

Southern Hills Plantation II Community Development District

Board of Supervisors

Matt Pallardy, Chairman
John Franz, Vice Chairperson
Cheryl Bernal, Assistant Secretary
Wesley Jones, Assistant Secretary
Brian Spivey, Assistant Secretary

Brian Lamb District Manager
Michelle T. Reiss, District Counsel
Tonja Stewart, District Engineer

Public Hearing & Regular Meeting Agenda

Friday, August 11, 2023, at 10:30 AM

The Public Hearing & Regular Meeting of the **Southern Hills Plantation II Community Development District** will be held on **August 11, 2023, at 10:30 AM at The Southern Hills Plantation Clubhouse at 5459 Cotillion Blvd Brooksville, FL 34601**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

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

PUBLIC HEARINGS AND REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2024 FINAL BUDGET**
 - A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2023-04; Adopting Final Fiscal Year 2024 Budget..... Tab 01
 - E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2023-05; Levying O&M Assessments..... Tab 02
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
 - A. Consideration of Resolution 2023-06; Setting Fiscal Year 2024 Meeting Schedule..... Tab 03
 - B. Discussion on Cancellation of Bonds on Foreclosed Parcels/Lots
 - C. General Matters of the District
- 8. CONSENT AGENDA**
 - A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting
June 09, 2023, Tab 04
 - B. Consideration of Operation and Maintenance Expenditures May-June 2023, Tab 05
 - C. Review of Financial Statements Month Ending June 30, 2023, Tab 06
- 9. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 10. ADJOURNMENT**

Sincerely,

Brian Lamb District Manager

RESOLUTION 2023-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE FINAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, prior to June 15, 2023, the District Manager prepared and submitted to the Board of Supervisors (the “Board”) of the Southern Hills Plantation II Community Development District (“District”) a proposed budget (“Proposed Budget”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“Fiscal Year 2023/2024”), pursuant to the provisions of Section 190.008, *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the budget for Fiscal Year 2023/2024, the District Manager filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to Section 190.008, *Florida Statutes*; and

WHEREAS, the Board received a copy of the proposed budget and scheduled a public hearing thereon to receive public comments; and,

WHEREAS, the Board caused notice of the public hearing to be given by publication pursuant to Section 190.008(2), *Florida Statutes*, and posted the proposed budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2), *Florida Statutes*, requires that, at the conclusion of the public hearing and prior to October 1, the Board shall adopt by resolution the budget as finally approved by the Board for the ensuing fiscal year;

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

SECTION 1. BUDGET.

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office.

b. The Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board following the public hearing, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“Adopted Budget”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, and any amendments thereto, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Southern Hills Plantation II Community Development District for the Fiscal Year Ending September 30, 2024.”

d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of **\$360,465.00** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$135,275.00</u>
DEBT SERVICE FUND(S)	<u>\$225,190.00</u>
TOTAL ALL FUNDS*	<u>\$360,465.00</u>

*Exclusive of any collection costs.

SECTION 3. BUDGET AMENDMENTS. Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. The appropriate officer(s) of the District and the District Manager are authorized to execute any and all necessary transmittals, certifications, or other acknowledgements or writings, as necessary to comply with the intent of this Resolution.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 11th day of August, 2023.

ATTEST:

