

**Southern Hills Plantation II
Community Development
District**

May 10, 2024

AGENDA PACKAGE

Teams Meeting Information

Meeting ID: 212 790 910 350 Passcode: dzqDWa

[Join the meeting now](#)

**Southern Hills Plantation II Community Development District
Board of Supervisors**

Agenda Page 2

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

- ☐ Gene Roberts, District Manager
- ☐ Michelle T. Reiss, District Counsel
- ☐ Dan Lacey, District Engineer

Agenda for Regular Meeting
Friday, May 10, 2024 – 10:30 a.m.

Teams Meeting Information

Meeting ID: 212 790 910 350

Passcode: dzqDWa

[Join the meeting now](#)

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.

1. Call to Order/Roll Call

2. Public Comment

3. Business Items

- A. Consideration of Resolution 2024-01; Adopting Amended Boundaries of the Southern Hills Plantation II CDD
- B. Consideration of Resolution 2024-02; Approving Fiscal Year 2025 Proposed Budget & Setting Public Hearing Date
- C. Report on Number of Registered Voters (223)
- D. Discussion of the Cascades at Southern Hills Reimbursement for Pond Maintenance and Wetland Repairs Invoice

4. Staff Reports

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

5. Consent Agenda

- A. Consideration of Board of Supervisors' Minutes of the January 12, 2024, Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures from February – March 2024
- C. Acceptance of the Financials and Approval of the Check Register as of February 29, 2024, and March 31, 2024

6. Board of Supervisors' Requests and Comments

7. Adjournment

The next CDD Meeting is scheduled to be held on Friday, June 14, 2024, at 10:30 a.m.

District Office:

Inframark, Community Management Services
210 North University Drive, Suite 702
Coral Springs, Florida 33071
954-603-0033

Meeting Location:

Cascades Clubhouse
5459 Cotillion Blvd,
Brooksville, Florida 34601

Third Order of Business

3A.

RESOLUTION NO. 2024-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT ADOPTING AND AUTHORIZING AN AMENDMENT TO THE BOUNDARIES OF THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT; AUTHORIZING THE SUBMITTAL OF A PETITION TO THE CITY COUNCIL OF THE CITY OF BROOKSVILLE, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES; AUTHORIZING DISTRICT STAFF TO TAKE APPROPRIATE ACTION TO AMEND THE BOUNDARIES OF THE DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

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 (the “**Act**”); and

WHEREAS, the District was established pursuant to the City of Brooksville Ordinance 677 (“**Ordinance**”) and pursuant to the Act; and

WHEREAS, the District is located wholly within the boundaries of the City of Brooksville, Florida; and

WHEREAS, the District presently consists of approximately 411.26 acres, more or less, as more fully described in the Ordinance;

WHEREAS, the District desires to amend its boundaries to remove certain lands (“**Contraction Parcel**”), as described in the attached Exhibit A, resulting in an amended boundary (“**Boundary Amendment**”) as described in the attached Exhibit B;

WHEREAS, the District is not currently providing any facilities or services to the Contraction Parcel and the Contraction Parcel is not subject to assessments at this time; and

WHEREAS, the District’s Board of Supervisors (the “**Board**”) has determined, based upon information provided to it by the landowners of the Contraction Parcel (“**Landowners**”), that any planned community development services to be provided to the Contraction Parcel may be provided by and through the Landowners, a community association, a subsequently established community development district, or other means in a manner as efficiently as the District and at a level of quality equal to the level of quality to be delivered to the users of those services by the District; and

WHEREAS, the District has been advised that the Landowners of the Contraction Parcel request and consent to the Boundary Amendment; and

WHEREAS, the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally interrelated community; and

WHEREAS, subsequent to the Boundary Amendment, the District will continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, the Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area that will be served by the District, as amended, will continue to be amenable to separate special-district government; and

WHEREAS, in order to seek a Boundary Amendment by ordinance pursuant to section 190.046, Florida Statutes, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services and to take such actions as are necessary throughout the pendency of the process; and

WHEREAS, the Landowners have agreed to pay any and all costs and expenditures related to the Boundary Amendment, including but not limited to legal, engineering and other consultant fees, filing fees, administrative costs, and other expenses, and shall provide sufficient funds to reimburse the District for any such expenditures paid by the District; and

WHEREAS, the District desires to request the City of Brooksville to adopt the Boundary Amendment by ordinance in accordance with section 190.046, Florida Statutes, by taking such actions as are necessary in furtherance of the same, including, but not limited to, submitting a petition to amend the boundaries of the Southern Hills Plantation II Community Development District (the “**Petition**”).

