

**SOUTHERN HILLS
PLANTATION I**

**COMMUNITY DEVELOPMENT
DISTRICT**

May 11, 2026

**BOARD OF SUPERVISORS
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

<https://southernhillsplantation1cdd.net/>

May 4, 2026

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

Board of Supervisors
Southern Hills Plantation I Community Development District

Dear Board Members:

The Board of Supervisors of the Southern Hills Plantation I Community Development District will hold a Regular Meeting on May 11, 2026 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. Continued Discussion/Update: Revised Amortization Schedule Removing Escheated Parcels
 - Estimated Debt Service Schedule
 - Estimated Refunding Amounts
4. Update/Discussion/Consideration: Premier Lakes, Inc. Items
 - Lake Maintenance Reports – April 2026
5. Update/Discussion/Consideration: Steadfast Environmental, LLC Items
 - Landscape Maintenance Reports – April 2026
 - Outfall Review and Cleaning
6. Consideration of Recommendation from Shared Costs Committee FY2027 Cost Sharing Analysis
7. Continued Discussion/Update: Conveyance of Pond 5ii
8. Update: Boulevard Mainline Irrigation Line Replacement Project
 - Consideration of Steadfast Alliance Estimate # EST-SCA3935 Repair 3 Mainline Breaks Along Blvd.

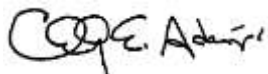
9. Acceptance of Unaudited Financial Statements as of March 31, 2026
10. Approval of April 13, 2026 Regular Meeting Minutes
11. Other Business
12. Public Comments (*Non-Agenda Items*)
13. Staff Reports
 - A. District Counsel: *Kilinski | Van Wyk PLLC*
 - Discussion/Update: District Boundaries
 - B. District Engineer: *Coastal Engineering Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: June 8, 2026 at 10:00 AM [Presentation of FY2027 Proposed Budget]
 - QUORUM CHECK
14. Supervisors' Requests
15. Adjournment

SEAT 1	JOHN MCCOSKRIE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	RICHARD PAKAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	GEORGE OSTENSEN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	EUGENE TOMASHOSKY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MARGARET BLOOMQUIST	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)

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**

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BOND DEBT SERVICE

Southern Hills Plantation I CDD
Special Assessment Bonds, Series 2011 A-1

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2026			107,445	107,445	107,445
05/01/2027	325,000	5.800%	107,445	432,445	
11/01/2027			98,020	98,020	530,465
05/01/2028	340,000	5.800%	98,020	438,020	
11/01/2028			88,160	88,160	526,180
05/01/2029	365,000	5.800%	88,160	453,160	
11/01/2029			77,575	77,575	530,735
05/01/2030	385,000	5.800%	77,575	462,575	
11/01/2030			66,410	66,410	528,985
05/01/2031	405,000	5.800%	66,410	471,410	
11/01/2031			54,665	54,665	526,075
05/01/2032	430,000	5.800%	54,665	484,665	
11/01/2032			42,195	42,195	526,860
05/01/2033	455,000	5.800%	42,195	497,195	
11/01/2033			29,000	29,000	526,195
05/01/2034	485,000	5.800%	29,000	514,000	
11/01/2034			14,935	14,935	528,935
05/01/2035	515,000	5.800%	14,935	529,935	
11/01/2035					529,935
	3,705,000		1,156,810	4,861,810	4,861,810

BOND DEBT SERVICE

Southern Hills Plantation I CDD
Special Assessment Bonds, Series 2011 A-1

Period Ending	Principal	Coupon	Interest	Debt Service
11/01/2026			107,445	107,445
11/01/2027	325,000	5.800%	205,465	530,465
11/01/2028	340,000	5.800%	186,180	526,180
11/01/2029	365,000	5.800%	165,735	530,735
11/01/2030	385,000	5.800%	143,985	528,985
11/01/2031	405,000	5.800%	121,075	526,075
11/01/2032	430,000	5.800%	96,860	526,860
11/01/2033	455,000	5.800%	71,195	526,195
11/01/2034	485,000	5.800%	43,935	528,935
11/01/2035	515,000	5.800%	14,935	529,935
	3,705,000		1,156,810	4,861,810

SOURCES AND USES OF FUNDS

Capital Improvement Revenue Bonds, Series 2026
Special Assessment Revenue Refunding Bonds, Series 2026
SOUTHERN HILLS PLANTATION I CDD
Special Assessment Revenue Refunding Bonds, Series 2026
Refund of Series 2011A-1
PRELIMINARY/SUBJECT TO CHANGE

Dated Date 06/01/2026
Delivery Date 06/01/2026

Sources:

Bond Proceeds:	
Par Amount	3,225,000.00
Other Sources of Funds:	
May 1, 2026 Principal and Interest	386,575.00
Liquidation of A1 Revenue Account	281,302.69
Liquidation of A1 Reserve Account	193,654.30
Liquidation of A1 Prepayment Account	81,453.21
Liquidation of A1 Cost of Issuan Account	21,140.90
	<u>964,126.10</u>
	<u>4,189,126.10</u>

Uses:

Refunding Escrow Deposits:	
Cash Deposit	3,427,818.33
Other Fund Deposits:	
Interest Fund thru 11/1/2025	62,215.63
Reserve Fund at 25% of MADS	109,988.63
	<u>172,204.26</u>
Delivery Date Expenses:	
Cost of Issuance	150,000.00
Underwriter's Discount	48,375.00
	<u>198,375.00</u>
Other Uses of Funds:	
May 1, 2026 Principal	280,000.00
May 1, 2026 Interest	106,575.00
Additional Proceeds	4,153.51
	<u>390,728.51</u>
	<u>4,189,126.10</u>