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice-Chairman

Exhibit A: Fiscal Year 2023/2024 Budget

2024

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024
APPROVED TENTATIVE ANNUAL
OPERATING BUDGET



August 11, 2023

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024 APPROVED TENTATIVE ANNUAL OPERATING BUDGET

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August 11, 2023

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 2024, which begins on October 1, 2023. 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 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
REVENUES					
INTEREST EARNINGS					
Interest Earnings	0.00	4.00	0.00	4.00	4.00
TOTAL INTEREST EARNINGS	\$0.00	\$4.00	\$0.00	\$4.00	\$4.00
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	75,000.00	67,548.00	7,452.00	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	\$67,548.00	\$7,452.00	\$75,000.00	\$0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$75,000.00	\$67,552.00	\$7,452.00	\$75,004.00	\$4.00
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	4,000.00	8,000.00	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	6,300.00	0.00	6,100.00	6,100.00	(200.00)
Arbitrage Rebate Calculation	650.00	0.00	650.00	650.00	0.00
Postage, Phone, Faxes, Copies	50.00	15.00	85.00	100.00	50.00
Public Officials Liability Insurance	2,685.00	2,886.00	0.00	2,886.00	201.00
Legal Advertising	1,000.00	0.00	1,500.00	1,500.00	500.00
Bank Fees	200.00	0.00	100.00	100.00	(100.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Website Development/Maintenance	900.00	500.00	400.00	900.00	0.00
ADA website compliance	1,500.00	0.00	1,500.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$32,460.00	\$7,576.00	\$24,835.00	\$32,411.00	(\$49.00)
LEGAL COUNSEL					
District Counsel	7,500.00	6,051.00	0.00	6,051.00	(1,449.00)
TOTAL LEGAL COUNSEL	\$7,500.00	\$6,051.00	\$0.00	\$6,051.00	(\$1,449.00)
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	2,497.00	2,684.00	0.00	2,684.00	187.00
Interlocal Settlement Agreement	0.00	0.00	20,000.00	0.00	0.00
Interlocal Cost Share	0.00	0.00	0.00	0.00	0.00
Lake Maintenance - General	0.00	0.00	0.00	0.00	0.00
Lake Maintenance - Repairs	0.00	0.00	0.00	0.00	0.00
Wetland Maintenance/Repairs	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance	10,000.00	0.00	0.00	0.00	(10,000.00)
Irrigation Repairs & Maintenance	4,418.00	0.00	0.00	0.00	(4,418.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$16,915.00	\$2,684.00	\$20,000.00	\$2,684.00	(\$14,231.00)
TOTAL EXPENDITURES	\$75,000.00	\$16,311.00	\$45,235.00	\$41,546.00	(\$33,454.00)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$51,241.00	(\$37,783.00)	\$33,458.00	\$33,458.00

**FISCAL YEAR 2023
BUDGET ANALYSIS**

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23	Fiscal Year 2024 Approved Tentative Budget	Increase/ Decrease from FY 2023 to FY 2024
REVENUES							
INTEREST EARNINGS							
Interest Earnings	0.00	4.00	0.00	4.00	4.00	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$4.00	\$0.00	\$4.00	\$4.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS							
Operations & Maintenance Assmts-Tax Roll	75,000.00	67,548.00	7,452.00	75,000.00	0.00	135,275.00	60275.00
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	\$75,000.00	\$67,548.00	\$7,452.00	\$75,000.00	\$0.00	\$135,275.00	\$60,275.00
OTHER MISCELLANEOUS REVENUES							
Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$75,000.00	\$67,552.00	\$7,452.00	\$75,004.00	\$4.00	\$135,275.00	\$60,275.00
EXPENDITURES							
LEGISLATIVE							
Supervisor Fees	1,600.00	0.00	400.00	400.00	(1,200.00)	1,600.00	0.00
TOTAL LEGISLATIVE	\$1,600.00	\$0.00	\$400.00	\$400.00	(\$1,200.00)	\$1,600.00	\$0.00
FINANCIAL & ADMINISTRATIVE							
District Management	12,000.00	4,000.00	8,000.00	12,000.00	0.00	18,000.00	6000.00
District Engineer	1,000.00	0.00	500.00	500.00	(500.00)	1,000.00	0.00
Disclosure Report	2,500.00	0.00	2,500.00	2,500.00	0.00	2,500.00	0.00
Trustees Fees	3,500.00	0.00	3,500.00	3,500.00	0.00	3,500.00	0.00
Auditing Services	6,300.00	0.00	6,100.00	6,100.00	(200.00)	6,300.00	0.00
Arbitrage Rebate Calculation	650.00	0.00	650.00	650.00	0.00	650.00	0.00
Postage, Phone, Faxes, Copies	50.00	15.00	85.00	100.00	50.00	50.00	0.00
Public Officials Liability Insurance	2,685.00	2,886.00	0.00	2,886.00	201.00	3,200.00	515.00
Legal Advertising	1,000.00	0.00	1,500.00	1,500.00	500.00	1,000.00	0.00
Bank Fees	200.00	0.00	100.00	100.00	(100.00)	200.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00	175.00	0.00
Website Development/Maintenance	900.00	500.00	400.00	900.00	0.00	900.00	0.00
ADA website compliance	1,500.00	0.00	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$32,460.00	\$7,576.00	\$24,835.00	\$32,411.00	(\$49.00)	\$38,975.00	\$6,515.00
LEGAL COUNSEL							
District Counsel	7,500.00	6,051.00	0.00	6,051.00	(1,449.00)	7,500.00	0.00
TOTAL LEGAL COUNSEL	\$7,500.00	\$6,051.00	\$0.00	\$6,051.00	(\$1,449.00)	\$7,500.00	\$0.00
ELECTRIC UTILITY SERVICES							
Street Lights	16,525.00	0.00	0.00	0.00	(16,525.00)	0.00	(16525.00)
TOTAL ELECTRIC UTILITY SERVICES	\$16,525.00	\$0.00	\$0.00	\$0.00	(\$16,525.00)	\$0.00	(\$16,525.00)
OTHER PHYSICAL ENVIRONMENT							
General Liability Insurance	2,497.00	2,684.00	0.00	2,684.00	187.00	2,700.00	203.00
Interlocal Settlement Agreement	0.00	0.00	20,000.00	0.00	0.00	40,000.00	40000.00
Interlocal Cost Share	0.00	0.00	0.00	0.00	0.00	20,000.00	20000.00
Lake Maintenance - General	0.00	0.00	0.00	0.00	0.00	9,500.00	9500.00
Lake Maintenance - Repairs	0.00	0.00	0.00	0.00	0.00	7,500.00	7500.00
Wetland Maintenance/Repairs	0.00	0.00	0.00	0.00	0.00	7,500.00	7500.00
Landscape Maintenance	10,000.00	0.00	0.00	0.00	(10,000.00)	0.00	(10000.00)
Irrigation Repairs & Maintenance	4,418.00	0.00	0.00	0.00	(4,418.00)	0.00	(4418.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$16,915.00	\$2,684.00	\$20,000.00	\$2,684.00	(\$14,231.00)	\$87,200.00	\$70,285.00
TOTAL EXPENDITURES	\$75,000.00	\$16,311.00	\$45,235.00	\$41,546.00	(\$33,454.00)	\$135,275.00	\$60,275.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$51,241.00	(\$37,783.00)	\$33,458.00	\$33,458.00	\$0.00	\$0.00

