

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
SPECIAL MEETING
JANUARY 31, 2023**

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT AGENDA
JANUARY 31, 2023 AT 10:30 A.M.
CASCADES CLUBHOUSE
LOCATED AT 5459 COTILLION BLVD, BROOKSVILLE, FL 34601**

District Board of Supervisors	Vice Chairman	Matt Pallardy
	Supervisor	Jon Franz
	Supervisor	Brian Spivey
	Supervisor	Cheryl Bernal
	Supervisor	Wesley Jones

District Manager	Inframark	Gene Roberts Brian Lamb
-------------------------	-----------	----------------------------

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.**

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

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

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

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

January 31, 2023

Board of Supervisors
Southern Hills Plantation II Community Development District

Dear Board Members:

The Special Meeting of Southern Hills Plantation II Community Development District will be held on **Friday, January 31, 2023 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. ADMINISTER OATH OF OFFICES**
- 3. CONFIRMATION OF BOARD COMPENSATION**
- 4. PUBLIC COMMENT ON AGENDA ITEMS**
- 5. BUSINESS ITEMS**
 - A. Consideration of Resolution 2023-01; Canvassing and Certifying the Results of the Landowners Election.....Tab 01
 - B. Consideration of Resolution 2023-02; Redesignating Officers.....Tab 02
 - C. Consideration of Interlocal/Settlement Agreement.....Tab 03
 - D. General Matters of the District
- 6. CONSENT AGENDA**
 - A. Consideration of the Public Hearing & Regular Meeting August 12, 2022.....Tab 04
 - B. Consideration of the Landowner Election November 11, 2022.....Tab 05
 - C. Consideration of Operations and Maintenance Expenditures July 2022 – September 2022..... Tab 06
 - D. Consideration of Operations and Maintenance Expenditures Oct. 2022 – November 2022.....Tab 07
 - E. Review of Financial Statements through November 30, 2022.....Tab 08
- 7. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 8. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 9. 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 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, ADDRESSING SEAT NUMBER DESIGNATIONS ON THE BOARD OF SUPERVISORS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Southern Hills Plantation II Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held following the creation of a community development district for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, on November 11, 2022, the owners of land within the District held a meeting for the purpose of electing supervisors to the District’s Board of Supervisors (“Board”); and

WHEREAS, at the November 11, 2022 meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner’s election, and announce the Board Members, seat number designations on the Board.

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

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

Seat 1	Jon Franz	Votes: <u>390</u>
Seat 2	Brian Spivey	Votes: <u>390</u>
Seat 4	Wesley Jones	Votes: <u>389</u>

SECTION 3. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

Seat 1	<u>Jon Franz</u>	Years: 11/2026
Seat 2	<u>Brian Spivey</u>	Years: 11/2026
Seat 4	<u>Wesley Jones</u>	Years: 11/2024

SECTION 4. Said terms of office commenced on November 11, 2022.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

PASSED AND ADOPTED this 31st day of January, 2023.

Attest:

**Southern Hills Plantation II Community
Development District**

Name: _____
Secretary/Assistant Secretary

Name: _____
Chair/Vice Chair of the Board of Supervisors

RESOLUTION 2023-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF SOUTHERN HILLS
PLANTATION II COMMUNITY DEVELOPMENT DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Southern Hills Plantation II Community Development District (the “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, the Board of Supervisors (hereinafter the “Board”) now desire to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Gene Roberts</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 31st DAY OF JANUARY, 2023.

ATTEST:

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Secretary/ Assistant Secretary

Name: _____
Chair/ Vice Chair of the Board of Supervisors

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

Jennifer L. Kilinski, Esq.
KE LAW GROUP, PLLC
2016 Delta Blvd, Suite 101
Tallahassee, Florida 32303

**INTERLOCAL AGREEMENT BETWEEN
SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT,
SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT AND
SOUTHERN HILLS PLANTATION III COMMUNITY DEVELOPMENT DISTRICT**

This Agreement (“Agreement”) is made and entered into this ____ day of December, 2022 by and between:

Southern Hills Plantation I Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Brooksville, Florida, and whose mailing address is c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 (“**District I**”);

Southern Hills Plantation II Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Brooksville, Florida, and whose mailing address is c/o Meritus Corp, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (“**District II**”); and

Southern Hills Plantation III Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Brooksville, Florida, and whose mailing address is c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 (“**District III**” and together with District I and District II, the “**Districts**”).

RECITALS

WHEREAS, the Districts are each local units of special-purpose government, each established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “**Act**”), by separate ordinances, each adopted by the City of Brooksville, Florida; and

WHEREAS, the Districts were established for the purpose of planning, financing, constructing, operating and/or maintaining various public infrastructure improvements; and

WHEREAS, the Districts entered into that certain *Inter-Local Agreement*, dated December 28, 2004 (the “**Prior Interlocal Agreement**”) for the predominant purpose of allocating the shared costs of construction, operation and maintenance of certain community public improvements as

identified in the Prior Interlocal Agreement (the “**Improvements**”), within the boundaries of the Districts; and

WHEREAS, the Districts disagree as to the present enforceability of the Prior Interlocal Agreement but represent and agree that upon execution of this Agreement by the Districts and recording of this Agreement, the Prior Interlocal Agreement shall be null and void and replaced in its entirety by this Agreement; and

WHEREAS, the Districts desire to share the cost of the Improvements in accordance with the terms and conditions of this Agreement and to provide for the terms of payment of such shared costs for each fiscal year, each of which shall begin October 1 and end September 30 (each, a “**Fiscal Year**”); and

WHEREAS, the Districts warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Districts, the Districts agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. PAYMENT TERMS THROUGH FISCAL YEAR 2024-2025 AND DISMISSAL. The Parties acknowledge and agree that District II shall pay and District I shall accept the following payments in full and final settlement of any amounts due or allegedly due or owed by District II to District I related to the Improvements and maintenance thereof through the date of this Agreement:

- A. District II shall pay District I Forty Thousand Dollars (\$40,000) as settlement of any amounts allegedly due and owing from fiscal years prior to Fiscal Year 2022-2023 under the Prior Interlocal Agreement. This amount shall be paid in installments of \$20,000 due on December 31, 2023 and \$20,000 due on December 31, 2024.
- B. District II shall pay District I Twenty Thousand Dollars (\$20,000) per year for Fiscal Years 2022-2023, 2023-2024, and 2024-2025. District II shall transmit payment in the full amount of Twenty Thousand Dollars (\$20,000) for each of the foregoing fiscal years on or before April 1 of the following year (i.e. such that Fiscal Year 2022-2023 payment is due on or before April 1, 2023 and so on).