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

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.

2. The Board hereby authorizes and directs the District Chair, District Manager, District Counsel, District Engineer, Secretary, and Assistant Secretaries to prepare and file the Petition with the City of Brooksville and to provide such documentation and to take such actions as may be necessary or required to amend the boundaries of the District as provided herein.

3. The District Chair, District Manager, District Counsel, District Engineer, Secretary, and Assistant Secretaries are hereby further directed and authorized, upon the adoption of this Resolution, to act as agents for the District and to do all acts and things required to amend the boundaries of the District, and all acts and things that may be desirable or consistent with the requirements or intent hereof. The Chairperson and Secretary are hereby

further authorized to execute any and all documents necessary to amend the boundaries of the District. The Vice Chairperson, in the absence or unavailability of the Chairperson, shall be authorized to undertake any action herein authorized to be taken by the Chairperson and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

4. 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.

5. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 10th day of May, 2024.

Attest:

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT**

Secretary

Chair of the Board of Supervisors

Exhibit A – Contraction Parcel

Exhibit B – Proposed Boundary Amendment

3B.

Southern Hills Plantation II

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Preliminary Budget

Prepared by:



Southern Hills Plantation II
Community Development District

Budget Overview
Fiscal Year 2025

Southern Hills Plantation II
Community Development District

Operating Budget
Fiscal Year 2025

Southern Hills Plantation II
Community Development District

Debt Service Budgets
Fiscal Year 2025

Southern Hills Plantation II
Community Development District

Supporting Budget Schedules
Fiscal Year 2025

Table of Contents

OPERATING BUDGET

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	1
Exhibit A - Allocation of Fund Balances	2
Budget Narrative	3 - 4

DEBT SERVICE BUDGETS

Series 2004

Summary of Revenues, Expenditures and Changes in Fund Balances	5 - 6
Amortization Schedules	7 - 8
Budget Narrative	9

SUPPORTING BUDGET SCHEDULES

2024-2025 Non-Ad Valorem Assessment Summary	10
---	----

Southern Hills Plantation II

General Fund

Community Development District

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund
Fiscal Year 2025

	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	March-	PROJECTED	% +/(-)	BUDGET
ACCOUNT DESCRIPTION	FY 2024	2/29/24	10/1/2024	FY 2024	Budget	FY 2025
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Operations & Maintenance Assmts - On Roll	135,275	63,096	72,179	135,275	0%	135,275
Special Assmnts- CDD Collected	-	3,222	-	3,222	0%	-
TOTAL REVENUES	\$ 135,275	\$ 66,318	\$ 72,179	\$ 138,497		\$ 135,275
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	\$ 1,600	\$ -	\$ 1,600	\$ 1,600	0%	\$ 1,600
District Management	18,000	5,000	13,000	18,000	0%	18,000
Website Admin Services	900	638	262	900	0%	900
District Engineer	1,000	-	1,000	1,000	0%	1,000
District Counsel	7,500	6,011	8,559	14,570	94%	10,000
Trustees Fees	3,500	-	3,500	3,500	0%	3,500
Auditing Services	6,300	5,500	800	6,300	0%	6,300
Postage, Phone, Faxes, Copies	50	44	6	50	0%	50
Legal Advertising	1,000	-	1,000	1,000	0%	1,000
Bank Fees	200	-	200	200	0%	200
Dues, Licenses & Fees	175	175	-	175	0%	175
Website ADA Compliance	1,500	-	1,500	1,500	0%	1,500
Disclosure Report	2,500	-	2,500	2,500	0%	2,500
Tax Collector/Property Appraiser fees	-	4,123	-	4,123	0%	-
Arbitrage Rebate Calculation	650	-	650	650	0%	650
Total Financial and Administrative	\$ 44,875	\$ 21,491	\$ 34,577	\$ 56,068		\$ 47,375
Insurance						
General Liability	\$ 2,700	\$ 2,792	\$ -	\$ 2,792	3%	\$ 3,100
Public Officials Insurance	3,200	3,001	199	3,200	0%	3,300
Total Insurance	\$ 5,900	\$ 5,793	\$ 199	\$ 5,992		\$ 6,400
Amenity						
MISC Contingency	40,000	40,000	-	40,000	0%	37,000
Total Amenity	\$ 40,000	\$ 40,000	\$ -	\$ 40,000		\$ 37,000
Landscape and Pond Maintenance						
Landscape Maintenance - Contract	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	0%	\$ 20,000
Waterway Management Program	24,500	-	24,500	24,500	0%	24,500
Total Landscape and Pond Maintenance	\$ 44,500	\$ -	\$ 44,500	\$ 44,500		\$ 44,500
TOTAL EXPENDITURES	\$ 135,275	\$ 67,284	\$ 79,276	\$ 146,560		\$ 135,275
Excess (deficiency) of revenues	\$ -	\$ (966)	\$ (7,097)	\$ (8,063)		\$ -
Net change in fund balance	\$ -	\$ (966)	\$ (7,097)	\$ (8,063)		\$ -
FUND BALANCE, BEGINNING	\$ (46,902)	\$ (46,902)	\$ (47,868)	\$ (46,902)		\$ (54,965)
FUND BALANCE, ENDING	\$ (46,902)	\$ (47,868)	\$ (54,965)	\$ (54,965)		\$ (54,965)

