

**SOUTHERN HILLS
PLANTATION II COMMUNITY
DEVELOPMENT DISTRICT**

REGULAR MEETING

JANUARY 12, 2024



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

Regular Meeting Agenda

Friday, January 12, 2024 at 10:30 AM

Join Zoom Meeting:

<https://us06web.zoom.us/j/87407408580?pwd=34PN4geO7OxiwkgiaSmRLV2opGLbaS.1>

Meeting ID: 874 0740 8580 Passcode: 572200

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. PUBLIC COMMENT
3. BUSINESS ITEMS
 - A. Consideration of Resolution 2024-01; Approving the Contraction of the CDD Boundary - Removal of Phases 3 & 4
 - B. Selection of Joint CDD Committee Member
4. STAFF REPORTS
 - A. District Counsel
 - i. Letter from Property Owner regarding Debt Service Payments
 - ii. Status on CDD/HOA Lake Management Responsibilities
 - B. District Engineer
 - C. District Manager
5. CONSENT AGENDA
 - A. Approval of Minutes of the August 11, 2023 Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures November 2023
 - C. Acceptance of the Financials and Approval of the Check Register for November 2023
6. BOARD OF SUPERVISOR REQUEST AND COMMENTS
7. ADJOURNMENT

*Next regularly scheduled meeting is February 09, 2024 at 10:30 a.m.

Third Order of Business

3A.

RESOLUTION NO. 2024-1

A RESOLUTION AUTHORIZING THE AMENDMENT OF THE BOUNDARIES OF THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT AND AUTHORIZING THE SUBMITTAL OF A PETITION TO AMEND THE BOUNDARIES OF THE DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.

WHEREAS, the Southern Hills Plantation II Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended, Chapter 190, Florida Statutes: and

WHEREAS, the Board of Supervisors of the District (the "Board") desires to amend the boundaries of the District and to submit a petition to amend the boundaries of the Southern Hills Plantation II Community Development District (the "Petition") for the area described in Exhibit "A" attached hereto.

NOW THEREFORE, BE IT RESOLVED that:

1. The Board hereby authorizes and approves the amendment of the District boundaries, and the Board hereby authorizes and directs the Chair to sign and submit the Petition to the Board of County Commissioners of Hernando County, Florida.
2. The Board hereby authorizes and directs the Chair, the Vice Chair, any other member of the Board, the District Counsel, and the District Manager to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from the Board of County Commissioners of Hernando County, Florida.
3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON THE ____ DAY OF _____, 202__.

Attest:

Southern Hills Plantation II
Community Development District

Secretary

Chair of the Board of Supervisors

Fourth Order of Business

4Ai

CAREY, O'MALLEY, WHITAKER, MUELLER, ROBERTS & SMITH, P.A.

ATTORNEYS AT LAW

712 S. OREGON AVENUE
TAMPA, FL 33606

KELLY CAREY BAGGE

STEPHEN J. BAGGE

JAMES M. BARLOW

MICHAEL R. CAREY*

ANGELA M. COVINGTON*

RANDALL P. MUELLER*

ANDREW M. O'MALLEY

HARDY L. ROBERTS*

MARK A. SMITH*§

DANIEL D. WHITAKER

TELEPHONE: (813) 250-0577

FACSIMILE: (813) 250-9898

*BOARD CERTIFIED IN CONSTRUCTION LAW
§ADMITTED IN OHIOOF COUNSEL:
RICHARD B. CAMPBELL

November 21, 2023

Mr. Brian Lamb
District Manager
Southern Hills Plantation II CDD
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Via Email to brian.lamb@inframark.com

Dear Brian,

Our law firm represents Boomerang SH, LLC ("Boomerang"). As you know, Boomerang owns 41 lots in Cascades Phase 2 ("Boomerang Lots"). As you are further aware, the Boomerang Lots are not developable, because Devon Rushnell, as President of Cascades at Southern Hills Residents Association, Inc. (the "Association"), refused to consent to the issuance of the permits necessary for the development of the Boomerang Lots.