Upon receipt of the amount set forth in Section 2.A., District I shall file a Notice of Voluntary Dismissal with Prejudice of the lawsuit styled *Southern Hills Plantation I Community Development District v. Southern Hills Plantation II Community Development District*, Case No. 2022 CA 00748, filed in the Fifth Judicial Circuit in and for Hernando County, Florida.

SECTION 3. FUTURE PAYMENTS – DISTRICT II. Commencing in Fiscal Year 2025-2026, District II shall pay District I twenty-five percent (25%) (“**District II Share**”) of the annual cost of maintenance of the Improvements as defined in Section 5 of this Agreement (“**Annual Cost**”). The District II Share of the Annual Cost shall be paid in two equal installments on January 1 and June 1 of

each year unless otherwise agreed to by District I and District II in writing. The District II Share may be increased or decreased as set forth in section 5 below.

SECTION 4. FUTURE PAYMENTS – DISTRICT III. Commencing in Fiscal Year 2022-2023, District III shall pay to District I 23.8% (“**District III Share**”) of the Annual Cost. Such payments shall be made on January 1 and June 1 of each year unless otherwise agreed to by District I and District III in writing. District III shall also pay to District I 23.8%, up to a maximum of Thirty Thousand Dollars (\$30,000), of the legal fees and costs incurred by District I related to the dispute between the Districts arising from the Prior Interlocal Agreement. Such payment shall be transmitted to District I within thirty (30) days after receipt of the invoice regarding such legal fees and costs. Upon execution and recording of this Agreement, the Interlocal Agreement between District I and District III which is recorded at Official Records Book 4013, Page 964 of the Public Records of Hernando County, Florida shall be terminated.

SECTION 5. ANNUAL COST.

- A. The Annual Cost shall be based on all costs associated with the maintenance for Southern Hills Boulevard from U.S. 41 to the entrance to District I, including the following expenses:
1. The annual cost of maintenance of landscaping, including but not limited to all landscape lighting repair and replacement costs, plant replacement costs, and all irrigation repairs;
 2. The annual cost of maintenance, repair, and replacement of existing land improvements and hardscape, including but not limited to pergola, entrance features, signage, and walls;
 3. The annual cost of maintenance, repair, and replacement of the street lighting; and
 4. The annual cost of maintenance, repair, and replacement of the stormwater facilities and related drainage structures identified on the map attached hereto as part of **Composite Exhibit A**.
- B. The Districts agree to a substantially similar scope as is currently set forth in the agreements attached hereto as **Composite Exhibit A** and incorporated by reference unless a different scope is approved by the Committee. The parties agree that the level of maintenance shall equal or exceed the level provided as of the execution of this Agreement and of similar quality communities, unless otherwise agreed by the Districts pursuant to sections 5.C and 5.D of this Agreement.
- C. The Annual Cost shall be determined by the Districts. The Districts shall form a committee of representatives from District I, District II, and District III (“**Committee**”). Each District shall have one representative from its respective Board of Supervisors on the Committee and each representative shall be entitled to cast one vote on any matters that come before the Committee for review and consideration. All representatives must be present in person or by phone or video conference to constitute a quorum of the Committee. The Committee shall review and vote on all contracts and invoices for the expenses described in Section 5.A. above and shall make recommendations to their

respective Boards. The items which receive a majority vote from the Committee shall subsequently be presented to each member's respective Board of Supervisors for final approval. The Committee shall have no decision-making authority for the Districts but shall have authority to make recommendations. A recommendation shall be deemed accepted and binding on all parties if it is approved by a majority vote of at least two out of three of the respective District Boards of Supervisors at a joint meeting of the Districts. The Committee shall make a recommendation as to Annual Costs no later than April 15 preceding the beginning of each fiscal year to allow for inclusion in the annual budget. The Committee shall act pursuant to Florida law.

- D. District I shall provide the Committee with invoices, contracts, receipts, and documents to support the Annual Cost commencing with Fiscal Year 2025-2026. District I shall submit such information for the preceding Fiscal Year and the current Fiscal Year through April 1 to the Committee by April 15 of each Fiscal Year. The Committee shall review and use such information to recommend the Annual Cost for the upcoming Fiscal Year. Each District's share of the Annual Cost shall be determined per the percentages set forth in sections 3 and 4 herein. The Committee shall recommend the Annual Cost and notify each District of their recommended share prior to the date for approval of each District's annual budget for the upcoming Fiscal Year. The Districts shall review such recommendation individually and shall not unreasonably withhold their approval of the same, which shall be based on the information set forth herein.
- E. The Annual Cost for any one district may be proportionately increased or decreased if the density permitted by law within the District's boundaries is increased or decreased at final build out, which shall be evidenced by the last plat recorded within such district ("Final Plat"). Such affected District shall present the changes pursuant to the Final Plat to the other two Districts and a reasonable increase or decrease in such affected District's percentage share of the Annual Cost may be approved by the Committee and adjusted in the next succeeding Fiscal Year, so that each of the District's may take into account such changes in its budget and assessment levying processes.

SECTION 6. NOTICE AND CURE. If any of the Districts are in default in performing any of their respective obligations under this Agreement or in breach of any provision under this Agreement, any non-defaulting District may provide notice to the defaulting District in writing and providing a period of thirty (30) days after receipt of such notice within which to cure such alleged breach or default. Failure to cure within the 30-day cure period will result in a default by the applicable District. Any payment not cured as provided herein shall accrue interest at a rate of 1 % per month until paid. Failure by District I to transmit an invoice to either district shall not constitute a breach or default by District I and District II and District III hereby recognize the obligation to make payments in accordance with the schedule set forth herein.