FISCAL YEAR 2024
APPROVED TENTATIVE 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

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

		FISCAL YEAR 2023			FISCAL YEAR 2024			Increase / (Decrease) from FY 2023 to FY 2024
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	\$376.73	\$303.51	\$680.24	\$167.86

UNDEVELOPED AGRICULTURAL USE NOT INCLUDED:

		FISCAL YEAR 2024		
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 2024
APPROVED TENTATIVE OPERATING BUDGET

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Southern Hills Plantation II Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hernando County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s final approved budget (“**Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit “A”** and incorporated herein by reference; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously evidenced its intent to use and has authorized the use of the Uniform Method by, among other things, entering into an agreement with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated herein by reference, and to certify the Assessment Roll in **Exhibit “B”** to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The Board hereby finds that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 11th day of August, 2023.

ATTEST:

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice-Chairman

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Southern Hills Plantation II Community Development District (hereinafter 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 District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2024 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2024 annual public meeting schedule to Hernando County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 11TH DAY OF AUGUST 2023.

ATTEST:

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN/VICE-CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024**

**Meeting Schedule
2023/2024**

October 13, 2023	10:30 a.m.
November 10, 2023	10:30 a.m.
December 08, 2023	10:30 a.m.
January 12, 2024	10:30 a.m.
February 09, 2024	10:30 a.m.
March 08, 2024	10:30 a.m.
April 12, 2024	10:30 a.m.
May 10, 2024	10:30 a.m.
June 14, 2024	10:30 a.m.
July 12, 2024	10:30 a.m.
August 09, 2024	10:30 a.m.
September 13, 2024	10:30 a.m.

**All meetings will convene at The Southern Hills Plantation Clubhouse at 5459 Cotillion Blvd
Brooksville, FL 34601.**

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

June 09, 2023, Minutes of the Regular Meeting

MINUTES OF THE REGULAR MEETING

The Regular Meeting of the Board of Supervisors for Southern Hills Plantation II Community Development District was held on **Tuesday, June 09, 2023, 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 of the Board of Supervisors of the Southern Hills Plantation II Community Development District to order on **Tuesday, June 09, 2023, at 10:35 a.m.**

Board Members Present and Constituting a Quorum:

Matt Pallardy	Vice-Chair
Cheryl Bernal	Supervisor
John Franz	Supervisor

Staff Members Present:

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

There was approximately (15) audience member in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

A resident asked about cleaning a drainage swale across from the clubhouse. Mr. Lamb stated it belongs to CDD I and he has notified the district manager.

