

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MAY 13, 2022**

SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT AGENDA
MAY 13, 2022 AT 10:30 A.M.
CASCADES 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.

May 13, 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, May 13, 2022 at 10:30 a.m. at the Cascades 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. Consideration of Resolution 2022-01; Approving Proposed FY 2023 Budget & Setting Public Hearing Tab 01
 - B. Announcement of Qualified Electors Tab 02
 - C. Consideration of Resolution 2022-02; Announcing Landowners Election..... Tab 03
 - D. Discussion of Proposed Settlement with SHP CDD I
 - E. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of the Public Hearing & Regular Meeting August 13, 2021..... Tab 04
 - B. Consideration of the Continued Public Hearing & Regular Meeting August 27, 2021..... Tab 05
 - C. Consideration of Operations and Maintenance Expenditures May 2021 – September 2021 Tab 06
 - D. Consideration of Operations and Maintenance Expenditures Oct. 2021 – March 2022..... Tab 07
 - E. Review of Financial Statements through March 31, 2022..... Tab 08
- 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
District Manager

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Southern Hills Plantation II Community Development District (“**District**”) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 12, 2022

HOUR: 10:30 a.m.

LOCATION: Cascades Clubhouse
5459 Cotillion Blvd
Brooksville, FL 34601

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hernando County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least two days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

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

PASSED AND ADOPTED ON MAY 13, 2022.

Attest:

**Southern Hills Plantation II Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2022/2023

2023



SOUTHERN HILLS PLANTATION II

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023
PROPOSED ANNUAL OPERATING BUDGET

MAY 13, 2022



SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023 PROPOSED ANNUAL OPERATING BUDGET

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MAY 13, 2022

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT BUDGET INTRODUCTION

Background Information

The Southern Hills Plantations II Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2004 Capital Improvement Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
REVENUES					
INTEREST EARNINGS					
Interest Earnings	0.00	2.28	0.00	2.28	2.28
TOTAL INTEREST EARNINGS	\$0.00	\$2.28	\$0.00	\$2.28	\$2.28
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	75,000.00	28,932.04	46,067.96	75,000.00	0.00
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	\$75,000.00	\$28,932.04	\$46,067.96	\$75,000.00	\$0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous Revenue	0.00	200.00	0.00	200.00	200.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$200.00	\$0.00	\$200.00	\$200.00
TOTAL REVENUES	\$75,000.00	\$29,134.32	\$46,067.96	\$75,202.28	\$202.28
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1,600.00	0.00	400.00	400.00	(1,200.00)
TOTAL LEGISLATIVE	\$1,600.00	\$0.00	\$400.00	\$400.00	(\$1,200.00)
FINANCIAL & ADMINISTRATIVE					
District Management	12,000.00	6,000.00	6,000.00	12,000.00	0.00
District Engineer	1,000.00	0.00	500.00	500.00	(500.00)
Disclosure Report	2,500.00	0.00	2,500.00	2,500.00	0.00
Trustees Fees	3,500.00	0.00	3,500.00	3,500.00	0.00
Auditing Services	6,100.00	0.00	6,100.00	6,100.00	0.00
Arbitrage Rebate Calculation	650.00	0.00	650.00	650.00	0.00
Postage, Phone, Faxes, Copies	0.00	40.45	59.55	100.00	100.00
Public Officials Liability Insurance	2,470.00	2,685.00	0.00	2,685.00	215.00
Legal Advertising	1,000.00	110.00	390.00	500.00	(500.00)
Bank Fees	282.00	0.00	100.00	100.00	(182.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Website Development/Maintenance	900.00	650.00	250.00	900.00	0.00
ADA website compliance	1,500.00	0.00	1,500.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$32,077.00	\$9,660.45	\$21,549.55	\$31,210.00	(\$867.00)
LEGAL COUNSEL					
District Counsel	7,500.00	1,650.00	1,550.00	3,200.00	(4,300.00)
TOTAL LEGAL COUNSEL	\$7,500.00	\$1,650.00	\$1,550.00	\$3,200.00	(\$4,300.00)
ELECTRIC UTILITY SERVICES					
Street Lights	16,525.00	0.00	0.00	0.00	(16,525.00)
TOTAL ELECTRIC UTILITY SERVICES	\$16,525.00	\$0.00	\$0.00	\$0.00	(\$16,525.00)
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	2,298.00	2,497.00	0.00	2,497.00	199.00
Landscape Maintenance	10,000.00	0.00	0.00	0.00	(10,000.00)
Irrigation Repairs & Maintenance	5,000.00	0.00	0.00	0.00	(5,000.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$17,298.00	\$2,497.00	\$0.00	\$2,497.00	(\$14,801.00)
TOTAL EXPENDITURES	\$75,000.00	\$13,807.45	\$23,499.55	\$37,307.00	(\$37,693.00)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$15,326.87	\$22,568.41	\$37,895.28	\$37,895.28

