

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JANUARY 14, 2022**

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT AGENDA
JANUARY 14, 2022 AT 10:30 A.M.
SOUTHERN HILLS PLANTATION CLUBHOUSE
LOCATED AT 5459 COTILLION BLVD, BROOKSVILLE, FL 34601**

| | | |
|--------------------------------------|---|---|
| District Board of Supervisors | Chairman Vice Chairman Supervisor Supervisor Supervisor | Devon Rushnell Matt Pallardy Jon Franz Sara Flint Cheryl Bernal |
| District Manager | Meritus Meritus | Brian Lamb Brian Howell |
| District Engineer | Coastal Engineering | Don Lacey |
| District Attorney | Appleton Reiss, PLLC | Michelle Reiss |

All cellular phones and pagers must be turned off during the meeting

The meeting will begin at **10:30 a.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The meeting will resume with the third section called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Vendor/Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs and individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the 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 the appeal is to be based.

January 14, 2022

Board of Supervisors
Southern Hills Plantation II Community Development District

Dear Board Members:

The Regular Meeting of Southern Hills Plantation II Community Development District will be held on **Friday, January 14, 2022 at 10:30 a.m. at the Southern Hills Plantation Clubhouse located at 5459 Cotillion Blvd, Brooksville, FL 34601**. Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of the Public Hearing & Regular Meeting August 13, 2021..... Tab 01
 - B. Consideration of the Continued Meeting and Public Hearing August 27, 2021.....Tab 02
 - C. Consideration of Operations and Maintenance Expenditures May 2021 – September 2021.....Tab 03
 - D. Consideration of Operations and Maintenance Expenditures October 2021.....Tab 04
 - E. Review of Financial Statements through November 30, 2021.....Tab 05
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Brian Lamb
CEO/District Manager

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

August 13, 2021 Regular Meeting and Public Hearing

Minutes of the Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing of the Board of Supervisors for Southern Hills Plantation II Community Development District was held on **Friday, August 13, 2021 at 10:30 a.m.** at the Cascades Clubhouse located at 5459 Cotillion Blvd., Brooksville, FL 34601.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Regular Meeting and Public Hearing of the Board of Supervisors of the Southern Hills Plantation II Community Development District to order on **Friday, August 13, 2021 at 10:30 a.m.**

Board Members Present:

| | | |
|---------------|------------|----------------------------|
| Matt Pallardy | Vice-Chair | |
| Jon Franz | Supervisor | |
| Cheryl Bernal | Supervisor | <i>via conference call</i> |

Staff Members Present:

| | |
|------------|---------------------------|
| Brian Lamb | District Manager, Meritus |
|------------|---------------------------|

There were no audience members in attendance.

Mr. Lamb stated that because there is not a quorum present, the meeting will be continued to August 27, 2021 at 11:00 a.m. at the same location.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

3. RECESS TO PUBLIC HEARING

4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET

- A. Open Public Hearing on Proposed Fiscal Year 2022 Budget**
- B. Staff Presentations**
- C. Public Comments**
- D. Close Public Hearing on Proposed Fiscal Year 2022 Budget**
- E. Consideration of Resolution 2021-04; Adopting Fiscal Year 2022 Budget**

5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

- A. Open Public Hearing on Levying O&M Assessments**
- B. Staff Presentations**
- C. Public Comments**
- D. Consideration of Resolution 2021-05; Levying O&M Assessments**
- E. Close Public Hearing on Levying O&M Assessments**

6. RETURN TO REGULAR MEETING

7. BUSINESS ITEMS

- A. Consideration of Resolution 2021-06; Setting Fiscal Year 2022 Meeting Schedule**
- B. General Matters of the District**

8. CONSENT AGENDA

- A. Consideration of Minutes of the Board of Supervisors Meeting June 11, 2021**
- B. Consideration of Operations and Maintenance Expenditures May 2022**
- C. Consideration of Operations and Maintenance Expenditures June 20201**
- D. Review of Financial Statements Month Ending June 30, 2021**

9. VENDOR/STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

11. ADJOURNMENT/CONTINUATION

| | |
|--------------|---|
| MOTION TO: | Continue the meeting to August 27, 2021 at 11:00 a.m. at the same location. |
| MADE BY: | Supervisor Franz |
| SECONDED BY: | Supervisor Pallardy |
| DISCUSSION: | None Further |
| RESULT: | Called to Vote: Motion PASSED 2/0 - Motion Passed Unanimously |

**These minutes were done in summary format.*

**An audio recording is available upon request.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Signature

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**



Official District Seal

Recorded by Records Administrator

Signature

Date

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

August 27, 2021 Continued Meeting and Public Hearing

Minutes of the Continued Meeting and Public Hearing

The Continued Meeting and Public Hearing of the Board of Supervisors for Southern Hills Plantation II Community Development District was held on **Friday, August 27, 2021 at 1:00 p.m.** at the Cascades Clubhouse located at 5459 Cotillion Blvd., Brooksville, FL 34601.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Continued Meeting and Public Hearing of the Board of Supervisors of the Southern Hills Plantation II Community Development District to order on **Friday, August 27, 2021 at 1:00 p.m.**

Board Members Present and Constituting a Quorum:

| | | |
|----------------|------------|----------------------------|
| Devon Rushnell | Chair | |
| Matt Pallardy | Vice-Chair | |
| Cheryl Bernal | Supervisor | |
| Jon Franz | Supervisor | <i>via conference call</i> |

Staff Members Present:

| | | |
|----------------|--|----------------------------|
| Brian Lamb | District Manager, Meritus | |
| Michelle Reiss | District Counsel, Appleton Reiss | <i>via conference call</i> |
| Wesley Jones | Developer Counsel, Glausier Knight Jones | |

There were some audience members in attendance.

Mr. Lamb briefly went over the purpose of the meeting and meeting process with the residents present.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARING

Mr. Lamb directed the Board to recess to the public hearing.

4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET AND LEVYING O&M ASSESSMENTS

A. Open Public Hearing on Adopting Proposed Fiscal Year 2022 Budget and Levying O&M Assessments

| | |
|--------------|--|
| MOTION TO: | Open the public hearing. |
| MADE BY: | Supervisor Rushnell |
| SECONDED BY: | Supervisor Pallardy |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 4/0 - Motion passed unanimously |

B. Staff Presentations

Mr. Lamb went over the budget and resolutions with the Board. The budget and assessments will remain the same as the previous year.

C. Public Comments

There was a question about the budget and what the District maintains. There was also a question about the liability insurance. Mr. Lamb answered the questions and said they could take a look at the liability insurance.