BOND SUMMARY STATISTICS

Capital Improvement Revenue Bonds, Series 2026
 Special Assessment Revenue Refunding Bonds, Series 2026
 SOUTHERN HILLS PLANTATION I CDD
 Special Assessment Revenue Refunding Bonds, Series 2026
 Refund of Series 2011A-1
 PRELIMINARY/SUBJECT TO CHANGE

Dated Date	06/01/2026
Delivery Date	06/01/2026
Last Maturity	05/01/2035
Arbitrage Yield	4.630809%
True Interest Cost (TIC)	4.969587%
Net Interest Cost (NIC)	4.916986%
All-In TIC	6.068962%
Average Coupon	4.630000%
Average Life (years)	5.227
Duration of Issue (years)	4.557
Par Amount	3,225,000.00
Bond Proceeds	3,225,000.00
Total Interest	780,444.38
Net Interest	828,819.38
Total Debt Service	4,005,444.38
Maximum Annual Debt Service	439,954.50
Average Annual Debt Service	449,208.72
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	15.000000
Total Underwriter's Discount	15.000000
Bid Price	98.500000

Bond Component	Par Value	Price	Average Coupon	Average Life
Term Bond due 2035	3,225,000.00	100.000	4.630%	5.227
	3,225,000.00			5.227

	TIC	All-In TIC	Arbitrage Yield
Par Value	3,225,000.00	3,225,000.00	3,225,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-48,375.00	-48,375.00	
- Cost of Issuance Expense		-150,000.00	
- Other Amounts			
Target Value	3,176,625.00	3,026,625.00	3,225,000.00
Target Date	06/01/2026	06/01/2026	06/01/2026
Yield	4.969587%	6.068962%	4.630809%

BOND PRICING

Capital Improvement Revenue Bonds, Series 2026
 Special Assessment Revenue Refunding Bonds, Series 2026
 SOUTHERN HILLS PLANTATION I CDD
 Special Assessment Revenue Refunding Bonds, Series 2026
 Refund of Series 2011A-1
 PRELIMINARY/SUBJECT TO CHANGE

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term Bond due 2035:					
	05/01/2027	295,000	4.630%	4.630%	100.000
	05/01/2028	310,000	4.630%	4.630%	100.000
	05/01/2029	325,000	4.630%	4.630%	100.000
	05/01/2030	340,000	4.630%	4.630%	100.000
	05/01/2031	355,000	4.630%	4.630%	100.000
	05/01/2032	370,000	4.630%	4.630%	100.000
	05/01/2033	390,000	4.630%	4.630%	100.000
	05/01/2034	410,000	4.630%	4.630%	100.000
	05/01/2035	430,000	4.630%	4.630%	100.000
		3,225,000			

Dated Date	06/01/2026	
Delivery Date	06/01/2026	
First Coupon	11/01/2026	
Par Amount	3,225,000.00	
Original Issue Discount		
Production	3,225,000.00	100.000000%
Underwriter's Discount	-48,375.00	-1.500000%
Purchase Price	3,176,625.00	98.500000%
Accrued Interest		
Net Proceeds	3,176,625.00	

SUMMARY OF REFUNDING RESULTS

Capital Improvement Revenue Bonds, Series 2026
Special Assessment Revenue Refunding Bonds, Series 2026
SOUTHERN HILLS PLANTATION I CDD
Special Assessment Revenue Refunding Bonds, Series 2026
Refund of Series 2011A-1
PRELIMINARY/SUBJECT TO CHANGE

Dated Date	06/01/2026
Delivery Date	06/01/2026
Arbitrage yield	4.630809%
Escrow yield	0.000000%
Value of Negative Arbitrage	
Bond Par Amount	3,225,000.00
True Interest Cost	4.969587%
Net Interest Cost	4.916986%
Average Coupon	4.630000%
Average Life	5.227
Par amount of refunded bonds	3,395,000.00
Average coupon of refunded bonds	5.800000%
Average life of refunded bonds	5.304
PV of prior debt to 06/01/2026 @ 4.630809%	3,591,372.35
Net PV Savings	-34,820.98
Percentage savings of refunded bonds	-1.025655%
Percentage savings of refunding bonds	-1.079720%

BOND DEBT SERVICE

Capital Improvement Revenue Bonds, Series 2026
 Special Assessment Revenue Refunding Bonds, Series 2026
 SOUTHERN HILLS PLANTATION I CDD
 Special Assessment Revenue Refunding Bonds, Series 2026
 Refund of Series 2011A-1
 PRELIMINARY/SUBJECT TO CHANGE

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2026			62,215.63	62,215.63	62,215.63
05/01/2027	295,000	4.630%	74,658.75	369,658.75	
11/01/2027			67,829.50	67,829.50	437,488.25
05/01/2028	310,000	4.630%	67,829.50	377,829.50	
11/01/2028			60,653.00	60,653.00	438,482.50
05/01/2029	325,000	4.630%	60,653.00	385,653.00	
11/01/2029			53,129.25	53,129.25	438,782.25
05/01/2030	340,000	4.630%	53,129.25	393,129.25	
11/01/2030			45,258.25	45,258.25	438,387.50
05/01/2031	355,000	4.630%	45,258.25	400,258.25	
11/01/2031			37,040.00	37,040.00	437,298.25
05/01/2032	370,000	4.630%	37,040.00	407,040.00	
11/01/2032			28,474.50	28,474.50	435,514.50
05/01/2033	390,000	4.630%	28,474.50	418,474.50	
11/01/2033			19,446.00	19,446.00	437,920.50
05/01/2034	410,000	4.630%	19,446.00	429,446.00	
11/01/2034			9,954.50	9,954.50	439,400.50
05/01/2035	430,000	4.630%	9,954.50	439,954.50	
11/01/2035					439,954.50
	3,225,000		780,444.38	4,005,444.38	4,005,444.38