FISCAL YEAR 2022 BUDGET ANALYSIS

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Proposed Operating Budget	Increase/ Decrease from FY 2022 to FY 2023
REVENUES					
INTEREST EARNINGS					
Interest Earnings	0.00	2.28	2.28	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$2.28	\$2.28	\$0.00	\$0.00
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	75,000.00	75,000.00	0.00	75,000.00	0.00
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	\$75,000.00	\$75,000.00	\$0.00	\$75,000.00	\$0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous Revenue	0.00	200.00	200.00	0.00	
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$200.00	\$200.00	\$0.00	\$0.00
TOTAL REVENUES	\$75,000.00	\$75,202.28	\$202.28	\$75,000.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1,600.00	400.00	(1,200.00)	1,600.00	0.00
TOTAL LEGISLATIVE	\$1,600.00	\$400.00	(\$1,200.00)	\$1,600.00	\$0.00
FINANCIAL & ADMINISTRATIVE					
District Management	12,000.00	12,000.00	0.00	12,000.00	0.00
District Engineer	1,000.00	500.00	(500.00)	1,000.00	0.00
Disclosure Report	2,500.00	2,500.00	0.00	2,500.00	0.00
Trustees Fees	3,500.00	3,500.00	0.00	3,500.00	0.00
Auditing Services	6,100.00	6,100.00	0.00	6,300.00	200.00
Arbitrage Rebate Calculation	650.00	650.00	0.00	650.00	0.00
Postage, Phone, Faxes, Copies	0.00	100.00	100.00	50.00	50.00
Public Officials Liability Insurance	2,470.00	2,685.00	215.00	2,685.00	215.00
Legal Advertising	1,000.00	500.00	(500.00)	1,000.00	0.00
Bank Fees	282.00	100.00	(182.00)	200.00	(82.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Website Development/Maintenance	900.00	900.00	0.00	900.00	0.00
ADA website compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$32,077.00	\$31,210.00	(\$867.00)	\$32,460.00	\$383.00
LEGAL COUNSEL					
District Counsel	7,500.00	3,200.00	(4,300.00)	7,500.00	0.00
TOTAL LEGAL COUNSEL	\$7,500.00	\$3,200.00	(\$4,300.00)	\$7,500.00	\$0.00
ELECTRIC UTILITY SERVICES					
Street Lights	16,525.00	0.00	(16,525.00)	16,525.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	\$16,525.00	\$0.00	(\$16,525.00)	\$16,525.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	2,298.00	2,497.00	199.00	2,497.00	199.00
Landscape Maintenance	10,000.00	0.00	(10,000.00)	10,000.00	0.00
Irrigation Repairs & Maintenance	5,000.00	0.00	(5,000.00)	4,418.00	(582.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$17,298.00	\$2,497.00	(\$14,801.00)	\$16,915.00	(\$383.00)
TOTAL EXPENDITURES	\$75,000.00	\$37,307.00	(\$37,693.00)	\$75,000.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$37,895.28	\$37,895.28	\$0.00	\$0.00

**FISCAL YEAR 2023
PROPOSED ANNUAL OPERATING BUDGET**

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

Stormwater Control

Aquatic Maintenance

This item is for maintenance of stormwater facilities within the District.

