

**SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026
ADOPTED BUDGET**

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

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Developer contributions	\$ 68,845	\$ 15,677	\$ 33,621	\$ 49,298	\$ 79,926
Total revenues	68,845	15,677	33,621	49,298	79,926
EXPENDITURES					
Professional & administrative					
Supervisors	3,000	-	1,000	1,000	3,000
Management/accounting/recording	15,000	7,500	7,500	15,000	15,000
Bank fees	150	-	150	150	150
Legal general counsel	4,000	684	2,000	2,684	4,000
Engineering	1,000	-	500	500	1,000
Audit	3,200	3,528	-	3,528	3,700
Postage	400	21	379	400	400
Legal advertising	325	262	63	325	325
Annual district filing fee	200	175	25	200	200
Insurance	3,200	5,250	-	5,250	7,500
Website	1,000	-	720	720	1,000
Contingencies	1,500	318	500	818	1,000
Total professional & administrative	32,975	17,738	12,837	30,575	37,275
Field operations					
Street lights	8,600	-	4,300	4,300	8,568
Aquatic maintenance	870	-	870	870	863
Landscape maintenance	22,000	-	11,000	11,000	22,491
Holiday lighting	2,000	-	-	-	-
Plant replacement	-	-	-	-	1,428
Hardscape repairs and maintenance	-	-	-	-	1,523
Drainage maintenance	-	-	-	-	638
Mulch	-	-	-	-	3,570
Irrigation maintenance and repairs	2,400	-	-	-	3,570
Total field operations	35,870	-	16,170	16,170	42,651
Total expenditures	68,845	17,738	29,007	46,745	79,926
Excess/(deficiency) of revenues over/(under) expenditures	-	(2,061)	4,614	2,553	-
Fund balance - beginning (unaudited)	-	(2,553)	(4,614)	(2,553)	-
Fund balance - ending (projected)	\$ -	\$ (4,614)	\$ -	\$ -	\$ -

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 3,000
Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors, not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	15,000
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.	
Bank fees	150
Bank charges and other miscellaneous expenses incurred during the fiscal year.	
Legal general counsel	4,000
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.	
Pursuant to the trust indenture, the District is paying for legal representation incurred by the trustee for foreclosure related matters that relate to the District. These services are being provided by Hopping, Green & Sams.	
Engineering	1,000
Provides a broad array of 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.	
Audit	3,700
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.	
Postage	400
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	325
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual district filing fee	200
Annual fee paid to the Department of Economic Opportunity.	
Insurance	7,500
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for public officials liability.	
Website	1,000
To provide and maintain legally required District website.	
Contingencies	1,000
Cover banking related costs.	

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

EXPENDITURES (continued)

Field operations

Street lights	8,568
Regular inspections, maintenance and repairs	
Aquatic maintenance	863
Monthly service of aquatic weed control	
Landscape maintenance	22,491
Monthly service of landscape maintenance, including lawn care	
Plant replacement	1,428
Covers the costs of periodic replacement of deteriorated or expired landscape plant materials.	
Hardscape repairs and maintenance	1,523
Covers costs of maintaining the Arbor and entry monuments	
Drainage maintenance	638
Covers the costs of maintaining the drainage that serves the entry boulevard	
Mulch	3,570
Covers the costs of applying mulch once a year	
Irrigation maintenance and repairs	3,570
Regular inspection and any needed maintenance and/or repairs to the irrigation system	
Total expenditures	<u><u>\$ 79,926</u></u>