BOND DEBT SERVICE

Capital Improvement Revenue Bonds, Series 2026
Special Assessment Revenue Refunding Bonds, Series 2026
SOUTHERN HILLS PLANTATION I CDD
Special Assessment Revenue Refunding Bonds, Series 2026
Refund of Series 2011A-1
PRELIMINARY/SUBJECT TO CHANGE

Period Ending	Principal	Coupon	Interest	Debt Service
11/01/2026			62,215.63	62,215.63
11/01/2027	295,000	4.630%	142,488.25	437,488.25
11/01/2028	310,000	4.630%	128,482.50	438,482.50
11/01/2029	325,000	4.630%	113,782.25	438,782.25
11/01/2030	340,000	4.630%	98,387.50	438,387.50
11/01/2031	355,000	4.630%	82,298.25	437,298.25
11/01/2032	370,000	4.630%	65,514.50	435,514.50
11/01/2033	390,000	4.630%	47,920.50	437,920.50
11/01/2034	410,000	4.630%	29,400.50	439,400.50
11/01/2035	430,000	4.630%	9,954.50	439,954.50
	3,225,000		780,444.38	4,005,444.38

SAVINGS

Capital Improvement Revenue Bonds, Series 2026
 Special Assessment Revenue Refunding Bonds, Series 2026
 SOUTHERN HILLS PLANTATION I CDD
 Special Assessment Revenue Refunding Bonds, Series 2026
 Refund of Series 2011A-1
 PRELIMINARY/SUBJECT TO CHANGE

Date	Prior Debt Service	Refunding Debt Service	Savings	Annual Savings @	Present Value to 06/01/2026 @ 4.6308086%
11/01/2026	98,455.00	62,215.63	36,239.37	36,239.37	35,554.65
05/01/2027	393,455.00	369,658.75	23,796.25		22,818.30
11/01/2027	89,900.00	67,829.50	22,070.50	45,866.75	20,684.54
05/01/2028	404,900.00	377,829.50	27,070.50		24,796.42
11/01/2028	80,765.00	60,653.00	20,112.00	47,182.50	18,005.57
05/01/2029	410,765.00	385,653.00	25,112.00		21,973.13
11/01/2029	71,195.00	53,129.25	18,065.75	43,177.75	15,449.90
05/01/2030	421,195.00	393,129.25	28,065.75		23,458.77
11/01/2030	61,045.00	45,258.25	15,786.75	43,852.50	12,896.75
05/01/2031	436,045.00	400,258.25	35,786.75		28,573.86
11/01/2031	50,170.00	37,040.00	13,130.00	48,916.75	10,246.38
05/01/2032	445,170.00	407,040.00	38,130.00		29,082.47
11/01/2032	38,715.00	28,474.50	10,240.50	48,370.50	7,633.87
05/01/2033	458,715.00	418,474.50	40,240.50		29,318.78
11/01/2033	26,535.00	19,446.00	7,089.00	47,329.50	5,048.08
05/01/2034	471,535.00	429,446.00	42,089.00		29,293.35
11/01/2034	13,630.00	9,954.50	3,675.50	45,764.50	2,500.21
05/01/2035	483,630.00	439,954.50	43,675.50		29,037.30
11/01/2035				43,675.50	
	4,455,820.00	4,005,444.38	450,375.62	450,375.62	366,372.35

Savings Summary

PV of savings from cash flow	366,372.35
Less: Prior funds on hand	-964,126.10
Plus: Refunding funds on hand	562,932.77
Net PV Savings	-34,820.98

PRIOR BOND DEBT SERVICE

Capital Improvement Revenue Bonds, Series 2026
 Special Assessment Revenue Refunding Bonds, Series 2026
 SOUTHERN HILLS PLANTATION I CDD
 Special Assessment Revenue Refunding Bonds, Series 2026
 Refund of Series 2011A-1
 PRELIMINARY/SUBJECT TO CHANGE

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2026			98,455	98,455	98,455
05/01/2027	295,000	5.800%	98,455	393,455	
11/01/2027			89,900	89,900	483,355
05/01/2028	315,000	5.800%	89,900	404,900	
11/01/2028			80,765	80,765	485,665
05/01/2029	330,000	5.800%	80,765	410,765	
11/01/2029			71,195	71,195	481,960
05/01/2030	350,000	5.800%	71,195	421,195	
11/01/2030			61,045	61,045	482,240
05/01/2031	375,000	5.800%	61,045	436,045	
11/01/2031			50,170	50,170	486,215
05/01/2032	395,000	5.800%	50,170	445,170	
11/01/2032			38,715	38,715	483,885
05/01/2033	420,000	5.800%	38,715	458,715	
11/01/2033			26,535	26,535	485,250
05/01/2034	445,000	5.800%	26,535	471,535	
11/01/2034			13,630	13,630	485,165
05/01/2035	470,000	5.800%	13,630	483,630	
11/01/2035					483,630
	3,395,000		1,060,820	4,455,820	4,455,820

PRIOR BOND DEBT SERVICE

Capital Improvement Revenue Bonds, Series 2026
Special Assessment Revenue Refunding Bonds, Series 2026
SOUTHERN HILLS PLANTATION I CDD
Special Assessment Revenue Refunding Bonds, Series 2026
Refund of Series 2011A-1
PRELIMINARY/SUBJECT TO CHANGE