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

REVENUES

CDD Debt Service Assessments	\$	255,190
TOTAL REVENUES	\$	255,190

EXPENDITURES

Series 2004 May Bond Principal Payment	\$	130,000
Series 2004 May Bond Interest Payment	\$	64,496
Series 2004 November Bond Interest Payment	\$	60,694
TOTAL EXPENDITURES	\$	255,190
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	*	\$	3,025,000
Principal Payment Applied Toward Series 2004 Bonds		\$	130,000
Bonds Outstanding - Period Ending 11/1/2023		\$	2,895,000

* Includes delinquent Principal

FISCAL YEAR 2023

PROPOSED ANNUAL OPERATING BUDGET

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

		FISCAL YEAR 2022			FISCAL YEAR 2023			Increase / (Decrease) from FY 2022 to FY 2023
Unit Count - Debt Service	Unit Count - O&M	O&M Per Unit	Debt Service Per Unit	TOTAL Annual CDD	O&M Per Unit	Debt Service Per Unit	TOTAL Annual CDD ⁽¹⁾	
899	382	\$208.87	\$303.51	\$512.38	\$208.87	\$303.51	\$512.38	\$0.00

UNDEVELOPED AGRICULTURAL USE NOT INCLUDED:

		FISCAL YEAR 2022		
Parcel ID	Acreage	O&M Per Unit	Debt Service Per Unit ⁽²⁾	TOTAL Annual CDD ⁽¹⁾
00381287	203.7	\$0.00	\$0.00	\$0.00
01563007	11.5	\$0.00	\$0.00	\$0.00
00382749	22.8	\$0.00	\$0.00	\$0.00

⁽¹⁾ Amounts shown include costs associated with collection on the Hernando County Tax Roll and discounts offered for early payment.

⁽²⁾ Subject to Accelerated Principal.

FISCAL YEAR 2023
PROPOSED ANNUAL OPERATING BUDGET

Date 4/18/2022
Time 08:10 AM

Shirley Anderson
Supervisor of Elections
Active Voters by District/Precinct

Hernando County, FL

SOUTHERN HILLS 2

	<u>Dem</u>	<u>Rep</u>	<u>NPA</u>	<u>Other</u>	<u>Total</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other</u>	<u>Male</u>	<u>Female</u>	<u>Other</u>
4 JEROME BROWN COMMUN	41	102	49	0	192	177	2	11	2	88	103	1
SOUTHERN HILLS 2	41	102	49	0	192	177	2	11	2	88	103	1

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Southern Hills Plantation II Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hernando County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Jon Franz	2022
2	Sara Flint	2022
3	Matt Pallardy	2024
4	Devon Rushnell	2022
5	Cheryl Bernal	2024

This year, Seat 1, currently held by Jon Franz, Seat 2, currently held by Sara Flint and Seat 4, currently held by Devon Rushnell is subject to a landowner election. The two candidates receiving the highest number of votes will receive a four (4) year term, and the one candidate receiving the lowest number of votes will receive a two (2) year term, with the term of office for each of the successful candidates commencing upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 11th day of November, 2022, at 10:30 a.m., and located at the Cascades Clubhouse located at 5459 Cotillion Blvd, Brooksville, FL 34601.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting

and election will be announced by the Board at its May 13, 2022 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions will be presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Meritus, 2005 Pan Am Circle Drive, Suite 300, Tampa, Florida 33607, Ph: (813) 873-7300.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 13th DAY OF MAY, 2022.

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Southern Hills Plantation II Community Development District ("**District**") the location of which is generally described as comprising of a parcel or parcels of land containing approximately 411.26 acres, located to the east of US 41 approximately one mile south of State Road 50, in the center of Hernando County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 11, 2022
TIME: 10:30 a.m.
PLACE: Cascades Clubhouse
5459 Cotillion Blvd
Brooksville, FL 34601

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Meritus, 2005 Pan Am Circle Drive, Suite 300, Tampa, Florida 33607, Ph: (813) 873-7300 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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.

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

Brian Lamb
District Manager

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: Friday, November 11, 2022

TIME: 10:30 A.M.

