

**SOUTHERN HILLS  
PLANTATION I  
COMMUNITY DEVELOPMENT  
DISTRICT**

**August 9, 2021**

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

**Southern Hills Plantation I**  
**Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889**

August 2, 2021

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 multiple Public Hearings and a Regular Meeting on August 9, 2021, *immediately thereafter the adjournment of the meeting of the Southern Hills Plantation III CDD, which is scheduled to commence at 10:00 a.m.*, at the Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*Agenda Items*)
3. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2020, Prepared by Berger, Toombs, Elam, Gaines & Frank
4. Consideration of Resolution 2021-05, Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2020
5. Ratification of Engagement with KE Law Group, PLLC
  - Consideration of Fee Agreement
6. Public Hearing on the Adoption of the Fiscal Year 2021/2022 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2021-06, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date
7. Public Hearing to Hear Comments and Objections on the Imposition of Operations and Maintenance Special Assessments to Fund the Budget for Fiscal Year 2021/2022, Pursuant to Florida Law
  - A. Proof/Affidavit of Publication

**ATTENDEES:**

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

- B. Consideration of Resolution 2021-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
- 8. Update: CDD II and III Repayments
- 9. Update: Status of Sale and Receipt of Payments from Previously Escheated Properties
- 10. Consideration of ASI Landscape Management Proposals for Main Line Break by Guard House
  - A. EST2652202 – General Irrigation Repairs Such as Lateral Line Breaks, Clogged Nozzles, Broken Spray Heads, Broken Rotors, Etc.
  - B. EST2652181 - Two-Wire Zone Investigation for Tracking and Finding Zones That Are Not Turning On, Finding Faults and Bad Decoders
- 11. Consideration of Vortex Property Services Estimate #1050 for Paver Work and Sealing at Southern Hills Entry
- 12. Acceptance of Unaudited Financial Statements as of June 30, 2021
  - Actual Year-to-Date Plant Replacement Expenditures Versus Budget
- 13. Approval of June 14, 2021 Regular Meeting Minutes
- 14. Other Business
- 15. Staff Reports
  - A. District Counsel: *KE Law Group, PLLC*
  - B. District Engineer: *Coastal Engineering Associates, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: September 13, 2021, *immediately following the adjournment of the Southern Hills Plantation III CDD meeting scheduled to commence at 10:00 a.m.*

○ QUORUM CHECK

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

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: 781 664 5111**

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

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**Southern Hills Plantation I Community  
Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2020**

**Southern Hills Plantation I Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2020**

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# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## REPORT OF INDEPENDENT AUDITOR'S

To the Board of Supervisors  
Southern Hills Plantation I Community Development District  
Hernando County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of Southern Hills Plantation I Community Development District (the "District") as of and for the year ended September 30, 2020, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

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To the Board of Supervisors  
Southern Hills Plantation I Community Development District

## Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of Southern Hills Plantation I Community Development District as of September 30, 2020, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

## Other Matters

### *Management's Discussion and Analysis*

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economical or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted principally of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with the sufficient evidence to express an opinion or provide any assurance.

## Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 21, 2021 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Southern Hills Plantation I Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 21, 2021

**Southern Hills Plantation I Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

Management's discussion and analysis of Southern Hills Plantation I Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Southern Hills Plantation I Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2020.

- ◆ The District's total assets exceeded total liabilities by \$4,997,128 (net position). Net investment in capital assets for the District was \$6,561,681. Unrestricted net position for Governmental Activities was (\$2,293,534). Restricted net position was \$728,981.
- ◆ Governmental activities revenues totaled \$1,527,656 while governmental activities expenses totaled \$1,571,882.

**Southern Hills Plantation I Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2020</b>	<b>2019</b>
Current assets	\$ 1,125,957	\$ 811,044
Restricted assets	855,814	849,570
Capital assets	12,493,749	13,308,700
Total Assets	14,475,520	14,969,314
Current liabilities	673,392	652,960
Non-current liabilities	8,805,000	9,275,000
Total Liabilities	9,478,392	9,927,960
Net Position		
Net investment in capital assets	6,561,681	7,202,136
Restricted	728,981	402,334
Unrestricted	(2,293,534)	(2,563,116)
Total Net Position	\$ 4,997,128	\$ 5,041,354

The increase in current assets is related to the increase in special assessments receivable in the current year.

The decrease in capital assets is due to depreciation in the current year.

The decrease in non-current liabilities is primarily related to current year principal payments.

The decrease in net investment in capital assets is primarily due to depreciation in excess of principal payments on long-term debt in the current year.

The decrease in total net position is the result of expenses in excess of revenues in the current year.

**Southern Hills Plantation I Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change In Net Position**

	<b>Governmental Activities</b>	
	<b>2020</b>	<b>2019</b>
Program Revenues		
Charges for services	\$ 1,513,362	\$ 1,336,571
Capital contributions	-	375,984
General Revenues		
Miscellaneous revenues	7,500	-
Investment earnings	6,794	19,979
Total Revenues	<u>1,527,656</u>	<u>1,732,534</u>
Expenses		
General government	84,119	93,425
Physical environment	939,034	951,503
Interest and other charges	548,729	571,735
Total Expenses	<u>1,571,882</u>	<u>1,616,663</u>
Change in Net Position	(44,226)	115,871
Net Position - Beginning of Year	<u>5,041,354</u>	<u>4,925,483</u>
Net Position - End of Year	<u>\$ 4,997,128</u>	<u>\$ 5,041,354</u>

The decrease in capital contributions is related to a pump installation paid for by the Developer in the prior year.

The increase in charges for services is related to a budgeted increase in special assessments in the current year.

**Southern Hills Plantation I Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2020 and 2019.

	<b>Governmental Activities</b>	
	<b>2020</b>	<b>2019</b>
Land and improvements	\$ 1,090,599	\$ 1,090,599
Infrastructure	13,416,171	13,416,171
Improvements other than buildings	19,988	19,988
Equipment	375,984	375,984
Less: accumulated depreciation	(2,408,993)	(1,594,042)
 Governmental Activities Capital Assets	 \$ 12,493,749	 \$ 13,308,700

During the year, depreciation was \$814,951.

**General Fund Budgetary Highlights**

The final budget was more than actual expenditures because there were less lake/pond mowing, landscape expenditures than were anticipated.

The September 30, 2020 budget was not amended.

**Debt Management**

Governmental Activities debt includes the following:

- ◆ In March 2011, the District issued \$7,010,000 Series 2011 A-1 and \$5,095,000 Series 2011 A-2 Capital Improvement Revenue Bonds. These bonds were issued to finance and refinance the acquisition and construction of certain infrastructure improvements within the District. The balance outstanding at September 30, 2020 was \$9,220,000.

**Southern Hills Plantation I Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Economic Factors and Next Year's Budget**

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant. The District was informed that the 2021 debt service assessment would not be paid and the District did not make the May 2021 required principal payment.

**Request for Information**

The financial report is designed to provide a general overview of Southern Hills Plantation I Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Southern Hills Plantation I Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**Southern Hills Plantation I Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2020**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 21,133
Investments	91
Assessments receivable	674,620
Due from other governments	409,283
Prepaid expenses	17,911
Deposits	2,919
Total Current Assets	1,125,957
Non-Current Assets	
Restricted Assets	
Investments - debt service	855,814
Capital Assets, Not Being Depreciated	
Land and improvements	1,090,599
Capital Assets, Being Depreciated	
Infrastructure	13,416,171
Improvements other than buildings	19,988
Equipment	375,984
Less: accumulated depreciation	(2,408,993)
Total Non-Current Assets	13,349,563
Total Assets	14,475,520
 <b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	35,538
Due to developer	37
Bonds payable	415,000
Accrued interest	222,817
Total Current Liabilities	673,392
Non-Current Liabilities	
Bonds payable	8,805,000
Total Liabilities	9,478,392
 <b>NET POSITION</b>	
Net investment in capital assets	6,561,681
Restricted for debt service	728,981
Unrestricted	(2,293,534)
Total Net Position	\$ 4,997,128

See accompanying notes to financial statements.



**Southern Hills Plantation I Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2020**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues Charges for Services</b>	<b>Net (Expenses) Revenues and Changes in Net Position Governmental Activities</b>
Governmental Activities			
General government	\$ (84,119)	\$ 107,249	\$ 23,130
Physical environment	(939,034)	210,304	(728,730)
Interest and other charges	(548,729)	1,195,809	647,080
Total Governmental Activities	\$ (1,571,882)	\$ 1,513,362	(58,520)
	<b>General Revenues</b>		
			7,500
			6,794
			14,294
		Change in Net Position	(44,226)
		Net Position - October 1, 2019	5,041,354
		Net Position - September 30, 2020	\$ 4,997,128

See accompanying notes to financial statements.

**Southern Hills Plantation I Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2020**

	General	Debt Service	Total Governmental Funds
<b>ASSETS</b>			
Cash	\$ 21,133	\$ -	\$ 21,133
Investments	91	-	91
Assessments receivable	88,870	585,750	674,620
Due from other governments	402,678	6,605	409,283
Prepaid expenses	17,911	-	17,911
Deposits	2,919	-	2,919
Restricted assets			
Investments, at fair value	-	855,814	855,814
<b>Total Assets</b>	<b>\$ 533,602</b>	<b>\$ 1,448,169</b>	<b>\$ 1,981,771</b>
 <b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts payable and accrued expenses	\$ 35,538	\$ -	\$ 35,538
Due to developer	37	-	37
<b>Total Liabilities</b>	<b>35,575</b>	<b>-</b>	<b>35,575</b>
 <b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred revenues	88,556	557,948	646,504
 <b>FUND BALANCES</b>			
Nonspendable - prepaids/deposits	20,830	-	20,830
Restricted:			
Debt service	-	890,221	890,221
Unassigned	388,641	-	388,641
<b>Total Fund Balances</b>	<b>409,471</b>	<b>890,221</b>	<b>1,299,692</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 533,602</b>	<b>\$ 1,448,169</b>	<b>\$ 1,981,771</b>

See accompanying notes to financial statements.