Period Ending	Principal	Coupon	Interest	Debt Service
11/01/2026			98,455	98,455
11/01/2027	295,000	5.800%	188,355	483,355
11/01/2028	315,000	5.800%	170,665	485,665
11/01/2029	330,000	5.800%	151,960	481,960
11/01/2030	350,000	5.800%	132,240	482,240
11/01/2031	375,000	5.800%	111,215	486,215
11/01/2032	395,000	5.800%	88,885	483,885
11/01/2033	420,000	5.800%	65,250	485,250
11/01/2034	445,000	5.800%	40,165	485,165
11/01/2035	470,000	5.800%	13,630	483,630
	3,395,000		1,060,820	4,455,820

ESCROW REQUIREMENTS

Capital Improvement Revenue Bonds, Series 2026
Special Assessment Revenue Refunding Bonds, Series 2026
SOUTHERN HILLS PLANTATION I CDD
Special Assessment Revenue Refunding Bonds, Series 2026
Refund of Series 2011A-1
PRELIMINARY/SUBJECT TO CHANGE

Period Ending	Interest	Principal Redeemed	Total
07/01/2026	32,818.33	3,395,000	3,427,818.33
	32,818.33	3,395,000	3,427,818.33

COST OF ISSUANCE

Capital Improvement Revenue Bonds, Series 2026
Special Assessment Revenue Refunding Bonds, Series 2026
SOUTHERN HILLS PLANTATION I CDD
Special Assessment Revenue Refunding Bonds, Series 2026
Refund of Series 2011A-1
PRELIMINARY/SUBJECT TO CHANGE

Cost of Issuance	\$/1000	Amount
Cost of Issuance	46.51163	150,000.00
	46.51163	150,000.00

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

4

Work Order



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

DATE	04/03/2026 -
TECH(S)	Dave Smallridge
JOB #	1076492290

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	<ol style="list-style-type: none">1. Buckner Canal: Inspected2. L-10AA: Treated algae3. L-10BB: Treated algae4. L-10CC: Treated algae5. L-9CC: Treated algae6. L-9II: Inspected7. L-8AA: Treated algae8. L-8BB: Treated algae9. L-8CC: Treated algae10. B1: Treated algae11. B2: Treated algae12. B3: Treated algae13. L-7BB: Treated algae14. L-5AA: Inspected15. L-5GG: Treated algae16. L-5II: Treated algae17. L-5HH: Treated algae18. L-210AA: Inspected19. L-200AA : Inspected20. L11AA: Inspected21. 5EE: Inspected22. L12AA: Inspected
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Work Order



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

DATE	04/10/2026 -
TECH(S)	Dave Smallridge
JOB #	1075849323

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	<ol style="list-style-type: none"> 1. Buckner Canal: Inspected 2. L-10AA: Inspected 3. L-10BB: Treated Grasses 4. L-10CC: Treated Grasses & Algae 5. L-9CC: Treated Algae 6. L-9II: Inspected 7. L-8AA: Treated Algae 8. L-8BB: Treated Grasses, submerged weeds & Algae 9. L-8CC: Treated Grasses & Algae 10. B1: Treated Grasses 11. B2: Treated Grasses 12. B3: Treated Grasses 13. L-7BB: Inspected 14. L-5AA: Treated submerged weeds 15. L-5GG: Treated submerged weeds 16. L-5II: Treated Algae 17. L-5HH: Treated Algae 18. L-210AA: Treated Algae 19. L-200AA : Inspected 20. L11AA: Inspected 21. 5EE: Inspected 22. L12AA: Inspected
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Work Order



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

DATE	04/24/2026 -
TECH(S)	Dave Smallridge
JOB #	1077344693

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	<ol style="list-style-type: none">1. Buckner Canal: Inspected2. L-10AA: Treated Algae & Submerged weeds3. L-10BB: Treated Algae & Submerged weeds4. L-10CC: Treated Algae & Submerged weeds5. L-9CC: Inspected6. L-9II: Inspected7. L-8AA: Treated Algae & Submerged weeds8. L-8BB: Treated Floating weeds9. L-8CC: Treated Algae & Submerged weeds10. B1: Treated Algae & Submerged weeds11. B2: Treated Algae & Submerged weeds12. B3: Treated Algae & Submerged weeds13. L-7BB: Treated Algae & Submerged weeds14. L-5AA: Treated Algae & Submerged weeds15. L-5GG: Treated Algae & Submerged weeds16. L-5II: Treated Algae & Submerged weeds17. L-5HH: Treated Algae & Submerged weeds18. L-210AA: Treated Algae & Submerged weeds19. L-200AA : Treated Algae & Submerged weeds20. L11AA: Inspected21. 5EE: Inspected22. L12AA: Inspected
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**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

6

Southern Hills Plantation
 shared costs proforma
 Approved by Committee 4/23/26

	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>	<u>2025-26</u>	<u>2026-27</u>
Base Annual Costs	134,640	134,640	148,104	162,914	171,885
Max increase over prior year (10%)	<u>0</u>	<u>13,464</u>	<u>14,810</u>	<u>16,291</u>	<u>17,189</u>
Total	134,640	148,104	162,914	179,206	189,074

Base Costs

LS Maintenance	86,303	86,500	90,000	94,500	99,225
Plant replacement	0	5,000	5,000	6,000	6,000
Irrigation repair	10,000	10,000	10,000	15,000	20,000
Pond Maintenance	3,624	3,624	3,624	3,624	3,769
Lighting (Duke)	34,713	34,700	37,000	36,000	36,000
Hardscape repair/maintenance	0	6,400	6,400	6,400	6,400
Drainage Maint	0	2,500	2,500	2,680	2,680
Other (Mulch)	<u>0</u>	<u>0</u>	<u>10,000</u>	<u>15,000</u>	<u>15,000</u>
Total projected annual budget costs	134,640	148,724	164,524	179,204	189,074
-Over / Under 10% Max. Increase	0	-620	-1,610	2	0
Percentage increase over base		0.42%	0.99%	0.00%	0.00%