3. BUSINESS ITEMS

A. Ratification of the Southern Hills Plantation II Interlocal Agreement

The Board reviewed and stated at the August meeting the Board will decide which Board member will serve on the subcommittee.

MOTION TO:	Approve the Board to decide which Board member will serve on the subcommittee at the August meeting.
MADE BY:	Supervisor Franz
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

B. Annual Notice of Qualified Electors

Mr. Lamb stated there are 217 registered voters in Southern Hills Plantation II.

C. Consideration of Resolution 2023-03: Approving FY 2023 Proposed Budget & Setting Public Hearing

Mr. Lamb discussed the proposed increase to the 2024 budget, the main reasons being the cost share agreement for maintenance with SHP 1 and the pond maintenance for CDD II is now responsible for. The District Counsel will provide a breakdown of her expenses with year to date.

MOTION TO:	Approve Resolution 2023-03 as presented.
MADE BY:	Supervisor Franz
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

D. General Matters of the District

There were no general matters at this time.

4. CONSENT AGENDA

A. Consideration of Board of Supervisor's Meeting Minutes of the Special Meeting January 31, 2023

B. Consideration of Operation and Maintenance Expenditure December 2022

C. Consideration of Operation and Maintenance Expenditure January – April 2023,

D. Review of Financial Statements Month Ending April 30, 2023

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve Consent Agenda Item as presented.
MADE BY:	Supervisor Pallardy
SECONDED BY:	Supervisor Franz
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

5. VENDOR/STAFF REPORTS

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

Ms. Reiss stated that SHP I have dismissed the Public Records Suit filed against SHP II.

There were no additional vendor or staff reports.

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisors' requests or audience comments.

7. ADJOURNMENT

MOTION TO:	Adjourn the Regular Meeting.
MADE BY:	Supervisor Franz
SECONDED BY:	Supervisor Pallardy
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

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Signature

Printed Name

Title:

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

Recorded by Records Administrator

Signature

Date

Official District Seal

SOUTHERNHILLS PLANTATION II CD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	93733	\$1,136.25		DISTRICT INVOICE APRIL 2023
Monthly Contract Subtotal		\$1,136.25		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
SOUTHERN HILLS PLANTATION II	04262023-1	\$1,110.80		SERIES 2004 FY23 TAX DIST ID 22-109
Regular Services Subtotal		\$1,110.80		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$2,247.05		

Approved (with any necessary revisions noted):

Signature: _____



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Southern Hills Plantation II CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#

#93733

CUSTOMER ID

C2289

PO#**DATE**

4/28/2023

NET TERMS

Net 30

DUE DATE

5/28/2023

Services provided for the Month of: April 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
B/W Copies	75	Ea	0.15		11.25
Subtotal					1,136.25

Subtotal	\$1,136.25
Tax	\$0.00
Total Due	\$1,136.25

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.

CHECK REQUEST FORM
Southern Hills Plantation II

Date: 5/3/2023

Invoice#: 04262023-1

Vendor#: V00012

Vendor Name: Southern Hills Plantation II

Pay From: Truist Acct# 8371

Description:
Series 2004 - FY 23 Tax Dist. ID 22-109

Code to: 200.103200.1000

Amount: \$1,110.80

Requested By: 5/3/2023
Teresa Farlow

SOUTHERN HILLS PLANTATION II CDD

DISTRICT CHECK REQUEST

Today's Date 4/26/2023
Check Amount **\$1,110.80**
Payable To Southern Hills Plantation II CDD
Check Description Series 2004 - FY 23 Tax Dist. ID 22-109
Special Instructions Do not mail. Please give to eric

(Please attach all supporting documentation: invoices, receipts, etc.)

eric

Authorization

DM		
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk #	<u></u>	Date <u></u>

SOUTHERN HILLS PLANTATION II CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2023 / TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	75,001.04	56.186%	0.561900
Net DS	58,486.38	43.814%	0.438100
Net Total	133,487.42	100.0000%	1.000000