In view of the foregoing, all assessments which Southern Hills Plantation II CDD (the "CDD") has assessed or levied against the Boomerang Lots are improper, because Boomerang Lots have not, and cannot, receive any benefit from the improvements constructed with the funds generated by the assessments, because the Boomerang Lots are not developable, as a result of the Association's actions, which are contrary to the plan of development.

Accordingly, on behalf of Boomerang, we hereby demand that the CDD immediately:

1. Refund to Boomerang all monies previously paid by Boomerang to the CDD pursuant to the improper assessments plus prejudgment interest thereon at the Florida statutory rate. The principal amount of payments to date is \$127,533.91. Florida statutory prejudgment interest thereon through 12/31/23 is \$50,186.11, as per the schedule annexed hereto as Exhibit A, for a total to be refunded of \$177,720.02;
2. Cancel/remove any current assessment, levy or lien against the Boomerang Lots; and

Celebrating Over 35 Years of Excellence

Brian Lamb
11/21/2023
Page 2 of 2

3. Cease and desist from any further assessments, levies or liens against the Boomerang Lots, until such time as they can be developed.

Your immediate attention to this matter will be appreciated. In the event the CDD fails to comply with the foregoing demand within ten (10) days from the date of this letter, Boomerang will have no alternative but to proceed with litigation to enforce its rights and protect its interests.

Please govern yourself accordingly.

Sincerely,



Michael R. Carey, Esq.

MRC/cr

Copies furnished via email to:

