026			FY 25 Assessment
	GF	DSF		GF	DSF	GF & DSF	
<u>Series 2011A-1 Bond Units</u>							
46	46	45	Single Family 50'	\$ 218.39	\$ 782.69	\$ 1,001.08	\$ 956.20
43	43	41	Single Family 65'	283.91	877.59	1,161.50	1,103.15
341	341	282	Single Family 80'	349.42	972.49	1,321.91	1,250.11
94	94	85	Single Family 100'	436.78	1,098.01	1,534.79	1,445.03
57	57	54	Single Family 120'	524.14	1,304.82	1,828.96	1,721.24
581	581	507					
<u>Series 2011A-2 Bond Units</u>							
50	50	4	Club Villa	196.55	923.75	1,120.30	1,079.91
103	103	24	Single Family 50'	218.39	1,026.39	1,244.78	1,199.90
157	157	94	Single Family 65'	283.91	1,150.84	1,434.75	1,376.40
59	59	49	Single Family 80'	349.42	1,275.30	1,624.72	1,552.92
38	38	35	Single Family 100'	436.78	1,439.89	1,876.67	1,786.91
23	23	23	Single Family 120'	524.14	1,711.11	2,235.25	2,127.53
6.87	6.87	0	Golf Course	436.78	-	436.78	347.02
436.87	436.87	229					
1,018	1,018	736					

Unplatted Units Off-Roll

	Number of Units	Number of Units		Projected Fiscal Year 2026			FY 25
Number of Units	Paying GF	Paying DSF	Unit Type	GF	DSF	GF & DSF	Assessment
			<u>Series 2011A-2 Bond Units</u>				
45	0	45	Club Villa	\$ 180.83	\$ 849.85	\$ 1,030.68	\$ 993.52
79	0	79	Single Family 50'	200.92	944.28	1,145.20	1,103.91
58	0	58	Single Family 65'	261.20	1,058.77	1,319.97	1,266.29
10	0	10	Single Family 80'	321.47	1,173.28	1,494.75	1,428.69
6.87	0	0	Golf Course	401.84	-	401.84	319.26
199	0	192					
1,217	1,018	928					

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**

5A

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter FY2026 Budget Public Hearing was published in said newspaper by print in the issues of 07/20/25, 07/27/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough 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 nor 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.



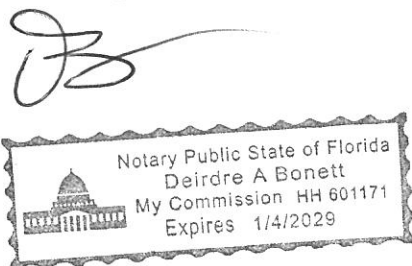
Signature of Affiant _____

Sworn to and subscribed before me this **07/27/2025**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____



NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Southern Hills Plantation I Community Development District ("**District**") prior to June 15, 2025, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

Lot Type	Total # of Units	EAU Factor	Current Annual O&M Assessment (October 1, 2024 – September 30, 2025)	Proposed Annual O&M Assessment (October 1, 2025 – September 30, 2026)**	Change in Annual Dollar Amount
Golf Course	6.87	2.0	\$347.02	\$436.78	\$89.76

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the "**District's Office**," Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 11, 2025
HOUR: 10:00 a.m.
LOCATION: Southern Hills Plantation Clubhouse
4200 Summit View Drive
Brooksville, Florida 34601

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Brooksville and Hernando County at least sixty (60) days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Hernando County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. 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.

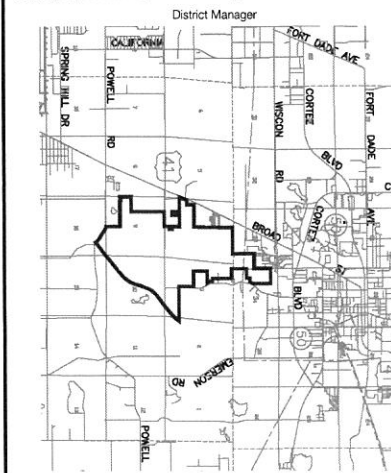
8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 9TH DAY OF JUNE, 2025.

ATTEST: SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT

/s/ Chesley E. Adams, Jr. By: /s/ John McCoskrie
Secretary Its: Chair

Exhibit A: Proposed Budget for Fiscal Year 2026



**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

5B

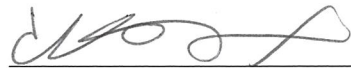
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Southern Hills Plantation I Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Southern Hills Plantation I Community Development District.
4. I do hereby certify that on July 15, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the Southern Hills Plantation I Community Development District of their rights under Chapters 190, 197, and/or 170, Florida Statutes, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 15th day of July, 2025, by Wrathell, Hunt and Associates, LLC, for Wrathell, Hunt and Associates, LLC, who is ☒ personally known to me or ☐ has provided _____ as identification, and who ☒ did / ☐ did not take an oath.



DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC

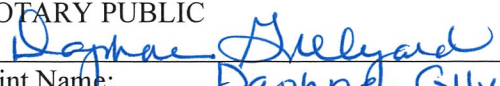

Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices
EXHIBIT B: List of Addressees

**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**

THIS IS NOT A BILL – DO NOT PAY

July 15, 2025

VIA FIRST CLASS MAIL

SOUTHERN HILLS PLANTATION GOLF CLUB LLC
C/O HAMPTON GOLF INC
SH VENTURE I LLC
SOUTHERN HILLS IRRIGATION SERVICES INC
7807 BAYMEADOWS RD E STE 205
JACKSONVILLE, FL 32256-9666

[KEY ID]: 01558004, 01558282, 01558148, 01727581, 01558157, 00381349, 01594509,
01674753, 01674744, 00380402
YOUR LOT TYPE: Golf Course

RE: Southern Hills Plantation I Community Development District
Fiscal Year 2026 Budget and O&M Assessments

Dear Property Owner:

You are receiving this notice because you own property within the Southern Hills Plantation I Community Development District (“**District**”). The District is in the process of adopting its proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”). Florida law requires the District to hold public hearings on the Proposed Budget and the operations and maintenance assessments (“**O&M Assessments**”) that will fund it. These public hearings are open to the public and will take place during the meeting of the District’s Board of Supervisors at the following date, time, and location:

DATE:	August 11, 2025
TIME:	10:00 a.m.
LOCATION:	Southern Hills Plantation Clubhouse 4200 Summit View Drive Brooksville, Florida 34601

The hearings will be conducted pursuant to Chapters 190 and 197, Florida Statutes, for the purposes of (1) adopting the District’s Proposed Budget for Fiscal Year 2026, and (2) levying O&M Assessments to fund the Proposed Budget for Fiscal Year 2026. The District is a special purpose unit of local government established under Chapter 190, Florida Statutes, for the purpose of providing infrastructure and services to your community, and these O&M Assessments help us fulfill those purposes. The proposed O&M Assessment information for your property is set forth in **Exhibit A**. As shown in **Exhibit A**, there is a proposed increase in O&M Assessments resulting

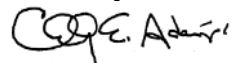
from the increased costs for the services necessary to operate and maintain the District's facilities and infrastructure, and other annual cost of living increases.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the hearings and meeting may be obtained by contacting the District Manager by mail at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at (561) 571-0010 ("**District Manager's Office**"), or by visiting the District's website at <https://www.southernhillsplantation1cdd.net/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

Sincerely,



Chuck Adams
District Manager
Southern Hills Plantation I
Community Development District

Enclosure

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2026, the District expects to collect no more than **\$341,496** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on an Equivalent Assessment Unit (“EAU”) basis for platted lots.
3. **Schedule of O&M Assessments:**

Lot Type*	Total # of Units	EAU Factor	Current Annual O&M Assessment (October 1, 2024 – September 30, 2025)	Proposed Annual O&M Assessment (October 1, 2025 – September 30, 2026)**	Change in Annual Dollar Amount
Golf Course	6.87	2.0	\$347.02	\$436.78	\$89.76

**Your lot type is provided on page 1 of this notice.*

***Including collection costs and early payment discounts*

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held, or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met.

4. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2026, the District intends to have the County Tax Collector collect the assessments on the tax roll. Alternatively, the District may choose to directly collect and enforce the assessments on certain benefitted property. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

5C

RESOLUTION 2025-08

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 2026; 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 budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"), 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 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 collect for Fiscal Year 2026; 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 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 for the debt service special assessments (“**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 & ALLOCATION FINDINGS. 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 Chapters 170, 190 and 197, 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. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

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 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**. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026. 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 2026, 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 rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. 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 Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the 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 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 11TH DAY OF AUGUST, 2025.