		56.19%	56.19%	43.81%	43.81%			
Date Received	Amount Received	Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2004 Debt Service Revenue	Rounded 2004 Debt Service Revenue	Proof	Distribution Number & Date Transferred	Payments / CDD check #
10/19/2022	\$1,516.30	851.95	851.95	664.35	664.35	-		
11/28/2022	\$8,579.37	4,820.39	4,820.39	3,758.98	3,758.98	-	22-101	1477
11/30/2022	\$10,230.46	5,748.07	5,748.07	4,482.39	4,482.39	-	22-102	1478
12/22/2022	\$83,044.52	46,659.27	46,659.27	36,385.25	36,385.25	-	22-103	1480
1/20/2023	\$3,179.51	1,786.43	1,786.43	1,393.08	1,393.08	-	22-105	1485
1/21/2023	\$12,265.91	6,891.71	6,891.71	5,374.20	5,374.20	-	22-203	1485
12/28/2022	\$542.36	304.73	304.73	237.63	237.63	-	22-104	1487
1/28/2023	\$200.60	112.71	112.71	87.89	87.89	-	22-106	1487
2/28/2023	\$492.09	276.48	276.48	215.61	215.61	-	22-107	1488
2/23/2023	\$742.96	417.44	417.44	325.52	325.52	-		
3/30/2023	\$497.11	279.31	279.31	217.80	217.80	-	22-108	1489
4/17/2023	\$13,825.66	7,768.06	7,768.06	6,057.60	6,057.60	-	22-207	1489
4/26/2023	\$2,535.25	1,424.45	1,424.45	1,110.80	1,110.80	-	22-109	
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	\$136,135.80	76,489.06	76,489.05	59,646.74	59,646.75			
Net Total on Roll	133,487.42		75,001.04		58,486.38			
Collection Surplus / (Deficit)	2,648.38		1,488.01		1,160.37			

HERNANDO COUNTY TAX COLLECTOR

Sally L. Daniel, CFC

20 N. Main St., Room 112

Brooksville, FL 34601-2892

Fax

(352) 754-4180

(352) 754-4189

April 26, 2023

V#27190 SOUTHERN HILLS PHASE II CDD

ATTN: ALEX WOLFE

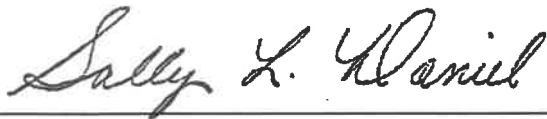
2005 PAN AM CIRCLE, SUITE 300

TAMPA, FL 33607

Dist. 22-109

Current Tax

Gross Collections	606-2080190	\$2,586.99
Less: Discount	606-2080190	
Add: Penalty	606-2080190	\$0.00
Less: Commissions to Tax Collector 2%	003-3418065	(\$51.74)
Less: Postage for 2022 tax Notices per FS 197.322	8400-5304105	PAID
Less: Commissions to Property Appraiser (2022 Total taxes levied \$142,007.89 x 2%=\$2,840.00)	003-2082001	PAID
Net Collections paid to Southern Hills Phase II CDD		\$2,535.25



Sally L. Daniel, C.F.C.

Hernando County Tax Collector

Distribution Details: 03/01/2023 - 03/31/2023: current (tp, re), installment (tp, re)
for SOUTHERN HILLS PLANTATION PH 2 CDD (N703) Funding Agency from 03/01/2023 to 03/31/2023

District/Agency	Fund	Category	Type	Amount	Commission (ZZZ)
SO HILLS PLANTATION PH 2 CDD (703)	SOUTHERN HILLS PLANTATION PH 2 CDD (N703)	Real Estate - Current	Tax Due	\$2,258.39	\$45.18
		Real Estate - Installment	Tax Due	\$328.60	\$6.56
SOUTHERN HILLS PLANTATION PH 2 CDD (N703)		Total		\$2,586.99	\$51.74
		Check Total		\$2,535.25	

SOUTHERNHILLS PLANTATION II CD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	96854	\$1,127.10		DISTRICT INVOICE JUNE 2023
Monthly Contract Subtotal		\$1,127.10		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
APPLETON REISS, PLLC	21722	\$197.50		GENERAL CONSULTING - PROFESSIONAL LEGAL SERVICES
APPLETON REISS, PLLC	21723	\$474.00	\$671.50	PUBLIC RECORD REQUEST DISPUTE
MCDIRMIT DAVIS & COMPANY LLC	53865	\$5,000.00		ACCOUNTING SERVICES / AUDITS
SOUTHERN HILLS PLANTATION II	06152023-1	\$226.60		SERIES 2004 FY23 TAX DIST ID 22-111
Regular Services Subtotal		\$5,898.10		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$7,025.20		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Southern Hills Plantation II CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#