**Southern Hills Plantation I Community Development District  
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES  
TO NET POSITION OF GOVERNMENTAL ACTIVITIES  
September 30, 2020**

Total Governmental Fund Balances	\$ 1,299,692
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, land and improvements (\$1,090,599), infrastructure (\$13,416,171), improvements other than buildings (\$19,988), and equipment (\$375,984) net of accumulated depreciation (\$(2,408,993)), used in governmental activities are not current financial resources and; therefore, are not reported at the fund level.	12,493,749
Long-term liabilities, bonds payable, are not due and payable in the current period and; therefore, are not reported at the governmental fund level.	(9,220,000)
Revenues that are unavailable at year end are recognized as a deferred inflow of resources at the fund level. Revenues are recognized when earned at the government-wide level.	646,504
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the governmental fund level.	<u>(222,817)</u>
Net Position of Governmental Activities	<u><u>\$ 4,997,128</u></u>

See accompanying notes to financial statements.

**Southern Hills Plantation I Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2020**

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 298,620	\$ 1,009,827	\$ 1,308,447
Miscellaneous revenues	-	7,500	7,500
Investment income	-	6,794	6,794
Total Revenues	<u>298,620</u>	<u>1,024,121</u>	<u>1,322,741</u>
Expenditures			
Current			
General government	63,279	20,840	84,119
Physical environment	124,083	-	124,083
Debt service			
Principal	-	430,000	430,000
Interest	-	559,120	559,120
Total Expenditures	<u>187,362</u>	<u>1,009,960</u>	<u>1,197,322</u>
Net change in fund balances	<u>111,258</u>	<u>14,161</u>	<u>125,419</u>
Fund Balances - October 1, 2019	<u>298,213</u>	<u>876,060</u>	<u>1,174,273</u>
Fund Balances - September 30, 2020	<u><u>\$ 409,471</u></u>	<u><u>\$ 890,221</u></u>	<u><u>\$ 1,299,692</u></u>

See accompanying notes to financial statements.

**Southern Hills Plantation I Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2020**

Net Change in Fund Balances - Total Governmental Funds	\$	125,419
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.		(814,951)
Repayments of bond principal are expenditures in the governmental funds statements, but the repayments reduce long-term liabilities in the Statement of Net Position.		430,000
Revenues that are unavailable at year end are recognized as a deferred inflow of resources at the fund level. Revenues are recognized when earned at the government-wide level.		204,915
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the governmental funds level, interest expenditures are reported when due. This is the change in accrued interest in the current period.		10,391
Change in Net Position of Governmental Activities	\$	(44,226)

See accompanying notes to financial statements.

**Southern Hills Plantation I Community Development District  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND  
For the Year Ended September 30, 2020**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$ 281,521	\$ 281,521	\$ 298,620	\$ 17,099
Investment income	250	250	-	(250)
Total Revenues	<u>281,771</u>	<u>281,771</u>	<u>298,620</u>	<u>16,849</u>
Expenditures				
Current				
General government	80,581	80,581	63,279	17,302
Physical environment	230,200	230,200	124,083	106,117
Total Expenditures	<u>310,781</u>	<u>310,781</u>	<u>187,362</u>	<u>123,419</u>
Net Change in Fund Balances	(29,010)	(29,010)	111,258	140,268
Fund Balances - October 1, 2019	<u>382,357</u>	<u>382,357</u>	<u>298,213</u>	<u>(84,144)</u>
Fund Balances - September 30, 2020	<u><u>\$ 353,347</u></u>	<u><u>\$ 353,347</u></u>	<u><u>\$ 409,471</u></u>	<u><u>\$ 56,124</u></u>

See accompanying notes to financial statements.

**Southern Hills Plantation I Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on August 2, 2004, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance #676 of the City of Brooksville, Florida, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Southern Hills Plantation I Community Development District. The District is governed by a Board of Supervisors who are elected to four-year terms. Three of the Supervisors are employed by the Developer or a related entity. The District operates within the criteria established by Chapter 190.

As required by GAAP, these financial statements present the Southern Hills Plantation I Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board Statement Number 61, The Financial Reporting Entity, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Southern Hills Plantation I Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.



**Southern Hills Plantation I Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Southern Hills Plantation I Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Southern Hills Plantation I Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – Accounts for debt service requirements to retire the special assessment bonds which were used to finance the construction of District infrastructure improvements. The bonds are secured by a first lien on and pledge of the Pledged Revenues.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, Deferred Inflows of Resources and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**Southern Hills Plantation I Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, Deferred Inflows of Resources and Net Position or Equity (Continued)**

**a. Cash and Investments (Continued)**

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

**b. Restricted Assets**

Certain net position of the District is classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which include land and improvements, infrastructure, improvements other than buildings and equipment are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets range from 15 to 40 years.

**d. Deferred Inflows of Resources**

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one item that qualifies for reporting in this category. Deferred revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

**Southern Hills Plantation I Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, Deferred Inflows of Inflows and Net Position or Equity (Continued)**

**e. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**NOTE B – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2020, the District's bank balance was \$67,883 and the carrying value was \$21,133. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2020, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
First American Treasury Obligation Fund	46 Days *	\$ 855,814
State Board of Administration Florida Prime Fund	48 Days *	91
Total		<u>\$ 855,905</u>

\* Weighted average maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

**Southern Hills Plantation I Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE B – CASH AND INVESTMENTS (CONTINUED)**

Custodial Credit Risk (Continued)

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted prices for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment in First American Treasury Obligation Fund is a Level 1 asset.

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. Among other investments, the policy allows the District to invest in the State Board of Administration Florida Prime.

Cash placed with the State Board of Administration represents the District's participation in the Local Government Surplus Trust Funds Investment Pool and is reported at fair value. As a pool participant the District invests in pools of investments in which shares are owned in the pool rather than the underlying investments.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments in treasury funds and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2020, the District's investments in First American Treasury Obligation Fund were rated AAAM by Standard & Poor's. As of September 30, 2020, the District's investment in State Board of Administration Florida Prime Fund was rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in the State Board of Administration Florida Prime are less than 1% of the District's total investments. The investments in First American Treasury Obligation Fund are nearly 100% of the District's total investments.

**Southern Hills Plantation I Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE B – CASH AND INVESTMENTS (CONTINUED)**

The types of deposits and investments and their level of risk exposure as of September 30, 2020 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**NOTE C – RELATED PARTY TRANSACTIONS**

Three of the voting members of the Board of Supervisors are employed by the Developer or a related entity. Additionally, the District has \$400,761 in special assessment receivables from the Developer and other related parties from prior and current years that have not been collected.

The District entered into an Inter-local Agreement which allocates costs between the District, Southern Hills Plantation II Community Development District and Southern Hills Plantation III Community Development District. The District pays certain common area expenses associated with the development and is reimbursed by the other Districts for their pro-rata share of these expenses. The amount receivable from the two Districts at September 30, 2020 was \$409,283.

**NOTE D – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2020 was as follows:

	Balance October 1, 2019	Additions	Disposals	Balance September 30, 2020
<b><u>Governmental Activities:</u></b>				
Capital assets, not being depreciated:				
Land and land improvements	\$ 1,090,599	\$ -	\$ -	\$ 1,090,599
Capital assets, being depreciated:				
Infrastructure	13,416,171	-	-	13,416,171
Improvements	19,988	-	-	19,988
Equipment	375,984	-	-	375,984
Total Capital Assets, Being Depreciated	<u>13,812,143</u>	<u>-</u>	<u>-</u>	<u>13,812,143</u>
Less accumulated depreciation for:				
Infrastructure	(1,578,176)	(789,088)	-	(2,367,264)
Improvements	(9,600)	(799)	-	(10,399)
Equipment	(6,266)	(25,064)	-	(31,330)
Total Accumulated Depreciation	<u>(1,594,042)</u>	<u>(814,951)</u>	<u>-</u>	<u>(2,408,993)</u>
Total Capital Assets Depreciated, Net	<u>12,218,101</u>	<u>(814,951)</u>	<u>-</u>	<u>11,403,150</u>
Governmental Activities Capital Assets	<u>\$ 13,308,700</u>	<u>\$ (814,951)</u>	<u>\$ -</u>	<u>\$ 12,493,749</u>

Current year depreciation of \$814,951 was charged to physical environment.

**Southern Hills Plantation I Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE E – LONG-TERM DEBT**

The following is a summary of activity in the long-term debt account group of the District for the year ended September 30, 2020:

Long-term debt at October 1, 2019	\$	9,650,000
Principal payments		<u>(430,000)</u>
Long-term debt at September 30, 2020	\$	<u>9,220,000</u>

Long-term debt is comprised of the following:

Capital Improvement Revenue Bonds

\$7,010,000 Series 2011A-1 Bonds, interest at 5.8%, maturing May 1, 2035, payable on May 1 and November 1; collateralized by the pledged revenues of special assessments levied against the benefited property owners. \$ 5,310,000

\$5,095,000 Series 2011A-2 Bonds, interest at 5.8%, maturing May 1, 2035, payable on May 1 and November 1, collateralized by the pledged revenues of special assessments levied against benefitted property owners. 3,910,000

Bonds Payable \$ 9,220,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2020 are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 415,000	\$ 534,325	\$ 949,325
2022	420,000	510,690	930,690
2023	445,000	486,330	931,330
2024	470,000	460,520	930,520
2025	495,000	433,260	928,260
2026-2030	2,985,000	1,696,500	4,681,500
2031-2035	<u>3,990,000</u>	<u>721,810</u>	<u>4,711,810</u>
Totals	<u>\$ 9,220,000</u>	<u>\$ 4,843,435</u>	<u>\$ 14,063,435</u>



**Southern Hills Plantation I Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

Significant Bond Provisions

The Series 2011A-1 and A-2 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2012, at a redemption price set in the Bond indenture. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond indenture.