ATTEST:

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

7

AGREEMENT FOR DEPRESSION REPAIR SERVICES

THIS AGREEMENT (the “**Agreement**”) is made and entered into this ____ day of August 2025, by and between:

SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and located in the City of Brooksville, Florida, whose mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District**”); and

TITAN FOUNDATION REPAIR SPECIALIST LLC, a Florida limited liability company, whose mailing address is 970 West Jefferson Street, Brooksville, Florida 34601 (the “**Contractor**” and, with the District, the “**Parties**”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and maintaining public infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide the labor and materials necessary to provide depression repair services for certain areas within the District identified as L-7AA (the “**Property**”), as more particularly described in **Exhibit A** (the “**Work**”), attached hereto and incorporated herein by reference; and

WHEREAS, Contractor submitted a proposal and represents that it is licensed, qualified and capable of providing the depression repair services, and desires to contract with the District to do so in accordance with the terms of this Agreement and the District is amenable to the same; and

WHEREAS, the District and Contractor warrant and agree that they have all the rights, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. **INCORPORATION OF RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. **DESCRIPTION OF WORK.**

- A.** Contractor agrees to provide the items, labor and materials necessary for the provision of depression repair services for the Property in accordance with the terms of this Agreement and **Exhibit A**, which is incorporated herein by reference. Specifically, the duties, obligations, and responsibilities of Contractor are to provide the materials, equipment, services, and supervision necessary to perform the Work.

- B. Contractor shall perform all Work in a neat and workmanlike manner and shall use industry best practices and procedures when carrying out the Work. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials incorporated into the Work.
- C. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. While providing the Work, Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects of the Work to ensure efficient and full completion.
- D. Contractor shall report directly to the District Engineer (the “**Engineer**”), who shall serve as the District’s representative. All Work shall be scheduled and coordinated with the Engineer.
- E. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to complete repair of any damage resulting from Contractor’s activities within twenty-four (24) hours in instances affecting health, safety or welfare, and otherwise within five (5) calendar days.
- F. This Agreement grants to Contractor the right to enter the lands owned by the District that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Work. For those lands that are not owned by the District, but that are nevertheless necessary for Contractor to access to effectuate the terms of this Agreement, the District agrees to procure the necessary authorizations for Contractor’s ingress and egress to the Property. Prior to the provision of the Work by Contractor, Contractor shall coordinate with the District as to the proper route for ingress and egress to the Property.
- G. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of Work to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement without additional compensation provided therefore.
- H. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Work, Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If Contractor fails to clean up as provided herein, the District may do so, and the cost thereof shall be charged to Contractor and may be applied as an offset to the final payment to Contractor.

- I. Contractor shall not utilize subcontractors for any portion of the Work without express consent from the District. Just as Contractor is responsible for its own acts and omissions, Contractor shall be fully responsible for all acts and omissions of Contractor's employees; of suppliers and subcontractors, and their employees; and of any other individuals or entities performing or furnishing any of the Work. Contractor's retention of a subcontractor or supplier for the performance of parts of the Work will not relieve Contractor's obligation to the District to perform and complete the Work in accordance with this Agreement.

SECTION 3. COMPENSATION.

- A. The District shall pay Contractor a total amount not to exceed **Thirty-Eight Thousand, Two Hundred Fifty-One Dollars and Twelve Cents (\$38,251.12)**, for the Work identified in **Exhibit A**. A deposit of Nineteen Thousand, One Hundred Twenty-Five Dollars and Fifty-Six Cents (\$19,125.56) shall be invoiced prior to commencement of the Work, with the remaining Nineteen Thousand, One Hundred Twenty-Five Dollars and Fifty-Six Cents (\$19,125.56) payable upon final completion and acceptance by the District. Such amounts include all equipment, materials, permits and labor for full execution of the Work. Contractor shall maintain records conforming to usual accounting practices.
- B. All payments and invoices shall be subject to Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, and the District's adopted *Prompt Payment Policies and Procedures*. The invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each, the timeframe within which the Work was provided, and the address or bank information to which payment is to be remitted.
- C. If the District should desire additional services, Contractor agrees to negotiate in good faith to undertake such additional work or services. However, no additional services shall be provided by Contractor prior to the Parties' successful negotiations of the additional terms and compensation. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. Contractor shall be compensated for such agreed upon additional services upon mutual terms agreeable to the Parties and agreed to in writing.
- D. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding

and payment of taxes, Social Security payments, Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. TERM AND TERMINATION.

- A. *Term.*** This Agreement shall become effective as of the date first written above and shall terminate upon completion of the Work set forth herein and described in any amendment hereto, unless terminated in accordance with the terms of this Agreement.
- B. *Termination.*** The District agrees that Contractor may terminate this Agreement for cause by providing thirty (30) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. The District shall provide fifteen (15) days' written notice of termination without cause. Upon any termination of this Agreement, and as Contractor's sole and exclusive remedy for any termination hereunder, Contractor shall be entitled to payment for all Work rendered up until the effective termination of this Agreement, subject to whatever claims or off sets the District may have against Contractor.