SECTION 7. MUTUAL RELEASE. Upon execution and recording of this Agreement, the Districts, on behalf of themselves and their respective current and former supervisors, residents, employees, representatives, agents, District Managers, District Counsel, successors and assigns, hereby release, remise and forever discharge each other from any and all claims, causes of action, liabilities, damages, payments, and suits, known and unknown, of every kind and nature, arising from or related to the Prior Interlocal Agreement, the maintenance of Southern Hills Boulevard, or other matters set forth herein through the date of this Agreement. Further, District I shall dismiss with

prejudice the lawsuit filed in the Circuit Court of the Fifth Judicial Circuit for Hernando County Florida styled *Southern Hills Plantation I Community Development District, a local unit of special government vs. Southern Hills Plantation II Community Development District, a local unit of special purpose government*, Case No. 22-CA-000748. Nothing herein shall be construed to limit any District's available remedies with respect to a default under this Agreement as described in section 8 of this Agreement.

SECTION 8. DEFAULT. A default by any of the Districts under this Agreement shall entitle the others to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance.

SECTION 9. DISPUTE RESOLUTION. In the event of a dispute between the Districts, the Districts shall attempt to resolve the dispute without litigation in accordance with the Intergovernmental Dispute Resolution process pursuant to Chapter 164, *Florida Statutes*.

SECTION 10. ENFORCEMENT OF AGREEMENT. In the event that any of the Districts is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 11. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by the mutual consent of the Districts in an instrument in writing which is executed by all parties hereto. This Agreement may be terminated by a majority vote of at least two of the Districts' Board of Supervisors; provided, however, the Districts must vote to terminate on the same terms and conditions.

SECTION 12. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Districts, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 13. NOTICES. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to District No. I: Southern Hills Plantation CDD I
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: Chuck Adams

With a copy to: KE Law Group, PLLC
2016 Delta Blvd, Suite 101
Tallahassee, Florida 32303
Attn: District Counsel

B. If to District No. II: Southern Hills Plantation CDD II
Meritus Corp, 2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
Attn: District Manager

With a copy to: Appleton Reiss, PLLC
215 N. Howard Ave, Suite 200
Tampa, Florida 33606
Attn: District Counsel

C. If to District No. III: Southern Hills Plantation CDD III
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: Chuck Adams

With a copy to: KE Law Group, PLLC
2016 Delta Blvd, Suite 101
Tallahassee, Florida 32303
Attn: District Counsel

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

SECTION 14. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 15. ASSIGNMENT. No party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other Parties.

SECTION 16. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue shall be in Hernando County, Florida.

SECTION 17. EFFECTIVE DATE. The Agreement shall be effective after execution by all parties hereto and its recording, and shall remain in effect for twenty (20) years. This Agreement shall automatically renew for up to five (5) additional twenty (20)-year periods ("Renewal Term") unless terminated or altered by the Districts pursuant to Section 11 of this Agreement.

SECTION 18. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Districts relating to the subject matter of this Agreement.

SECTION 19. PUBLIC RECORDS. The Districts understand and agree that all documents of any kind provided to the other District in connection with this Agreement may be public records, and, accordingly, the Districts agree to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. District II acknowledges that the designated public records custodian for District I and District III is **Chuck Adams** (“**Districts I and III Public Records Custodian**”). District I and District III acknowledge that the designated public records custodian for District II is **Brian Lamb** (“**District II Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Districts shall 1) keep and maintain public records required by the Districts to perform the services herein; 2) upon request by a Public Records Custodian, provide the requesting District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if either District does not transfer the records to the other District’s Public Records Custodian; and 4) upon completion of the contract, transfer to the other District, at no cost, all public records of the other District in a District’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THERE ARE QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR DISTRICTS I AND III AT (239) 464-7114, CHUCK ADAMS, ADAMSC@WHHASSOCIATES.COM, OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431 OR CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR DISTRICT II AT (813) 873-7300, BRIAN LAMB, BRIAN.LAMB@INFRAMARK.COM OR 2005 PAN AM CIRCLE, SUITE 300 TAMPA, FLORIDA 33607.

SECTION 20. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 21. ARM’S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Districts as an arm's length transaction. The Districts participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Districts are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 22. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement on the day and year first written above.

Attest:

**SOUTHERN HILLS PLANTATION
COMMUNITY DEVELOPMENT DISTRICT I**

Secretary

Chairperson, Board of Supervisors

**SOUTHERN HILLS PLANTATION
COMMUNITY DEVELOPMENT DISTRICT II**

Secretary

Chairperson, Board of Supervisors

**SOUTHERN HILLS PLANTATION
COMMUNITY DEVELOPMENT DISTRICT III**

Secretary

Chairperson, Board of Supervisors

Composite Exhibit A: Maintenance Agreements

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

August 12, 2022, Minutes of the Public Hearing and Regular Meeting

Minutes of the Public Hearing and Regular Meeting

The Public Hearing and Regular Meetings of the Board of Supervisors for Southern Hills Plantation II Community Development District was held on **Friday, August 12, 2022, 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 Public Hearing and Regular Meetings of the Board of Supervisors of the Southern Hills Plantation II Community Development District to order on **Friday, August 12, 2022, at 10:36 a.m.**

Board Members Present and Constituting a Quorum:

Devon Rushnell	Chair
Cheryl Bernal	Supervisor
Jon Franz	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark
Gene Roberts	District Manager, Inframark
Michelle Reiss	District Counsel, Appleton Reiss

There was no audience member in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARINGS

Mr. Lamb directed the Board to recess to Public Hearing.

4. PUBLIC HEARING ON FISCAL YEAR 2023 BUDGET

A. Open the Public Hearing on Adopting Fiscal Year 2023 Budget

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Franz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

B. Staff Presentation

Mr. Lamb stated the Budget remains unchanged as proposed as it relates in total of last years. The Board has the option to amend the proposed Budget.

C. Public Comment

There were no public comments.

D. Consideration of Resolution 2022-03; Adopting Fiscal Year 2023 Budget

Mr. Lamb discussed and reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2022-03.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Franz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

E. Close the Public Hearing on Adopting Fiscal Year 2023 Budget

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Franz
SECONDED BY:	Supervisor Rushnell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

A. Open the Public Hearing on Levying O&M Assessments

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Franz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

B. Staff Presentation

There were no public comments.

C. Public Comment

There were no public comments.