The Bond Indenture established certain amounts be maintained in a reserve account. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund – The Series 2011 Reserve Account is funded from the proceeds of the Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

	Capital Improvement Revenue Bonds	
	Reserve Balance	Reserve Requirement
Series 2011 Capital Improvement Revenue Bonds A-1	\$ 418,637	\$ 554,505
Series 2011 Capital Improvement Revenue Bonds A-2	\$ 55,833	\$ 77,734

**NOTE F – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims under this commercial coverage during the last three years.

**NOTE G – SUBSEQUENT EVENT**

In May 2021, the District made the required interest payments on the Series 2011A-1 and 2011A-2 Capital Improvement Revenue Bonds, however, the required principal payments were not made. The Developer also informed the District that they would not make the \$744,000 required debt service assessment for 2021.



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## INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors  
Southern Hills Plantation I Community Development District  
Hernando County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Southern Hills Plantation I Community Development District, as of and for the year ended September 30, 2020, and the related notes to the financial statements, and have issued our report thereon dated June 21, 2021.

### Internal Control Over Financial Reporting

In planning and performing our audit, we considered Southern Hills Plantation I Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Southern Hills Plantation I Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Southern Hills Plantation I Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

To the Board of Supervisors  
Southern Hills Plantation I Community Development District

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Southern Hills Plantation I Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Please note certain findings in the management letter on pages 29-31.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 21, 2021



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## MANAGEMENT LETTER

To the Board of Supervisors  
Southern Hills Plantation I Community Development District  
Hernando County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Southern Hills Plantation I Community Development District as of and for the year ended September 30, 2020, and have issued our report thereon dated June 21, 2021.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 21, 2021, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. The following findings or recommendations were made in the preceding financial audit report.

To the Board of Supervisors  
Southern Hills Plantation I Community Development District

### **Finding 2018-01**

**Finding:** The District utilized the reserve fund to make part of the May 2018 payment due on the Series 2011 A-1 bonds. The balance had not been restored to the reserve fund by year end. We recommend that the District take steps to restore the reserve fund balance to the required amount.

**Response:** The District is investigating possible steps to restore the reserve balance to the required amount.

**Status:** The reserve balance has not been restored to the required balance.

### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Southern Hills Plantation I Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Southern Hills Plantation I Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2020 for the Southern Hills Plantation I Community Development District. It is management's responsibility to monitor the Southern Hills Plantation I Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did note the following finding.



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants PL

To the Board of Supervisors  
Southern Hills Plantation I Community Development District

**Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 21, 2021



**Berger, Toombs, Elam,  
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**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Southern Hills Plantation I Community Development District  
Hernando County, Florida

We have examined Southern Hills Plantation I Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2020. Management is responsible for Southern Hills Plantation I Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Southern Hills Plantation I Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Southern Hills Plantation I Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Southern Hills Plantation I Community Development District's compliance with the specified requirements.

In our opinion, Southern Hills Plantation I Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2020.

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 21, 2021

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**4**



**RESOLUTION 2021-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

**WHEREAS**, the District’s Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Annual Financial Report for Fiscal Year 2020;

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

1. The Audited Annual Financial Report for Fiscal Year 2020, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2020, for the period ending September 30, 2020; and

2. A verified copy of said Audited Annual Financial Report for Fiscal Year 2020 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of August, 2021.

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**5**

# Hopping Green & Sams

Attorneys and Counselors

July 21, 2021

Southern Hills Plantation I CDD  
Chuck Adams, District Manager  
Margaret Bloomquist, Chairperson  
2300 Glades Road #410W  
Boca Raton, Florida 33431  
adamsc@whhassociates.com  
mbloomquist@southernhillsplantation1cdd.net

RE: Southern Hills Plantation I CDD

VIA EMAIL

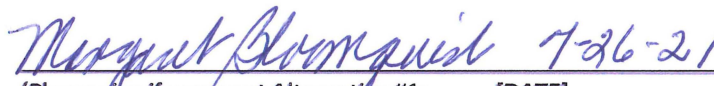
**RE: JOINT LETTER BY HOPPING GREEN & SAMs AND KE LAW GROUP, PLLC, ANNOUNCING THE DEPARTURE OF ROY VAN WYK, JERE EARLYWINE, JENNIFER KILINSKI, SARAH WARREN AND LAUREN GENTRY TO KE LAW GROUP, PLLC**

Dear Margaret and Chuck,

As of July 19, 2021, Roy Van Wyk, Jere Earlywine, Sarah Warren, Lauren Gentry, and Jennifer Kilinski ("Attorneys") will be withdrawing as Attorneys from Hopping Green & Sams, P.A. ("HGS") and will be working for KE Law Group, PLLC ("KE Law"). Attorneys have provided services in connection with this Firm's representation of the Client on the above referenced matter(s) (the "Client Matters"). While Attorneys through their new firm, KE Law, and HGS, are each prepared to continue as the Clients' legal counsel with respect to the Client Matters, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and files should be transferred to KE Law, or remain with HGS.

Please select one of the following alternatives:

1. **ALTERNATIVE #1.** The Client asks that the Client Matters be transferred to Attorneys and their new firm, KE Law. Please transfer to Attorneys and their new firm all original files and electronic files relating to the Client Matters. The Client understands that HGS will have the right to keep a copy of those files. HGS's legal representation of the Client will cease on the date of HGS's receipt of their written notice. After that date, Attorneys and their new firm, KE Law, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds or property KE Law.

  
\_\_\_\_\_  
(Please sign if you want Alternative #1; [DATE]  
otherwise, do not sign on this line.)

2. **ALTERNATIVE #2.** The Client does not want any files or pending matters transferred to Attorneys or their new firm. HGS should continue to serve as the Clients' legal counsel for all pending matters until the attorney-client relationship is changed sometime after the date of this document. All Client Matters and files should remain in the custody of HGS until further notice.

\_\_\_\_\_  
(Please sign if you want Alternative #2; [DATE]  
otherwise, do not sign this line.)

3. If you do not want either Alternative #1 or Alternative #2, please advise us what we should do regarding your matters and files.

---

(Please sign here if you have [DATE]  
Given instructions under Alternative  
#3; otherwise do not sign on this line.)

After you have completed and signed this form, please send a copy via electronic mail to [JasonM@hgslaw.com](mailto:JasonM@hgslaw.com), [AmyC@hgslaw.com](mailto:AmyC@hgslaw.com) and [MarkS@hgslaw.com](mailto:MarkS@hgslaw.com), with a copy to [roy@kelawgroup.com](mailto:roy@kelawgroup.com), [jere@kelawgroup.com](mailto:jere@kelawgroup.com), [sarah@kelawgroup.com](mailto:sarah@kelawgroup.com), [lauren@kelawgroup.com](mailto:lauren@kelawgroup.com), [jennifer@kelawgroup.com](mailto:jennifer@kelawgroup.com).

Thank you for your consideration and assistance.

**HOPPING GREEN & SAMS, P.A.**

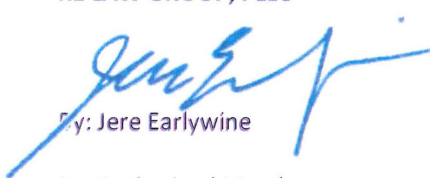


By: Jonathan Johnson

Its: President

Date: July 21, 2021

**KE LAW GROUP, PLLC**



By: Jere Earlywine

Its: Authorized Member

Date: July 21, 2021

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**6A**



**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**6B**

## RESOLUTION 2021-06

### THE ANNUAL APPROPRIATION RESOLUTION OF THE SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2021, submitted to the Board of Supervisors (“**Board**”) of the Southern Hills Plantation I Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.



- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Southern Hills Plantation I Community Development District for the Fiscal Year Ending September 30, 2022."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$1,449,792 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	\$ 471,757
DEBT SERVICE FUND - SERIES 2011	<u>\$ 978,035</u>
TOTAL ALL FUNDS	\$1,449,792

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

**PASSED AND ADOPTED THIS 9th DAY OF AUGUST, 2021.**

ATTEST:

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_

Its: \_\_\_\_\_

## Exhibit A

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022  
PROPOSED BUDGET**

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
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Bond Amortization Tables	6 - 7
Assessment Summary	8

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021	Total Actual & Projected Revenue & Expenditures	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 489,736				\$ 412,052
Allowable discounts (4%)	(19,589)				(16,482)
Assessment levy: on-roll: net	470,147	\$ 241,943	\$ 228,204	\$ 470,147	395,570
Assessment levy: off-roll	75,582	-	166,996	166,996	63,593
Repayment from CDD III	-	-	16,459	16,459	12,344
Interest and miscellaneous	250	-	2,000	2,000	250
Total revenues	<u>545,979</u>	<u>241,943</u>	<u>413,659</u>	<u>655,602</u>	<u>471,757</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Legislative					
Supervisor	4,100	3,600	500	4,100	6,700
Financial & Administrative					
District management	30,000	15,000	15,000	30,000	30,000
District engineer	7,500	519	5,000	5,519	7,500
Disclosure report	2,500	1,250	1,250	2,500	2,500
Trustee	4,300	-	4,300	4,300	4,300
Tax collector	9,795	8,516	1,279	9,795	16,482
Property appraiser	9,795	-	-	-	-
Auditing services	3,250	-	3,250	3,250	3,250
Arbitrage rebate calculation	650	-	650	650	650
Public officials liability insurance	4,800	5,007	(207)	4,800	5,507
Legal advertising	750	263	487	750	750
Bank fees	600	212	388	600	600
Dues, licenses & fees	175	175	-	175	175
Website	1,000	-	1,000	1,000	790
ADA website compliance	210	-	210	210	210
Postage	500	153	347	500	500
Office supplies	150	-	150	150	150
Legal counsel					
District counsel	10,000	7,066	10,000	17,066	15,000
Electric utility services					
Street lights	14,800	6,023	7,000	13,023	13,100
Stormwater control					
Aquatic maintenance	46,800	11,296	20,000	31,296	31,000
Lake/pond bank maintenance	55,000	-	25,000	25,000	37,000
Aquatic plant replacement/weeding	5,000	-	-	-	5,000
Lake/pond repair	6,900	9,999	-	9,999	6,900

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021		
Other physical environment					
Property insurance	7,400	7,904	-	7,904	8,694
Entry & walls maintenance	2,500	-	2,500	2,500	2,500
Landscape maintenance	75,000	17,126	57,874	75,000	83,000
Irrigation repairs & maintenance	7,500	-	7,500	7,500	7,500
Landscape replacement plants, shrubs, trees	75,000	4,534	65,000	69,534	75,000
Holiday decorations	10,000	10,000	-	10,000	10,000
Contingency					
Miscellaneous contingency	10,000	-	-	-	10,000
<b>Total expenditures</b>	<b>405,975</b>	<b>108,643</b>	<b>228,478</b>	<b>337,121</b>	<b>384,758</b>
Excess/(deficiency) of revenues over/(under) expenditures	140,000	133,300	185,181	318,481	86,999
Fund balance - beginning (unaudited)	340,281	413,476	546,776	413,476	731,957
Fund balance - ending (projected)	<u>\$480,281</u>	<u>\$546,776</u>	<u>\$731,957</u>	<u>\$ 731,957</u>	<u>\$ 818,956</u>

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

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

**EXPENDITURES**

***Legislative***

Supervisor	\$ 6,700
Statutorily set at \$200 per Supervisor (plus applicable taxes) for each meeting of the Board of Supervisors, not to exceed \$4,800 for each fiscal year.	
District management	30,000
Wrathell, Hunt and Associates, LLC, specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings and operate and maintain the assets of the community.	
District engineer	7,500
Provides engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Disclosure report	2,500
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934. Service included under Management.	
Trustee	4,300
Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.	
Tax collector	16,482
Covers the cost of utilizing the Tax Collector services in placing the District's assessments on the property tax bill each year. The fee is 2% of the amount collected on the tax roll.	
Auditing services	3,250
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the rules and guidelines of the Florida Auditor General.	
Arbitrage rebate calculation	650
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Public officials liability insurance	5,507
Legal advertising	750
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Bank fees	600
Dues, licenses & fees	175
Includes the annual fee paid to the Department of Economic Opportunity.	
Website	790
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
ADA website compliance	210
Postage	500
Office supplies	150



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

**EXPENDITURES (continued)**

District counsel 15,000

Provides on-going general counsel legal representation and, in this arena, these lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.

**Electric utility services**

Street lights 13,100

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

**Stormwater control**

Aquatic maintenance 31,000

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

Lake/pond bank maintenance 37,000

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

Aquatic plant replacement/weeding 5,000

Intended to supplement the existing beneficial aquatic plant program.

Lake/pond repair 6,900

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

**Other physical environment**

Property insurance 8,694

Covers District physical property including but not limited to the entry features, street lighting, clock tower etc..

Entry & walls maintenance 2,500

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

**EXPENDITURES (continued)**

Landscape maintenance 83,000

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

Irrigation repairs & maintenance 7,500

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

Landscape replacement plants, shrubs, trees 75,000

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

Holiday decorations 10,000

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

**Contingency**

Miscellaneous contingency 10,000

Automated AP routing and other miscellaneous items

Total expenditures \$ 384,758

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2011  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Proposed Budget 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021		
<b>REVENUES</b>					
Special assessment - on-roll	\$819,325				\$819,325
Allowable discounts (4%)	(32,773)				(32,773)
Assessment levy: net	786,552	\$ 427,518	\$ 359,034	\$ 786,552	786,552
Special assessment - off-roll	185,983	-	185,983	185,983	185,983
Interest	5,500	101	-	101	5,500
Total revenues	<u>978,035</u>	<u>427,619</u>	<u>545,017</u>	<u>972,636</u>	<u>978,035</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Prepayment - A1	-	15,000	-	15,000	-
Principal - A1	230,000	-	230,000	230,000	240,000
Principal - A2	170,000	-	170,000	170,000	180,000
Interest - A1	307,980	153,990	153,990	307,980	293,770
Interest - A2	226,780	113,390	118,030	231,420	216,920
Total debt service	<u>934,760</u>	<u>282,380</u>	<u>672,020</u>	<u>954,400</u>	<u>930,690</u>
<b>Other fees &amp; charges</b>					
Property Appraiser	16,387	-	16,387	16,387	16,387
Tax collector	16,387	15,049	1,338	16,387	16,387
Total other fees & charges	<u>32,774</u>	<u>15,049</u>	<u>17,725</u>	<u>32,774</u>	<u>32,774</u>
Total expenditures	<u>967,534</u>	<u>297,429</u>	<u>672,020</u>	<u>987,174</u>	<u>963,464</u>
Fund balance:					
Net increase/(decrease) in fund balance	10,501	130,190	(127,003)	(14,538)	14,571
Beginning fund balance (unaudited)	856,851	882,721	1,012,911	882,721	868,183
Ending fund balance (projected)	<u>\$ 867,352</u>	<u>\$1,012,911</u>	<u>\$ 885,908</u>	<u>\$ 868,183</u>	<u>882,754</u>
Use of fund balance:					
Debt service reserve account balance (required) - A1					(516,609)
Debt service reserve account balance (required) - A2					(78,539)
Interest expense - November 1, 2022 (A1)					(139,925)
Interest expense - November 1, 2022 (A2)					(103,240)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 44,441</u>

# SOUTHERN HILLS PLANTATION I

Community Development District

Series 2011A-1

\$12,505,000

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	-		146,885.00	146,885.00
05/01/2022	240,000.00	5.800%	146,885.00	386,885.00
11/01/2022	-		139,925.00	139,925.00
05/01/2023	255,000.00	5.800%	139,925.00	394,925.00
11/01/2023	-		132,530.00	132,530.00
05/01/2024	270,000.00	5.800%	132,530.00	402,530.00
11/01/2024	-		124,700.00	124,700.00
05/01/2025	285,000.00	5.800%	124,700.00	409,700.00
11/01/2025	-		116,435.00	116,435.00
05/01/2026	305,000.00	5.800%	116,435.00	421,435.00
11/01/2026	-		107,590.00	107,590.00
05/01/2027	325,000.00	5.800%	107,590.00	432,590.00
11/01/2027	-		98,165.00	98,165.00
05/01/2028	340,000.00	5.800%	98,165.00	438,165.00
11/01/2028	-		88,305.00	88,305.00
05/01/2029	365,000.00	5.800%	88,305.00	453,305.00
11/01/2029	-		77,720.00	77,720.00
05/01/2030	385,000.00	5.800%	77,720.00	462,720.00
11/01/2030	-		66,555.00	66,555.00
05/01/2031	405,000.00	5.800%	66,555.00	471,555.00
11/01/2031	-		54,810.00	54,810.00
05/01/2032	430,000.00	5.800%	54,810.00	484,810.00
11/01/2032	-		42,340.00	42,340.00
05/01/2033	460,000.00	5.800%	42,340.00	502,340.00
11/01/2033	-		29,000.00	29,000.00
05/01/2034	485,000.00	5.800%	29,000.00	514,000.00
11/01/2034	-		14,935.00	14,935.00
05/01/2035	515,000.00	5.800%	14,935.00	529,935.00
<b>Total</b>	<b>\$5,065,000.00</b>		<b>\$2,479,790.00</b>	<b>\$7,544,790.00</b>