SECTION 5. WARRANTY. Contractor warrants to the District that all materials furnished under this Agreement shall be new, and all materials shall be of good quality and free from faults and defects. Contractor hereby warrants all materials, services and workmanship for one (1) year and agrees to assign any and all of the materials and manufacturers' warranties to the District. Neither final acceptance of the Work, nor final payment therefor, nor any provisions of this Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the Work provided under this Agreement is found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and/or replace such services and/or materials promptly after receipt of a written notice from the District and to correct and pay for any other damage resulting therefrom to the District property or the property of landowner's within the District such that the District receives the maximum benefit of the completed Work contemplated by this Agreement.

Contractor hereby covenants to the District that it shall perform the services necessary to complete the Work: (i) using its best skill and judgment and in accordance with generally accepted professional and design standards and practices for projects of similar design and complexity as the development occurring within the District; (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interest of the District. Contractor hereby covenants to the District that any work product of Contractor shall not call for the use of, nor infringe, any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

SECTION 6. INSURANCE.

- A. Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers' Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation, if any.	
Automobile Liability	Combined Single Limit \$1,000,000 Bodily Injury / Property Damage

- B. The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "**Additional Insureds**") shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Work. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds.
- C. If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

- A. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under this Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "**Indemnitees**"), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by (i) the negligent, reckless,

or intentionally wrongful misconduct of Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the Work, (ii) Contractor's performance of, or failure to perform, Contractor's obligations pursuant to this Agreement or any Work or Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in this Agreement or any Work.

- B. To the extent a limitation is required by law, the obligations under this section shall be limited to no more than Two Million Dollars (\$2,000,000.00), which amount the District and Contractor agree bears a reasonable commercial relationship to this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against Contractor.
- C. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in this Agreement is intended to waive or alter any other remedies that the District may have as against Contractor. The provisions of this Section 7 are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to this Agreement or otherwise obtained by Contractor, and the provisions of this Section 7 survive the expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.
- D. Contractor shall ensure that all subcontracts related to the Work include this section for the benefit of the Indemnitees.

SECTION 8. **COMPLIANCE WITH GOVERNMENTAL REGULATION.** In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its

employees, agents, subcontractors or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 9. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 11. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third-party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

SECTION 12. INDEPENDENT CONTRACTOR STATUS. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The Parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor.

SECTION 13. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. Except as otherwise provided herein and to the extent that any provisions of **Exhibit A** conflict with provisions of this Agreement, this Agreement shall control.

SECTION 14. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

SECTION 15. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 16. NOTICES. All notices, requests, consents and other communications under this Agreement (each, a “**Notice**” and collectively, “**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or sent overnight delivery service, to the Parties, as follows:

A. If to the District: Southern Hills Plantation I
Community Development District
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: Titan Foundation Repair Specialist LLC
970 West Jefferson Street
Brooksville, Florida 34601
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent

by providing the same on five (5) days' written notice to the Parties and addressees set forth in this Agreement.

SECTION 17. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. If either party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 18. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Hernando County, Florida.

SECTION 19. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Wrathell, Hunt and Associates, LLC** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of this Agreement's term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, GILLYARDD@WHHASSOCIATES.COM, OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

SECTION 20. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 21. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 22. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

SECTION 23. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 24. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 25. ASSIGNMENT. Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignments attempted to be made by Contractor without the prior written approval of the District are void.

SECTION 26. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. Notwithstanding anything contained herein to the contrary, the Parties agree that neither party shall be entitled to consequential or special damages arising out of or relating to this Agreement or termination of this Agreement in accordance with the terms hereof. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

SECTION 27. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees

and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 28. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a Foreign country of concern as that term is defined within the above referenced statute.

SECTION 29. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 30. PUBLIC ENTITY CRIMES. Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

SECTION 31. ANTI-HUMAN TRAFFICKING. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

SECTION 32. CLAIMS FOR CONSTRUCTION DEFECTS. To the extent any of the Work described herein is classified as construction services, CLAIMS FOR CONSTRUCTION DEFECTS ARE NOT SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

[signatures on following page]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement the day and year first above written.

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

Chair/Vice-Chair, Board of Supervisors

**TITAN FOUNDATION REPAIR SPECIALIST
LLC, a Florida limited liability company**

By: _____
Its: _____

Exhibit A: Proposal

EXHIBIT A



Titan Foundation Repair Specialist, LLC, is pleased to submit the following proposal to **John McCoskrie** for Slurry Grout property stated herein. Titan Foundation Repair Specialist, LLC is a Licensed contractor that will make sure all county governing office compliances are met prior to performing work at the subject property **Southern Hills Plantation I CCD**. Titan Foundation Repair Specialist, LLC will have all underground utilities located.