D. Consideration of Resolution 2021-04; Adopting Fiscal Year 2022 Budget

The Board reviewed and discussed the resolution.

| | |
|--------------|--|
| MOTION TO: | Approve Resolution 2021-04. |
| MADE BY: | Supervisor Rushnell |
| SECONDED BY: | Supervisor Pallardy |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 4/0 - Motion passed unanimously |

E. Consideration of Resolution 2021-05; Levying O&M Assessments

The Board reviewed the resolution.

| | |
|--------------|---------------------------------|
| MOTION TO: | Approve Resolution 2021-05. |
| MADE BY: | Supervisor Rushnell |
| SECONDED BY: | Supervisor Pallardy |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED |
| | 4/0 - Motion passed unanimously |

F. Close Public Hearing on Adopting Proposed Fiscal Year 2022 Budget and Levying O&M Assessments

The public hearing was closed.

6. RETURN TO REGULAR MEETING

Mr. Lamb directed the Board to return to the regular meeting.

7. BUSINESS ITEMS

A. Consideration of Resolution 2021-06; Setting Fiscal Year 2022 Meeting Schedule

Mr. Lamb reviewed the resolution and meeting schedule with the Board.

| | |
|--------------|---------------------------------|
| MOTION TO: | Approve Resolution 2021-06. |
| MADE BY: | Supervisor Rushnell |
| SECONDED BY: | Supervisor Pallardy |
| DISCUSSION: | None Further |
| RESULT: | Called to Vote: Motion PASSED |
| | 4/0 - Motion Passed Unanimously |

B. General Matters of the District

8. CONSENT AGENDA

- A. Consideration of Minutes of the Board of Supervisors Meeting June 11, 2021**
- B. Consideration of Operations and Maintenance Expenditures May 2022**
- C. Consideration of Operations and Maintenance Expenditures June 20201**
- D. Review of Financial Statements Month Ending June 30, 2021**

The Board reviewed the Consent Agenda items.

| | |
|--------------|---------------------------------|
| MOTION TO: | Approve the Consent Agenda. |
| MADE BY: | Supervisor Rushnell |
| SECONDED BY: | Supervisor Pallardy |
| DISCUSSION: | None Further |
| RESULT: | Called to Vote: Motion PASSED |
| | 4/0 - Motion Passed Unanimously |

9. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Lamb and Ms. Reiss went over a discussion with the CDD I regarding putting together a methodology to account for improvements and maintenance costs that the CDD I argues benefit all of the districts. When a proposal with a value and evidence from the CDD I is made available, it will be brought to the Board to be discussed at a CDD meeting. Ms. Reiss will send a letter to the CDD I asking for the proposal.

B. District Engineer

C. District Manager

There were no additional reports from staff at this time.

10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

A resident asked about the increase in assessments in the previous year. Mr. Lamb answered.

There were no supervisor requests.

11. ADJOURNMENT

The meeting was adjourned.

**These minutes were done in summary format.*

**An audio recording is available upon request.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

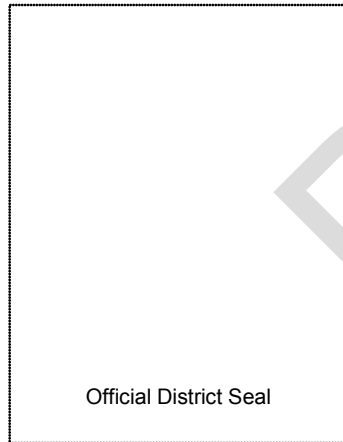
- ☐ **Chairman**
☐ **Vice Chairman**

Signature

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**



Official District Seal

Recorded by Records Administrator

Signature

Date

Southern Hills II Community Development District Summary of Operations and Maintenance Invoices

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|--------------------------------------|------------------------|--------------------|--------------|----------------------------------|
| Monthly Contract | | | | |
| Meritus Districts | 10582 | \$ 1,075.00 | | Management Services - May |
| Monthly Contract Sub-Total | | \$ 1,075.00 | | |
| Variable Contract | | | | |
| Appleton Reiss, PLLC | 11898 | \$ 262.50 | | Professional Services - 04/30/21 |
| Variable Contract Sub-Total | | \$ 262.50 | | |
| Utilities | | | | |
| Utilities Sub-Total | | \$ 0.00 | | |
| Regular Services | | | | |
| Regular Services Sub-Total | | \$ 0.00 | | |
| Additional Services | | | | |
| Additional Services Sub-Total | | \$ 0.00 | | |
| TOTAL: | | \$ 1,337.50 | | |

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE


Invoice Number: 10582
Invoice Date: May 1, 2021
Page: 1

Bill To:

Southern Hills Plantation II
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to:

| Customer ID | Customer PO | Payment Terms | |
|----------------------|-----------------|---------------|----------|
| Southern Hills Plant | | Net Due | |
| | Shipping Method | Ship Date | Due Date |
| | Best Way | | 5/2/21 |

| Quantity | Item | Description | Unit Price | Amount |
|----------|------|---|------------|----------|
| | | District Management Services - May | | 1,000.00 |
| | | Website Administration | | 75.00 |
| | |  | | |

| | |
|------------------------|-----------------|
| Subtotal | 1,075.00 |
| Sales Tax | |
| Total Invoice Amount | 1,075.00 |
| Payment/Credit Applied | |
| TOTAL | 1,075.00 |

Appleton Reiss, PLLC

215 N. Howard Ave.

Suite 200

Tampa, FL 33606

813-542-8888

Tax ID No. 83-0953659

Southern Hills Plantation II Community Development District

Attn: Brian Lamb, CAM

c/o Meritus Corp.

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

April 30, 2021

Invoice # 11898

CLIENT: 000394 - Southern Hills Plantation II Community Development District

Re: 00000 General

| Date | | Services | Hours | Amount |
|----------|-----|---|-------|--------|
| 04/15/21 | MTR | Review and analyze correspondence from counsel for District 1 and attached exhibits to agreement. Email to District 1 counsel requesting additional information and clarification. Email to client. | 0.70 | 262.50 |

Recapitulation

| | Name | Hours | Amount |
|--------------------------------------|-------------------|-------------|-----------------|
| MTR | Michelle T. Reiss | 0.70 | 262.50 |
| For Current Services Rendered | | 0.70 | \$262.50 |
| Total Current Work | | | \$262.50 |

Please return this page with remittance

to
Appleton Reiss, PLLC
215 N. Howard Ave.
Suite 200
Tampa, FL 33606

Invoice # 11898
Bill Date: April 30, 2021
Client Code: 000394
Client Name: Southern Hills Plantation II Community Development District
Matter Code: 00000
Matter Name: General

Total Current Work

\$262.50

Amount enclosed: _____

Southern Hills II Community Development District Summary of Operations and Maintenance Invoices

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|--------------------------------------|------------------------|--------------------|--------------|----------------------------|
| Monthly Contract | | | | |
| Meritus Districts | 10647 | \$ 1,075.00 | | Management Services - June |
| Monthly Contract Sub-Total | | \$ 1,075.00 | | |
| Variable Contract | | | | |
| Variable Contract Sub-Total | | \$ 0.00 | | |
| Utilities | | | | |
| Utilities Sub-Total | | \$ 0.00 | | |
| Regular Services | | | | |
| Regular Services Sub-Total | | \$ 0.00 | | |
| Additional Services | | | | |
| Additional Services Sub-Total | | \$ 0.00 | | |
| TOTAL: | | \$ 1,075.00 | | |