Michael T. Reiss, Esq., District Attorney, mreiss@appletonreiss.com

Jon Franz, Board Member, jon@tlc-llc.com

Sarah Flint, Board Member, saraf@inlandhomes.com

Matt Pallardy, Board Member, matt@tlc-llc.com

Devon Rusnell, Board Member, devonrushnell@landbuilder.com

Cheryl Bernal, Board Member, cheryl@tlc-llc.com

EXHIBIT A

KNJI, LLC - Cascades CDD

\$81,978.31 9/20/2016 11/20/2023

Expense Date	Description/Payee	Memo	Description/Category	Expense	Expense Date	Current Date	# of days	# days in year	Daily interest	Total Interest	Daily Interest \$	Interest Rate
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	9/20/2016	9/30/2016	11	365	\$ (10.87)	-119.58	\$ 10.87	4.84%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	10/1/2016	12/31/2016	92	365	\$ (11.03)	-1,014.55	\$ 11.03	4.91%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	1/1/2017	3/31/2017	90	365	\$ (11.16)	-1,004.63	\$ 11.16	4.97%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	4/1/2017	6/30/2017	91	365	\$ (11.34)	-1,032.14	\$ 11.34	5.05%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	7/1/2017	9/30/2017	92	365	\$ (11.61)	-1,068.28	\$ 11.61	5.17%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	10/1/2017	12/31/2017	92	365	\$ (12.02)	-1,105.47	\$ 12.02	5.35%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	1/1/2018	3/31/2018	90	365	\$ (12.42)	-1,117.82	\$ 12.42	5.53%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	4/1/2018	6/30/2018	91	365	\$ (12.85)	-1,189.08	\$ 12.85	5.72%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	7/1/2018	9/30/2018	92	365	\$ (13.41)	-1,233.58	\$ 13.41	5.97%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	10/1/2018	12/31/2018	92	365	\$ (13.68)	-1,258.38	\$ 13.68	6.09%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	1/1/2019	3/31/2019	90	365	\$ (14.22)	-1,279.54	\$ 14.22	6.33%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	4/1/2019	6/30/2019	91	365	\$ (14.76)	-1,342.80	\$ 14.76	6.57%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	7/1/2019	9/30/2019	92	365	\$ (15.21)	-1,398.89	\$ 15.21	6.77%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	10/1/2019	12/31/2019	92	365	\$ (15.47)	-1,423.68	\$ 15.47	6.89%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	1/1/2020	3/31/2020	91	365	\$ (15.34)	-1,395.94	\$ 15.34	6.83%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	4/1/2020	6/30/2020	91	365	\$ (14.96)	-1,361.20	\$ 14.96	6.66%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	7/1/2020	9/30/2020	92	365	\$ (13.54)	-1,245.98	\$ 13.54	6.03%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	10/1/2020	12/31/2020	92	365	\$ (12.06)	-1,109.60	\$ 12.06	5.37%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	1/1/2021	3/31/2021	90	365	\$ (10.80)	-972.29	\$ 10.80	4.81%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	4/1/2021	6/30/2021	91	365	\$ (9.68)	-880.80	\$ 9.68	4.31%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	7/1/2021	9/30/2021	92	365	\$ (9.55)	-878.18	\$ 9.55	4.25%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	10/1/2021	12/31/2021	92	365	\$ (9.55)	-878.18	\$ 9.55	4.25%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	1/1/2022	3/31/2022	90	365	\$ (9.55)	-859.09	\$ 9.55	4.25%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	4/1/2022	6/30/2022	91	365	\$ (9.55)	-868.63	\$ 9.55	4.25%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	7/1/2022	9/30/2022	92	365	\$ (9.75)	-896.78	\$ 9.75	4.34%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	10/1/2022	12/31/2022	92	365	\$ (10.67)	-981.49	\$ 10.67	4.75%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	1/1/2023	3/31/2023	90	365	\$ (12.40)	-1,115.80	\$ 12.40	5.52%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	4/1/2023	6/30/2023	91	365	\$ (14.78)	-1,344.85	\$ 14.78	6.58%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	7/1/2023	9/30/2023	92	365	\$ (17.27)	-1,588.99	\$ 17.27	7.69%
9/20/2016	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-81978.31	10/1/2023	12/31/2023	92	365	\$ (19.18)	-1,764.62	\$ 19.18	8.54%
										\$ (33,710.94)		

KNJI, LLC - Cascades CDD

\$10,331.51 6/28/2017 11/20/2023

Expense Date	Description/Payee	Memo	Description/Category	Expense	Expense Date	Current Date	# of days	# days in year	Daily interest	Total Interest	Daily Interest \$	Interest Rate
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	6/28/2017	6/30/2017	3	365	\$ (1.43)	-4.29	\$ 11.34	5.05%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	7/1/2017	9/30/2017	92	365	\$ (1.46)	-134.83	\$ 11.61	5.17%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	10/1/2017	12/31/2017	92	365	\$ (1.51)	-139.32	\$ 12.02	5.35%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	1/1/2018	3/31/2018	90	365	\$ (1.57)	-140.88	\$ 12.42	5.53%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	4/1/2018	6/30/2018	91	365	\$ (1.62)	-147.34	\$ 12.85	5.72%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	7/1/2018	9/30/2018	92	365	\$ (1.69)	-155.47	\$ 13.41	5.97%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	10/1/2018	12/31/2018	92	365	\$ (1.72)	-158.59	\$ 13.68	6.09%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	1/1/2019	3/31/2019	90	365	\$ (1.79)	-161.26	\$ 14.22	6.33%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	4/1/2019	6/30/2019	91	365	\$ (1.86)	-169.23	\$ 14.76	6.57%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	7/1/2019	9/30/2019	92	365	\$ (1.92)	-176.30	\$ 15.21	6.77%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	10/1/2019	12/31/2019	92	365	\$ (1.95)	-179.42	\$ 15.47	6.89%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	1/1/2020	3/31/2020	91	365	\$ (1.93)	-175.93	\$ 15.34	6.83%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	4/1/2020	6/30/2020	91	365	\$ (1.89)	-171.55	\$ 14.96	6.66%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	7/1/2020	9/30/2020	92	365	\$ (1.71)	-157.03	\$ 13.54	6.03%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	10/1/2020	12/31/2020	92	365	\$ (1.52)	-139.84	\$ 12.06	5.37%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	1/1/2021	3/31/2021	90	365	\$ (1.36)	-122.53	\$ 10.80	4.81%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	4/1/2021	6/30/2021	91	365	\$ (1.22)	-111.02	\$ 9.68	4.31%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	7/1/2021	9/30/2021	92	365	\$ (1.20)	-110.87	\$ 9.55	4.25%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	10/1/2021	12/31/2021	92	365	\$ (1.20)	-110.67	\$ 9.55	4.25%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	1/1/2022	3/31/2022	90	365	\$ (1.20)	-108.27	\$ 9.55	4.25%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	4/1/2022	6/30/2022	91	365	\$ (1.20)	-109.47	\$ 9.55	4.25%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	7/1/2022	9/30/2022	92	365	\$ (1.23)	-113.02	\$ 9.75	4.34%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	10/1/2022	12/31/2022	92	365	\$ (1.34)	-123.70	\$ 10.67	4.75%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	1/1/2023	3/31/2023	90	365	\$ (1.56)	-140.62	\$ 12.40	5.52%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	4/1/2023	6/30/2023	91	365	\$ (1.86)	-169.49	\$ 14.78	6.58%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	7/1/2023	9/30/2023	92	365	\$ (2.18)	-200.26	\$ 17.27	7.69%
6/28/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-10331.51	10/1/2023	12/31/2023	92	365	\$ (2.42)	-222.39	\$ 19.18	8.54%
										\$ (3,853.17)		

