



Southern Hills

PLANTATION CLUB

SCHEDULE OF FEES AND COLLECTIONS

Club Dues (eff. 1/1/24 - 12/31/24)	Monthly	Quarterly	Annual
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 31)	\$145.00 (plus tax)	\$435.00 (plus tax)	\$1,740.00 (plus tax)
HOA Fees (eff. 1/1/24 - 12/31/24)			
HOA Annual Maintenance Assessment	\$71.91	\$215.74	\$862.96
Services provided include upkeep and maintenance of the roadways with 24-hour staffed gated entrance, nature trails and all other common areas			
HOA Reserves Maintenance Assessment	\$34.58	\$103.74	\$414.96
Major repair reserves for the roadways, gatehouse, and common area sidewalks			
HOA Additional Manor Neighborhood Assessment	\$202.01	\$606.02	\$2,424.08
Includes exterior paint and lawn care			
HOA Additional Cottage Neighborhood Assessment	\$176.91	\$530.72	\$2,122.88
Includes exterior paint and lawn care			
Golf Course Lot Assessment	\$61.83	\$185.50	\$742.00
Assessed on golf course lots only			
HOA E-Street Bundled Services Fee	\$42.23	\$126.69	\$506.76
Cable and internet			

Lawn Irrigation Water Use Rates			
Type	Lot Size	Irrigation Time Group	Water Rate (Monthly)
1	52' x 150"	A, B or C	\$17.50
2	65' x 150'	A, B or C	\$22.16
3	80' x 150	A, B or C	\$26.54
4	100' x 150'	A, B or C	\$26.83
5	110' x 150' +	A & B	\$53.64
6	Acre+	A & B	\$65.32

SOUTHERN HILLS PLANTATION CDD: ASSESSMENTS (eff. 10/1/23 - 9/30/24)

Lot/Product Type	Annual Debt Service (P & I) (Fixed Fee)	Annual O & M (Re-Evaluated Annually)	Neighborhoods
52' Cottages	\$1,026.39	\$186.28	Lily Pond, Forest Garden, Bristol Wood
65' Manors	\$1,150.84	\$242.16	Southern Valley Manors
80' Estates	\$1,275.30	\$298.05	Grand Oaks, Summit View, Hickory Hills, Majestic Hills, Oak Bluff
100' Grand Estates	\$1,439.89	\$372.56	Majestic Hills, Sterling Bluff, Creek Ridge, Autumn Oak
110' - 140' Mansions	\$1,711.11	\$447.07	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 - 2023 FINAL

City of Brooksville/Southern Hills estimated tax rate21.0872

*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.