LOCATION: Cascades Clubhouse located at 5459 Cotillion Blvd, Brooksville, FL 34601

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election in a landowner seat. The two candidates receiving the highest number of votes will receive a four (4) year term, and the one candidate receiving the lowest number of votes will receive a two (2) year term, with the term of office for each of the successful candidates commencing upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT
HERNANDO COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 11, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (**"Proxy Holder"**) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Southern Hills Plantation II Community Development District to be held at the Cascades Clubhouse located at 5459 Cotillion Blvd, Brooksville, FL 34601 on November 11, 2022 at 10:30 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2017), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT
HERNANDO COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 11, 2022

For Election (3 Supervisors): The two candidates receiving the highest number of votes will receive a four (4) year term, and the one candidate receiving the lowest number of votes will receive a two (2) year term, with the term of office for each of the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Southern Hills Plantation II Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____
(Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
4		

Date: _____

Signed: _____
Printed Name: _____

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
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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**

Recorded by Records Administrator

Signature

Date

Official District Seal

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
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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 2021**
- 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**

Recorded by Records Administrator

Signature

Date

Official District Seal

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**

Southern Hills Plant

Customer PO**Payment Terms**


Net Due

Shipping Method

Best Way

Ship Date**Due Date**

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 July		1,000.00
	Website Administration		75.00
	Postage May		2.99
8	Copies BW May	0.15	1.20
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
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[] 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

Handwritten: Bn 4801 51300

Received
JUL 28 2021

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Tampa Bay Times

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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:

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

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

0000170876-01

Tampa Bay Times
Published Daily


STATE OF FLORIDA

COUNTY OF Hernando, Citrus

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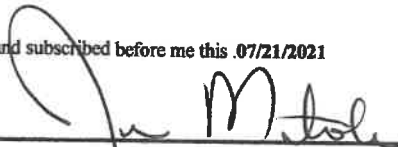
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice 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

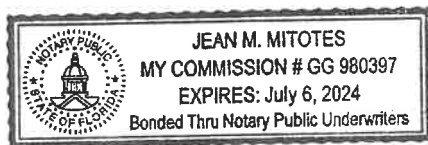
Sworn to and subscribed before me this **07/21/2021**



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.

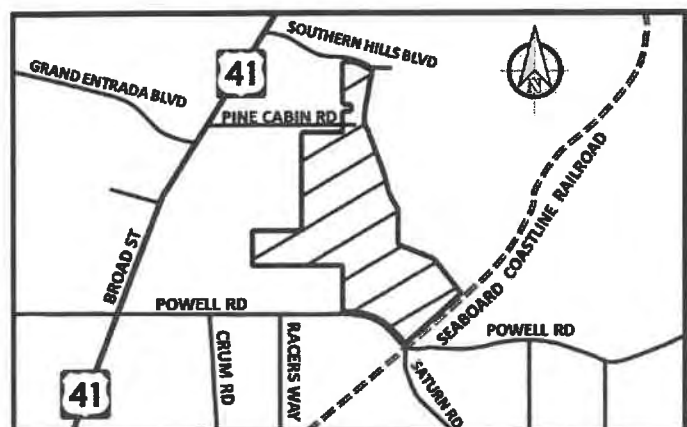
Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearings and the right to file written objections 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 AffidavitMaterial	1	2x64 L	\$0.00 \$2.00

Handwritten notes: 484, B, 07/30/21

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Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

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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

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TIMES PUBLISHING COMPANY

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

Received
AUG 02 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

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.

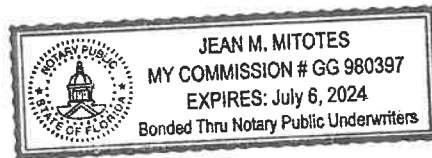
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1,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

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

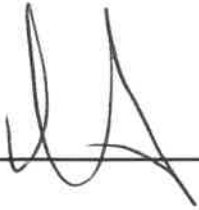
Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hernando, Citrus

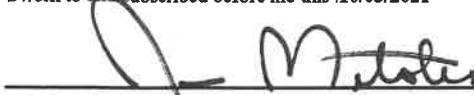
} ss

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.