# SOUTHERN HILLS PLANTATION I

Community Development District

Series 2011A-2

\$13,860,000

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	-		108,460.00	108,460.00
05/01/2022	180,000.00	5.800%	108,460.00	288,460.00
11/01/2022	-		103,240.00	103,240.00
05/01/2023	190,000.00	5.800%	103,240.00	293,240.00
11/01/2023	-		97,730.00	97,730.00
05/01/2024	200,000.00	5.800%	97,730.00	297,730.00
11/01/2024	-		91,930.00	91,930.00
05/01/2025	210,000.00	5.800%	91,930.00	301,930.00
11/01/2025	-		85,840.00	85,840.00
05/01/2026	225,000.00	5.800%	85,840.00	310,840.00
11/01/2026	-		79,315.00	79,315.00
05/01/2027	240,000.00	5.800%	79,315.00	319,315.00
11/01/2027	-		72,355.00	72,355.00
05/01/2028	250,000.00	5.800%	72,355.00	322,355.00
11/01/2028	-		65,105.00	65,105.00
05/01/2029	265,000.00	5.800%	65,105.00	330,105.00
11/01/2029	-		57,420.00	57,420.00
05/01/2030	285,000.00	5.800%	57,420.00	342,420.00
11/01/2030	-		49,155.00	49,155.00
05/01/2031	300,000.00	5.800%	49,155.00	349,155.00
11/01/2031	-		40,455.00	40,455.00
05/01/2032	320,000.00	5.800%	40,455.00	360,455.00
11/01/2032	-		31,175.00	31,175.00
05/01/2033	335,000.00	5.800%	31,175.00	366,175.00
11/01/2033	-		21,460.00	21,460.00
05/01/2034	360,000.00	5.800%	21,460.00	381,460.00
11/01/2034	-		11,020.00	11,020.00
05/01/2035	380,000.00	5.800%	11,020.00	391,020.00
<b>Total</b>	<b>\$3,740,000.00</b>		<b>\$1,829,320.00</b>	<b>\$37,192,650.00</b>

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
PROJECTED ASSESSMENTS  
GENERAL FUND AND DEBT SERVICE FUND  
FISCAL YEAR 2022**

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

<b>Platted Units</b>
----------------------

Number of Units	Unit Type	Projected Fiscal Year 2022			FY 21 Assessment
		GF	DSF	GF & DSF	
<b><u>Series 2011A-1 Bond Units</u></b>					
46	Single Family 50'	\$ 307.71	\$ 782.69	\$ 1,090.40	\$ 1,148.41
43	Single Family 65'	400.02	877.59	1,277.61	1,353.03
341	Single Family 80'	492.34	972.49	1,464.83	1,557.64
94	Single Family 100'	615.42	1,098.01	1,713.43	1,829.45
57	Single Family 120'	738.50	1,304.82	2,043.32	2,182.55
<b><u>Series 2011A-2 Bond Units</u></b>					
5	Club Villa	276.94	923.75	1,200.69	1,252.90
24	Single Family 50'	307.71	1,026.39	1,334.10	1,392.11
99	Single Family 65'	400.02	1,150.84	1,550.86	1,626.28
49	Single Family 80'	492.34	1,275.30	1,767.64	1,860.45
38	Single Family 100'	615.42	1,439.89	2,055.31	2,171.33
23	Single Family 120'	738.50	1,711.11	2,449.61	2,588.84

**819**

<b>Unplatted Units</b>
------------------------

Number of Units	Unit Type	Projected Fiscal Year 2022			FY 21 Assessment
		GF	DSF	GF & DSF	
<b><u>Series 2011A-2 Bond Units</u></b>					
45	Club Villa	\$ 254.78	\$ 849.85	\$ 1,104.63	\$ 1,152.66
79	Single Family 50'	283.09	944.28	1,227.37	1,280.74
58	Single Family 65'	368.02	1,058.77	1,426.79	1,496.17
10	Single Family 80'	452.94	1,173.28	1,626.22	1,711.62
6.87	Golf Course	566.18	-	566.18	672.92

**199**

**1,018**

**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**

**7A**

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
COUNTY OF Hernando, Citrus

} ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in **Tampa Bay Times: 7/18/21** in said newspaper in the issues of **Baylink Hernando Citrus**

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

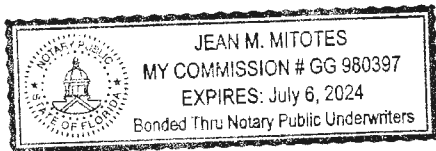
\_\_\_\_\_  
Signature Affiant

Sworn to and subscribed before me this **.07/18/2021**

\_\_\_\_\_  
Signature of Notary Public

Personally known \_\_\_\_\_ X \_\_\_\_\_ or produced identification

Type of identification produced \_\_\_\_\_



# SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT

## NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 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 the following two (2) public hearings and a regular meeting:

DATE: August 9, 2021  
 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, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"). The second public hearing is being held pursuant to Chapters 190 and 197, 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 2020/2021; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments.

Land Use	Total # of Units / Acres	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Club Villa	5	0.9	\$276.94
SF 50'	70	1.0	\$307.71
SF 65'	142	1.3	\$400.02
SF 80'	390	1.6	\$492.34
SF 100'	132	2.0	\$615.42
SF 120'	80	2.4	\$738.50
Golf Course	6.87	2.0	\$615.42
Undeveloped Land	1	210.90	\$64,895.40

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. 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:

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 and due to be collected for Fiscal Year 2020/2021.

For Fiscal Year 2021/2022, 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 2021. 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.

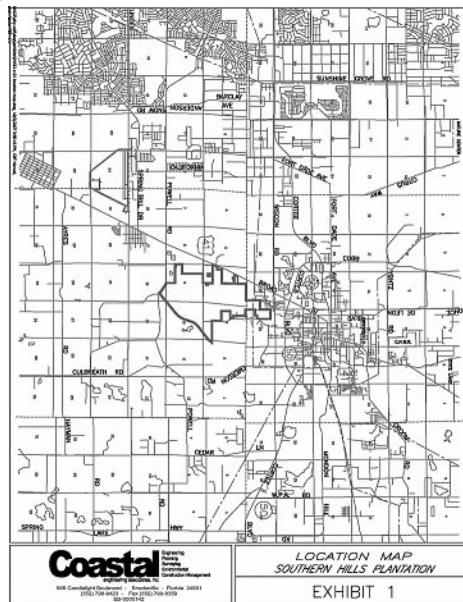
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 570-0010 ("**District Manager's Office**"), during normal business hours or on the District's website at <http://southernhillsplantation1cdd.net/>. 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 may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the hearings and meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the hearing and 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 at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty 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





**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**7B**

## RESOLUTION 2021-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budgets ("**Adopted Budget**") for Fiscal Year 2021/2022, attached hereto as **Exhibit "A"**; and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to certify for collection for Fiscal Year 2021/2022; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method

by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

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

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

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

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

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

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

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Operation and maintenance assessments directly collected by the District are due 25% by November 1, 2021 and the remaining 75% is due pro rata for the next ten months, December 1, 2021 through September 1, 2022. Debt service assessments directly collected by the District are due 100% on

April 1, 2022. 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 2021/2022, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified for collection. That portion of the District’s Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

**PASSED AND ADOPTED** this 9<sup>th</sup> day of August, 2021.

ATTEST:

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_

Its: \_\_\_\_\_

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

**Exhibit A: Budget**

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

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**10**





Job Name: Southern Hills CDD

Controller Name: Rainbird Behind ENT Wall

Date: 6-15-21 Page #: 1 of 3

IRRIGATION INSPECTION REPORT

Technician Name: Jon Lane

Property Manager:

Program A Program B Program C Program D	Start Times:	Run Days:	Seasonal Adjust:	Weather Sensor Present: YES NO Weather Sensor Operational: Working <input checked="" type="checkbox"/> Not Working
		<u>(M T W T F S S)</u>	%	
		<u>M T W T F S S</u>	%	
	<u>12:am</u>	<u>(M T W T F S S)</u>	%	
Program D		<u>M T W T F S S</u>	%	

Controller Make & Model:

Rainbird Esp-Lx1

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

DO WE HAVE A ZONE MAP?
YES
NO

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubbler	<u>R</u>	<u>R</u>	<u>S</u>				<u>S</u>		<u>S</u>					<u>R</u>		<u>S</u>
Annuals, Shrub, Turf	<u>S</u>	<u>ST</u>	<u>ST</u>				<u>ST</u>		<u>ST</u>					<u>ST</u>		<u>ST</u>
Run Time [Program: <u>1A</u> ]	<u>30</u>	<u>30</u>	<u>20</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>		<u>30</u>	<u>30</u>	<u>30</u>
Run Time [Program: <u>1</u> ]																
Run Time [Program: <u>1C</u> ]	<u>45</u>	<u>30</u>	<u>30</u>													
Battery Pack/Doubler/Add-a-Zone <u>D</u>		<u>30</u>					<u>15</u>		<u>15</u>		<u>15</u>					<u>30</u>
Zone Faults or Alarms																

Contract/Maintenance [No Charge]: Circled items have been completed.