D. Consideration of Resolution 2022-04; Levying O&M Assessments

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-04.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Franz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

E. Close the Public Hearing on Levying O&M Assessments

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Franz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

6. RETURN AND PROCEED TO THE REGULAR MEETING

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

7. BUSINESS ITEMS

A. Consideration of Resolution 2022-05; Setting FY 2022 Meeting Schedule

Mr. Lamb reviewed and discussed the resolution with the Board. District Counsel Reiss suggested that for the next meeting with CDD 1 to have at least have four Board members in attendance sine it considered a joint Public Hearing. In terms of the dates, we have openings from September 26 through the 28th. The Board also agreed to have a Board meeting every 2nd Friday of each month.

MOTION TO:	Approve the Resolution 2022-05.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Franz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

B. General Matters of the District

Ms. Reiss commented on the negotiation with the agreement by CDD 1 and they want to make sure South Hill Plantation pays their share. They insisted on some back assessment agreement that has been in place since 2004 and was never enforced. There was some negotiation and made progress from moving off demands on past due assessments. Since then, they file a public record lawsuit the day after the meeting regarding alleging that they did not get everything in response to their unclear demands. In addition, they are demanding proof of communications with emails, phone calls records or text messages regarding the agreement and boundaries of the District. Once all documents are gathered pertaining all communications to Ms. Reiss.

8. CONSENT AGENDA

- A. Consideration of the Regular Meeting May 13, 2021**
- B. Consideration of Operations and Maintenance Expenditures April 2022**
- C. Consideration of Operations and Maintenance Expenditures May 2022**
- D. Consideration of Operations and Maintenance Expenditures June 2022**
- E. Review of Financial Statements Month Ending June 30, 2022**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Franz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

9. VENDOR/STAFF REPORTS

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

There were no staff reports from at this time.

10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

11. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Franz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - 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

Signature

Printed Name

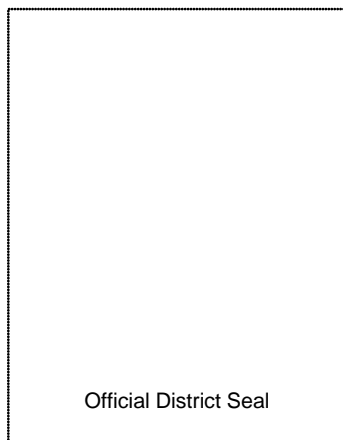
Printed Name

Title:

- ☐ Chairman
☐ Vice Chairman

Title:

- ☐ Secretary
☐ Assistant Secretary



Official District Seal

Recorded by Records Administrator

Signature

Date

DRAFT

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

November 11, 2022, Minutes of the Landowner's Election

MINUTES OF THE LANDOWNER'S ELECTION

The Landowner's Election of the Board of Supervisors for the Southern Hills Plantation II Community Development District was held on **Friday, November 11, 2022, at 10:30 a.m.** at the Southern Hills Plantation Clubhouse located at 5458 Cotillion Blvd., Brooksville, FL 34601.

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Landowner's Election of the Board of Supervisors of the Southern Hills Plantation II Community Development District to order on **Friday, November 11, 2022, at 10:30 a.m.**

Staff Members Present:

Brian Lamb	District Manager, Inframark	(via conference call)
Gene Roberts	District Manager, Inframark	

Board Members Present:

Matt Pallardy	Vice-Chair	
Wesley Jones	Supervisor	(via conference call)

There were no landowners present in the audience.

2. APPOINTMENT OF MEETING CHAIRMAN

Gene Roberts from Inframark stated that he will be serving as the meeting chairman.

3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS

Mr. Roberts briefly went over the election process and announced the candidates: Matt Pallardy, Jon Franz, Brian Spivey, Wesley Jones.

4. ELECTION OF SUPERVISORS

The ballots and proxies were collected, and the votes were tallied. Mr. Roberts proceeded with announcing the results: Jon Franz received three-hundred and ninety (390) votes and will serve for Seat 1 with a four-year term, Brian Spivey received three-hundred and ninety (390) votes and will serve for Seat 2 with a four-year term, and Wesley Jones received three-hundred and eighty-nine (389) vote and will serve for Seat 4 with a two-year term.

5. OWNERS REQUESTS

There were no requests.

6. ADJOURNMENT

MOTION TO:	The Landowners Election Meeting was adjourned.
MADE BY:	Supervisor Pallardy
SECONDED BY:	Supervisor Jones
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

**These minutes were done in summary format.*

**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

Signature

Printed Name

Printed Name

Title:

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

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

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				
Inframark	79417	\$ 1,136.51		Management Services - June
Monthly Contract Sub-Total		\$ 1,136.51		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Appleton Reiss, PLLC	17274	\$ 2,658.46		District Counsel thru 06/30/22
Tampa Bay Times	69893 071322	537.00		O&M Assessments - 07/13/22
Regular Services Sub-Total		\$ 3,195.46		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 4,331.97		

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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: June 2022

INVOICE#

#79417

CUSTOMER ID

C2289

PO#**DATE**

6/30/2022

NET TERMS

Net 30

DUE DATE

7/30/2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage- May	2	Ea	0.53		1.06
B/W Copies- May	23	Ea	0.15		3.45
Color Copies- May	14	Ea	0.50		7.00
Website Maintenance / Admin	1	Ea	125.00		125.00
District Management	1	Ea	1,000.00		1,000.00
Subtotal					1,136.51

Subtotal	\$1,136.51
Tax	\$0.00
Total Due	\$1,136.51

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

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Appleton Reiss, PLLC

215 N. Howard Ave.

Suite 200

Tampa, FL 33606

813-542-8888

Tax ID No. 83-0953659

12/13/22
6/13/22
3/15/22

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, 2022
Invoice # 17274

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

Date		Services	Hours	Amount
06/01/22	MTR	Revise correspondence to SHP 1. Email to client.	0.60	237.00
06/01/22	MTR	Correspondence regarding agenda items for Board meeting.	0.10	39.50
06/02/22	MTR	Revise correspondence to SHP 1. Identify exhibits to enclose with correspondence. Email to client.	1.10	434.50
06/02/22	NRJ	Review and gather materials for Response to Initiation of Intergovernmental Conflict Resolution; Prepare and mail out; Email to Counsel.	0.30	49.50
06/03/22	MTR	Correspondence with client regarding records request by SHP1. Correspondence with client regarding agenda for next meeting.	0.40	158.00
06/07/22	MTR	Review and analyze documents in response to request from SHP1.	0.50	197.50
06/07/22	MTR	Correspondence with manager regarding documents in response to SHP1 request.	0.10	39.50
06/13/22	MTR	Correspondence with attorney for District 1 regarding scheduling meeting with District 1.	0.20	79.00
06/13/22	MTR	Correspondence regarding meeting with SHP1.	0.10	39.50
06/13/22	MTR	Correspondence with client regarding meeting with SHP1.	0.10	39.50
06/16/22	MTR	Correspondence regarding response to SHP1 records request.	0.20	79.00
06/17/22	MTR		0.30	118.50