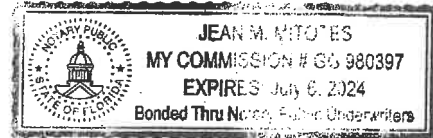
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida 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 II Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	11113	\$ 1,127.34		Management Service - December
Monthly Contract Sub-Total		\$ 1,127.34		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Egis.	14405	\$ 5,182.00		Policy Renewal Thru 10/01/2022
Regular Services Sub-Total		\$ 5,182.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 6,309.34		

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.: 11113

DATE: 12/14/2021

DUE DATE: 12/14/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services December		1,000.00
	Website Administration		125.00
	Postage October		1.59
5	Copies BW October	0.15	0.75
SUBTOTAL			1,127.34
NEW CHARGES			
TOTAL			1,127.34





Southern Hills Plantation II Community Development District
c/o Meritus
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

INVOICE

Customer	Southern Hills Plantation II Community Development District
Acct #	807
Date	09/13/2021
Customer Service	Charisse Bitner
Page	1 of 1

Payment Information	
Invoice Summary	\$ 5,182.00
Payment Amount	
Payment for:	Invoice#14405
100121344	

Thank You

Please detach and return with payment



Customer: Southern Hills Plantation II Community Development District

Invoice	Effective	Transaction	Description	Amount
14405	10/01/2021	Renew policy	Policy #100121344 10/01/2021-10/01/2022 Florida Insurance Alliance Package - Renew policy Due Date: 9/13/2021 <i>\$2497. gen. liab</i> <i>\$2685. pub. off</i>	5,182.00
				Total
				\$ 5,182.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	09/13/2021

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Appleton Reiss, PLLC	15193	\$ 600.00		Professional Service Thru 12/09/2021
Regular Services Sub-Total		\$ 600.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 600.00		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

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

December 31, 2021

Invoice # 15193

CLIENT: 000394 - Southern Hills Plantation II Community Development District

Re: 00000 General

Date		Services	Hours	Amount
12/02/21	MTR	Phone conference with manager regarding status of relationship with SHP I and development. Email to Board.	0.40	150.00
12/03/21	MTR	Phone call with client regarding negotiations with SHP I. Receive and review case management order in TC13/Boomerang matter.	0.30	112.50
12/09/21	MTR	Review and analyze correspondence from Florida Department of Economic Opportunity and attached correspondence regarding information requested of District. Email to manager.	0.30	112.50
12/09/21	MTR	Phone call with Rodney Mackinnon in office of inspector general regarding information required of District. Correspondence with manager. Review exception statements in 2020 audit in preparation for response to Inspector general.	0.60	225.00

BS
3/12
5/14

Recapitulation

Name	Hours	Amount
MTR Michelle T. Reiss	1.60	600.00
For Current Services Rendered	1.60	\$600.00

Total Current Work

\$600.00

Please return this page with remittance

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

Invoice # 15193
Bill Date: December 31, 2021
Client Code: 000394
Client Name: Southern Hills Plantation II Community Development District
Matter Code: 00000
Matter Name: General

Total Current Work

\$600.00

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	72375	\$ 1,125.00		District Management Services -1.25.2022
Meritus Districts	74026	1,129.35	\$ 2,254.35	District Management Services -February 18 2022.
Monthly Contract Sub-Total		\$ 2,254.35		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Appleton Reiss, PLLC	15498	\$ 187.50		District Counsel - 1.31.2022
Regular Services Sub-Total		\$ 187.50		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 2,441.85		

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
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[] Chairman [] Vice Chairman [] Assistant Secretary

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

January 31, 2022

Invoice # 15498

CLIENT: 000394 - Southern Hills Plantation II Community Development District

Re: 00000 General

Date		Services	Hours	Amount
01/07/22	MTR	Review correspondence and attached documents from counsel for SHPI. Correspondence with client.	0.40	150.00
01/24/22	MTR	Respond to correspondence regarding interlocal agreement.	0.10	37.50

Recapitulation

	Name	Hours	Amount
MTR	Michelle T. Reiss	0.50	187.50
For Current Services Rendered		0.50	\$187.50

