

Southern Hills

PLANTATION CLUB

SCHEDULE OF FEES AND COLLECTIONS

Club Dues	<u>Monthly</u>	<u>Quarterly</u>	<u>Annual</u>
Required Sports-Social Club Membership Dues			
*Sports-Social Membership dues to Southern Hills Plantation Club, privileges of Sports-Social membership include use of all amenities and up to six (6) rounds of golf per year at guest of member rate. Food minimum for home owners of \$600 annually (\$300 from Jan 1 – Jun 30 and \$300 from July 1 – Dec 30)	\$103.00	\$309.00	\$1,236.00
HOA Fees			
HOA Annual Maintenance Assessment			
Services provided include upkeep and maintenance of the roadways with 24-hour staffed gated entrance, nature trails and all other common areas	\$71.83	\$215.50	\$862.00
HOA Reserves Maintenance Assessment			
Major repair reserves for the roadways, gatehouse, and common area sidewalks	\$8.89	\$26.67	\$106.68
HOA Additional Manor Neighborhood Assessment			
Includes exterior paint and lawn care	\$135.65	\$406.95	\$1,627.80
HOA Additional Cottage Neighborhood Assessment			
Includes exterior paint and lawn care	\$126.32	\$378.96	\$1,515.84
Golf Course Lot Assessment			
Assessed on golf course lots only	\$41.67	\$125.00	\$500.00
HOA E-Street Bundled Services Fee			
Cable and internet	\$66.52	\$199.56	\$798.24

Lawn Irrigation Water Use Rates

<u>Type</u>	<u>Lot Size</u>	<u>Irrigation Time Group</u>	<u>Water Rate (Monthly)</u>
1	52' x 150"	A, B or C	\$15.00
2	65' x 150'	A, B or C	\$19.00
3	80' x 150	A, B or C	\$22.75
4	100' x 150'	A, B or C	\$23.00
5	110' x 150' +	A & B	\$46.00
6	Acre+	A & B	\$56.00

SOUTHERN HILLS PLANTATION CDD: ASSESSMENTS (10/1/19 - 9/30/20)

Lot/Product Type	Annual Debt Service (P & I) (Fixed Fee)	Annual O & M (Re-Evaluated Annually)	Neighborhoods
52' Cottages	\$1,026.39	\$188.66	Lily Pond, Forest Garden, Bristol Wood
65' Manors	\$1,150.84	\$245.26	Southern Valley Manors
80' Estates	\$1,275.30	\$301.86	Grand Oaks, Summit View, Hickory Hills, Majestic Hills, Oak Bluff
95' Grand Estates	\$1,439.89	\$377.32	Autumn Oak
100' Grand Estates	\$1,439.89	\$377.32	Majestic Hills, Sterling Bluff, Creek Ridge
110' - 140' Mansions	\$1,711.11	\$452.78	Golf Vista, Grand Summit, Pinnacle Place

For general CDD information please contact Wrathell, Hunt and Associates, LLC at 239-464-7114

For CDD payoff information please contact Wrathell, Hunt and Associates, LLC at 561-571-0010

MILLAGE RATES - 2018 FINAL

City of Brooksville/Southern Hills estimated tax rate 21.5699

*Note: the fees and assessments reflected on this summary may be subject to change. Total Annual Homeowner's Fees will include the Annual Maintenance Assessment, plus any other applicable fees specific to your property.