Client Ref: 000394 - 00000
Invoice # 17274

June 30, 2022
Page 2

Date		Services	Hours	Amount
		Exchange correspondence regarding scheduling meeting with SHP1. Research facilitators and availability.		
06/17/22	MTR	Correspondence regarding response to records request.	0.10	39.50
06/17/22	MTR	Review correspondence regarding meeting with SHP1. Research options for facilitators. Email to SHP1 attorney.	0.30	118.50
06/20/22	MTR	Correspondence regarding scheduling meeting with SHP1 with facilitator.	0.20	79.00
06/21/22	MTR	Respond to email correspondence from SHP1's litigation counsel regarding records request.	0.20	79.00
06/21/22	MTR	Research legal issues related to public records request. Review file materials for documents related to request. Review correspondence related to meeting with SHP1.	0.80	316.00
06/22/22	MTR	Correspondence with SHP1 attorney regarding meeting.	0.10	39.50
06/23/22	MTR	Phone and email correspondence with clients and SHP1 counsel regarding mediation. Exchange multiple emails regarding scheduling.	1.00	395.00
06/24/22	MTR	Schedule meeting with SHP1. Emails to client and SHP1 counsel.	0.20	79.00

Recapitulation

	Name	Hours	Amount
NRJ	Nicole R. Jaromin	0.30	49.50
MTR	Michelle T. Reiss	6.60	2,607.00
For Current Services Rendered		6.90	\$2,656.50

Expenses and Advances

Date	Expenses	Amount
	Postage through 06/30/22	1.96
Total Expenses and Advances		\$1.96

Client Ref: 000394 - 00000
Invoice # 17274

June 30, 2022
Page 3

Total Current Work

\$2,658.46

Please return this page with remittance

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

Invoice # 17274
Bill Date: June 30, 2022
Client Code: 000394
Client Name: Southern Hills Plantation II Community Development District
Matter Code: 00000
Matter Name: General

Total Current Work

\$2,658.46

Amount enclosed: _____



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	
07/13/22		SOUTHERN HILLS PLANTATION II	
Billing Date	Sales Rep	Customer Account	
07/13/2022	Deirdre Bonett	69893	
Total Amount Due		Ad Number	
\$537.00		0000235378	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/13/22	07/13/22	0000235378	Times	Legals CLS	O&M Assessments	1	4x10.25 IN	\$533.00
07/13/22	07/13/22	0000235378	Tampabay.com	Legals CLS	O&M Assessments	1	4x10.25 IN	\$0.00
					AffidavitMaterial			\$4.00

SM
4801
5130

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
07/13/22		SOUTHERN HILLS PLANTATION II	
Billing Date	Sales Rep	Customer Account	
07/13/2022	Deirdre Bonett	69893	
Total Amount Due		Ad Number	
\$537.00		0000235378	

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


Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hernando, Citrus

} ss

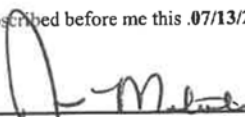
Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of: **7/13/22** or by publication on the newspaper's website, if authorized, on

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

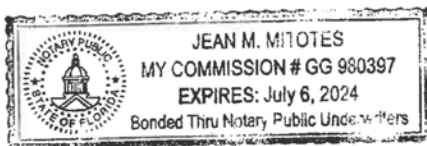
Sworn to and subscribed before me this **07/13/2022**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE 2023 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 12, 2022, at 10:30 a.m. at the Cascades Clubhouse located at 5459 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 2023 Fiscal Year ending September 30, 2022; (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 2023 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 2023 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 2022			FISCAL YEAR 2023			Increase/(Decrease) from FY 2022 to FY 2023
		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

⁽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.

The Fiscal Year 2023 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.

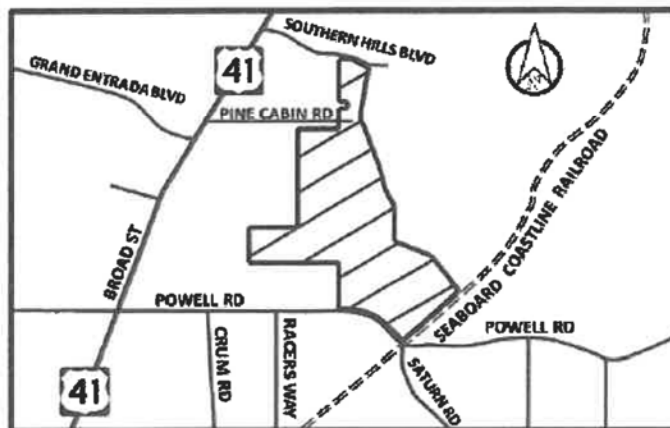
Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearings and the right to file written objections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



July 13, 2022

0000235378-01

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	17585	\$ 2,883.50		Professional Service - Thru 07/28/22
Tampa Bay Times	69893 072022	107.40		Budget Hearing - 07/20/22
Regular Services Sub-Total		\$ 2,990.90		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 2,990.90		