Total Current Work

\$187.50

BSH
5/14/00
31 07

Please return this page with remittance

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

Invoice # 15498
Bill Date: January 31, 2022
Client Code: 000394
Client Name: Southern Hills Plantation II Community Development District
Matter Code: 00000
Matter Name: General

Total Current Work

\$187.50

Amount enclosed: _____

Meritus Districts

A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#

#72375

DATE

1/25/2022

BILL TO

Southern Hills Plantation II CDD
2005 Pan Am Cir Ste 700
Tampa FL 33607-2380
United States

CUSTOMER ID

C2289

PO#**NET TERMS**

Net 30

DUE DATE

2/24/2022

Services provided for the Month of: January 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
District Management Services - District Management	1	Ea	1,000.00	1,000.00
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Subtotal				1,125.00

Subtotal

\$1,125.00

Tax

\$0.00

Total Due

\$1,125.00

Voice: 813-397-5122 | Fax: 813-873-7070

Meritus Districts

A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#

#74026

DATE

2/18/2022

BILL TO

Southern Hills Plantation II CDD
2005 Pan Am Cir Ste 700
Tampa FL 33607-2380
United States

CUSTOMER ID

C2289

NET TERMS

Net 30

PO#**DUE DATE**

3/20/2022

Services provided for the Month of: February 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - 26 Copies B/W-November 2021 & 3 Copies B/W-December 2021	29	Ea	0.15	4.35
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
District Management Services - District Management	1	Ea	1,000.00	1,000.00
Subtotal				1,129.35

Subtotal

\$1,129.35

Tax

\$0.00

Total Due

\$1,129.35

Remit To :

Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

Please include CUSTOMER ID and the invoice number on the check stub of your payment. Phone: 813-397-5122 | Fax: 813-873-7070

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.	75291.	\$ 1,139.78		District Management Services - 3.23.2022.
Monthly Contract Sub-Total		\$ 1,139.78		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Appleton Reiss, PLLC	15856.	\$ 862.50		District Counsel - 2.28.2022.
Regular Services Sub-Total		\$ 862.50		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 2,002.28		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts
A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#
#75291

DATE
3/23/2022

CUSTOMER ID
C2289

NET TERMS
Net 30

PO#

DUE DATE
4/22/2022

BILL TO

Southern Hills Plantation II CDD
2005 Pan Am Cir Ste 700
Tampa FL 33607-2380
United States

Services provided for the Month of: March 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - B/W Copies- January	35	Ea	0.15	5.25
Copies - Copies Color	18	Ea	0.50	9.00
District Management Services - District Management	1	Ea	1,000.00	1,000.00
Postage - Postage- January	1	Ea	0.53	0.53
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Subtotal				1,139.78

Subtotal	\$1,139.78
Tax	\$0.00
Total Due	\$1,139.78

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

Please include CUSTOMER ID and the invoice number on the check stub of your payment.
Phone: 813-397-5122 | Fax: 813-873-7070



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

February 28, 2022

Invoice # 15856

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

Date	Services	Hours	Amount
02/02/22	MTR Correspondence with client regarding interlocal agreement with SHPI.	0.20	75.00
02/02/22	MTR Correspondence with counsel for SHPI regarding interlocal agreement.	0.20	75.00
02/04/22	MTR Respond to client correspondence regarding agenda items for upcoming meeting.	0.20	75.00
02/08/22	MTR Review correspondence regarding meeting cancellation. Review and respond to email from SHPI attorney regarding interlocal agreement. Email to client.	0.30	112.50
02/09/22	MTR Research issues related to initiating and enforcing action against District and defenses to alleged breach of agreement. Exchange correspondence with attorney for SHP I.	0.80	300.00
02/09/22	MTR Correspondence with client regarding interlocal agreement.	0.10	37.50
02/16/22	MTR Analyze documents provided by SHPI regarding demand for reimbursement and new agreement. Correspondence with client regarding SHPI's demand.	0.50	187.50

Recapitulation

Name	Hours	Amount
MTR Michelle T. Reiss	2.30	862.50
For Current Services Rendered	2.30	\$862.50