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 10647
Invoice Date: Jun 1, 2021
Page: 1

Bill To:

Southern Hills Plantation II
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to:

| Customer ID | Customer PO | Payment Terms | |
|----------------------|-------------|---------------|----------|
| Southern Hills Plant | | Net Due | |
| Shipping Method | | Ship Date | Due Date |
| Best Way | | | 6/2/21 |

| Quantity | Item | Description | Unit Price | Amount |
|----------|------|---|------------|----------|
| | | District Management Services - June <i>51300/5101</i> | | 1,000.00 |
| | | Website Administration <i>5103</i> | | 75.00 |
| | | <i>4</i> | | |

| | |
|------------------------|-----------------|
| Subtotal | 1,075.00 |
| Sales Tax | |
| Total Invoice Amount | 1,075.00 |
| Payment/Credit Applied | |
| TOTAL | 1,075.00 |

Southern Hills II Community Development District Summary of Operations and Maintenance Invoices

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|--------------------------------------|------------------------|--------------------|--------------|----------------------------------|
| Monthly Contract | | | | |
| Meritus Districts | 10691 | \$ 1,079.19 | | Management Services - July |
| Monthly Contract Sub-Total | | \$ 1,079.19 | | |
| Variable Contract | | | | |
| Appleton Reiss, PLLC | 12820 | \$ 337.50 | | Professional Services - 06/30/21 |
| Variable Contract Sub-Total | | \$ 337.50 | | |
| Utilities | | | | |
| Utilities Sub-Total | | \$ 0.00 | | |
| Regular Services | | | | |
| Regular Services Sub-Total | | \$ 0.00 | | |
| Additional Services | | | | |
| Additional Services Sub-Total | | \$ 0.00 | | |
| TOTAL: | | \$ 1,416.69 | | |

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

INVOICE NO.: 10691
DATE: 07/01/2021
DUE DATE: 07/01/2021

BILLING ADDRESS
Southern Hills Plantation II CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

| QTY | DESCRIPTION | UNIT PRICE | AMOUNT |
|-------------|------------------------------|------------|----------|
| | District Management Services | | 1,000.00 |
| | July | | |
| | Website Administration | | 75.00 |
| | Postage | | 2.99 |
| | May | | |
| 8 | Copies BW | 0.15 | 1.20 |
| | May | | |
| SUBTOTAL | | | 1,079.19 |
| NEW CHARGES | | | |
| TOTAL | | | 1,079.19 |



Appleton Reiss, PLLC

215 N. Howard Ave.

Suite 200

Tampa, FL 33606

813-542-8888

Tax ID No. 83-0953659

Southern Hills Plantation II Community Development District
Attn: Brian Lamb, CAM
c/o Meritus Corp.
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

June 30, 2021
Invoice # 12820

BS
6/10/21
5140

CLIENT: 000394 - Southern Hills Plantation II Community Development District
Re: 00000 General

| Date | | Services | Hours | Amount |
|----------|-----|--|-------|--------|
| 06/11/21 | MTR | Review agenda and meeting materials. Attend meeting of the Board of Supervisors. | 0.80 | 300.00 |
| 06/11/21 | MTR | Review correspondence regarding audit. | 0.10 | 37.50 |

Recapitulation

| | Name | Hours | Amount |
|--------------------------------------|-------------------|-------------|-----------------|
| MTR | Michelle T. Reiss | 0.90 | 337.50 |
| For Current Services Rendered | | 0.90 | \$337.50 |
| Total Current Work | | | \$337.50 |

Southern Hills II Community Development District Summary of Operations and Maintenance Invoices

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|--------------------------------------|------------------------|--------------------|------------------|---------------------------------|
| Monthly Contract | | | | |
| Meritus Districts | 10779 | \$ 1,079.50 | | Management Services - August |
| Monthly Contract Sub-Total | | \$ 1,079.50 | | |
| Variable Contract | | | | |
| Appleton Reiss, PLLC | 13196 | \$ 1,650.00 | | Professional Services 7/31/2021 |
| Variable Contract Sub-Total | | \$ 1,650.00 | | |
| Utilities | | | | |
| Utilities Sub-Total | | \$ 0.00 | | |
| Regular Services | | | | |
| Tampa Bay Times | 69893 072121 | \$ 742.00 | | O&M Assessment 7/21/2021 |
| Tampa Bay Times | 69893 072821 | 109.10 | \$ 851.10 | Budget Hearing 7/28/2021 |
| Regular Services Sub-Total | | \$ 851.10 | | |
| Additional Services | | | | |
| Additional Services Sub-Total | | \$ 0.00 | | |
| TOTAL: | | \$ 3,580.60 | | |

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Southern Hills II Community Development District Summary of Operations and Maintenance Invoices

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|--------|---------------------------|--------|-----------------|----------------------|
|--------|---------------------------|--------|-----------------|----------------------|

[] Chairman [] Vice Chairman [] Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

INVOICE NO.: 10779

DATE: 08/01/2021

DUE DATE: 08/01/2021

BILLING ADDRESS

Southern Hills Plantation II CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

| QTY | DESCRIPTION | UNIT PRICE | AMOUNT |
|-------------|--|------------|----------|
| | District Management Services August | | 1,000.00 |
| | Website Administration | | 75.00 |
| 30 | Copies BW June | 0.15 | 4.50 |
| SUBTOTAL | | | 1,079.50 |
| | | | |
| NEW CHARGES | | | |
| | | | |
| TOTAL | | | 1,079.50 |

13

Appleton Reiss, PLLC

215 N. Howard Ave.

Suite 200

Tampa, FL 33606

813-542-8888

Tax ID No. 83-0953659

Southern Hills Plantation II Community Development District
Attn: Brian Lamb, CAM
c/o Meritus Corp.
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

July 31, 2021
Invoice # 13196

CLIENT: 000394 - Southern Hills Plantation II Community Development District
Re: 00000 General

| Date | | Services | Hours | Amount |
|----------|-----|--|-------|--------|
| 07/07/21 | MTR | Conference call with counsel for SPE regarding multiple legal issues including budget and debt service assessments, interlocal agreement with CDD I and III, audit, and sale of SPE property. Exchange correspondence regarding audit. | 2.30 | 862.50 |
| 07/07/21 | MTR | Phone call with manager regarding legal issues related to budget and sale of property. | 0.50 | 187.50 |
| 07/09/21 | MTR | Phone call with client regarding audit. Phone call with SPE attorney regarding proposed sale of property. | 0.50 | 187.50 |
| 07/13/21 | MTR | Phone call with auditor. | 0.50 | 187.50 |
| 07/14/21 | MTR | Correspondence with client regarding audit and additional information requested by auditor. | 0.20 | 75.00 |
| 07/20/21 | MTR | Review correspondence from client. Phone call to auditor. | 0.20 | 75.00 |
| 07/22/21 | MTR | Correspondence regarding audit. | 0.20 | 75.00 |