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

July 31, 2022

Invoice # 17585

CLIENT: 000394 - Southern Hills Plantation II Community Development District

Re: 00000 General

Date		Services	Hours	Amount
07/05/22	MTR	Review correspondence from mediator regarding mediation information.	0.10	39.50
07/26/22	MTR	Begin drafting summary for facilitator for August 2 meeting with CDD I.	1.70	671.50
07/27/22	MTR	Continue drafting conflict assessment statement in preparation for meeting. Identify exhibits and supporting documents. Email to Judge Arnold. Email to client.	4.70	1,856.50
07/27/22	MTR	Phone conference with facilitator. Email correspondence with clients and SHP I counsel regarding meeting time.	0.40	158.00
07/28/22	MTR	Correspondence with SHP counsel regarding conflict assessment meeting plan.	0.10	39.50
07/28/22	MTR	Correspondence with mediator and SHP 1 counsel regarding conflict assessment meeting planning.	0.30	118.50

Recapitulation

	Name	Hours	Amount
MTR	Michelle T. Reiss	7.30	2,883.50
For Current Services Rendered		7.30	\$2,883.50

Total Current Work

\$2,883.50

Please return this page with remittance

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

Invoice # 17585
Bill Date: July 31, 2022
Client Code: 000394
Client Name: Southern Hills Plantation II Community Development District
Matter Code: 00000
Matter Name: General

Total Current Work	\$2,883.50
---------------------------	-------------------

Amount enclosed: _____



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	
07/20/22	SOUTHERN HILLS PLANTATION II	
Billing Date	Sales Rep	Customer Account
07/20/2022	Deirdre Bonett	69893
Total Amount Due		Ad Number
\$107.40		0000235380

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/20/22	07/20/22	0000235380	Times	Legals CLS	Budget Hearing	1	2x63 L	\$105.40
07/20/22	07/20/22	0000235380	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	1	2x63 L	\$0.00 \$2.00

4/8/21
57300
vs

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	
07/20/22	SOUTHERN HILLS PLANTATION II	
Billing Date	Sales Rep	Customer Account
07/20/2022	Deirdre Bonett	69893
Total Amount Due		Ad Number
\$107.40		0000235380

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hernando, Citrus

Before the undersigned authority personally appeared **Deirdre Bonett** 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 Hearing** was published in said newspaper by print in the issues of: **7/20/22** or by publication on the newspaper's website, if authorized, on

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.

} SS

**SOUTHERN HILLS PLANTATION II COMMUNITY
DEVELOPMENT DISTRICT**

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 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 12, 2022 at 10:30 a.m. at the Cascades Clubhouse located at 5459 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, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023") 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: 07/20/2022

0000235380

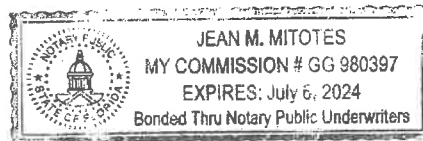
Signature Affiant

Sworn to and subscribed before me this **07/20/2022**

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced



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	18379	\$ 1,369.50		Professional Service - Thru 08/02/22
Appleton Reiss, PLLC	18380	6,549.50	\$ 7,919.00	Professional Service - Thru 08/31/22
Regular Services Sub-Total		\$ 7,919.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 7,919.00		

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

51400
3107

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, 2022
Invoice # 18379

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

Date		Services	Hours	Amount
08/04/22	MTR	Correspondence regarding website and meeting schedule.	0.10	39.50
08/12/22	MTR	Attend monthly meeting of the Board and public hearing.	2.00	790.00

Recapitulation

	Name	Hours	Amount
MTR	Michelle T. Reiss	2.10	829.50
For Current Services Rendered		2.10	\$829.50

Expenses and Advances

Date	Expenses	Amount
08/02/22	Arbitrators/mediators Mediation Hearing on 8/2/2022 - James D. Arnold	540.00
Total Expenses and Advances		\$540.00

Total Current Work	\$1,369.50
---------------------------	-------------------

28/6/22
39

Appleton Reiss, PLLC

215 N. Howard Ave.

Suite 200

Tampa, FL 33606

813-542-8888

Tax ID No. 83-0953659

51400
3/07

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, 2022
Invoice # 18380

CLIENT: 000394 - Southern Hills Plantation II Community Development District
Re: 00002 Southern Hills Plantation I CDD (Public Records Request Dispute)

Date		Services	Hours	Amount
08/02/22	MTR	Prepare for and attend conflict assessment meeting. Prepare summary of meeting.	3.70	1,461.50
08/04/22	MTR	Receive and review complaint for records. Email to client. Research case law and legal issues related to public records request for email and text messages.	1.30	513.50
08/04/22	MTR	Phone conference regarding response to lawsuit filed by SHP1.	0.40	158.00
08/04/22	MTR	Correspondence with SHP1 counsel regarding new lawsuit.	0.10	39.50
08/05/22	MTR	Correspondence with client regarding public records lawsuit.	0.20	79.00
08/05/22	MTR	Correspondence regarding request for meeting information from SH 1.	0.10	39.50
08/05/22	MTR	Correspondence regarding litigation plan and response to complaint.	0.60	237.00
08/08/22	MTR	Correspondence regarding response to public records suit.	0.20	79.00
08/08/22	MTR	Correspondence regarding acceptance of service.	0.10	39.50
08/10/22	MTR	Correspondence regarding scheduling public meeting.	0.10	39.50
08/10/22	MTR	Correspondence with client regarding public meeting regarding interlocal agreement dispute.	0.30	118.50
08/10/22	MTR		0.10	39.50

Client Ref: 000394 - 00002
Invoice # 18380

August 31, 2022
Page 2

Date		Services	Hours	Amount
		Correspondence with SH I counsel regarding meeting.		
08/10/22	MTR	Review and complete notice of acceptance of service.	0.30	118.50
08/10/22	NRJ	Review Waiver & Acceptance of Service; File with Clerk.	0.20	33.00
08/10/22	MTR	Receive and review client documents. Correspondence with client regarding dispute and response.	0.30	118.50
08/10/22	MTR	Exchange correspondence with supervisor regarding meeting and response to records request. Exchange correspondence with manager.	0.30	118.50
08/11/22	MTR	Correspondence with SH I attorney regarding meeting.	0.10	39.50
08/11/22	KAM	Review file, pleadings, and correspondences in preparation of drafting motion for abatement.	0.90	315.00
08/15/22	MTR	Correspondence with SHP1 counsel regarding meeting dates.	0.10	39.50
08/16/22	MTR	Review proposed settlement correspondence. Begin revising correspondence. Email to client.	0.60	237.00
08/16/22	MTR	Phone call with client. Email correspondence with SHP1 counsel. Review and revise proposed settlement communication.	1.50	592.50
08/17/22	MTR	Review emails from clients in response to records request. Begin preparing privilege log.	0.40	158.00
08/19/22	MTR	Correspondence with SHP1 attorney. Correspondence with client to schedule public meeting.	0.30	118.50
08/22/22	MTR	Phone call with attorney for SHP1 regarding meeting date and settlement.	0.30	118.50
08/23/22	MTR	Correspondence regarding meeting with SHP1.	0.10	39.50
08/26/22	KAM	Draft Motion to Abate Action.	0.90	315.00