Payment based upon agreement

District 1- 100% of remaining budget	82,596	93,475	105,750	91,752	96,806
District 2- 2025/26 25% of < budget or 10% cap	20,000	20,000	20,000	44,801	47,268
District 3- 23.80% of < budget or 10% cap	<u>32,044</u>	<u>35,249</u>	<u>38,774</u>	<u>42,651</u>	45,000
Total	134,640	148,724	164,524	179,204	189,074

Effective payment percentage

District 1	61.35%	62.85%	64.28%	51.20%	51.20%
District 2	14.85%	13.45%	12.16%	25.00%	25.00%
District 3	<u>23.80%</u>	<u>23.70%</u>	<u>23.57%</u>	<u>23.80%</u>	<u>23.80%</u>
Total	100.00%	100.00%	100.00%	100.00%	100.00%

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

8



Estimate

Date 4/30/2026 Estimate # EST-SCA3935

Customer Information		Project Information SM1089 Southern Hills Plantation...	
Southern Hills Plantation CDD Wrathall Hunt and Associates LLC 2300 Glades Rd, Suite 410 W Boca Raton, FL 33431	Contact Phone E-mail adams@whhassociates.com Account #	SM1089 (401) Southern Hill Plantation CDD 19796 Southern Hills Blvd Brooksville, FL 34601	Proposal Prepared By: Type Of Work

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Cost
This proposal is a not-to-exceed amount to repair 3 existing mainline breaks along the boulevard. Due to the unknown extent of the damage, the work will require a three-person crew and may take approximately three to four days to fully expose and repair all three breaks. This continues to happen due to the age of the system and the constant on & off everytime there is a mainline break and we have to shut down the system.	0.00
Irrigation Labor- 3 man crew day rate- Final invoice will reflect actual labor spent 2 techs @ \$85.00/hr 1 tech assistant @ \$65.00/hr EST 8hr a day per tech	7,520.00
Irrigation Parts not to exceed amount- final invoice will reflect actual parts used	1,250.00
Estimating 1- pallet of sod & 2yrds of dirt for replacement for all 3 areas	1,060.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total \$9,830.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2026**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2026**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Wells Fargo	\$ 384,021	\$ -	\$ 384,021
Bank United ICS	46,097	-	46,097
Bank United - 1546	50,000	-	50,000
SBA	109	-	109
Investments			
Revenue - A1	-	665,870	665,870
Revenue - A2	-	331,252	331,252
Reserve - A1	-	193,072	193,072
Reserve - A2	-	64,173	64,173
Prepayment - A1	-	81,233	81,233
Prepayment - A2	-	33,487	33,487
Cost of issuance	-	21,077	21,077
Due from Developer	-	697,436	697,436
Assessments receivable - off-roll	-	743,931	743,931
Undeposited funds	-	6,412	6,412
Deposits	2,789	-	2,789
Total assets	<u>\$ 483,016</u>	<u>\$ 2,837,943</u>	<u>\$ 3,320,959</u>
LIABILITIES			
Due to Developer	\$ 37	\$ -	\$ 37
Matured bonds payable A2	-	540,000	540,000
Total liabilities	<u>37</u>	<u>540,000</u>	<u>540,037</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	-	1,441,367	1,441,367
Total deferred inflows of resources	<u>-</u>	<u>1,441,367</u>	<u>1,441,367</u>
Fund balances			
Restricted for:			
Debt service	-	856,576	856,576
Unassigned	482,979	-	482,979
Total fund balances	<u>482,979</u>	<u>856,576</u>	<u>1,339,555</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 483,016</u>	<u>\$ 2,837,943</u>	<u>\$ 3,320,959</u>

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ -	\$ 296,385	\$ 327,836	90%
CDD II shared costs payment	-	22,401	44,801	50%
CDD III shared costs payment	-	20,099	42,651	47%
Interest & miscellaneous	125	1,848	20,000	9%
Total revenues	<u>125</u>	<u>340,733</u>	<u>435,288</u>	78%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	1,000	5,800	9,300	62%
Financial & administrative				
Management	2,500	15,000	30,000	50%
Engineering	1,161	6,201	8,000	78%
Dissemination agent	208	1,250	2,500	50%
Trustee	-	-	4,300	0%
Audit	-	-	3,250	0%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	-	6,550	7,500	87%
Legal advertising	-	218	750	29%
Bank fees	34	334	600	56%
Annual district filing fee	-	175	175	100%
Website	-	-	790	0%
ADA website compliance	-	-	210	0%
Postage	75	1,053	500	211%
Office supplies	-	-	500	0%
Legal counsel				
District counsel	1,768	19,020	15,000	127%
Total professional & administrative	<u>6,746</u>	<u>55,601</u>	<u>84,025</u>	66%