Recapitulation

| | Name | Hours | Amount |
|-------------------------------|-------------------|-------|------------|
| MTR | Michelle T. Reiss | 4.40 | 1,650.00 |
| For Current Services Rendered | | 4.40 | \$1,650.00 |

Client Ref: 000394 - 00000
Invoice # 13196

July 31, 2021
Page 2

Total Current Work

\$1,650.00

Please return this page with remittance

to
Appleton Reiss, PLLC
215 N. Howard Ave.
Suite 200
Tampa, FL 33606

Invoice # 13196
Bill Date: July 31, 2021
Client Code: 000394
Client Name: Southern Hills Plantation II Community Development District
Matter Code: 00000
Matter Name: General

| | |
|---------------------------|-------------------|
| Total Current Work | \$1,650.00 |
|---------------------------|-------------------|

Amount enclosed: _____

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

| Advertising Run Dates | Advertiser Name | |
|-----------------------|------------------------------|------------------|
| 07/21/21 | SOUTHERN HILLS PLANTATION II | |
| Billing Date | Sales Rep | Customer Account |
| 07/21/2021 | Deirdre Almeida | 69893 |
| Total Amount Due | Ad Number | |
| \$742.00 | 0000170876 | |

PAYMENT DUE UPON RECEIPT

| Start | Stop | Ad Number | Product | Placement | Description PO Number | Ins. | Size | Net Amount |
|----------|----------|------------|---------|------------|--------------------------------------|------|------------|--------------------|
| 07/21/21 | 07/21/21 | 0000170876 | Times | Legals CLS | O&M Assessments AffidavitMaterial | 1 | 4x10.25 IN | \$738.00 \$4.00 |

BSN
4801
51300

Received
JUL 28 2021

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

| Advertising Run Dates | Advertiser Name | |
|-----------------------|------------------------------|------------------|
| 07/21/21 | SOUTHERN HILLS PLANTATION II | |
| Billing Date | Sales Rep | Customer Account |
| 07/21/2021 | Deirdre Almeida | 69893 |
| Total Amount Due | Ad Number | |
| \$742.00 | 0000170876 | |

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

SOUTHERN HILLS PLANTATION II
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

Tampa Bay Times
Published Daily

STATE OF FLORIDA

COUNTY OF Hernando, Citrus

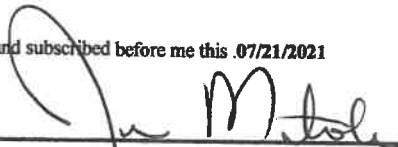
} ss

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: 7/21/21** 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.



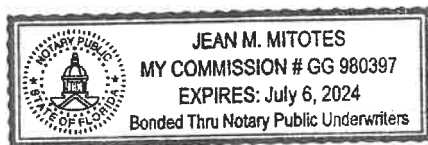
Signature Affiant

Sworn to and subscribed before me this **07/21/2021**


Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE 2022 FISCAL YEAR BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF A FINAL ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (the "Board") for the Southern Hills Plantation II Community Development District (the "District") will hold a public hearing on the budget and special assessments and a regular meeting on **Friday, August 13, 2020 at 10:30 a.m. at the Cascades Clubhouse located at 5458 Cotillion Blvd, Brooksville, FL 34601.**

The purpose of the public hearing is: (1) to receive public comment and objections on the proposed budget of the Southern Hills Plantation II Community Development District for the 2022 Fiscal Year ending September 30, 2021; (2) to determine, levy and impose operation and maintenance special assessments upon land located within the District as depicted below to fund the District's proposed budget; (3) to consider the

adoption of an assessment roll; and (4) to provide for the levy, collection and enforcement of the assessments. The public hearing will be conducted pursuant to Florida law, including Chapters 190 and 197, *Florida Statutes*.

At the conclusion of the public hearing, the Board will, by resolution, adopt a budget for the 2022 fiscal year and levy and impose assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed Fiscal Year 2022 budget and preliminary operation and maintenance special assessment roll describing the property and amount to be assessed, and the agenda for the hearings and meeting may be obtained at the office of the District Manager, located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607; telephone (813) 873-7300, during normal business hours. The special assessments for operation and maintenance are annually recurring assessments and are in addition to previously levied debt assessments. The proposed schedule of assessments is set forth below. Amounts are subject to change at the hearing and in the future.

SCHEDULE OF ANNUAL ASSESSMENTS

| Unit Count - Debt Service | Unit Count - O&M | FISCAL YEAR 2021 | | | FISCAL YEAR 2022 | | | Increase / (Decrease) from FY 2019 to FY 2020 |
|---------------------------|------------------|------------------|-----------------------|------------------|------------------|-----------------------|----------------------|---|
| | | O&M Per Unit | Debt Service Per Unit | TOTAL Annual CDD | O&M Per Unit | Debt Service Per Unit | TOTAL Annual CDD (a) | |
| 899 | 382 | \$208.87 | \$303.51 | \$512.38 | \$208.87 | \$303.51 | \$512.38 | \$0.00 |

The Fiscal Year 2022 debt service and operations and maintenance special assessments for all land within the District will appear on the annual property tax bill prepared by the Hernando County Tax Collector and will be collected by the Hernando County Tax Collector.

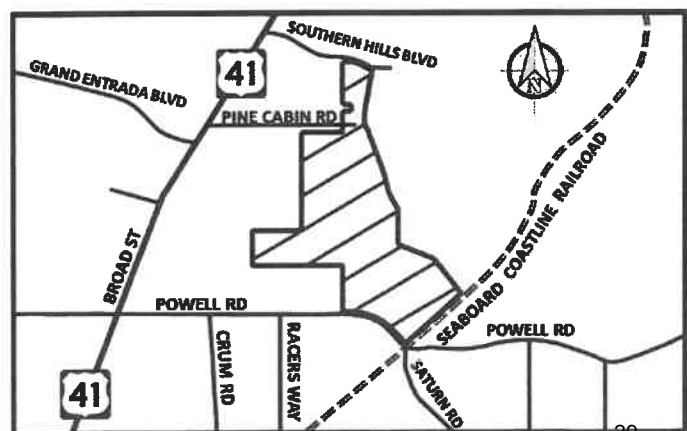
Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice. Written objections should be sent to the District Manager's office at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida Law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearing or meeting.

There may be occasions when staff or other individuals may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech

impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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.



Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

| Advertising Run Dates | Advertiser Name | |
|-----------------------|------------------------------|------------------|
| 07/28/21 | SOUTHERN HILLS PLANTATION II | |
| Billing Date | Sales Rep | Customer Account |
| 07/28/2021 | Deirdre Almeida | 69893 |
| Total Amount Due | | Ad Number |
| \$109.10 | | 0000170883 |

PAYMENT DUE UPON RECEIPT

| Start | Stop | Ad Number | Product | Placement | Description PO Number | Ins. | Size | Net Amount |
|----------|----------|------------|--------------|------------|--------------------------|------|--------|------------|
| 07/28/21 | 07/28/21 | 0000170883 | Times | Legals CLS | Budget Meeting | 1 | 2x64 L | \$107.10 |
| 07/28/21 | 07/28/21 | 0000170883 | Tampabay.com | Legals CLS | Budget Meeting | 1 | 2x64 L | \$0.00 |
| | | | | | AffidavitMaterial | | | \$2.00 |

Handwritten notes: 484, B, 57300

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Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

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Thank you for your business.