Client Ref: 000394 - 00002
Invoice # 18380

August 31, 2022
Page 3

Date		Services	Hours	Amount
08/29/22	MTR	Review and respond to correspondence regarding settlement terms.	0.50	197.50
08/29/22	MTR	Draft and revise motion to abate.	2.30	908.50
08/29/22	KAM	Prepare Motion to Abate to file.	0.20	70.00
08/29/22	NRF	Review file and prepare Motion to Abate Action for filing: File with Court.	0.30	49.50
08/31/22	MTR	Correspondence regarding meeting with SHP1.	0.10	39.50
08/31/22	MTR	Correspondence with client regarding public meeting and response to lawsuit.	0.20	79.00

Recapitulation

	Name	Hours	Amount
NRF	Nheth Funk	0.30	49.50
NRJ	Nicole R. Jaromin	0.20	33.00
KAM	Kelly A. McKnight	2.00	700.00
MTR	Michelle T. Reiss	14.60	5,767.00
For Current Services Rendered		17.10	\$6,549.50

Total Current Work \$6,549.50



Southern Hills Plantation 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				
Regular Services Sub-Total		\$0.00		
Additional Services				
Juanita B Sikes Hernando Cnty	110122	\$2,840.00		Professional Services 11/01/2022
Additional Services Sub-Total		\$2,840.00		
TOTAL:		\$2,840.00		

Approved (with any necessary revisions noted):

Signature

Printed Name

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

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

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

JOHN C. EMERSON, CFA
HERNANDO COUNTY PROPERTY APPRAISER
PHONE: (352) 754-4190
WEBSITE: www.hernandocounty.us/pa

◆ **BROOKSVILLE OFFICE** ◆
201 Howell Avenue, Suite 300
Brooksville, FL 34601-2042

Fax Numbers:

Administration (352) 754-4198
Real Property/Tangible (352) 754-4198
Exemptions/Central GIS (352) 754-4194



"To Serve & Assess With Fairness"

Received
OCT 17 2022
◆ **WESTSIDE OFFICE** ◆
7525 Forest Oaks Blvd.
Spring Hill, FL 34606-2400
Fax Numbers:
Addressing (352) 688-5060
Exemptions (352) 688-5088

November 1, 2022

Sally Daniel, CFC
Hernando County Tax Collector
20 North Main Street Room 112
Brooksville, FL 34601

Re: Southern Hills Plantation Community Development District II

This notice serves as a reminder of fees due to the Hernando County Property Appraiser's Office that pertain to an inter-local agreement for the Southern Hills Plantation Community Development District II (CDD) Non Ad Valorem Assessment Roll for Fiscal Year 2022-2023:

Total value of the certified Non Ad Valorem Assessment Roll: \$142,007.89

Amount Due: \$2,840.00

(Fee: 2% of certified Non Ad Valorem Assessment Roll)

Per a revision to the CDD payment policy, the Tax Collector shall remit to the Property Appraiser those fees due and payable prior to the final disposition of funds to Southern Hills Plantation Community Development District II. Please make the check payable to the Hernando County Property Appraiser and remit to 201 Howell Ave., Suite 300, Brooksville, FL 34601-2042.

Sincerely,

John C. Emerson, CFA
Hernando County Property Appraiser

cc: Municipal Financial Advisory Services
For information only – THIS IS NOT A BILL



**CERTIFICATE TO
NON-AD VALOREM ASSESSMENT ROLL**

I, the undersigned, hereby certify that I am the Chairman of the Board, or authorized agent of: Southern Hills Plantation II Community Development District located in Hernando County, Florida; as such I have satisfied myself that all property included or includable on the Non-Ad Valorem Assessment Roll for the aforesaid county is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I further certify that, upon completion of this certificate and the attachment of same to the herein described Non-Ad Valorem Assessment Roll as a part thereof, that said Non-Ad Valorem Assessment Roll will be delivered to the Tax Collector of this county.

In witness whereof, I have subscribed this certificate and caused the same to be attached to and made a part of the above described Non-Ad Valorem Assessment Roll this 31st day of August, 2022.

Total Record Count	<u>413</u>
Zeroed Item Count	<u>31</u>
Assessment Record Count	<u>382</u>
Total Assessment	<u>\$142,007.89 x 2% = \$2,840.00</u>

0 • *

142,007.89 x

0.02 =

2,840.1578*+

(Chairman of the Board or Authorized Agent)

of: Southern Hills Plantation II CDD
Hernando County, Florida

SOUTHERN HILLS PLANTATION II CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract		\$0.00		
Monthly Contract Subtotal		\$0.00		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
APPLETON REISS, PLLC	19081	\$1,659.00		PROFESSIONAL SERVICES 09/30/22-10/31/22
Regular Services Subtotal		\$1,659.00		
Additional Services				
JAMES D ARNOLD	JA 080222	\$540.00		PROFFESIONAL SERVICES RENDERED 08/02/22
Additional Services Subtotal		\$540.00		
TOTAL		\$2,199.00		

Approved (with any necessary revisions noted):

 Signature:

Title (Check one):

<p>SOUTHERN HILLS PLANTATION II CDD Summary of Operations and Maintenance Invoices</p>
--

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

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary

Southern Hill Plantation Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2022