PROJECT FEES AND COST ARE AS FOLLOWS

DESCRIPTION	AMOUNT
SLURRY GROUT	\$23,451.12
CUT DOWN SMALL PINS	\$1,800.00
CLAY SAND MIX	\$8,000.00
MOBILIZATION	\$3,000.00
EQUIPMENT COST	\$2,000.00
TOTAL	\$38,251.12

INSURANCE

Titan Foundation Repair Specialist, LLC shall provide all necessary insurance coverage in addition but not limited to, automobile liability, comprehensive general liability, and statutory workmen's compensation coverage.

PROVISIONS

Realistic efforts will be made to locate underground utilities and any other obstructions; however, the homeowner is responsible for identifying and if required, relocating underground cables, utilities, gas, water, telephone, electrical, satellite or TV cable, sewer, plumbing, sprinkler lines, drainage beds, swimming pools, swimming pool piping, wells, shrubs, plants, grass or similar obstructions. It is our suggestion that the homeowner ensure their cable and phone lines prior to work commencing. Titan Foundation Repair Specialist, LLC is not responsible for the repair or replacement of any of the above-mentioned items.

The homeowner is responsible for removal and replacement of utilities such as air conditioners, pool pumps, pool piping, well pumps, and well piping if required. Although Titan Foundation Repair Specialist, LLC is licensed and insured; it is the homeowner's responsibility to carry fire and other necessary insurance.

John McCoskrie
Southern Hills Plantation I CCD
CONTRACT AGREEMENT:

1. Upon signing the below, the above proposal becomes a **CONTRACT** between Titan Foundation Repair Specialist, LLC, and the undersigned **Homeowner**: **John McCoskrie** as indicated below. It is agreed that all representations and terms in the above proposal are incorporated by reference into this Contract. In addition, the following terms shall apply:

2. PAYMENT TERMS:

50% - (\$19,125.56) to be paid before the start date for the work.
50% - (\$19,125.56) to be paid when the job is completed.

Accepted and Approved:

Homeowner Signature

Date

Homeowner Signature

Date

TITAN FOUNDATION REPAIR SPECIALIST

Accepted and Approved:

Signature

Date

Forms of Payment
Cash
Check
Credit Card 5% fee

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

10

**Southern Hills Plantation I Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of **three** board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), *Florida Statutes*, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Southern Hills Plantation I Community Development District

District Manager: _____

Date: _____

Print Name: Chuck Adams

Southern Hills Plantation I Community Development District

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025**

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Wells Fargo	\$ 240,243	\$ -	\$ 240,243
Bank United ICS	142,954	-	142,954
Bank United - 1546	49,999	-	49,999
SBA	106	-	106
Undeposited funds	60,807	-	60,807
Investments			
Revenue - A1	-	355,163	355,163
Revenue - A2	-	202,101	202,101
Reserve - A1	-	187,511	187,511
Reserve - A2	-	62,324	62,324
Prepayment - A1	-	31,522	31,522
Prepayment - A2	-	6,426	6,426
Cost of Issuance	-	20,470	20,470
Due from other funds			
General	-	10,876	10,876
Due from Developer	-	371,966	371,966
Assessments receivable - off-roll	-	743,931	743,931
Due from Unplatted Lands	-	147,740	147,740
Due from Future Club Villa	-	38,243	38,243
Due from Southern Hills III	23,960	-	23,960
Deposits	2,789	-	2,789
Total assets	<u>\$ 520,858</u>	<u>\$ 2,178,273</u>	<u>\$ 2,699,131</u>
LIABILITIES			
Liabilities			
Due to other funds			
Debt service 2011 A1	\$ 6,877	\$ -	\$ 6,877
Debt service 2011 A2	3,999	-	3,999
Due to Developer	37	-	37
Matured bonds payable A2	-	540,000	540,000
Total liabilities	<u>10,913</u>	<u>540,000</u>	<u>550,913</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	23,960	1,301,880	1,325,840
Total deferred inflows of resources	<u>23,960</u>	<u>1,301,880</u>	<u>1,325,840</u>
Fund balances			
Restricted for:			
Debt service	-	336,393	336,393
Unassigned	485,985	-	485,985
Total fund balances	<u>485,985</u>	<u>336,393</u>	<u>822,378</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 520,858</u>	<u>\$ 2,178,273</u>	<u>\$ 2,699,131</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, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 17,401	\$ 262,113	\$ 260,465	101%
CDD II shared costs payment	-	20,000	20,000	100%
CDD III shared costs payment	-	3,874	32,811	12%
Interest & miscellaneous	426	9,954	20,000	50%
Total revenues	<u>17,827</u>	<u>295,941</u>	<u>333,276</u>	89%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	1,000	9,800	9,300	105%
Financial & administrative				
Management	2,500	22,500	30,000	75%
Engineering	2,899	15,153	2,500	606%
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	-	6,179	6,350	97%
Legal advertising	-	266	750	35%
Bank fees	1	187	600	31%
Annual district filing fee	-	175	175	100%
Website	705	705	790	89%
ADA website compliance	-	-	210	0%
Postage	180	1,582	500	316%
Office supplies	-	-	500	0%
Legal counsel				
District counsel	4,888	30,500	15,000	203%
Total professional & administrative	<u>12,381</u>	<u>88,922</u>	<u>77,375</u>	115%