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| 07/28/21 | SOUTHERN HILLS PLANTATION II | |
| Billing Date | Sales Rep | Customer Account |
| 07/28/2021 | Deirdre Almeida | 69893 |
| Total Amount Due | | Ad Number |
| \$109.10 | | 0000170883 |

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

SOUTHERN HILLS PLANTATION II
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

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REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hernando, Citrus

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: Budget Meeting** was published in **Tampa Bay Times: 7/28/21** 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 nor 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 **07/28/2021**

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET(S), THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, AND ADOPTION OF AN ASSESSMENT ROLL; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Southern Hills Plantation II Community Development District ("District") will hold a public hearing on August 13, 2021 at 10:30 a.m. at the Cascades Clubhouse located at 5458 Cotillion Blvd, Brooksville, FL 34601, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022") to consider the adoption of an assessment roll, to consider the imposition of special assessments to fund the Proposed Budget upon the lands located within the District, and to provide for the levy, collection and enforcement of the assessments.

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda, Proposed Budget and preliminary assessment roll may be obtained at the offices of the District Manager, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, (813) 873-7300 ("District Manager's Office"), during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website www.shplantation2cdd.org at least two days before the budget hearing date.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

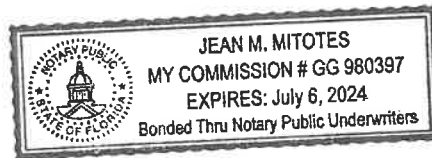
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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.

Brian Lamb
District Manager

Run Dates: 07/28/2021

0000170883



Southern Hills II Community Development District Summary of Operations and Maintenance Invoices

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|--------------------------------------|------------------------|--------------------|--------------------|---------------------------------------|
| Monthly Contract | | | | |
| Meritus Districts | 10910 | \$ 1,075.81 | | Management Services - September 2021 |
| Meritus Districts | 10953 | 1,092.40 | \$ 2,168.21 | Management Services- October 2021 |
| Monthly Contract Sub-Total | | | | |
| | | \$ 2,168.21 | | |
| Variable Contract | | | | |
| Variable Contract Sub-Total | | | | |
| | | \$ 0.00 | | |
| Utilities | | | | |
| Utilities Sub-Total | | | | |
| | | \$ 0.00 | | |
| Regular Services | | | | |
| Appleton Reiss, PLLC | 13780 | \$ 1,275.00 | | Professional Service - Thru 8/18/2021 |
| Regular Services Sub-Total | | | | |
| | | \$ 1,275.00 | | |
| Additional Services | | | | |
| Additional Services Sub-Total | | | | |
| | | \$ 0.00 | | |
| TOTAL: | | \$ 3,443.21 | | |

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Southern Hills II Community Development District Summary of Operations and Maintenance Invoices

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|--------|---------------------------|--------|-----------------|----------------------|
|--------|---------------------------|--------|-----------------|----------------------|

[] Chairman [] Vice Chairman [] Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

INVOICE NO.: 10909

DATE: 09/01/2021

DUE DATE: 09/01/2021

BILLING ADDRESS

Southern Hills Plantation II CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

| QTY | DESCRIPTION | UNIT PRICE | AMOUNT |
|-------------|---|------------|----------|
| 51300/3101 | District Management Services September | | 1,000.00 |
| 5103 | Website Administration | | 75.00 |
| 1 4101 | Postage July | 0.51 | 0.51 |
| 2 4101 | Copies BW July | 0.15 | 0.30 |
| SUBTOTAL | | | 1,075.81 |
| NEW CHARGES | | | |
| TOTAL | | | 1,075.81 |

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

INVOICE NO.: 10953

DATE: 10/01/2021

DUE DATE: 10/01/2021

BILLING ADDRESS

Southern Hills Plantation II CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

| QTY | DESCRIPTION | UNIT PRICE | AMOUNT |
|-------------|---|------------|----------|
| | District Management Services October | | 1,000.00 |
| | Website Administration | | 75.00 |
| | Postage August | | 0.00 |
| 116 | Copies BW August | 0.15 | 17.40 |
| SUBTOTAL | | | 1,092.40 |
| NEW CHARGES | | | |
| TOTAL | | | 1,092.40 |

Appleton Reiss, PLLC

215 N. Howard Ave.

Suite 200

Tampa, FL 33606

813-542-8888

Tax ID No. 83-0953659

Southern Hills Plantation II Community Development District
Attn: Brian Lamb, CAM
c/o Meritus Corp.
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

August 31, 2021

Invoice # 13780

CLIENT: 000394 - Southern Hills Plantation II Community Development District
Re: 00000 General

| Date | | Services | Hours | Amount |
|----------|-----|---|-------|--------|
| 08/04/21 | MTR | Review and respond to email regarding interlocal agreement. | 0.10 | 37.50 |
| 08/12/21 | MTR | Correspondence regarding budget hearing. | 0.20 | 75.00 |
| 08/12/21 | MTR | Receive and review agenda for meeting of the Board. Exchange correspondence regarding budget and audit. Receive and review documents from SHP CDD I regarding the interlocal agreement. | 0.80 | 300.00 |
| 08/12/21 | MTR | Correspondence regarding documents provided by SHP I. | 0.10 | 37.50 |
| 08/12/21 | MTR | Correspondence with SHP I counsel regarding documents related to interlocal agreement. | 0.10 | 37.50 |
| 08/12/21 | MTR | Correspondence with counsel for SPE regarding Interlocal agreement documents. | 0.10 | 37.50 |
| 08/12/21 | MTR | Exchange correspondence with SHP I attorney regarding interlocal agreement documents and payments. | 0.10 | 37.50 |
| 08/13/21 | MTR | Attend monthly meeting of the Board and budget hearing. | 0.20 | 75.00 |
| 08/18/21 | MTR | Phone conference with SPE counsel regarding interlocal agreement, demand for payment and records provided by SHP I. | 0.70 | 262.50 |
| 08/18/21 | MTR | Review correspondence with auditor. Review audit. Email to auditor regarding statements related to interlocal agreement. | 0.30 | 112.50 |

Client Ref: 000394 - 00000
Invoice # 13780

August 31, 2021
Page 2

| Date | | Services | Hours | Amount |
|-------------|-----|--|--------------|---------------|
| 08/26/21 | MTR | Phone call with client in preparation for Board of Supervisors meeting and budget hearing. | 0.20 | 75.00 |
| 08/27/21 | MTR | Attend Board of Supervisors meeting and budget hearing. | 0.50 | 187.50 |