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2022

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2004 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>						
Cash - Operating Account	63,529	-	-	-	-	63,529
Assessments Receivable - Tax Collector	40,969	98,082	-	-	-	139,051
Assessments Receivable - District Collected	458,633	513,469	-	-	-	972,102
Allowance Uncollected Assessments	(499,602)	(611,551)	-	-	-	(1,111,153)
Due From Other Funds	-	105,521	-	-	-	105,521
Investments:						
SBA Account	153	-	-	-	-	153
Construction Fund	1	-	2,326	-	-	2,327
Deferred Cost	-	-	17	-	-	17
Interest Account	70	-	-	-	-	70
Prepayment Account	-	5,244	-	-	-	5,244
Revenue Fund	-	362,890	-	-	-	362,890
Deposits	1,830	-	-	-	-	1,830
Fixed Assets						
Improvements Other Than Buildings (IOTB)	-	-	-	3,386,703	-	3,386,703
Amount Avail In Debt Services	-	-	-	-	361,596	361,596
Amount To Be Provided	-	-	-	-	2,618,404	2,618,404
TOTAL ASSETS	\$ 65,583	\$ 473,655	\$ 2,343	\$ 3,386,703	\$ 2,980,000	\$ 6,908,284
<u>LIABILITIES</u>						
Accounts Payable	\$ 1,685	\$ -	\$ -	\$ -	\$ -	1,685
Accounts Payable - Other	600	-	-	-	-	600
Mature Bonds Payable	-	900,000	-	-	-	900,000
Bonds Payable	-	-	-	-	2,980,000	2,980,000
Mature Interest Payable	-	1,451,630	-	-	-	1,451,630
Due To Other Funds	105,521	-	-	-	-	105,521
TOTAL LIABILITIES	107,806	2,351,630	-	-	2,980,000	5,439,436
<u>FUND BALANCES</u>						
Restricted for:						
Capital Projects	-	-	2,343	-	-	2,343
Unassigned:	(42,223)	(1,877,975)	-	3,386,703	-	1,466,505
TOTAL FUND BALANCES	(42,223)	(1,877,975)	2,343	3,386,703	-	1,468,848
TOTAL LIABILITIES & FUND BALANCES	\$ 65,583	\$ 473,655	\$ 2,343	\$ 3,386,703	\$ 2,980,000	\$ 6,908,284

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2022

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 75,000	\$ 1,225	\$ (73,775)	1.63%
TOTAL REVENUES	75,000	1,225	(73,775)	1.63%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Arbitrage Rebate	650	-	650	0.00%
ProfServ-Trustee Fees	3,500	-	3,500	0.00%
Disclosure Report	2,500	-	2,500	0.00%
District Counsel	7,500	1,659	5,841	22.12%
District Engineer	1,000	-	1,000	0.00%
District Manager	12,000	2,000	10,000	16.67%
Auditing Services	6,300	-	6,300	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	50	2	48	4.00%
Public Officials Insurance	2,685	-	2,685	0.00%
Legal Advertising	1,000	-	1,000	0.00%
Misc-Supervisor Expenses	1,600	-	1,600	0.00%
Bank Fees	200	-	200	0.00%
Website Administration	900	250	650	27.78%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	41,560	4,086	37,474	9.83%
<u>Electric Utility Services</u>				
Electricity - Streetlights	16,525	-	16,525	0.00%
Total Electric Utility Services	16,525	-	16,525	0.00%
<u>Other Physical Environment</u>				
Contracts-Landscape	10,000	-	10,000	0.00%
Insurance - General Liability	2,497	-	2,497	0.00%
R&M-Irrigation	4,418	-	4,418	0.00%
Total Other Physical Environment	16,915	-	16,915	0.00%
TOTAL EXPENDITURES	75,000	4,086	70,914	5.45%
Excess (deficiency) of revenues	-	(2,861)	(2,861)	0.00%
Over (under) expenditures	-	(2,861)	(2,861)	0.00%
Net change in fund balance	\$ -	\$ (2,861)	\$ (2,861)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	(39,362)	(39,362)		
FUND BALANCE, ENDING	\$ (39,362)	\$ (42,223)		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2022

Series 2004 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 255,190	\$ 955	\$ (254,235)	0.37%
TOTAL REVENUES	255,190	955	(254,235)	0.37%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	130,000	-	130,000	0.00%
Interest Expense	125,190	-	125,190	0.00%
Total Debt Service	255,190	-	255,190	0.00%
TOTAL EXPENDITURES	255,190	-	255,190	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	955	955	0.00%
Net change in fund balance	\$ -	\$ 955	\$ 955	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	(1,878,930)	(1,878,930)		
FUND BALANCE, ENDING	\$ (1,878,930)	\$ (1,877,975)		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	2,343		
FUND BALANCE, ENDING	\$ -	\$ 2,343		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	3,386,703		
FUND BALANCE, ENDING	\$ -	\$ 3,386,703		

SOUTHERN HILLS PLANTATION II CDD

Bank Reconciliation

Bank Account No. 8371 TRUIST - GF Operating
Statement No. 11-22
Statement Date 11/30/2022

G/L Balance (LCY)	63,529.13	Statement Balance	67,496.32
G/L Balance	63,529.13	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	67,496.32
Subtotal	63,529.13	Outstanding Checks	3,967.19
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	63,529.13	Ending Balance	63,529.13
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
11/9/2022	Payment	1469	APPLETON REISS, PLLC	2,248.50	2,248.50	0.00
11/9/2022	Payment	1470	EGIS INSURANCE	5,570.00	5,570.00	0.00
11/9/2022	Payment	1471	FLORIDA DEPARTMENT OF	175.00	175.00	0.00
11/9/2022	Payment	1472	TIMES PUBLISHING COM	102.30	102.30	0.00
11/22/2022	Payment	1473	APPLETON REISS, PLLC	1,659.00	1,659.00	0.00
11/22/2022	Payment	1475	JAMES D ARNOLD	540.00	540.00	0.00
Total Checks				10,294.80	10,294.80	0.00
Deposits						
11/30/2022		JE000010	interest income	G/L 0.60	0.60	0.00
11/9/2022		JE000011	assessment deposit	G/L 2,179.49	2,179.49	0.00
Total Deposits				2,180.09	2,180.09	0.00
Outstanding Checks						
11/22/2022	Payment	1474	INFRAMARK LLC	1,127.19	0.00	1,127.19
11/22/2022	Payment	1476	JUANITA B SIKES HERNANDO CNTY	2,840.00	0.00	2,840.00
Total Outstanding Checks.....				3,967.19		3,967.19