KNJI, LLC - Cascades CDD

\$35,224.09 10/9/2017 11/20/2023

Expense Date	Description/Payee	Memo	Description/Category	Expense	Expense Date	Current Date	# of days	# days in year	Daily interest	Total Interest	Daily Interest \$	Interest Rate	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	10/9/2017	12/31/2017	84	365	\$ (5.16)	-433.69	\$ 12.02	5.35%	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	1/1/2018	3/31/2018	90	365	\$ (5.34)	-480.30	\$ 12.42	5.53%	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	4/1/2018	6/30/2018	91	365	\$ (5.52)	-502.32	\$ 12.85	5.72%	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	7/1/2018	9/30/2018	92	365	\$ (5.76)	-530.04	\$ 13.41	5.97%	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	10/1/2018	12/31/2018	92	365	\$ (5.88)	-540.69	\$ 13.68	6.09%	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	1/1/2019	3/31/2019	90	365	\$ (6.11)	-549.79	\$ 14.22	6.33%	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	4/1/2019	6/30/2019	91	365	\$ (6.34)	-576.97	\$ 14.76	6.57%	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	7/1/2019	9/30/2019	92	365	\$ (6.53)	-601.07	\$ 15.21	6.77%	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	10/1/2019	12/31/2019	92	365	\$ (6.65)	-611.72	\$ 15.47	6.89%	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	1/1/2020	3/31/2020	91	365	\$ (6.59)	-599.80	\$ 15.34	6.83%	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	4/1/2020	6/30/2020	91	365	\$ (6.43)	-584.87	\$ 14.96	6.66%	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	7/1/2020	9/30/2020	92	365	\$ (5.82)	-535.37	\$ 13.54	6.03%	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	10/1/2020	12/31/2020	92	365	\$ (5.18)	-476.77	\$ 12.06	5.37%	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	1/1/2021	3/31/2021	90	365	\$ (4.64)	-417.77	\$ 10.80	4.81%	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	4/1/2021	6/30/2021	91	365	\$ (4.16)	-378.50	\$ 9.68	4.31%	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	7/1/2021	9/30/2021	92	365	\$ (4.10)	-377.33	\$ 9.55	4.25%	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	10/1/2021	12/31/2021	92	365	\$ (4.10)	-377.33	\$ 9.55	4.25%	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	1/1/2022	3/31/2022	90	365	\$ (4.10)	-369.13	\$ 9.55	4.25%	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	4/1/2022	6/30/2022	91	365	\$ (4.10)	-373.23	\$ 9.55	4.25%	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	7/1/2022	9/30/2022	92	365	\$ (4.19)	-385.32	\$ 9.75	4.34%	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	10/1/2022	12/31/2022	92	365	\$ (4.58)	-421.72	\$ 10.67	4.75%	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	1/1/2023	3/31/2023	90	365	\$ (5.33)	-479.43	\$ 12.40	5.52%	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	4/1/2023	6/30/2023	91	365	\$ (6.35)	-577.85	\$ 14.78	6.58%	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	7/1/2023	9/30/2023	92	365	\$ (7.42)	-682.75	\$ 17.27	7.69%	
10/9/2017	Southern Hills Plantation II CDD	KNJI, LLC	CDD Fees	-35224.09	10/1/2023	12/31/2023	92	365	\$ (8.24)	-758.22	\$ 19.18	8.54%	
										\$	(12,622.00)		