#96854

CUSTOMER ID

C2289

PO#**DATE**

6/23/2023

NET TERMS

Net 30

DUE DATE

7/23/2023

Services provided for the Month of: June 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
B/W Copies	2	Ea	0.15		0.30
Postage	3	Ea	0.60		1.80
Subtotal					1,127.10

Subtotal

\$1,127.10

Tax

\$0.00

Total Due

\$1,127.10

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

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

May 31, 2023
Invoice # 21722

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

Date		Services	Hours	Amount
05/08/23	MTR	Exchange correspondence regarding signature page for interlocal agreement. Revise signature page. Email to client.	0.30	118.50
05/24/23	MTR	Correspondence with client and attorney for trustee regarding cancellation of bonds on foreclosed property.	0.20	79.00

Recapitulation

	Name	Hours	Amount
MTR	Michelle T. Reiss	0.50	197.50
For Current Services Rendered		0.50	\$197.50
Total Current Work			\$197.50

Please return this page with remittance

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

Invoice # 21722
Bill Date: May 31, 2023
Client Code: 000394
Client Name: Southern Hills Plantation II Community Development District
Matter Code: 00000
Matter Name: General

Total Current Work	\$197.50
---------------------------	-----------------

Amount enclosed: _____

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

May 31, 2023
Invoice # 21723

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

Date		Services	Hours	Amount
05/01/23	MTR	Correspondence regarding final interlocal agreement.	0.10	39.50
05/01/23	MTR	Correspondence regarding final agreement.	0.10	39.50
05/01/23	MTR	Correspondence and coordination of e-signatures.	0.30	118.50
05/03/23	MTR	Receive and review executed signature pages. Correspondence with SHPI regarding final agreement.	0.10	39.50
05/03/23	MTR	Exchange correspondence regarding delivery of first payment.	0.10	39.50
05/04/23	MTR	Correspondence regarding signature and payment for interlocal.	0.10	39.50
05/09/23	MTR	Exchange correspondence regarding settlement payment.	0.20	79.00
05/18/23	MTR	Correspondence with client and SHP attorney regarding signature page.	0.10	39.50
05/19/23	MTR	Receive and review executed signature page. Email correspondence regarding same.	0.10	39.50

Recapitulation

Name	Hours	Amount
MTR Michelle T. Reiss	1.20	474.00
For Current Services Rendered	1.20	\$474.00

Client Ref: 000394 - 00002
Invoice # 21723

May 31, 2023
Page 2

Total Current Work

\$474.00

Please return this page with remittance

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

Invoice # 21723
Bill Date: May 31, 2023
Client Code: 000394
Client Name: Southern Hills Plantation II Community Development District
Matter Code: 00002
Matter Name: Southern Hills Plantation I CDD (Public Records Request Dispute)

Total Current Work	\$474.00
---------------------------	-----------------

Amount enclosed: _____



934 N. Magnolia Ave.
Suite 100
Orlando, FL 32803

(407) 843-5406
www.mcdermittdavis.com

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

Date: 11/4/2022
Invoice Number: 53865
Client: 27271.

Accounting services rendered in connection with the preparation and issuance of audited financial statements for SOUTHERN HILLS PLANTATION II CDD for the year ended September 30, 2021.

Total Due This Invoice \$5,000.00

Thank you for your business.

CHECK REQUEST FORM
Southern Hills Plantation II

Date: 6/27/2023

Invoice#: 06152023-1

Vendor#: V00012

Vendor Name: Southern Hills Plantation II

Pay From: Truist Acct# 8371

Description:
Series 2004 - FY 23 Tax Dist. ID 22-111

Code to: 200.103200.1000

Amount: \$226.60

Requested By: 6/27/2023
Teresa Farlow

SOUTHERN HILLS PLANTATION II CDD

DISTRICT CHECK REQUEST

Today's Date 6/15/2023
Check Amount **\$226.60**
Payable To Southern Hills Plantation II CDD
Check Description Series 2004 - FY 23 Tax Dist. ID 22-111
Special Instructions Do not mail. Please give to eric

(Please attach all supporting documentation: invoices, receipts, etc.)

eric

Authorization

DM	_____		
Fund	<u>001</u>	_____	
G/L	<u>20702</u>	_____	
Object Code	_____		
Chk #	_____	Date	_____