Recapitulation

| | Name | Hours | Amount |
|--------------------------------------|-------------------|--------------|-------------------|
| MTR | Michelle T. Reiss | 3.40 | 1,275.00 |
| For Current Services Rendered | | 3.40 | \$1,275.00 |

| | |
|---------------------------|-------------------|
| Total Current Work | \$1,275.00 |
|---------------------------|-------------------|

Please return this page with remittance

to
Appleton Reiss, PLLC
215 N. Howard Ave.
Suite 200
Tampa, FL 33606

Invoice # 13780
Bill Date: August 31, 2021
Client Code: 000394
Client Name: Southern Hills Plantation II Community Development District
Matter Code: 00000
Matter Name: General

Total Current Work

\$1,275.00

Amount enclosed: _____

Southern Hills II Community Development District Summary of Operations and Maintenance Invoices

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|--------------------------------------|------------------------|--------------------|--------------|--|
| Monthly Contract | | | | |
| Meritus Districts | 11068 | \$ 1,076.58 | | Management Services - November |
| Monthly Contract Sub-Total | | \$ 1,076.58 | | |
| Variable Contract | | | | |
| DEO | 84867 | \$ 175.00 | | FY22 Special District Fee - 10/01/21 |
| Variable Contract Sub-Total | | \$ 175.00 | | |
| Utilities | | | | |
| Utilities Sub-Total | | \$ 0.00 | | |
| Regular Services | | | | |
| Appleton Reiss, PLLC | 14176 | \$ 75.00 | | Professional Service - 9/30/2021 |
| Tampa Bay Times | 69893 100621 | 110.00 | | Meeting Schedule - Affidavit Material - 10/03/2021 |
| Regular Services Sub-Total | | \$ 185.00 | | |
| Additional Services | | | | |
| Additional Services Sub-Total | | \$ 0.00 | | |
| TOTAL: | | \$ 1,436.58 | | |

Approved (with any necessary revisions noted):

Signature

Printed Name

Southern Hills II Community Development District Summary of Operations and Maintenance Invoices

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|--------|---------------------------|--------|-----------------|----------------------|
|--------|---------------------------|--------|-----------------|----------------------|

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

INVOICE NO.: 11068

DATE: 11/01/2021

DUE DATE: 11/01/2021

BILLING ADDRESS

Southern Hills Plantation II CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

| QTY | DESCRIPTION | UNIT PRICE | AMOUNT |
|-------------|--|------------|----------|
| | District Management Services November | | 1,000.00 |
| | Website Administration | | 75.00 |
| | Postage September | | 0.53 |
| 7 | Copies BW September | 0.15 | 1.05 |
| SUBTOTAL | | | 1,076.58 |
| NEW CHARGES | | | |
| TOTAL | | | 1,076.58 |



Florida Department of Economic Opportunity, Special District Accountability Program
FY 2021/2022 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

| | | | |
|----------------------|------------------|------------------|---|
| Invoice No.: 84867 | | | Date Invoiced: 10/01/2021 |
| Annual Fee: \$175.00 | Late Fee: \$0.00 | Received: \$0.00 | Total Due, Postmarked by 12/02/2021: \$175.00 |

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Southern Hills Plantation II Community Development District
 Mr. Brian Lamb
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

2. Telephone: (813) 397-5121
 3. Fax: (813) 873-7070
 4. Email: Brian.Lamb@merituscorp.com
 5. Status: Independent
 6. Governing Body: Elected
 7. Website Address: www.shplantation2cdd.org
 8. County(ies): Hernando
 9. Function(s): Community Development
 10. Boundary Map on File: 10/18/2004
 11. Creation Document on File: 08/24/2004
 12. Date Established: 08/02/2004
 13. Creation Method: Local Ordinance
 14. Local Governing Authority: City of Brooksville
 15. Creation Document(s): City Ordinance 677
 16. Statutory Authority: Chapter 190, Florida Statutes
 17. Authority to Issue Bonds: Yes
 18. Revenue Source(s): Assessments
 19. Most Recent Update: 10/06/2020

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature:  Date 10/5/2021

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. ☐ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. ☐ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. ☐ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ☐ Denied: ☐ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

Appleton Reiss, PLLC

215 N. Howard Ave.

Suite 200

Tampa, FL 33606

813-542-8888

Tax ID No. 83-0953659

Southern Hills Plantation II Community Development District

Attn: Brian Lamb, CAM

c/o Meritus Corp.

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

September 30, 2021

Invoice # 14176

CLIENT: 000394 - Southern Hills Plantation II Community Development District

Re: 00000 General

| Date | | Services | Hours | Amount |
|----------|-----|---|-------|--------|
| 09/10/21 | MTR | Correspondence with SPE counsel regarding interlocal agreement and related matters. | 0.20 | 75.00 |

Recapitulation

| Name | Hours | Amount |
|--------------------------------------|-------------|----------------|
| MTR Michelle T. Reiss | 0.20 | 75.00 |
| For Current Services Rendered | 0.20 | \$75.00 |
| Total Current Work | | \$75.00 |

BA
3/10/21 5:14 PM



tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

| Advertising Run Dates | Advertiser Name | |
|-----------------------|------------------------------|------------------|
| 10/ 3/21 | SOUTHERN HILLS PLANTATION II | |
| Billing Date | Sales Rep | Customer Account |
| 10/03/2021 | Deirdre Almeida | 69893 |
| Total Amount Due | | Ad Number |
| \$110.00 | | 0000186324 |

PAYMENT DUE UPON RECEIPT

| Start | Stop | Ad Number | Product | Placement | Description PO Number | Ins. | Size | Net Amount |
|----------|----------|------------|--------------|------------|--------------------------|------|--------|------------|
| 10/03/21 | 10/03/21 | 0000186324 | Times | Legals CLS | Meeting Schedule | 1 | 2x55 L | \$108.00 |
| 10/03/21 | 10/03/21 | 0000186324 | Tampabay.com | Legals CLS | Meeting Schedule | 1 | 2x55 L | \$0.00 |
| | | | | | AffidavitMaterial | | | \$2.00 |

5130
4861
By

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

| Advertising Run Dates | Advertiser Name | |
|-----------------------|------------------------------|------------------|
| 10/ 3/21 | SOUTHERN HILLS PLANTATION II | |
| Billing Date | Sales Rep | Customer Account |
| 10/03/2021 | Deirdre Almeida | 69893 |
| Total Amount Due | | Ad Number |
| \$110.00 | | 0000186324 |

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

SOUTHERN HILLS PLANTATION II
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

Received
OCT 13 2021

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

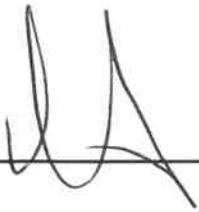
Tampa Bay Times
Published Daily

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: Meeting Schedule** was published in **Tampa Bay Times: 10/ 3/21** 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 nor 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 **10/03/2021**


Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2022
SOUTHERN HILLS PLANTATION II COMMUNITY
DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Southern Hills Plantation II Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2022 to be held at the Southern Hills Plantation Clubhouse located at 5459 Cotillion Blvd, Brooksville, FL 34601 on the following dates at 10:30 a.m.:

| | |
|--------------------|------------|
| October 08, 2021 | 10:30 a.m. |
| November 12, 2021 | 10:30 a.m. |
| December 10, 2021 | 10:30 a.m. |
| January 14, 2022 | 10:30 a.m. |
| February 11, 2022 | 10:30 a.m. |
| March 11, 2022 | 10:30 a.m. |
| April 08, 2022 | 10:30 a.m. |
| May 13, 2022 | 10:30 a.m. |
| June 10, 2022 | 10:30 a.m. |
| July 08, 2022 | 10:30 a.m. |
| August 12, 2022 | 10:30 a.m. |
| September 09, 2022 | 10:30 a.m. |

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

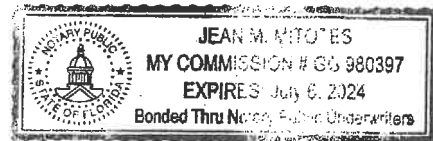
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb
District Manager

Run Date: 10/03/2021

0000186324



Southern Hills Plantation II Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2021



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

Southern Hills Plantation II Community Development District

Balance Sheet

As of 11/30/2021
(In Whole Numbers)

| | General Fund | Debt Service Fund | Capital Projects Fund | General Fixed Assets Account Group | General Long-Term Debt Account Group | Total |
|--|----------------|-------------------|-----------------------|---------------------------------------|---|------------------|
| Assets | | | | | | |
| Cash Account Suntrust #8371 | 52,671 | 0 | 0 | 0 | 0 | 52,671 |
| Investment - Revenue 2004 (412) | 0 | 306,452 | 0 | 0 | 0 | 306,452 |
| Investment - Prepayment 2004 (449) | 0 | 5,236 | 0 | 0 | 0 | 5,236 |
| Investment - Reserve 2004 (458) | 0 | 0 | 0 | 0 | 0 | 0 |
| Investment - Construction 2004 (467) | 0 | 0 | 2,322 | 0 | 0 | 2,322 |
| Investment - Deferred Cost 2004 (797) | 0 | 0 | 17 | 0 | 0 | 17 |
| Accounts Receivable - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Assessments Receivable-Tax Roll | 40,969 | 98,082 | 0 | 0 | 0 | 139,051 |
| Assessments Receivable-Off Roll | 458,633 | 513,469 | 0 | 0 | 0 | 972,102 |
| Assessments Receivable - Tax Roll | 0 | 0 | 0 | 0 | 0 | 0 |
| Allowance for Uncollectable Receivables | (499,602) | (611,551) | 0 | 0 | 0 | (1,111,152) |
| Due From General Fund | 0 | 104,566 | 0 | 0 | 0 | 104,566 |
| Investments--SBA | 153 | 0 | 0 | 0 | 0 | 153 |
| Prepaid Expenses | 0 | 0 | 0 | 0 | 0 | 0 |
| Prepaid Insurance-Gen Liab | 0 | 0 | 0 | 0 | 0 | 0 |
| Prepaid Insurance-Professional Liability | 0 | 0 | 0 | 0 | 0 | 0 |
| Deposits | 1,830 | 0 | 0 | 0 | 0 | 1,830 |
| Improvements Other Than Buildings | 0 | 0 | 0 | 3,386,703 | 0 | 3,386,703 |
| Amount Available-Debt Service | 0 | 0 | 0 | 0 | 361,596 | 361,596 |
| Amount To Be Provided-Debt Service | 0 | 0 | 0 | 0 | 2,618,404 | 2,618,404 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Assets | 54,655 | 416,255 | 2,340 | 3,386,703 | 2,980,000 | 6,839,953 |
| Liabilities | | | | | | |
| Accounts Payable | 5,182 | 0 | 0 | 0 | 0 | 5,182 |
| Accounts Payable Other | 600 | 0 | 0 | 0 | 0 | 600 |
| Due To Debt Service Fund | 104,566 | 0 | 0 | 0 | 0 | 104,566 |
| Matured Interest Payable | 0 | 1,451,630 | 0 | 0 | 0 | 1,451,630 |
| Matured Bonds Payable | 0 | 900,000 | 0 | 0 | 0 | 900,000 |
| Accrued Expenses Payable | 0 | 0 | 0 | 0 | 0 | 0 |
| Long Term Payable- SHPI CDD | 0 | 0 | 0 | 0 | 0 | 0 |
| Debt Service Obligations - Current | 0 | 0 | 0 | 0 | 0 | 0 |
| Revenue Bonds Payable-Series 2004 | 0 | 0 | 0 | 0 | 2,980,000 | 2,980,000 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Liabilities | 110,348 | 2,351,630 | 0 | 0 | 2,980,000 | 5,441,978 |
| Fund Equity & Other Credits | | | | | | |
| Fund Balance-All Other Reserves | 0 | (1,939,199) | 2,340 | 0 | 0 | (1,936,860) |
| Fund Balance-Unreserved | (58,138) | 0 | 0 | 0 | 0 | 47 (58,138) |
| Investment In General Fixed Assets | 0 | 0 | 0 | 3,386,703 | 0 | 3,386,703 |

Southern Hills Plantation II Community Development District

Balance Sheet

As of 11/30/2021
(In Whole Numbers)

| | General Fund | Debt Service Fund | Capital Projects Fund | General Fixed Assets Account Group | General Long-Term Debt Account Group | Total |
|-----------------------------------|--------------|-------------------|-----------------------|---------------------------------------|---|-----------|
| Other | 2,444 | 3,824 | 0 | 0 | 0 | 6,268 |
| Total Fund Equity & Other Credits | (55,694) | (1,935,375) | 2,340 | 3,386,703 | 0 | 1,397,974 |
| Total Liabilities & Fund Equity | 54,655 | 416,255 | 2,340 | 3,386,703 | 2,980,000 | 6,839,953 |

Southern Hills Plantation II Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 11/30/2021