Southern Hills Plantation II

Community Development District

2004 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund BalancesSeries 2004 Bonds **DEFAULTED**

Fiscal Year 2025

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2024	ACTUAL THRU 2/29/2024	PROJECTED March- 10/1/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES					
Interest - Investments	\$ -	\$ 3,200	\$ 9,600	\$ 12,800	\$ -
Special Assmnts- Tax Collector	255,190	25,940	32,546	58,486	58,486
TOTAL REVENUES	\$ 255,190	\$ 29,140	\$ 42,146	\$ 71,286	\$ 58,486
EXPENDITURES					
Administrative					
ProfServ - Trustee Fees	\$ -	\$ 11,878	\$ -	\$ 11,878	\$ 11,878
District Counsel	-	5,881	-	5,881	-
Total Administrative	\$0	\$17,759	\$0	\$17,759	\$47,512
Debt Service					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Debt Retirement	130,000	-	145,000	145,000	145,000
Interest Expense	125,190	395,000	-	395,000	108,956
Total Debt Service	\$255,190	\$395,000	\$145,000	\$540,000	\$253,956
TOTAL EXPENDITURES	\$ 255,190	\$ 412,759	\$ 145,000	\$ 557,759	\$ 301,468
Excess (deficiency) of revenues Over (under) expenditures	-	(383,619)	(102,854)	(486,473)	(242,982)
Net change in fund balance	\$ -	\$ (383,619)	\$ (102,854)	\$ (486,473)	\$ (242,982)
FUND BALANCE, BEGINNING	\$ (1,819,655)	\$ (1,819,655)	\$ (2,203,274)	\$ (1,819,655)	\$ (2,306,128)
FUND BALANCE, ENDING	\$ (1,819,655)	\$ (2,203,274)	\$ (2,306,128)	\$ (2,306,128)	\$ (2,549,109)