Maintenance Repairs																
Partial Clogged Nozzles																
Head Straightened																
Head Adjusted																

Billable Repairs or Upgrades: Circled items have been completed

Head Broken - 6" spray			<u>3</u>				<u>10</u>	<u>5</u>								<u>10</u>
Head Broken - 12" spray																
Head Broken - Riser																
Head Broken- Rotor																
Upgrade to 6" Pop Up-Turf																
Upgrade to 12" Pop Up-Shrub																
Nozzle - Spray			<u>5</u>				<u>56</u>		<u>42</u>							<u>46</u>
Nozzle - MP rotator																
Drip Line Break																
Lateral Line Break			<u>2</u>													
Relocation/Add Head							<u>5</u>									
Head Raised/Lowered-Turf																
Head Raised/Lowered-Shrub																
Damage Valve Box																
Valve - Inoperative/Sticking			<u>X</u>	<u>X</u>	<u>X</u>		<u>X</u>		<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>			
Other-See Comments			<u>?</u>	<u>?</u>	<u>?</u>	<u>?</u>	<u>X</u>	<u>?</u>	<u>?</u>	<u>?</u>	<u>?</u>	<u>X</u>	<u>?</u>			<u>?</u>

Additional Comments: ZK 7 need to add 5 Heads For coverage

Zones / Decoder #s

1	23343 ✓ Exit side	31	33811 ✓
2	23435 ✓ Exit side	32	33822 ✓
3	23444 ✓ Exit side	33	33823 ✓
4	<del>23439</del> not working	39	23436 ✓
5	23445 ✓ Exit side	35	23246 ✓ Exit side
6	23440 ✓ Exit side	36	27428 ? Did not find value
7	23434 ✓ Exit side	37	28118 ✓
8	35964 ✓		4 station
9	35965 ✓		center
10	35966 ✓		island
11	29875 ✓	?	
12	23433 ✓	Exit side	
13	23431 ✓	Exit side New Lid	
14	23456 ✓	New Lid Exit side	
15	23425 ✓	Need new Lid Exit side	
16	23443 ✓	Exit side	
17	23441 ✓	Exit side	
18	23442 ✓	Exit side	
19	23436 ✓	Exit side	
20	23438 ✓	Exit side	
21	23432 ✓	Exit side	
22	23437 ✓	Exit side	
23	23423	? center ?	
24	23429	? island ?	
25	23427 ✓	Exit side	
26	23424 ✓	is fixed value	
27	35796	?	
28	35797	?	
29	35798	?	
30	33810 ✓	Doubter	w/ 33811 Exit side

Both need new lids for Boxes

Exit side  
Ball valve off Tree Bubblers  
Solenoid not in valve

Exit side  
Solenoid not in valve  
Ball valve off

Exit side center Island  
(4) station Batt Pack  
(not working) (4) valves  
center valve not working  
Exit side (4) station Batt Pack  
NOT WORKING (3) valves

Across from Catillon Blvd



Job Name: Southern Hills CDD Updated 10/25/18

Controller Name: \_\_\_\_\_

IRRIGATION INSPECTION REPORT

Date: 6-15-21 Page #: 2 of 3

Technician Name: Jon Lane

Property Manager: \_\_\_\_\_

Program A Program B Program C Program D	Start Times:	Run Days:	Seasonal Adjust:	Weather Sensor Present: YES NO Weather Sensor Operational: Working Not Working
		M T W T F S S	%	
		M T W T F S S	%	
		M T W T F S S	%	
Controller Make & Model:				DO WE HAVE A ZONE MAP? YES NO
Controller Status:	WORKING		NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water Lake Water	
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL SUBMERSIBLE	

Zone Number	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray, Rotor, MP, Drip, or Bubblers	R	R	S	S	R	R	S	S	B	?				S	S	R
Annuals, Shrub, Turf	STA	T	ST	ST	T	T	ST	ST	Tree					ST	ST	T
Run Time [Program: 1A]	30	30														
Run Time [Program: 1B]			20	20	02	30	30	30	30	30	30	20	30	30	30	30
Run Time [Program: 1]																
Battery Pack/Doubler/Add-a-Zone	D	15														
Zone Faults or Alarms																

**Contract/Maintenance [No Charge]:** *Circled items have been completed*

Maintenance Repairs																
Partial Clogged Nozzles																
Head Straightened																
Head Adjusted																

**Billable Repairs or Upgrades:** *Circled items have been completed*

Head Broken - 6" spray														7	10	
Head Broken - 12" spray																
Head Broken - Riser																
Head Broken- Rotor		2			6	3										5
Upgrade to 6" Pop Up-Turf																
Upgrade to 12" Pop Up-Shrub																
Nozzle - Spray		2	57	53				36						56	44	
Nozzle - MP rotator																
Drip Line Break																
Lateral Line Break																
Relocation/Add Head																
Head Raised/Lowered-Turf																
Head Raised/Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking			X	X			X			X	1	2	2			
Other-See Comments	OK															

Additional Comments: ZN 21 NO water



Job Name: Southern Hills CDD

Controller Name: \_\_\_\_\_

IRRIGATION INSPECTION REPORT

Date: \_\_\_\_\_ Page #: 2 of 3

Technician Name: \_\_\_\_\_

Property Manager: \_\_\_\_\_

Program A Program B Program C Program D	Start Times:	Run Days:	Seasonal Adjust:	Weather Sensor Present: YES NO Weather Sensor Operational: Working Not Working
		M T W T F S S	%	
		M T W T F S S	%	
		M T W T F S S	%	
Controller Make & Model:				
Controller Status:	WORKING		NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

DO WE HAVE A ZONE MAP?
YES
NO

Zone Number	33	34	35	36	37										
Spray, Rotor, MP, Drip, or Bubblers	R	B	S												
Annuals, Shrub, Turf	T	TR	ST												
Run Time [Program: ]															
Run Time [Program: ]	B	10	45	20	20	20									
Run Time [Program: ]															
Battery Pack/Doubler/Add-a-Zone															
Zone Faults or Alarms															

Contract/Maintenance [No Charge]: *Circled items have been completed*

Maintenance Repairs															
Partial Clogged Nozzles															
Head Straightened															
Head Adjusted															

Billable Repairs or Upgrades: *Circled items have been completed*

Head Broken - 6" spray															
Head Broken - 12" spray															
Head Broken - Riser															
Head Broken- Rotor	7														
Upgrade to 6" Pop Up-Turf															
Upgrade to 12" Pop Up-Shrub															
Nozzle - Spray															
Nozzle - MP rotator															
Drip Line Break															
Lateral Line Break															
Relocation/Add Head															
Head Raised/Lowered-Turf															
Head Raised/Lowered-Shrub															
Damaged Valve Box															
Valve - Inoperative/Sticking		X	X		X										
Other-See Comments			X	X											

Additional Comments: ZN 36 Didnt find

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**10A**



<b>Subtotal</b>	\$6,768.25
<b>Taxes</b>	\$0.00
<b>Estimate Total</b>	<b>\$6,768.25</b>

## GENERAL TERMS AND CONDITIONS

### PART 1: CONTRACTOR'S RESPONSIBILITY

The Contractor shall recognize and perform in accordance with written terms, written specifications and designs, contained or referred herein. The Contractor reserves the right to renegotiate or amend the contract when price or scope of work is affected by changes to any local, state, or federal law, regulation or ordinance that goes into effect after the contract is signed.

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

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

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

I. If the Client has an existing landscape maintenance agreement with the Contractor, the warranty shall be for 1 (one) year commencing on the day the work is completed and accepted by the Client.

II. If the Client does not have an existing landscape maintenance agreement with the Contractor, the warranty shall be for 6 (six) months commencing on the day the work is completed and accepted by the Client.

III. If the Client enters into a landscape maintenance agreement with the Contractor, either during or upon completion of the work, the Contractor will warranty the product per clause (1) above.

IV. If the Client cancels an existing landscape maintenance agreement with the Contractor within the first 6 (six) months of the warranty, the warranty shall only be in effect for the remaining time of the 6 (six) month period.

V. If the Contractor cancels an existing landscape maintenance agreement with the Contractor after the first 6 (six) months of the warranty period, the warranty period will have ended.

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

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

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

**G. Liability:** It is understood and agreed that the Contractor is not liable for any damage of any kind that is not caused by the negligence of the Contractor, its agents or employees, including but not limited to: death or decline of plant materials due to improper selection, placement, planting or maintenance before the time of this contract; damage due to improper irrigation components in existence at the time of contract execution; exposed cables/wires or sprinkler components/lines normally found below the surface of the lawn; flooding, storm or wind damage; disease or damage to lawns or landscape plants caused by excessive irrigation or lack of water due to inoperative components provided it reported these to the Client, or irrigation restrictions imposed by Water Management District or civil authorities; damage caused by any item hidden in the landscape and not clearly guarded or marked; and damage due to vandalism. The Contractor is liable for any damage due to operation of equipment in performing the contract; complying with all laws

pertaining to protected plant species such as the mangrove; damage to plant material due to improper horticulture practices; improper installation of irrigation system replacement components; and injury to non-target organisms in application of pesticides.

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

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

**PART 2: CLIENT'S RESPONSIBILITY**

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

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

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

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

**PART 3: OTHER TERMS**

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

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

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

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

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

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

Estimate authorized by: \_\_\_\_\_  
Company Representative

Estimate approved by: \_\_\_\_\_  
Customer Representative



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

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

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**10B**



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

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

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

to the satisfaction of the Client.