SOUTHERN HILLS PLANTATION II CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2023 / TAX YEAR 2022

Net O&M
Net DS
Net Total

Dollar Amounts	Fiscal Year 2023 Percentages	
75,001.04	56.186%	0.561900
58,486.38	43.814%	0.438100
133,487.42	100.0000%	1.000000

		56.19%	56.19%	43.81%	43.81%			
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2004 Debt Service Revenue	Rounded 2004 Debt Service Revenue	Proof	Distribution Number & Date Transferred	Payments / CDD check #
Date Received	Amount Received							
10/19/2022	\$1,516.30	851.95	851.95	664.35	664.35	-		
11/28/2022	\$8,579.37	4,820.39	4,820.39	3,758.98	3,758.98	-	22-101	1477
11/30/2022	\$10,230.46	5,748.07	5,748.07	4,482.39	4,482.39	-	22-102	1478
12/22/2022	\$83,044.52	46,659.27	46,659.27	36,385.25	36,385.25	-	22-103	1480
1/20/2023	\$3,179.51	1,786.43	1,786.43	1,393.08	1,393.08	-	22-105	1485
1/21/2023	\$12,265.91	6,891.71	6,891.71	5,374.20	5,374.20	-	22-203	1485
12/28/2022	\$542.36	304.73	304.73	237.63	237.63	-	22-104	1487
1/28/2023	\$200.60	112.71	112.71	87.89	87.89	-	22-106	1487
2/28/2023	\$492.09	276.48	276.48	215.61	215.61	-	22-107	1488
2/23/2023	\$742.96	417.44	417.44	325.52	325.52	-		
3/30/2023	\$497.11	279.31	279.31	217.80	217.80	-	22-108	1489
4/17/2023	\$13,825.66	7,768.06	7,768.06	6,057.60	6,057.60	-	22-207	1489
4/26/2023	\$2,535.25	1,424.45	1,424.45	1,110.80	1,110.80	-	22-109	1495
5/23/2023	\$1,551.59	871.77	871.77	679.82	679.82	-	22-110	
6/15/2023	\$517.19	290.59	290.59	226.60	226.60	-	22-111	
TOTAL	\$138,204.58	77,651.42	77,651.41	60,553.16	60,553.17			
Net Total on Roll	133,487.42		75,001.04		58,486.38			
Collection Surplus / (Deficit)	4,717.16		2,650.37		2,066.79			

HERNANDO COUNTY TAX COLLECTOR

Sally L. Daniel, CFC
20 N. Main St., Room 112
Brooksville, FL 34601-2892

Fax


(352) 754-4180
(352) 754-4189

June 15, 2023

V#27190 SOUTHERN HILLS PHASE II CDD
ATTN: ALEX WOLFE
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

Dist 22-111
Current Tax

Gross Collections	606-2080190	\$512.38
Less: Discount	606-2080190	
Add: Interest/Penalty	606-2080190	\$15.37
Less: Commissions to Tax Collector 2%	003-3418065	(\$10.56)
Less: Postage for 2022 tax Notices per FS 197.322	8400-5304105	PAID
Less: Commissions to Property Appraiser (2022 Total taxes levied \$142,007.89 x 2%=\$2,840.00)	003-2082001	PAID
Net Collections paid to Southern Hills Phase II CDD		\$517.19



Sally L. Daniel, C.F.C.
Hernando County Tax Collector

Southern Hill Plantation Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2023

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 June 30, 2023

(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	\$ 91,790	\$ -	\$ -	\$ -	\$ -	\$ 91,790
Cash in Transit	-	227	-	-	-	227
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	-	97,229	-	-	-	97,229
Investments:						
SBA Account	158	-	-	-	-	158
Construction Fund	-	-	2,384	-	-	2,384
Prepayment Account	-	5,374	-	-	-	5,374
Revenue Fund	-	431,585	-	-	-	431,585
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	\$ 93,778	\$ 534,415	\$ 2,384	\$ 3,386,703	\$ 2,980,000	\$ 6,997,280
<u>LIABILITIES</u>						
Accounts Payable	\$ 10,175	\$ -	\$ -	\$ -	\$ -	\$ 10,175
Accounts Payable - Other	600	-	-	-	-	600
Due To Other Districts	40,000	-	-	-	-	40,000
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	97,229	-	-	-	-	97,229
TOTAL LIABILITIES	148,004	2,351,630	-	-	2,980,000	5,479,634