**Southern Hills Plantation
Special Assessment Revenue Bonds, Series 2004**

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
5/1/2005	\$ 3,610,000	\$ 40,000	5.850%	\$ 105,593	
11/1/2005	\$ 3,570,000			\$ 104,423	\$ 250,015
5/1/2006	\$ 3,570,000	\$ 50,000	5.850%	\$ 104,423	
11/1/2006	\$ 3,520,000			\$ 102,960	\$ 257,383
5/1/2007	\$ 3,520,000	\$ 50,000	5.850%	\$ 102,960	
11/1/2007	\$ 3,470,000			\$ 101,498	\$ 254,458
5/1/2008	\$ 3,470,000	\$ 55,000	5.850%	\$ 101,498	
11/1/2008	\$ 3,415,000			\$ 99,889	\$ 256,386
5/1/2009	\$ 3,415,000	\$ 60,000	5.850%	\$ 99,889	
11/1/2009	\$ 3,355,000			\$ 98,134	\$ 258,023
5/1/2010	\$ 3,355,000	\$ 60,000	5.850%	\$ 98,134	
11/1/2010	\$ 3,295,000			\$ 96,379	\$ 254,513
5/1/2011	\$ 3,295,000	\$ 65,000	5.850%	\$ 96,379	
11/1/2011	\$ 3,230,000			\$ 94,478	\$ 255,856
5/1/2012	\$ 3,230,000	\$ 70,000	5.850%	\$ 94,478	
11/1/2012	\$ 3,160,000			\$ 92,430	\$ 256,908
5/1/2013	\$ 3,160,000	\$ 75,000	5.850%	\$ 92,430	
11/1/2013	\$ 3,085,000			\$ 90,236	\$ 257,666
5/1/2014	\$ 3,085,000	\$ 75,000	5.850%	\$ 90,236	
11/1/2014	\$ 3,010,000			\$ 88,043	\$ 253,279
5/1/2015	\$ 3,010,000	\$ 80,000	5.850%	\$ 88,043	
11/1/2015	\$ 2,930,000			\$ 85,703	\$ 253,745
5/1/2016	\$ 2,930,000	\$ 85,000	5.850%	\$ 85,703	
11/1/2016	\$ 2,845,000			\$ 83,216	\$ 253,919
5/1/2017	\$ 2,845,000	\$ 90,000	5.850%	\$ 83,216	
11/1/2017	\$ 2,755,000			\$ 80,584	\$ 253,800
5/1/2018	\$ 2,755,000	\$ 95,000	5.850%	\$ 80,584	
11/1/2018	\$ 2,660,000			\$ 77,805	\$ 253,389
5/1/2019	\$ 2,660,000	\$ 105,000	5.850%	\$ 77,805	
11/1/2019	\$ 2,555,000			\$ 74,734	\$ 257,539
5/1/2020	\$ 2,555,000	\$ 110,000	5.850%	\$ 74,734	
11/1/2020	\$ 2,445,000			\$ 71,516	\$ 256,250
5/1/2021	\$ 2,445,000	\$ 115,000	5.850%	\$ 71,516	
11/1/2021	\$ 2,330,000			\$ 68,153	\$ 254,669
5/1/2022	\$ 2,330,000	\$ 125,000	5.850%	\$ 68,153	
11/1/2022	\$ 2,205,000			\$ 64,496	\$ 257,649
5/1/2023	\$ 2,205,000	\$ 130,000	5.850%	\$ 64,496	
11/1/2023	\$ 2,075,000			\$ 60,694	\$ 255,190
5/1/2024	\$ 2,075,000	\$ 140,000	5.850%	\$ 60,694	
11/1/2024	\$ 1,935,000			\$ 56,599	\$ 257,293
5/1/2025	\$ 1,935,000	\$ 145,000	5.850%	\$ 56,599	
11/1/2025	\$ 1,790,000			\$ 52,358	\$ 253,956
5/1/2026	\$ 1,790,000	\$ 155,000	5.850%	\$ 52,358	
11/1/2026	\$ 1,635,000			\$ 47,824	\$ 255,181
5/1/2027	\$ 1,635,000	\$ 165,000	5.850%	\$ 47,824	
11/1/2027	\$ 1,470,000			\$ 42,998	\$ 255,821

Southern Hills Plantation

Community Development District

Series 2004 Debt Service

Continued

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
5/1/2028	\$ 1,470,000	\$ 175,000	5.850%	\$ 42,998	
11/1/2028	\$ 1,295,000			\$ 37,879	\$ 255,876
5/1/2029	\$ 1,295,000	\$ 185,000	4.750%	\$ 45,244	\$ 650,244
11/1/2029	\$ 1,110,000			\$ 30,875	\$ 30,875
5/1/2030	\$ 1,110,000	\$ 195,000	4.750%	\$ 30,875	\$ 665,875
11/1/2030	\$ 915,000			\$ 30,875	\$ 30,875
5/1/2031	\$ 915,000	\$ 210,000		\$ 30,875	\$ 30,875
11/1/2031	\$ 705,000		4.750%	\$ 30,875	\$ 665,875
5/1/2032	\$ 705,000	\$ 220,000		\$ 30,875	\$ 30,875
11/1/2032	\$ 485,000		4.750%	\$ 30,875	\$ 665,875
5/1/2033	\$ 485,000	\$ 235,000			
11/1/2033	\$ 250,000			\$ 15,794	\$ 15,794
5/1/2034	\$ 250,000	\$ 250,000	4.750%	\$ 15,794	\$ 680,794
	\$ 3,610,000			\$ 3,896,703	\$ 9,596,718

Southern Hills Plantation II

Community Development District

*Capital Projects Fund***Summary of Revenues, Expenditures and Changes in Fund Balances**