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Electric utility services				
Street lights	2,880	9,579	36,000	27%
Stormwater control				
Aquatic maintenance	205	1,000	35,000	3%
Lake/pond bank maintenance	10,778	47,162	45,000	105%
Aquatic plant replacement/weeding	-	-	2,500	0%
Drainage maintenance	-	1,195	2,680	45%
Other physical environment				
Insurance: property	-	11,784	14,021	84%
Entry & walls maintenance	-	699	6,400	11%
Landscape maintenance	6,754	40,524	94,500	43%
Holiday decorations	-	7,500	7,500	100%
Irrigation repairs & maintenance	8,715	18,307	15,000	122%
Landscape replacement	910	2,663	6,000	44%
Culvert inspection and cleaning	-	-	2,500	0%
Annual mulching	-	6,650	15,000	44%
Conservation area maintenance	-	6,000	53,000	11%
Contingency				
Miscellaneous contingency	-	19	2,500	1%
Total field operations	<u>30,242</u>	<u>153,082</u>	<u>337,601</u>	45%
Other fees and charges				
Tax collector and property appraiser	-	16,169	13,660	118%
Total other fees and charges	<u>-</u>	<u>16,169</u>	<u>13,660</u>	118%
Total expenditures	<u>36,988</u>	<u>224,852</u>	<u>435,286</u>	52%
Excess/(deficiency) of revenues over/(under) expenditures	(36,863)	115,881	2	
Fund balance - beginning	519,842	367,098	500,897	
Fund balance - ending	<u>\$ 482,979</u>	<u>\$ 482,979</u>	<u>\$ 500,899</u>	

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2011
FOR THE PERIOD ENDED MARCH 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ -	\$ 691,039	\$ 764,380	90%
Special assessments: off-roll	-	-	185,983	0%
Assessment prepayment	8,729	69,553	-	N/A
Interest	3,215	22,913	-	N/A
Total revenues	<u>11,944</u>	<u>783,505</u>	<u>950,363</u>	82%
EXPENDITURES				
Principal - A1	-	-	280,000	0%
Principal - A2	-	-	225,000	0%
Interest - A1	-	116,290	-	N/A
Interest - A2	-	107,590	-	N/A
Total expenditures	<u>-</u>	<u>223,880</u>	<u>505,000</u>	44%
Other fees and charges				
Legal fees	15,016	25,277	4,632	546%
Property appraiser	-	23,892	15,925	150%
Tax collector	-	13,824	15,925	87%
Total other fees and charges	<u>15,016</u>	<u>62,993</u>	<u>36,482</u>	173%
Total expenditures	<u>15,016</u>	<u>286,873</u>	<u>541,482</u>	53%
Excess/(deficiency) of revenues over/(under) expenditures	(3,072)	496,632	408,881	
Fund balance - beginning	859,648	359,944	382,728	
Fund balance - ending	<u>\$ 856,576</u>	<u>\$ 856,576</u>	<u>\$ 791,609</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 April 13, 2026 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601.

Present:

John McCoskrie	Chair
Richard Pakan	Vice Chair
Margaret Bloomquist	Assistant Secretary
Eugene Tomashosky	Assistant Secretary
George Ostensen	Assistant Secretary

Also present:

Chuck Adams	District Manager
Grace Rinaldi	District Counsel
Jennifer Kilinski (via telephone)	Kilinski Van Wyk PLLC
Joe Calamari	District Engineer
Brett Sealy (via telephone)	MBS Capital Markets, LLC
Kendall Hahn (via telephone)	MBS Capital Markets, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:00 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (Agenda Items)

No members of the public spoke.

▪ **Continued Discussion/Update: Revised Amortization Schedule Removing Escheated Parcels**

This item, previously the Seventh Order of Business, was presented out of order.

Brett Sealy, Managing Partner of MBS Capital Markets, LLC, (MBS), stated MBS was engaged to assist in exploring potentially refinancing the Series 2011A-1 bond, with the existing bondholders' willingness to allow for the refinancing of the bonds based upon the principal excluding the portion that is allocable to the escheated lots. Mr. Sealy distributed and presented a summary of his findings, based on data on the 2011 Trust Estate and noted the following:

38 ➤ Approximately 229 of 505 assessable lots, related to the 2011A-1 Assessment Area
39 remain vacant developed lots. He thinks the percentage of assessments allocated to vacant
40 developed lots will result in an extremely low probability of a successful private placement.

41 ➤ While the credit dynamic of 47% of the assessments being allocated to vacant developed
42 lots tends not to be an impediment to a limited public offering, it might impact the ultimate rates
43 and terms due to the previously escheated lots no longer being assessed.

44 ➤ To the extent that a decision to proceed with refinancing is undertaken, one of the key
45 credit dynamics that should be considered is to what extent any unsold tax certificates or
46 unredeemed tax certificates may be prevalent with the remaining vacant developed lots.

47 Mr. Sealy discussed the refunding and refinancing considerations in his summary.

48 Discussion ensued regarding the interest rate used in the model, likelihood of the bonds
49 not receiving an investment grade rating, principal amount, total amount of bonds to be issued,
50 use of funds towards refunding, Debt Service Reserve fund amounts, and costs of issuance.

51 Mr. Pakan asked for a co-forma Sources of Use of Funds Statement and a proforma
52 Amortization Schedule for both the \$3.6 million and \$4 million options. He thinks the question is
53 whether the escheated principal should be paid off or refinanced, if refinancing is $4\frac{5}{8}$ or $4\frac{3}{4}$ %
54 and the current rate is $5\frac{1}{8}$ %.

55 Mr. Sealy voiced his belief that refunding the bonds pertains only to the non-escheated
56 lots principal, and the remaining 335 would drop to 310 after the May payment would be
57 canceled. Ms. Kilinski stated that is her understanding as well, if refunding.

58 Mr. Sealy will provide the numbers and the Amortization Schedule adjustments.

59 This item was deferred, pending receipt of the items requested by Mr. Pakan.

60

61 **THIRD ORDER OF BUSINESS**

Update/Discussion/Consideration: Premier 62 Lakes, Inc. Items

63

64 • **Lake Maintenance Reports – March 2026**

65 Mr. Calamari presented the Lake Maintenance Reports and highlighted the following:

66 ➤ Grass carp stocking was delayed; delivery will likely be in early May.

67 ➤ Submerged weed treatments were applied to L5-GG for hydrilla and Illinois Pondweed.