(In Whole Numbers)

| | Annual Budget | Current Period Actual | Budget To Actual Variance | Budget Percent Remaining |
|--|---------------|-----------------------|------------------------------|-----------------------------|
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 1 | 1 | 0.00% |
| Special Assessments | | | | |
| Tax Roll | 75,000 | 4,897 | (70,103) | (93.47)% |
| Total Revenues | 75,000 | 4,898 | (70,102) | (93.47)% |
| Expenditures | | | | |
| Legislative | | | | |
| Supervisor Fees | 1,600 | 0 | 1,600 | 100.00% |
| Financial & Administrative | | | | |
| District Management | 12,000 | 2,000 | 10,000 | 83.33% |
| District Engineer | 1,000 | 0 | 1,000 | 100.00% |
| Disclosure Report | 2,500 | 0 | 2,500 | 100.00% |
| Trustees Fees | 3,500 | 0 | 3,500 | 100.00% |
| Auditing Services | 6,100 | 0 | 6,100 | 100.00% |
| Arbitrage Rebate Calculation | 650 | 0 | 650 | 100.00% |
| Postage, Phone, Faxes, Copies | 0 | 19 | (19) | 0.00% |
| Public Officials Liability Insurance | 2,470 | 0 | 2,470 | 100.00% |
| Legal Advertising | 1,000 | 110 | 890 | 89.00% |
| Bank Fees | 282 | 0 | 282 | 100.00% |
| Dues, Licenses & Fees | 175 | 175 | 0 | 0.00% |
| Website Development/Maintenance | 900 | 150 | 750 | 83.33% |
| ADA Website Compliance | 1,500 | 0 | 1,500 | 100.00% |
| Legal Counsel | | | | |
| District Counsel | 7,500 | 0 | 7,500 | 100.00% |
| Electric Utility Services | | | | |
| Street Lights | 16,525 | 0 | 16,525 | 100.00% |
| Other Physical Environment | | | | |
| General Liability Insurance | 2,298 | 0 | 2,298 | 100.00% |
| Landscape Maintenance | 10,000 | 0 | 10,000 | 100.00% |
| Irrigation Repairs & Maintenance | 5,000 | 0 | 5,000 | 100.00% |
| Total Expenditures | 75,000 | 2,454 | 72,546 | 96.73% |
| Excess of Revenue Over(Under) Expenditures | 0 | 2,444 | 2,444 | 0.00% |
| Fund Balance, Beginning of Period | 0 | (58,138) | (58,138) | 0.00% |
| Fund Balance, End of Period | 0 | (55,694) | (55,694) | 0.00% |

Southern Hills Plantation II Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2021 Through 11/30/2021

(In Whole Numbers)

| | Annual Budget | Current Period Actual | Budget To Actual Variance | Budget Percent Remaining |
|--|---------------|-----------------------|------------------------------|-----------------------------|
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 5 | 5 | 0.00% |
| Special Assessments | | | | |
| Tax Roll | 257,649 | 3,819 | (253,830) | (98.51)% |
| Total Revenues | 257,649 | 3,824 | (253,825) | (98.52)% |
| Expenditures | | | | |
| Debt Service | | | | |
| Interest | 132,649 | 0 | 132,649 | 100.00% |
| Principal | 125,000 | 0 | 125,000 | 100.00% |
| Total Expenditures | 257,649 | 0 | 257,649 | 100.00% |
| Excess of Revenue Over(Under) Expenditures | 0 | 3,824 | 3,824 | 0.00% |
| Fund Balance, Beginning of Period | 0 | (1,939,199) | (1,939,199) | 0.00% |
| Fund Balance, End of Period | 0 | (1,935,375) | (1,935,375) | 0.00% |

Southern Hills Plantation II Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund
From 10/1/2021 Through 11/30/2021
(In Whole Numbers)

| | <u>Annual Budget</u> | <u>Current Period Actual</u> | <u>Budget To Actual Variance</u> | <u>Budget Percent Remaining</u> |
|--|----------------------|------------------------------|--------------------------------------|-------------------------------------|
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | <u>0</u> | <u>0</u> | <u>0</u> | <u>0.00%</u> |
| Total Revenues | <u>0</u> | <u>0</u> | <u>0</u> | <u>0.00%</u> |
| Excess of Revenue Over(Under) Expenditures | <u>0</u> | <u>0</u> | <u>0</u> | <u>0.00%</u> |
| Fund Balance, Beginning of Period | 0 | 2,340 | 2,340 | 0.00% |
| Fund Balance, End of Period | <u>0</u> | <u>2,340</u> | <u>2,340</u> | <u>0.00%</u> |

Southern Hills Plantation II Community Development District

Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2021 Through 11/30/2021

(In Whole Numbers)

| | <u>Annual Budget</u> | <u>Current Period Actual</u> | <u>Budget To Actual Variance</u> | <u>Budget Percent Remaining</u> |
|-----------------------------------|----------------------|------------------------------|--------------------------------------|-------------------------------------|
| Fund Balance, Beginning of Period | 0 | 3,386,703 | 3,386,703 | 0.00% |
| Fund Balance, End of Period | <u>0</u> | <u>3,386,703</u> | <u>3,386,703</u> | <u>0.00%</u> |

Southern Hills Plantation II Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash Account Suntrust #8371

Reconciliation ID: 11.30.2021

Reconciliation Date: 11/30/2021

Status: Locked

| | |
|----------------------------------|--------------------|
| Bank Balance | 56,490.14 |
| Less Outstanding Checks/Vouchers | 3,818.82 |
| Plus Deposits in Transit | 0.00 |
| Plus or Minus Other Cash Items | 0.00 |
| Plus or Minus Suspense Items | <u>0.00</u> |
| Reconciled Bank Balance | 52,671.32 |
| Balance Per Books | <u>52,671.32</u> |
| Unreconciled Difference | <u><u>0.00</u></u> |

Click the Next Page toolbar button to view details.

Southern Hills Plantation II Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash Account Suntrust #8371

Reconciliation ID: 11.30.2021

Reconciliation Date: 11/30/2021

Status: Locked

Outstanding Checks/Vouchers

| <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> | <u>Payee</u> |
|-----------------------------|----------------------|--|------------------------|-------------------------------------|
| 1436 | 11/4/2021 | Series 2004 FY21 Tax Dist ID Excess Fees 21 | 590.25 | Southern Hills Plantation II CDD |
| 1437 | 11/18/2021 | Series 2004 FY22 Tax Dist ID | 3,228.57 | Southern Hills Plantation II CDD |
| Outstanding Checks/Vouchers | | | 3,818.82 | |

Southern Hills Plantation II Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash Account Suntrust #8371

Reconciliation ID: 11.30.2021

Reconciliation Date: 11/30/2021

Status: Locked

Cleared Checks/Vouchers

| <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> | <u>Payee</u> |
|-------------------------|----------------------|-----------------------------------|------------------------|--------------------------|
| 1434 | 10/22/2021 | System Generated Check/Voucher | 110.00 | Times Publishing Company |
| 1435 | 11/2/2021 | System Generated Check/Voucher | 1,076.58 | Meritus Districts |
| Cleared Checks/Vouchers | | | 1,186.58 | |

Southern Hills Plantation II Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash Account Suntrust #8371
Reconciliation ID: 11.30.2021
Reconciliation Date: 11/30/2021
Status: Locked

Cleared Deposits

| <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> | <u>Deposit Number</u> |
|------------------------|----------------------|-------------------------------|------------------------|-----------------------|
| CR380 | 11/4/2021 | Tax Distribution - 11.04.2021 | 1,347.17 | |
| CR382 | 11/18/2021 | Tax Distribution - 11.18.2021 | 7,368.78 | |
| CR384 | 11/30/2021 | Interest | <u>0.41</u> | |
| Cleared Deposits | | | <u><u>8,716.36</u></u> | |