**PART 3: OTHER TERMS**

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

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

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

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

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

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

Estimate authorized by: \_\_\_\_\_  
Company Representative

Estimate approved by: \_\_\_\_\_  
Customer Representative

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

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

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**12**

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JUNE 30, 2021**

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2021**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Wells Fargo	\$ 332,968	\$ -	\$ 332,968
SBA	92	-	92
Undeposited funds	118,817	-	118,817
Investments			
Revenue - A1	-	276,528	276,528
Revenue - A2	-	169,143	169,143
Reserve - A1	-	493,365	493,365
Reserve - A2	-	57,391	57,391
Prepayment - A1	-	12,733	12,733
Prepayment - A2	-	709	709
Cost of Issuance	-	17,943	17,943
Due from other funds			
General	-	75,876	75,876
Assessments receivable - on-roll	-	46,287	46,287
Assessments receivable - off-roll	154,314	743,931	898,245
Allowance for uncollectable receivable	(248,705)	(19,567)	(268,272)
Due from Southern Hills II	450,559	-	450,559
Due from Southern Hills III	27,228	-	27,228
Deposits	2,919	-	2,919
Total assets	<u>\$ 838,192</u>	<u>\$ 1,874,339</u>	<u>\$ 2,712,531</u>
<b>LIABILITIES</b>			
<b>Liabilities</b>			
Due to other funds			
Debt service 2011 A1	\$ 48,905	\$ -	\$ 48,905
Debt service 2011 A2	26,971	-	26,971
Due to Developer	37	-	37
Total liabilities	<u>75,913</u>	<u>-</u>	<u>75,913</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred receipts	2,171	743,931	746,102
Unearned revenue	4,115	-	4,115
Total deferred inflows of resources	<u>6,286</u>	<u>743,931</u>	<u>750,217</u>
<b>Fund balances</b>			
Restricted for:			
Debt service	-	1,130,408	1,130,408
Unassigned	755,993	-	755,993
Total fund balances	<u>755,993</u>	<u>1,130,408</u>	<u>1,886,401</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 838,192</u>	<u>\$ 1,874,339</u>	<u>\$ 2,712,531</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, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments: on-roll	\$ 43,817	\$ 446,237	\$470,147	95%
Special assessments: off-roll	-	166,996	75,582	221%
Reimburse - SHP-III	8,229	8,229	-	N/A
Interest & miscellaneous	-	116	250	46%
Total revenues	<u>52,046</u>	<u>621,578</u>	<u>545,979</u>	114%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Legislative				
Supervisor fees	2,000	6,600	4,100	161%
Financial & administrative				
Management	2,500	22,500	30,000	75%
Engineering	310	1,062	7,500	14%
Dissemination agent	208	1,875	2,500	75%
Trustee	-	9,678	4,300	225%
Audit	-	-	3,250	0%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	-	5,007	4,800	104%
Legal advertising	94	357	750	48%
Bank fees	26	308	600	51%
Annual district filing fee	-	175	175	100%
Website	705	705	1,000	71%
ADA website compliance	-	-	210	0%
Postage	121	521	500	104%
Office supplies	-	-	150	0%
Legal counsel				
District counsel	6,444	19,924	10,000	199%
Total professional & administrative	<u>12,408</u>	<u>68,712</u>	<u>70,485</u>	97%

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations</b>				
Electric utility services				
Street lights	1,335	10,157	14,800	69%
Stormwater control				
Lake/pond bank maintenance	-	-	55,000	0%
Aquatic maintenance	5,524	32,720	46,800	70%
Aquatic plant replacement	-	-	5,000	0%
Lake/pond repair	-	9,999	6,900	145%
Other physical environment				
Insurance: property	-	7,904	7,400	107%
Entry & walls maintenance	713	713	2,500	29%
Landscape maintenance	8,129	25,255	75,000	34%
Holiday decorations	-	10,000	10,000	100%
Irrigation repairs & maintenance	4,005	4,872	7,500	65%
Landscape replacement	5,190	9,724	75,000	13%
Contingency				
Miscellaneous contingency	-	-	10,000	0%
Total field operations	<u>24,896</u>	<u>111,344</u>	<u>315,900</u>	35%
<b>Other fees and charges</b>				
Property appraiser	-	-	9,795	0%
Tax collector	876	12,706	9,795	130%
Total other fees and charges	<u>876</u>	<u>12,706</u>	<u>19,590</u>	65%
Total expenditures	<u>38,180</u>	<u>192,762</u>	<u>405,975</u>	47%
Excess/(deficiency) of revenues over/(under) expenditures	13,866	428,816	140,004	
Fund balance - beginning	<u>742,127</u>	<u>327,177</u>	<u>340,281</u>	
Fund balance - ending	<u>\$ 755,993</u>	<u>\$ 755,993</u>	<u>\$480,285</u>	

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2011  
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments: on-roll	\$ 77,425	\$ 803,239	\$ 786,552	102%
Special assessments: off-roll	-	-	185,983	0%
Assessment prepayment	8,587	8,587	-	N/A
Interest	7	146	5,500	3%
Total revenues	<u>86,019</u>	<u>811,972</u>	<u>978,035</u>	83%
<b>EXPENDITURES</b>				
Principal - A1	-	-	230,000	0%
Principal - A2	-	-	170,000	0%
Interest - A1	-	307,545	307,980	100%
Interest - A2	-	226,780	226,780	100%
Principal prepayments	-	15,000	-	N/A
Total expenditures	<u>-</u>	<u>549,325</u>	<u>934,760</u>	59%
<b>Other fees and charges</b>				
Property appraiser	-	-	16,387	0%
Tax collector	1,551	22,460	16,387	137%
Total other fees and charges	<u>1,551</u>	<u>22,460</u>	<u>32,774</u>	69%
Total expenditures	<u>1,551</u>	<u>571,785</u>	<u>967,534</u>	59%
Excess/(deficiency) of revenues over/(under) expenditures	84,468	240,187	10,501	
Fund balance - beginning	1,045,940	890,221	856,851	
Fund balance - ending	<u>\$ 1,130,408</u>	<u>\$ 1,130,408</u>	<u>\$ 867,352</u>	

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**13**

**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 June 14, 2021 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601.

**Present at the meeting were:**

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

**Also present were:**

Chuck Adams	District Manager
Lauren Gentry (via telephone)	District Counsel
Joe Calamari	District Engineer
Andrew Story	Golf Course Course Superintendent

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:00 a.m. Supervisors Bloomquist, McCoskrie, Romero and McCaffrey were present in person. Supervisor Nelson was attending via telephone.

**SECOND ORDER OF BUSINESS**

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

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Update: CDD II and III Repayments**

Mr. Adams gave the following update:

➤ The Southern Hills Plantation II CDD (SHP II) and the Southern Hills Plantation III CDD (SHP III) Repayments Agreements were executed and would be notarized today and recorded thereafter; the delay was because an item was omitted from the original documents.

41 ➤ The SHIP III Repayment Agreement included acknowledgement of it and  
42 acknowledgement of the Developer who funds CDD III.

43 Ms. Gentry was asked to advise Ms. Kilinski to provide the Board with an evaluation  
44 about proceeding with a case against CDD II and what the next step would be to proceed, if  
45 there is a case. It must be determined if the Interlocal Agreement was enforceable without  
46 being recorded, as it was not recorded for 16 years and it was just recorded November 2020.

47 Mr. Adams and Ms. Gentry noted that SHP II should have met recently to approve its  
48 proposed Fiscal Year 2022 budget, as required by law, and SHP II would be required to hold  
49 another meeting around August to adopt its budget.

50 Discussion ensued regarding possibly differentiating the concerns about obtaining  
51 delinquent funds from SHP II separately from the amounts due going forward, having SHP I  
52 Board Members attend the July 6, 2021 City Council meeting to advise that SHP II is delinquent  
53 in its responsibility to help fund maintenance of Southern Hills Boulevard and surrounding area,  
54 which is deteriorating. Staff would coordinate a conference call with individual Board Members  
55 before the City Council meeting.

56

57 **FOURTH ORDER OF BUSINESS**

**Update: Status of Sale and Receipt of  
Payments from Previously Escheated  
Properties**

58

59

60

61 Mr. McCoskrie reported the following:

62 ➤ The HOA's one lot was scheduled to close tomorrow.

63 ➤ The City's 10 lots were scheduled to close at the end of June.

64 ➤ The County contract was approved three weeks ago and executed last week. The closing  
65 was expected to occur in August.

66 ➤ Evergreen was having trouble with the estoppel letters, which may delay the closing  
67 scheduled for tomorrow.

68 ➤ The proposed closing statement was received from the Builder's title company. Ms.  
69 Kilinski was consulted about how they would disperse those funds between SHP I and the  
70 Trustee, on behalf of the bondholders. Further discussions were necessary.

71 Ms. Bloomquist stated she was informed that the County would need to sign a release.

72 Ms. Gentry stated Ms. Kilinski mentioned they were waiting on the County to execute

73 documentation that was needed to transmit the funds to the CDD. She wanted direction from  
74 the Board as to where to allocate the funds that the CDD may receive. She discussed the option  
75 of dispersing funds via a pro-rata breakdown of the outstanding debt and operation and  
76 maintenance (O&M) assessments during individual calls with Board Members.

77 Discussion ensued regarding Commissioner Champion and the County Attorney's  
78 discussions at the Council meeting about why the County was releasing funds to SHP I, federal  
79 liens being the only liens remaining on the property and case law not being clear, which may  
80 result in litigation.

81 Mr. McCoskrie asked District Counsel what documents were awaiting the County's  
82 signature, as he was not aware of any. He gave Ms. Gentry the proposed closing figures and  
83 suggested tabling discussions about dispersing the funds to another time. He discussed the  
84 following four scenarios presented during preliminary discussions:

- 85 1) Trustees keep all the money, on behalf of the bondholders.
- 86 2) SHP I keeps all the money.
- 87 3) Trustees keep all the money and give SHP I \$5,000, \$10,000 or \$15,000 for legal fees.
- 88 4) Split the money pro-rata.

89 Mr. McCoskrie stated that the following would be another scenario:

- 90 5) SHP I keeps all of the funds for leverage with the Trustees to persuade the Developer to  
91 pay past due expenses, as they put the District's entire bond issue at jeopardy because the  
92 District's May 1, 2021 payment was not made.

93 Ms. Gentry noted discussions with Ms. Kilinski suggesting that, besides dividing the  
94 funds pro-rata, having SHP I take additional funds out of the Trustees' share to pay its  
95 administrative expenses. Ms. Gentry would notify Ms. Kilinski to explore, upon receipt of  
96 executed documents from the County, options to push the Trustees and bondholder to take  
97 action against the Developer for unpaid payments and hold the funds until a resolution is  
98 reached and, if not valid, divide the funds pro-rata and give SHP I additional funds for the  
99 administrative and legal fees incurred in negotiating this deal. District Counsel would contact  
100 the Board Members individually to confirm their agreement with the proposed course of  
101 action.