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2023

(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>FUND BALANCES</u>						
Restricted for:						
Capital Projects	-	-	2,384	-	-	2,384
Unassigned:	(54,226)	(1,817,215)	-	3,386,703	-	1,515,262
TOTAL FUND BALANCES	(54,226)	(1,817,215)	2,384	3,386,703	-	1,517,646
TOTAL LIABILITIES & FUND BALANCES	\$ 93,778	\$ 534,415	\$ 2,384	\$ 3,386,703	\$ 2,980,000	\$ 6,997,280

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2023

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>				
Interest - Investments	\$ -	\$ 13	\$ 13	0.00%
Special Assmnts- Tax Collector	75,000	86,254	11,254	115.01%
Special Assmnts- CDD Collected	-	497	497	0.00%
TOTAL REVENUES	75,000	86,764	11,764	115.69%
<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	5,000	(2,500)	200.00%
District Counsel	7,500	17,980	(10,480)	239.73%
District Engineer	1,000	-	1,000	0.00%
District Manager	12,000	9,000	3,000	75.00%
Auditing Services	6,300	5,000	1,300	79.37%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	50	45	5	90.00%
Public Officials Insurance	2,685	2,886	(201)	107.49%
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	1,125	(225)	125.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	41,560	41,211	349	99.16%
<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	2,684	(187)	107.49%
R&M-Irrigation	4,418	-	4,418	0.00%
Total Other Physical Environment	16,915	2,684	14,231	15.87%

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending June 30, 2023

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>Contingency</u>				
Misc-Contingency (Interlocal)	-	60,000	(60,000)	0.00%
Total Contingency	-	60,000	(60,000)	0.00%
TOTAL EXPENDITURES	75,000	103,895	(28,895)	138.53%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(17,131)	(17,131)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(37,095)		
FUND BALANCE, ENDING		\$ (54,226)		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending June 30, 2023

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>				
Interest - Investments	\$ -	\$ 9,998	\$ 9,998	0.00%
Special Assmnts- Tax Collector	255,190	52,890	(202,300)	20.73%
TOTAL REVENUES	255,190	62,888	(192,302)	24.64%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Legal Services	-	428	(428)	0.00%
District Counsel	-	815	(815)	0.00%
Total Administration	-	1,243	(1,243)	0.00%
<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	1,243	253,947	0.49%
Excess (deficiency) of revenues				
Over (under) expenditures	-	61,645	61,645	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(1,878,860)		
FUND BALANCE, ENDING		\$ (1,817,215)		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending June 30, 2023

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>				
Interest - Investments	\$ -	\$ 58	\$ 58	0.00%
TOTAL REVENUES	-	58	58	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	58	58	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		2,326		
FUND BALANCE, ENDING		<u>\$ 2,384</u>		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending June 30, 2023

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%
FUND BALANCE, BEGINNING (OCT 1, 2022)		3,386,703		
FUND BALANCE, ENDING		<u>\$ 3,386,703</u>		

SOUTHERN HILLS PLANTATION II CDD

Bank Reconciliation

Bank Account No. 8371 TRUIST - GF Operating
Statement No. 06_23
Statement Date 6/30/2023

G/L Balance (LCY)	91,790.05	Statement Balance	93,632.58
G/L Balance	91,790.05	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	93,632.58
Subtotal	91,790.05	Outstanding Checks	1,842.53
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	91,790.05	Ending Balance	91,790.05
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
6/6/2023	Payment	1496	SOUTHERN HILLS PLANTATION II		679.82	679.82	0.00
6/15/2023	Payment	1497	INFRAMARK LLC		1,136.25	1,136.25	0.00
Total Checks					1,816.07	1,816.07	0.00
Deposits							
5/30/2023		JE000062	CK#42932#### - Tax Dist 22-110	G/L	1,551.59	1,551.59	0.00
6/27/2023		JE000080	CK#43156#### - On Roll	G/L	517.19	517.19	0.00
6/30/2023		JE000090	June 2023 interest income	G/L	0.78	0.78	0.00
Total Deposits					2,069.56	2,069.56	0.00
Outstanding Checks							
6/22/2023	Payment	1498	ADA SITE COMPLIANCE		1,615.93	0.00	1,615.93
6/28/2023	Payment	1499	SOUTHERN HILLS PLANTATION II		226.60	0.00	226.60
Total Outstanding Checks.....					1,842.53		1,842.53