Fifth Order of Business

5A

August 11, 2023

Southern Hills Plantation II CDD

E. Close Public Hearing on Levying O&M Assessments

Mr. Lamb requested to close public hearing.

SIXTH ORDER OF BUSINESS Return to Regular Meeting

Mr. Lamb requested the Board return to regular meeting.

SEVENTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2023-06, Setting Fiscal Year 2024 Meeting Schedule

On MOTION by Mr. Franz seconded by Mr. Pallardy with all in favor Resolution 2023-06, Setting Fiscal Year 2024 Meeting Schedule was adopted. 3-0

B. Discussion on Cancellation of Bonds on Foreclosed Parcels/Lots

- Mr. Lamb stated that he is working with Trustees counsel regarding foreclosure on lots in phase 2, 3 and 4.

C. General Matters of the District

There being no general matters of the District, the next order of business followed.

EIGHTH ORDER OF BUSINESS Consent Agenda

A. Consideration of Board of Supervisors' Meeting Minutes of the Regular Meeting June 09, 2023

B. Consideration of Operation and Maintenance Expenditures May-June 2023

C. Review of Financial Statements Month Ending June 30, 2023

On MOTION by Mr. Franz seconded by Mr. Pallardy with all in favor Consent Agenda Items A-C, were approved. 3-0

NINTH ORDER OF BUSINESS Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Franz seconded by Mr. Pallardy with all in favor, meeting was adjourned. 3-0

Brian Lamb
District Manager

Matt Pallardy
Chairman

5B

November 2023 Meeting

SOUTHERNHILLS PLANTATION II CD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	104226	\$1,125.00		DISTRICT INVOICE OCTOBER 2023
INFRAMARK LLC	104766	\$1,125.00	\$2,250.00	DISTRICT INVOICE NOVEMBER 2023
Monthly Contract Subtotal		\$2,250.00		
Variable Contract				
Variable Contract Subtotal		\$0.00		
Utilities				
Utilities Subtotal		\$0.00		
Regular Services				
APPLETON REISS, PLLC	23916	\$118.50		GENERAL CONSULTING - PROFESSIONAL SERVICES
APPLETON REISS, PLLC	23917	\$79.00	\$197.50	PUBLIC RECORDS REQUEST DISPUTE
SOUTHERN HILLS PLANTATION II	11212023-1	\$3,955.26		SERIES 2004 FY24 TAX DIST ID 23-101
Regular Services Subtotal		\$4,152.76		
Additional Services				
Additional Services Subtotal		\$0.00		
TOTAL		\$6,402.76		

Approved (with any necessary revisions noted):

Signature:



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#

#104226

DATE

10/31/2023

CUSTOMER ID

C2289

NET TERMS

Net 30

PO#

DUE DATE

11/30/2023

BILL TO

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

Services provided for the Month of: **October 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
Subtotal					1,125.00