102

103 **On MOTION by Mr. Romero and seconded by Ms. Bloomquist, holding funds as**  
104 **leverage over the Trustees and Bondholders or, alternatively, proceeding with**  
105 **a pro-rata split, with additional funds allocated to SHP I for administrative and**  
106 **legal fees, and authorizing the Vice Chair to make the final decision, after**  
107 **consulting with District Counsel, was approved.**

108  
109  
110 Mr. McCoskrie distributed a schedule from the June 6, 2019 meeting regarding golf  
111 course ponds conveyed to the District; he was concerned that the District was treating certain  
112 ponds that it is not responsible for, along with some that are the District's responsibility but are  
113 not identified on the map. Mr. Adams and Mr. McCaffrey stated that a subsequent map was  
114 updated to include missing areas that are part of the irrigation circle and others that are  
115 identified as dry retention areas (DRA), which do not need to be treated, as they are used to  
116 hold water. The DRA banks are mowed regularly.

117 Ms. Bloomquist stated she heard Hampton took over irrigation maintenance services  
118 from Southern Hill Irrigation Services. Mr. McCoskrie stated he would confirm if that was true.

119  
120 **FIFTH ORDER OF BUSINESS**

**Consideration of Aventura Nursery &  
Landscapes, Inc. Estimates**

121  
122  
123 **A. Estimate #8984 – Sod Installation**

124 Mr. McCaffrey presented the proposal to re-sod an area exiting the property. Mr.  
125 Adams asked for the proposal to include labor and materials.

126  
127 **On MOTION by Ms. Bloomquist and seconded by Mr. Romero, Aventura**  
128 **Nursery & Landscapes, Inc., Estimate #8984, for labor and materials for**  
129 **installation of bitter blue sod, in a not-to-exceed amount of \$5,000, was**  
130 **approved.**

131  
132  
133 **B. Estimate #9006 – Shrub Removal, Area Preparation, Sod Installation and Installation of**  
134 **Pine Straw Around Base of Big Trees**

135 Mr. McCaffrey presented Estimate #9006. This item was deferred to August, due to  
136 irrigation issues, having to remove the magnolia trees and install sod and potential litigation  
137 expenditures. Discussion ensued regarding water causing roadway deterioration near the  
138 gatehouse, before Cotillion. Mr. McCaffrey would inspect the area.



139 Mr. McCoskrie introduced Mr. Andrew Story, the Golf Course Superintendent. Mr. Story  
140 discussed the recent scope of work at the pond, which was performed by an MRI diver. MRI  
141 would provide a proposal to treat and eliminate snails. He discussed future plans to stock grass  
142 carp, as the permit was received.

143

144 **SIXTH ORDER OF BUSINESS**

**Consideration of Vortex Property Services  
Estimate #1050 for Paver Work and Sealing  
at Southern Hills Entry**

145

146

147

148 Ms. McCaffrey presented Estimate #1050 and discussed the scope of work. This item  
149 was deferred to July to allow time to verify square footage and drainage, obtain additional bids  
150 and for Board Members to inspect the area. Ms. Bloomquist discussed the City being  
151 responsible for repairing the roadway.

152

153 **SEVENTH ORDER OF BUSINESS**

**Consideration of Estimates for Lighting at  
the Front Portion of Southern Hills  
Boulevard**

154

155

156

157 Ms. Bloomquist presented the following proposals:

158 **A. B. Covell Automation & Design Service Proposal**

159 **B. Kennedy Electric Estimate #1065**

160 Discussion ensued regarding the scope of work and requesting proposals for additional  
161 services. Ms. Bloomquist stated she would negotiate the services to remove hanging wires and,  
162 if unable, she would present additional quotes at the next meeting.

163

164 **On MOTION by Mr. McCaffrey and seconded by Mr. McCoskrie, Kennedy**  
165 **Electric Estimate #1065, for lighting at the front entrance of Southern Hills**  
166 **Boulevard, in a not-to-exceed amount of \$14,580, was approved.**

167

168

169 Mr. McCaffrey was asked to inform the landscapers to be careful when trimming around  
170 lighting structures.

171

172 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of April 30, 2021**

173

174

175 Mr. Adams presented the Unaudited Financial Statements as of April 30, 2021. The  
176 following items were discussed and require follow up action:

- 177 ➤ Trustee: Mr. Adams would research the general ledger and backup documentation to  
178 determine the reasons for exceeding budget.
- 179 ➤ The irrigation repair vendor was instructed to include photographs in their invoice of the  
180 repairs made and submit photos for the last five repairs, in order to receive payment.
- 181 ➤ Ongoing action for District Manager: Provide actual year-to-date expenditure costs  
182 versus budget, during this agenda item.
- 183 ➤ Sidewalk repairs, staining and sealing pergola were discussed.

184

185 **On MOTION by Mr. McCoskrie and seconded by Mr. Romero, authorizing Staff**  
186 **to engage a vendor to stain the pergola with as many coats as necessary, in a**  
187 **not-to-exceed amount of \$2,200, was approved.**

188

189

190 The financials were accepted.

191

192 **NINTH ORDER OF BUSINESS**

**Approval of May 10, 2021 Regular Meeting  
Minutes**

193

194

195 Mr. Adams presented the May 10, 2021 Regular Meeting Minutes.

196 The following changes were made:

197 Lines 79 through 82: Replace "A partial payment that was outstanding through  
198 December 31, 2020 was received, in the amount of \$73,000; \$20,000 remained outstanding.  
199 Staff was trying to collect the balance, as well as the first quarterly payment, which was due on  
200 April 1, 2021." with "The \$93,000 owed to the District was restructured to be payable over five  
201 years so the Controller removed four years of payments owed because the payments are  
202 further out than the 12 months covered in the unaudited financial statements; \$73,000 of the  
203 \$93,000 owed to the District was reclassified to long-term.

204 Mr. McCoskrie referred to Lines 90 through 93 and the statement regarding the A1 and  
205 A2 bond payments and asked for clarification of what the District actually paid on May 1, 2021  
206 by the next meeting.

207 Line 114: Change "District" to "Bondholders"

208 Lines 120, 135, 177, 190, 198 and 206: Change "Townsend" to "McCaffrey"

209 Line 22: Delete attendee "Robert Townsend"

210

211 **On MOTION by Mr. McCaffrey and seconded by Mr. Romero, with all in favor,**  
212 **the May 10, 2021 Regular Meeting Minutes, as amended, were approved.**

213

214

215 **TENTH ORDER OF BUSINESS**

**Other Business**

216

217 There being no other business, the next item followed.

218

219 **ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

220

221 **A. District Counsel: *Hopping Green & Sams, P.A.***

222 There being nothing further to report, the next item followed.

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

224 There being no report, the next item followed.

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

- 226 • **NEXT MEETING DATE: July 12, 2021, *immediately following the adjournment of***
- 227 ***the Southern Hills Plantation III CDD meeting scheduled to commence at 10:00***
- 228 ***a.m.***

- 229 ○ **QUORUM CHECK**

230 The next meeting will be held on July 12, 2021 at 10:00 a.m. Mr. McCaffrey may attend  
231 via telephone. Whether to cancel the meeting would be decided closer to the meeting date.

232

233 **TWELFTH ORDER OF BUSINESS**

**Supervisors' Requests**

234

235 There being no Supervisor's requests, the next item followed.

236

237 **THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

238

239 There being no further business to discuss, the meeting adjourned.

240

241 **On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in**  
242 **favor, the meeting adjourned at 11:17 a.m.**

243  
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249  
250

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

\_\_\_\_\_  
Chair/Vice Chair

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**15C**

## SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT

### BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

#### LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>October 15, 2020 CANCELED</b>	Regular Meeting	10:00 AM
<b>November 19, 2020</b>	Regular Meeting	<i>immediately following adjournment of 3:00 PM Southern Hills Plantation III CDD meeting</i>
<b>December 17, 2020 CANCELED</b>	Regular Meeting	10:00 AM
January 21, 2021	Regular Meeting	10:00 AM
February 18, 2021	Regular Meeting	10:00 AM
<b>March 18, 2021 CANCELED</b>	Regular Meeting	10:00 AM
April 15, 2021	Regular Meeting	10:00 AM
May 10, 2021	Regular Meeting	10:00 AM
<del>May 20, 2021</del> <i>rescheduled to May 10, 2021</i>	<del>Regular Meeting</del>	<del>10:00 AM</del>
June 14, 2021	Regular Meeting	10:00 AM
<del>June 17, 2021</del> <i>rescheduled to June 14, 2021</i>	<del>Regular Meeting</del>	<del>10:00 AM</del>
<b>July 12, 2021 CANCELED</b>	Regular Meeting	10:00 AM*
<del>July 15, 2021</del> <i>rescheduled to July 12, 2021</i>	<del>Regular Meeting</del>	<del>10:00 AM</del>
August 9, 2021	Public Hearings & Regular Meeting	10:00 AM*

<del>August 19, 2021</del> <i>rescheduled to August 9, 2021</i>	<del>Regular Meeting</del>	<del>10:00 AM</del>
September 13, 2021	Regular Meeting	10:00 AM*
<del>September 16, 2021</del> <i>rescheduled to September 13, 2021</i>	<del>Regular Meeting</del>	<del>10:00 AM</del>

**Exception**

**Meeting Time:** \* July - September Meetings are expected to commence immediately thereafter the adjournment of the meeting of the Southern Hills Plantation III CDD, which are scheduled to commence at 10:00 A.M.