Client Ref: 000394 - 00000
Invoice # 15856

February 28, 2022
Page 2

Total Current Work

\$862.50

Please return this page with remittance

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

Invoice # 15856
Bill Date: February 28, 2022
Client Code: 000394
Client Name: Southern Hills Plantation II Community Development District
Matter Code: 00000
Matter Name: General

Total Current Work

\$862.50

Amount enclosed: _____

Southern Hills Plantation II Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2022



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 3/31/2022

(In Whole Numbers)

	General Fund	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	67,046	0	0	0	0	0	67,046
Investment - Revenue 2004 (412)	0	3	325,859	0	0	0	325,862
Investment - Prepayment 2004 (449)	0	0	5,236	0	0	0	5,236
Investment - Reserve 2004 (458)	0	0	0	0	0	0	0
Investment - Construction 2004 (467)	0	0	0	2,323	0	0	2,323
Investment - Deferred Cost 2004 (797)	0	0	0	17	0	0	17
Accounts Receivable - Other	0	0	0	0	0	0	0
Assessments Receivable-Tax Roll	40,969	0	98,082	0	0	0	139,051
Assessments Receivable-Off Roll	458,633	0	513,469	0	0	0	972,102
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0
Allowance for Uncollectable Receivables	(499,602)	0	(611,551)	0	0	0	(1,111,152)
Due From General Fund	0	0	104,566	0	0	0	104,566
Investments--SBA	153	0	0	0	0	0	153
Prepaid Expenses	0	0	0	0	0	0	0
Prepaid Insurance-Gen Liab	0	0	0	0	0	0	0
Prepaid Insurance-Professional Liability	0	0	0	0	0	0	0
Deposits	1,830	0	0	0	0	0	1,830
Improvements Other Than Buildings	0	0	0	0	3,386,703	0	3,386,703
Amount Available-Debt Service	0	0	0	0	0	361,596	361,596
Amount To Be Provided-Debt Service	0	0	0	0	0	2,618,404	2,618,404
Other	0	0	0	0	0	0	0
Total Assets	69,030	3	435,661	2,340	3,386,703	2,980,000	6,873,737
Liabilities							
Accounts Payable	0	0	0	0	0	0	0
Accounts Payable Other	600	0	0	0	0	0	600
Due To Debt Service Fund	105,220	0	0	0	0	0	105,220
Matured Interest Payable	0	0	1,451,630	0	0	0	1,451,630
Matured Bonds Payable	0	0	900,000	0	0	0	900,000
Accrued Expenses Payable	0	0	0	0	0	0	0
Long Term Payable- SHPI CDD	0	0	0	0	0	0	0
Debt Service Obligations - Current	0	0	0	0	0	0	0
Revenue Bonds Payable-Series 2004	0	0	0	0	0	2,980,000	2,980,000
Other	0	0	0	0	0	0	0
Total Liabilities	105,820	0	2,351,630	0	0	2,980,000	5,437,450
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	0	(1,939,199)	2,340	0	0	(1,936,860)
Fund Balance-Unreserved	(58,137)	0	0	0	0	0	(58,137)
Investment In General Fixed Assets	0	0	0	0	3,386,703	0	3,386,703

Southern Hills Plantation II Community Development District

Balance Sheet

As of 3/31/2022

(In Whole Numbers)

	General Fund	General Fund	Debt Service Fund	Capital Projects Fund	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Other	21,348	3	23,231	0	0	0	44,581
Total Fund Equity & Other Credits	(36,790)	3	(1,915,969)	2,340	3,386,703	0	1,436,287
Total Liabilities & Fund Equity	69,030	3	435,661	2,340	3,386,703	2,980,000	6,873,737