Subtotal	\$1,125.00
Tax	\$0.00
Total Due	\$1,125.00

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.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#104766

DATE

11/20/2023

CUSTOMER ID

C2289

NET TERMS

Net 30

PO#

DUE DATE

12/20/2023

BILL TO

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

Services provided for the Month of: **November 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
Subtotal					1,125.00

Subtotal	\$1,125.00
Tax	\$0.00
Total Due	\$1,125.00

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

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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 Inframark
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

October 31, 2023
Invoice # 23916

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

Date	Services	Hours	Amount
10/05/23 MTR	Receive and review bondholder direction and consent	0.10	39.50
10/06/23 MTR	Review correspondence from counsel for bondholders related to direction and consent notice. Correspondence regarding same.	0.20	79.00

Recapitulation

Name	Hours	Amount
MTR Michelle T. Reiss	0.30	118.50
For Current Services Rendered	0.30	\$118.50
Total Current Work		\$118.50

Please return this page with remittance

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

Invoice # 23916
Bill Date: October 31, 2023
Client Code: 000394
Client Name: Southern Hills Plantation II Community Development District
Matter Code: 00000
Matter Name: General

Total Current Work \$118.50

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 Inframark
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

October 31, 2023
Invoice # 23917

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

Date	Services	Hours	Amount
10/06/23	MTR Review updated cost sharing example. Email correspondence regarding cost sharing and payment per settlement agreement.	0.20	79.00

Recapitulation

Name	Hours	Amount
MTR Michelle T. Reiss	0.20	79.00
For Current Services Rendered	0.20	\$79.00
Total Current Work		\$79.00

Please return this page with remittance

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

Invoice # 23917
Bill Date: October 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 \$79.00

Amount enclosed: _____

CHECK REQUEST FORM
Southern Hills Plantation II

Date: 11/29/2023

Invoice#: 11212023-1

Vendor#: V00012

Vendor Name: Southern Hills Plantation II

Pay From: Truist Acct# 8371

Description: Series 2004 - FY 24 Tax Dist. ID 23-101

Code to: 200.103200.1000

Amount: \$3,955.26

Requested By: 11/29/2023
Teresa Farlow

SOUTHERN HILLS PLANTATION II CDD

DISTRICT CHECK REQUEST

Today's Date 11/21/2023

Check Amount \$3,955.26

Payable To Southern Hills Plantation II CDD

Check Description Series 2004 - FY 24 Tax Dist. ID Dist 23-101

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 _____

5C

Southern Hill Plantation Community Development District

Financial Statements
(Unaudited)

Period Ending
November 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 November 30, 2023

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2004 DEBT SERVICE FUND</u>	<u>CAPITAL PROJECTS FUND</u>	<u>GENERAL FIXED ASSETS FUND</u>	<u>GENERAL LONG-TERM DEBT FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>						
Cash - Operating Account	\$ 89,813	\$ -	\$ -	\$ -	\$ -	\$ 89,813
Cash in Transit	-	8,140	-	-	-	8,140
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	-	91,040	-	-	-	91,040
Investments:						
SBA Account	158	-	-	-	-	158
Construction Fund	-	-	2,433	-	-	2,433
Prepayment Account	-	5,484	-	-	-	5,484
Revenue Fund	-	41,307	-	-	-	41,307
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	\$ 91,801	\$ 145,971	\$ 2,433	\$ 3,386,703	\$ 2,980,000	\$ 6,606,908

<u>LIABILITIES</u>						
Accounts Payable	\$ 2,904	\$ 8,140	\$ -	\$ -	\$ -	\$ 11,044
Accrued Expenses	6,300	-	-	-	-	6,300
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	91,040	-	-	-	-	91,040
TOTAL LIABILITIES	140,844	2,359,770	-	-	2,980,000	5,480,614