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Electric utility services				
Street lights	2,957	26,497	37,000	72%
Stormwater control				
Lake/pond bank maintenance	18,824	79,449	45,000	177%
Aquatic maintenance	-	1,310	35,000	4%
Aquatic plant replacement	-	-	2,500	0%
Lake/pond repair	-	77,766	2,500	3111%
Other physical environment				
Insurance: property	-	12,643	14,021	90%
Entry & walls maintenance	-	340	6,400	5%
Landscape maintenance	17,857	70,247	90,000	78%
Holiday decorations	-	7,500	7,500	100%
Irrigation repairs & maintenance	4,205	26,426	10,000	264%
Landscape replacement	-	-	5,000	0%
Culvert inspection and cleaning	-	11,600	2,500	464%
Annual mulching	-	12,875	10,000	129%
Conservation area maintenance	-	20,250	-	N/A
Capital outlay	-	28,704	-	N/A
Miscellaneous contingency	-	-	2,500	0%
Total field operations	43,843	375,607	269,921	139%
Other fees and charges				
Property appraiser	-	5,808	22,035	26%
Tax collector	348	5,252	10,853	48%
Total other fees and charges	348	11,060	32,888	34%
Total expenditures	56,572	475,589	380,184	125%
Excess/(deficiency) of revenues over/(under) expenditures	(38,745)	(179,648)	(46,908)	
Fund balance - beginning	524,730	665,633	716,762	
Fund balance - ending	\$ 485,985	\$ 485,985	\$ 669,854	

**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, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 51,237	\$ 771,781	\$ 767,885	101%
Special assessments: off-roll	-	-	185,983	0%
Assessment prepayment	-	11,748	-	N/A
Interest	1,648	23,922	-	N/A
Total revenues	<u>52,885</u>	<u>807,451</u>	<u>953,868</u>	85%
EXPENDITURES				
Principal - A1	-	285,000	265,000	108%
Principal - A2	-	-	210,000	0%
Interest - A1	-	249,110	228,520	109%
Interest - A2	-	215,180	183,860	117%
Total expenditures	<u>-</u>	<u>749,290</u>	<u>887,380</u>	84%
Other fees and charges				
Legal fees	-	300	4,632	6%
Property appraiser	-	15,596	15,998	97%
Tax collector	1,025	15,466	15,998	97%
Total other fees and charges	<u>1,025</u>	<u>31,362</u>	<u>36,628</u>	86%
Total expenditures	<u>1,025</u>	<u>780,652</u>	<u>924,008</u>	84%
Excess/(deficiency) of revenues over/(under) expenditures	51,860	26,799	29,860	
Fund balance - beginning	284,533	309,594	730,546	
Fund balance - ending	<u>\$ 336,393</u>	<u>\$ 336,393</u>	<u>\$ 760,406</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 14, 2025 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601.

Present:

John McCoskrie (via phone)	Chair
Richard Pakan	Vice Chair
Margaret Bloomquist	Assistant Secretary
George Ostensen	Assistant Secretary
Eugene Tomashosky	Assistant Secretary

Also present:

Chuck Adams	District Manager
Grace Rinaldi	District Counsel
Joe Calamari	District Engineer
Alex Kurth	Premier Lakes, Inc. (Premier)
Brian Panault	Panault LLC
Jim Knierim	The Club

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:40 a.m.