Capital Projects Fund

Fiscal Year 2025

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2024	ACTUAL THRU 2/29/2024	PROJECTED March- 10/1/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES					
Interest - Investments	\$ -	\$ 51	\$ -	\$ 51	\$ -
TOTAL REVENUES	\$ -	\$ 51	\$ -	\$ 51	\$ -
EXPENDITURES					
<i>Administrative</i>					
ProfServ - Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -
District Counsel	-	-	-	-	-
Total Administrative	\$0	\$0	\$0	\$0	\$0
<i>Debt Service</i>					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Debt Retirement	-	-	-	-	-
Interest Expense	-	-	-	-	-
Total Debt Service	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
Excess (deficiency) of revenues Over (under) expenditures	-	51	-	51	-
Net change in fund balance	\$ -	\$ 51	\$ -	\$ 51	\$ -
FUND BALANCE, BEGINNING	\$ 2,413	\$ 2,413	\$ 2,464	\$ 2,413	\$ 2,464
FUND BALANCE, ENDING	\$ 2,413	\$ 2,464	\$ 2,464	\$ 2,464	\$ 2,464

Southern Hills Plantation II

Community Development District

All Funds

Assessment Summary Fiscal Year 2025 vs. Fiscal Year 2024

ASSESSMENT ALLOCATION

Assessment Area One- Series 2004 Defaulted											
Product	OM Units	DS Units	O&M Assessment			Debt Service Series 2004 Defaulted			Total Assessments per Unit		
			FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change
Unit	382	205	\$ 376.73	\$ 376.73	\$ (0.00)	\$ 303.51	\$ 303.51	\$ -	\$ 680.24	\$ 680.24	\$ (0.00)

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

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.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

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

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Budget Narrative

Fiscal Year 2025

EXPENDITURES

Amenity (Continued)**Entrance Monuments, Gates, Walls R&M**

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance**R&M – Stormwater System**

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Budget Narrative

Fiscal Year 2025

EXPENDITURES

Landscape and Pond Maintenance (Continued)**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves**Contingency**

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Budget Narrative

Fiscal Year 2025

REVENUES**Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Debt Service****Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Southern Hills Plantation II Community Development District ("**District**") prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Proposed Budget**"); and

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

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

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

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

DATE:	August 9, 2024
HOUR:	10:30 a.m.
LOCATION	Cascades
	Clubhouse 5459
:	Cotillion Blvd
	Brooksville, FL 34601

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

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

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

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

PASSED AND ADOPTED ON May 10, 2024

Attest:

**Southern Hills Plantation II
Community Development District**

Print Name: _____
Secretary / Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2024/2025

3C



Shirley Anderson

Hernando County Supervisor of Elections

16264 Spring Hill Drive
Brooksville, FL 34604
P: 352.754.4125 • F: 352.754.4425

April 15, 2024

Inframark
Infrastructure Management Services
210 N. University Dr. Suite 702
Coral Springs, Florida 33071

Dear Ms. Demarco:

As of April 15, 2024, there are 233 registered voters in the Southern Hills Plantation II Community Development District and 0 registered voters in the Four Seasons at Crystal Springs District.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Claudia Billotte
Candidate Specialist/ Voter Services
Hernando County Supervisor of Elections
16264 Spring Hill Drive, Brooksville, FL 34604

Enclosure

Date 4/15/2024

Time 11:02 AM

Shirley Anderson
Supervisor of Elections
Active Voters by District/Precinct

Hernando County, FL

FOUR SEASONS

	<u>Dem</u>	<u>Rep</u>	<u>NPA</u>	<u>Other</u>	<u>Total</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other</u>	<u>Male</u>	<u>Female</u>	<u>Other</u>
300 NATIVITY LUTHERAN CHURCH	0	0	0	0	0	0	0	0	0	0	0	0
FOUR SEASONS	0	0	0	0	0	0	0	0	0	0	0	0

Date 4/15/2024

Time 11:02 AM

Shirley Anderson
Supervisor of Elections
Active Voters by District/Precinct

Hernando County, FL

SOUTHERN HILLS 2

	<u>Dem</u>	<u>Rep</u>	<u>NPA</u>	<u>Other</u>	<u>Total</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other</u>	<u>Male</u>	<u>Female</u>	<u>Other</u>
510 JEROME BROWN COMMUNITY	42	142	47	2	233	214	2	14	3	108	123	2
SOUTHERN HILLS 2	42	142	47	2	233	214	2	14	3	108	123	2

3D.