Southern Hills Plantation II Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	3	3	0.00%
Special Assessments				
Tax Roll	75,000	29,770	(45,230)	(60.30)%
Other Miscellaneous Revenues				
Miscellaneous Revenue	<u>0</u>	<u>200</u>	<u>200</u>	<u>0.00%</u>
Total Revenues	<u>75,000</u>	<u>29,973</u>	<u>(45,027)</u>	<u>(60.04)%</u>
Expenditures				
Legislative				
Supervisor Fees	1,600	0	1,600	100.00%
Financial & Administrative				
District Management	12,000	6,000	6,000	50.00%
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	40	(40)	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	650	250	27.77%
ADA Website Compliance	1,500	0	1,500	100.00%
Legal Counsel				
District Counsel	7,500	1,650	5,850	78.00%
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	<u>5,000</u>	<u>0</u>	<u>5,000</u>	<u>100.00%</u>
Total Expenditures	<u>75,000</u>	<u>8,625</u>	<u>66,375</u>	<u>88.50%</u>
Excess of Revenue Over(Under) Expenditures	<u>0</u>	<u>21,348</u>	<u>21,348</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	(58,137)	(58,137)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(36,790)</u></u>	<u><u>(36,790)</u></u>	<u><u>0.00%</u></u>

Southern Hills Plantation II Community Development District

Statement of Revenues and Expenditures

002 - General Fund

From 10/1/2021 Through 3/31/2022

(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>3</u>	<u>3</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>3</u>	<u>3</u>	<u>0.00%</u>
Excess of Revenue Over(Under) Expenditures	<u>0</u>	<u>3</u>	<u>3</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>3</u></u>	<u><u>3</u></u>	<u><u>0.00%</u></u>

Southern Hills Plantation II Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2021 Through 3/31/2022

(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	0	16	16	0.00%
Special Assessments				
Tax Roll	<u>257,649</u>	<u>23,215</u>	<u>(234,434)</u>	<u>(90.98)%</u>
Total Revenues	<u>257,649</u>	<u>23,231</u>	<u>(234,418)</u>	<u>(90.98)%</u>
Expenditures				
Debt Service				
Interest	132,649	0	132,649	100.00%
Principal	<u>125,000</u>	<u>0</u>	<u>125,000</u>	<u>100.00%</u>
Total Expenditures	<u>257,649</u>	<u>0</u>	<u>257,649</u>	<u>100.00%</u>
Excess of Revenue Over(Under) Expenditures	<u>0</u>	<u>23,231</u>	<u>23,231</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	(1,939,199)	(1,939,199)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(1,915,969)</u>	<u>(1,915,969)</u>	<u>0.00%</u>

Southern Hills Plantation II Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund
From 10/1/2021 Through 3/31/2022
(In Whole Numbers)

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

Southern Hills Plantation II Community Development District

Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2021 Through 3/31/2022

(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: 3.31.2022
Reconciliation Date: 3/31/2022
Status: Locked

Bank Balance	66,694.56
Less Outstanding Checks/Vouchers	1,139.78
Plus Deposits in Transit	1,491.36
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	67,046.14
Balance Per Books	<u>67,046.14</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: 3.31.2022
Reconciliation Date: 3/31/2022
Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1449	3/31/2022	System Generated Check/Voucher	1,139.78	Meritus Districts
Outstanding Checks/Vouchers			1,139.78	

Southern Hills Plantation II Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash Account Suntrust #8371
Reconciliation ID: 3.31.2022
Reconciliation Date: 3/31/2022
Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR406	3/10/2022	Tax Distribution 3/10/2022	<u>1,491.36</u>	
Outstanding Deposits			<u>1,491.36</u>	
			<u><u>1,491.36</u></u>	

Southern Hills Plantation II Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash Account Suntrust #8371
Reconciliation ID: 3.31.2022
Reconciliation Date: 3/31/2022
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1446	2/24/2022	System Generated Check/Voucher	1,129.35	Meritus Districts
1447	2/24/2022	Series 2004 FY22 Tax Dist ID	516.90	Southern Hills Plantation II CDD
1448	3/10/2022	System Generated Check/Voucher	862.50	Appleton Reiss, PLLC
Cleared Checks/Vouchers			2,508.75	

Southern Hills Plantation II Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash Account Suntrust #8371
Reconciliation ID: 3.31.2022
Reconciliation Date: 3/31/2022
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR396	2/24/2022	Tax Distribution 2/24/2022	1,179.75	
CR407	3/31/2022	Interest Payment - March	<u>0.57</u>	
Cleared Deposits			<u>1,180.32</u>	