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 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
FUND BALANCES						
Restricted for:						
Capital Projects	-	-	2,433	-	-	2,433
Unassigned:	(49,043)	(2,213,799)	-	3,386,703	-	1,123,861
TOTAL FUND BALANCES	(49,043)	(2,213,799)	2,433	3,386,703	-	1,126,294
TOTAL LIABILITIES & FUND BALANCES	\$ 91,801	\$ 145,971	\$ 2,433	\$ 3,386,703	\$ 2,980,000	\$ 6,606,908

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 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>				
Special Assmnts- Tax Collector	\$ 135,275	\$ 10,853	\$ (124,422)	8.02%
TOTAL REVENUES	135,275	10,853	(124,422)	8.02%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	1,600	-	1,600	0.00%
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	639	6,861	8.52%
District Engineer	1,000	-	1,000	0.00%
District Manager	18,000	2,000	16,000	11.11%
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	3,200	3,001	199	93.78%
Legal Advertising	1,000	-	1,000	0.00%
Tax Collector/Property Appraiser Fees	-	4,123	(4,123)	0.00%
Bank Fees	200	-	200	0.00%
Website Administration	900	263	637	29.22%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	48,075	10,203	37,872	21.22%
<u>Other Physical Environment</u>				
Insurance - General Liability	2,700	2,792	(92)	103.41%
R&M-Lake	7,500	-	7,500	0.00%
R&M-Wetland	7,500	-	7,500	0.00%
Lake Maintenance	9,500	-	9,500	0.00%
Misc-Interlocal Agreement	40,000	-	40,000	0.00%
Misc-Contingency (Interlocal)	20,000	-	20,000	0.00%
Total Other Physical Environment	87,200	2,792	84,408	3.20%
TOTAL EXPENDITURES	135,275	12,995	122,280	9.61%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,142)	(2,142)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(46,901)		
FUND BALANCE, ENDING		\$ (49,043)		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 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	\$ -	\$ 2,569	\$ 2,569	0.00%
Special Assmnts- Tax Collector	255,190	3,955	(251,235)	1.55%
TOTAL REVENUES	255,190	6,524	(248,666)	2.56%
<u>EXPENDITURES</u>				
<u>Administration</u>				
District Counsel	-	5,667	(5,667)	0.00%
Total Administration	-	5,667	(5,667)	0.00%
<u>Debt Service</u>				
Principal Debt Retirement	130,000	-	130,000	0.00%
Interest Expense	125,190	395,000	(269,810)	315.52%
Total Debt Service	255,190	395,000	(139,810)	154.79%
TOTAL EXPENDITURES	255,190	400,667	(145,477)	157.01%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(394,143)	(394,143)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(1,819,656)		
FUND BALANCE, ENDING		\$ (2,213,799)		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 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	\$ -	\$ 20	\$ 20	0.00%
TOTAL REVENUES	-	20	20	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	20	20	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,413		
FUND BALANCE, ENDING		<u>\$ 2,433</u>		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2023

General Fixed Assets Fund (900)

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<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, 2023)		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. 11-23
 Statement Date 11/30/2023

G/L Balance (LCY)	89,813.42	Statement Balance	89,813.42
G/L Balance	89,813.42	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	89,813.42
Subtotal	89,813.42	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	89,813.42	Ending Balance	89,813.42
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
10/31/2023	Payment	1515	SOUTHERN HILLS PLANTATION II	746.89	746.89	0.00
11/3/2023	Payment	1516	FL DEPT OF ECONOMIC OPPORTUNITY	175.00	175.00	0.00
11/8/2023	Payment	1517	ADA SITE COMPLIANCE	1,524.24	1,524.24	0.00
11/16/2023	Payment	1518	HERNANDO COUNTY PROPERTY	4,122.61	4,122.61	0.00
Total Checks				6,568.74	6,568.74	0.00
Deposits						
11/29/2023		JE000120	CK#44225#### - On Roll	G/L 13,103.58	13,103.58	0.00
Total Deposits				13,103.58	13,103.58	0.00