68 ➤ Algae initially increased and is now well-controlled.

69

70 **FOURTH ORDER OF BUSINESS**Update/Discussion/Consideration:
71 **Steadfast Environmental, LLC Items**

72

73 • **Landscape Maintenance Report – March 2026**

74 It was noted that the Report was not received.

75 Mr. McCoskrie discussed the need to review and follow the adopted rules, some of which
76 apply to an annual report from the District Engineer related to the ponds and to drainage
77 structures. He distributed and presented the following estimates provided by Steadfast:78 ▪ **Panault LLC Invoice #202610072 for Cleaning of Culvert on Summit View Drive**79 **This item was an addition to the agenda.**80 Mr. McCoskrie stated, while the Southern Valley Loop culvert seems to be in good
81 condition with low water levels and no sediment, the 48” Summit View Drive culvert has at least
82 10” to 12” that cannot be visually inspected. When Panault cleaned the culvert last year, there
83 was substantially more sediment, and the cost was approximately \$24,000. This year, the bid
84 addresses removal of an estimated 80 Cubic Yards of sediment.85 Mr. McCoskrie stated the invoice does not include repair to the concrete spillway on the
86 east side of the culvert, where creeks have risen during continued rains and water has run
87 underneath the spillway, which might be starting to undermine the concrete spillway.

88 Mr. Calamari will provide a sketch/drawing and description of the repairs needed.

89 Mr. McCoskrie suggested scheduling the culvert cleaning before the rainy season.

90 **On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor,**
91 **Panault LLC Invoice #202610072 for Culvert Cleaning, with payment of the 50%**
92 **deposit, equating to \$14,247.50, was approved.**

93

94 ▪ **Steadfast Invoice for Southern Valley Loop and Summit View Drive Creek Cleaning**95 **This item was an addition to the agenda.**96 Mr. McCoskrie discussed his meeting with Joe Hamilton, of Steadfast. He distributed and
97 presented a diagram with highlighted areas on Southern Valley Loop Creek and Summit View
98 Drive Creek where, four-man crews with chainsaws previously checked the creeks for fallen
99 timber, cleared debris and moved debris impeding flow to the woods away from the creek area.100 **On MOTION by Ms. Bloomquist and seconded by Mr. Pakan, with all in favor,**
101 **the Steadfast estimate for Creek Cleaning of both creeks, in the amount of**
102 **\$2,160, was approved.**

103

104 ▪ **Outfall Review and Cleaning**

105 This item was an addition to the agenda.

106 Mr. McCoskrie discussed the scope of work for outflow structure maintenance of 26
107 ponds. He thinks \$4,300 is high. The consensus was for Mr. Calamari to perform the Engineering
108 inspection and identify areas in need of cleanup. This item was deferred.

109 ▪ Lake L-5FF

110 This item was an addition to the agenda.

111 Mr. McCoskrie stated initial bushhogging was performed on the left-hand side of #16. He
112 discussed the \$2,160 estimate for one day crew to hand cut, brush cut and weed eat the steeper
113 area of the southern wall pond bank. This item was deferred pending Mr. Calamari’s inspection.

114 Discussion ensued regarding the pond, green and fairway; work performed by the golf
115 course; deferred maintenance; and the quantity and location of buildable lots.

116 Mr. McCoskrie stated that, as of December 31, 2025, there are 457 homes built and 59
117 under construction, totaling 516. The total number of lots was previously estimated at 827, and
118 31 are under review. Approximately 300 buildable lots remain, with more in A2 than A1.

119 Discussion ensued regarding lots owned by the Developer, a shortage of fill dirt,
120 underpinning, and issues on the #4 green.

121

122 FIFTH ORDER OF BUSINESS

Continued Discussion/Update: Conveyance
of Pond 5ii

123

124

125 Mr. McCoskrie stated it was confirmed that a resident installed improvements on HOA
126 property; three lights are located barely on the CDD’s property line. Ms. Rinaldi stated, once
127 confirmed that the lights were removed from CDD property, Staff can proceed with recording the
128 deed for conveyance. It was noted that the HOA sent a letter to the homeowner.

129 Ms. Rinaldi stated the CDD can also send a letter related to the three lights if it was not
130 addressed in the HOA letter. Mr. McCoskrie will look into these matters and report his findings.

131

132 SIXTH ORDER OF BUSINESS

Update: Boulevard Mainline Irrigation Line
Replacement Project

133

134

135 Mr. Ostensen stated he met with Golf Club Superintendent Scott Griffin, who
136 recommends the High Density Polyethylene (HDPE) pipes, rather than the conventional PVC
137 pipes. They discussed the planning process and how Mr. Ostensen determined what to put in a
138 single package for all bidders, without contingencies or extra work orders, for consistency when

139 comparing bids. Mr. Griffin provided some leads on contractors and suppliers that could be
140 interested in the project and expressed his willingness to share his experience in the future.

141 This item will remain on the agenda.

142 Mr. Ostensen was pleased to see the Boulevard issue was patched. In his opinion, the 50'
143 to 60' ribbon of paving was well done by the contractor formerly known as Goodwin Brothers.

144 Mr. Ostensen reported the following:

- 145 ➤ More leaks on the main line will be viewed. A2 will be updated as needed.
- 146 ➤ Lighting and electrical repairs at the entrance are not completed. Jeb Bennett, of Festive
147 Glow, advised that delivery of the new brass boxes for the connectors to the lights is expected at
148 the end of the month, and work will be scheduled at that time.
- 149 ➤ The entrance sign flowers were installed. The sign could not be cleaned before
150 installation, as it was necessary to install the flowers.