Supervisors Pakan, Ostensen, Tomashosky and Bloomquist were present. Supervisor McCoskrie attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments (Agenda Items)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Update/Discussion/Consideration: Premier Lakes, Inc. Items

• **Lake Maintenance Reports – June 2025**

Mr. Kurth presented the June Lake Maintenance Reports outlining treating algae blooms and ensuring crews maintain a 10' wide clearing around the pool structures. He suggested installing littorals in the lake behind the Sales Center.

Mr. Kurth responded to questions regarding when the lakes were stocked with grass carp and the status of the aeration system installation in the two lakes.

Mr. McCoskrie stated he spoke to Mr. Kurth about having crews spray the peninsulas at Lakes L10-CC, L5-II, and L-10AA for overgrowth and monitoring the Buckner Pond and L12-AA Lakes LB-1, L5-II, L11-AA and L5-EE, all of which are typically dry but are now wet.

Mr. McCoskrie asked Mr. Kurth to further modify the Report to include numbering the lakes.

▪ **Panault LLC Proposal to Fill Depression at Lake 7-AA**

This item was an addition to the agenda.

Mr. McCoskrie stated that, in addition to the Panault LLC proposal to fill the depression at Lake 7-AA, which is only Phase 1 of the project, he will present another proposal or second opinion later in the meeting.

Mr. Panault distributed and presented a proposal and the diagram Mr. Calamari provided for filling the depression at L7-AA. He reviewed the project scope for Phase 1. The cost for Phase 2 will depend on the amount of rock needed for the project, which will be based on daily and per truck costs. The truck currently costs between \$1,700 and \$1,800 per truck load and the material costs are expected to be extremely high.

Mr. Panault responded to questions regarding alternatives and using other materials, the benefits of filling with rock material, the rock size and changes in the depression.

FOURTH ORDER OF BUSINESS

**Continued Review/Discussion: Proposed
Fiscal Year 2026 Budget**

Mr. Adams distributed and presented a revised version of the proposed Fiscal Year 2026 budget, which matches the directive at the last meeting to capture the increases to expense line items, and to remove the use of surplus fund balance and to bring the General Fund assessments

for the Single Family 80' lots to \$349.42 per unit, which is less than the directive to set the not-to-exceed amount of \$368 for noticing purposes.

A Board Member asked Mr. Adams to research whether the proposed Property Appraiser budgeted amount should be zero or if it should mirror the \$22,035 budgeted in Fiscal Year 2025. If it is the latter, the Board Member believes the assessments for the Single Family 80' lots would change from \$349.42 per unit to \$368 per unit.

Discussion ensued regarding the reasons for changes in the assessments over the last few years.

FIFTH ORDER OF BUSINESS

Discussion: SHP Developers LLC Corrective Twelfth Amendment

Ms. Rinaldi presented and pointed out updates to the latest draft version of the Corrective Twelfth Amendment to the Declaration of Covenants and Restrictions for Southern Hills Plantation that she and the HOA Attorney worked. The intent is to clarify the underlying message that the CDD will be responsible for maintaining CDD property and the HOA will be responsible for maintaining HOA property, along with including some revised language to provide flexibility as to how the Board wants to address the property it owns and maintains in the future, since the HOA Declarations cannot bind CDD property.

Mr. Pakan asked if language in the Agreement regarding common area maintenance responsibilities needs further clarification. He asked Staff to ensure that the CDD and the HOA are not duplicating maintenance efforts or assessments/fees. He questioned if all references to street gutters should be removed from the Agreement.

Ms. Rinaldi stated that the language in the Agreement regarding maintenance is already flexible, unless the Board decides it wants homeowners to be responsible for maintaining property around the CDD's ponds. She will discuss these concerns with the HOA attorney, review the HOA documents and report her findings at the next meeting.

This item will remain on the agenda.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2025

Mr. Pakan presented the Unaudited Financial Statements as of May 31, 2025.

Mr. McCoskrie asked Staff to contact CDD III about paying the January 1, 2025 invoice and find out if Accounting issued the June 1, 2025 invoice.

Mr. Adams stated that, today, CDD III confirmed issuing a funding request for the January 1, 2025 invoice; he will confirm if Accounting issued the June invoice.

On MOTION by Ms. Bloomquist and seconded by Mr. Pakan, with all in favor, the Unaudited Financial Statements as of May 31, 2025, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of June 9, 2025 Regular Meeting Minutes

The following changes were made:

Line 64: Change "Pagan" to "Pakan"

Line 144: Change "Pakan" to "Ostensen"

Line 164: Change "Canera" to "Knierim"

Lines 169 and 172: Change "Tomashosky" to "Calamari"

Regarding line 189, Mr. McCoskrie stated that Steadfast's final invoice was \$4,000 instead of \$5,000.