151 Discussion ensued regarding difficulty reaching Mr. Griffin and overdue items.

152 Mr. Adams stated a new painting/pressure washing contractor is needed.

153 All streetlights previously reported were repaired; all are currently operational.

154

SEVENTH ORDER OF BUSINESS

**Continued Discussion/Update: Revised
Amortization Schedule Removing
Escheated Parcels**

156

157

158

159 This item was presented following the Second Order of Business.

160

EIGHTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of February 28, 2026**

162

163

164 Mr. Adams stated \$200,000 was moved into the investment account after the last
165 meeting; it will be reflected in the March financials. The interest rate is in the low 3% range.

166 Mr. Pakan asked what the "Due from other" General Fund asset on the Balance Sheet
167 pertains to. Mr. Adams will research and provide an update.

168 A1 and A2 revenue and what happens if principal payments resume, were discussed.

169 Mr. Pakan noted the \$310,000 payment is due. How payments will be applied is unknown.

170 Mr. Adams thinks the May 1, 2026 payment and Mr. Sealy's analysis will resolve most issues.

171 **On MOTION by Mr. McCoskrie and seconded by Mr. Tomahosky, with all in**
172 **favor, the Unaudited Financial Statements as of February 28, 2026, were**
173 **accepted.**

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NINTH ORDER OF BUSINESS

Approval of March 9, 2026 Regular Meeting Minutes

The following changes were made:

Line 157: Change "Gentry" to "Rinaldi"

Line 183: Change "Calamari" to "Ostensen"

On MOTION by Mr. Ostensen and seconded by Mr. McCoskrie, with all in favor, the March 9, 2026 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS

Other Business

Mr. McCoskrie discussed audit correspondence that the Chair and the District Manager received. Mr. McCoskrie read his response, "I am not aware of any fraud that has occurred which would have affected Southern Hills Plantation I CDD. Furthermore, I am not aware of any other matters that you should be aware of in conducting your 935." Mr. Adams stated that is usually one of the last steps and voiced his opinion that the audit should be finalized soon.

- **Resident request for Fountain in Lake on 16-17 Hole**
This item was an addition to the agenda.

Mr. McCoskrie presented a request from homeowner Tom Mayberry and others to fund a fountain in Lake L5-GG. If the Board lets homeowners pay for a fountain, it must consider installation and maintenance. Mr. Adams stated a Consent to Use Agreement between the CDD and homeowners would make those homeowners responsible for installation based on a specific scope of work and maintaining it. The CDD reserves the right to remove the fountain and cancel the Agreement if breached. All liability is placed on the homeowners and their contractors. If approved, the CDD and Master Association must approve the proposals. Ms. Rinaldi stated, even with homeowner funding, the CDD can also contract with the vendors and manage the permits.

Mr. McCoskrie discussed what appears to be an electrical box near Pond 5GG, that no longer has power. He thinks the homeowners might expect to draw power from it. He asked Staff to provide the discussed information to the homeowners. Mr. McCoskrie stated the 21 lots on Evening Ray Drive are nearly complete; the CDD will be asked to maintain the area.

ELEVENTH ORDER OF BUSINESS

Public Comments (non-agenda items)

210 No members of the public spoke.

211

212 **TWELFTH ORDER OF BUSINESS**

Staff Reports

213

214 **A. District Counsel: Kilinski | Van Wyk PLLC**

215 Ms. Rinaldi discussed recently passed legislation pending the Governor’s signature,
216 including a procedure to recall elected CDD Supervisors and increasing sovereign immunity
217 thresholds from \$200,000 to \$350,000 per claim, with a per incident aggregate limit increase
218 from \$300,000 to \$500,000. The impact on premiums is pending; if signed into law, the change
219 will go into effect on October 1, 2026 for claims from that day forward. An e-bike Task Force was
220 created to provide recommendations to the State, and additional operational requirements were
221 imposed related to shared pathways and permitted speeds when near pedestrians.

222 Mr. McCoskrie stated he received reports about scooters or bikes running around Lake
223 L7-FF. The situation will be monitored; incidences should be reported.

- 224 • **Discussion/Update: District Boundaries**

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

226 There was no report.

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

228 Mr. Adams stated the Shared Cost Committee will meet. The package was updated and a
229 10% increase is planned, mainly due to irrigation costs. Mr. Ostensen is the CDD’s representative.

230 Mr. Pakan asked for A1 and A2 to be broken out on the Income Statement Fund Schedule.

- 231 • **NEXT MEETING DATE: May 11, 2026 at 10:00 AM**

- 232 ○ **QUORUM CHECK**

- 233 • **Performance Measures/Standards & Annual Reporting Form (for informational**
234 **purposes)**

235

236 **THIRTEENTH ORDER OF BUSINESS**

Supervisors’ Requests

237

238 There were no Supervisors’ requests.

239

240 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

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242 **On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the**
243 **meeting adjourned at 11:12 a.m.**

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248 _____
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 2025/2026 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2025	Regular Meeting	10:00 AM*
November 10, 2025	Regular Meeting	10:00 AM*
December 8, 2025	Regular Meeting	10:00 AM*
January 12, 2026	Regular Meeting	10:00 AM*
February 9, 2026	Public Hearing and Regular Meeting <i>Adoption of Amended and Restated Rules of Procedure</i>	10:00 AM*
March 9, 2026	Regular Meeting	10:00 AM*
April 13, 2026	Regular Meeting	10:00 AM*
May 11, 2026	Regular Meeting	10:00 AM*
June 8, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	10:00 AM*
July 13, 2026	Regular Meeting	10:00 AM*
August 10, 2026	Regular Meeting	10:00 AM*
September 14, 2026	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*

**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 two 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: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

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

Standard: CDD website contains 100% of the following information: Most recent link to 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 transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No