Line 231: Change "HOA" to "Club"

On MOTION by Mr. Ostensen and seconded by Ms. Bloomquist, with all in favor, the June 9, 2025 Regular Meeting Minutes, as amended, were approved.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. McCoskrie discussed the following:

➤ The GreenPointe Amended Development Agreement with the City from a few years ago was located and provided Mr. Pakan.

Ms. Bloomquist stated there is nothing specific in the Reclaimed Water Agreement with the City and Southern Hills Irrigation regarding termination; she read the language on Page 21 of

the 2010 Development Agreement indicating the Southern Hills Irrigation Agreement reverts to the dates in the Development Agreement. Mr. McCoskrie asked her to review the documents he provided her and ensure the Agreements are current and have not expired.

Mr. McCoskrie presented the Titan Foundation Services (Titan) proposal and reported the differences in the project scope that addresses the entire depression issue at L7-AA, which differs from the Panault LLC proposal.

Mr. Calamari thinks the Panault proposal is more of a “Band-Aid” approach, whereas the Titan proposal is more substantial and might fix the issue permanently. Mr. McCoskrie will schedule an on-site meeting with Titan.

➤ Approvals were obtained from various parties to reconnect the aeration systems at L8-AA and L8-CC to non-CDD meters.

Mr. McCoskrie presented the Kennedy Electric proposal to install a CDD meter at L8-AA, rather than using the City of Brooksville’s meter.

On MOTION by Mr. Tomashosky and seconded by Ms. Bloomquist, with all in favor, the Kennedy Electric proposal to install a CDD meter at L8-AA, in the amount of 2,995, was approved.

Mr. McCoskrie presented the Kennedy Electric proposal to install a sub-meter to the HOA’s electrical panel to run the aeration system at L8-CC, as there was not room to install another meter behind the Sales Center. If implemented, it would require HOA Staff to calculate CDD usage, generate an invoice and execute a formal agreement.

In light of some Board Members questioning why the CDD would install a sub-meter or pay to aerate an HOA pond and Ms. Rinaldi confirming that the CDD is obligated to maintain Pond 8-CC, per the Irrigation Water Transfer and Easement Agreement, this item was deferred while Staff researches the permit and verifies the responsibilities of the parties.

➤ Various issues with the drainage system grates alongside the golf course fairways were identified during an inspection with Andrew last week. Complaints were received from three Southern Valley Loop residents about their back yards and lanais flooding.

Mr. Knierim stated that he reviewed the engineering plans of all stormwater drainage systems and noted that the drains need to be addressed and maintained, as they have become an issue as each home on Hickory Oak is built.

Mr. McCoskrie asked Mr. Calamari and Ms. Rinaldi to confirm the CDD's legal responsibility. He listed drainage issues at Holes 16 and 12 and identified swale issues on Lots 10 and 35 on Elm Leaf Drive, during his walkthrough with Andrew. He expressed frustration with the HOA not enforcing the requirement for builders to install silt fences to prevent the building pads from washing into the street and the CDD incurring costs that could be avoided.

Discussion ensued regarding the next steps and ensuring that the HOA copies Mr. Adams on CDD matters.

NINTH ORDER OF BUSINESS**Public Comments (non-agenda items)**

No members of the public spoke.

TENTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kilinski | Van Wyk PLLC

B. District Engineer: Coastal Engineering Associates, Inc.

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: August 11, 2025 at 10:00 AM [Adoption of FY2026 Budget]**

- **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS**Supervisors' Requests**

There were no Supervisors' requests.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, the meeting adjourned at 12:25 p.m.

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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 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2024*	Regular Meeting	10:00 AM**
November 4, 2024*	Regular Meeting	10:00 AM**
December 9, 2024	Regular Meeting	10:00 AM**
January 13, 2025	Regular Meeting	10:00 AM**
February 10, 2025	Regular Meeting	10:00 AM**
March 10, 2025	Regular Meeting	10:00 AM**
April 14, 2025	Regular Meeting	10:00 AM**
May 12, 2025	Regular Meeting	10:00 AM**
June 9, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	10:00 AM**
July 14, 2025	Regular Meeting	10:00 AM**
August 11, 2025	Public Hearing & Regular Meeting <i>Adoption of FY2026 Proposed Budget</i>	10:00 AM**
September 8, 2025	Regular Meeting	10:00 AM**
**Meetings will convene immediately following the adjournment of the Southern Hills Plantation III CDD meetings, scheduled to commence at 10:00 AM		

Exceptions

* October and November meeting dates are one (1) week earlier to accommodate the Columbus Day and Veterans Day holidays.