INVOICE

Cascades at Southern Hills

Inframark Mgmt Services
 Cascades at Southern Hills
 2002 W Grand Parkway N #100
 Katy, TX 77449
 813-991-1116

DATE: March 15, 2024
INVOICE #
FOR: 03152024

Bill To:
 Southern Hills Plantation CDDII

DESCRIPTION	AMOUNT
Reimbursement for pond maintenance and wetland repairs	\$24,500.00
TOTAL	\$ 24,500.00

Make all checks payable to **Cascades at Southern Hills Resident Association, Inc.**

If you have any questions concerning this invoice, contact
 James Amrhein at James.Amrhein@inframark.com

Fifth Order of Business

5A

MINUTES OF MEETING SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Southern Hills Plantation II Community Development District was held on Thursday, January 12, 2024 and called to order at 10:35 a.m. at the Southern Hills Plantation Clubhouse, located at 5459 Cotillion Boulevard Brooksville, FL 34601.

Present and constituting a quorum were:

Matt Pallardy	Chairperson
John Franz	Vice Chairperson
Cheryl Bernal	Assistant Secretary

Also present were:

Gene Roberts	District Manager
Brain Lamb	District Manager <i>(via Zoom)</i>
Michelle Reiss	District Counsel <i>(via Zoom)</i>
Various Residents	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Roberts called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comment**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2024-01, Approving the Contraction of the CDD Boundary - Removal of Phases 3 & 4

On MOTION by Mr. Pallardy seconded by Mr. Franz, with all in favor, Resolution 2024-01, Approving the Contraction of the CDD Boundary-Removal of Phases 3 & 4, was adopted. 3-0

B. Selection of Joint CDD Committee Member

- It was established a Board member needed to join the Committee between the three CDDs for Southern Hills Plantation overseeing landscape expenses for the Boulevard. Mr. Franz nominated himself.

January 12, 2024

Southern Hills Plantation II CDD

On MOTION by Mr. Franz seconded by Ms. Bernal, with all in favor, the election of John Franz to join the Committee between the three CDDs for Southern Hills Plantation, overseeing landscape expenses for the Boulevard, was approved. 3-0

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

i. Letter from Property Owner Regarding Debt Service Payments

- Ms. Reiss stated she has received a letter from *Boomerang Developments* Counsel asking for an assessment reimbursement.

ii. Status on CDD/HOA Lake Management Responsibilities

- Ms. Reiss explained that upon review of the County plats, it was determined the retention ponds are owned by the HOA, and the CDD owns the wetlands and storm drainage system. Discussion ensued.

B. District Engineer

C. District Manager

There being no reports, the next order of business followed.

FIFTH ORDER OF BUSINESS

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

On MOTION by Mr. Pallardy seconded by Mr. Franz, with all in favor, the Consent Agenda was approved. 3-0

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the second order of business followed.

SECOND ORDER OF BUSINESS

Public Comment (Continued)

- A resident requested prior notification when CDD meetings are cancelled.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Brian Lamb
District Manager

Matt Pallardy
Chairperson

5B

SOUTHERNHILLS PLANTATION II CD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	110057	\$1,125.00		DISTRICT INVOICE FEBRUARY 2024
INFRAMARK LLC	110659	\$29.05	\$1,154.05	DISTRICT SERVICES FEBRUARY 2024
Monthly Contract Subtotal		\$1,154.05		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
APPLETON REISS, PLLC	25382	\$2,172.50		GENERAL CONSULTING
APPLETON REISS, PLLC	25383	\$2,330.50	\$4,503.00	GENERAL CONSULTING
MCDIRMIT DAVIS & COMPANY LLC	56867	\$5,500.00		ACCOUNTING SERVICES
Regular Services Subtotal		\$10,003.00		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$11,157.05		

Approved (with any necessary revisions noted):

SOUTHERNHILLS PLANTATION II CD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#110057
CUSTOMER ID
C2289
PO#

DATE
2/6/2024
NET TERMS
Net 30
DUE DATE
3/7/2024

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: February 2024

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.



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#

#110659

CUSTOMER ID

C2289

PO#**DATE**

2/27/2024

NET TERMS

Net 30

DUE DATE

3/28/2024

Services provided for the Month of: February 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	2	Ea	0.15		0.30
Postage	1	Ea	28.75		28.75
Subtotal					29.05

Subtotal	\$29.05
-----------------	---------

Tax	\$0.00
------------	--------

Total Due	\$29.05
------------------	---------

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

January 31, 2024
Invoice # 25382

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

Date		Services	Hours	Amount
01/08/24	MTR	Review plat and related information regarding maintenance of Tract B. Phone call with manager. Email to manager discussing maintenance of Tract B and drainage structures.	0.60	237.00
01/08/24	MTR	Review response from counsel for owner Boomerang regarding demand for reduction and reimbursement of assessments. Prepare responsive email to attorney.	0.40	158.00
01/11/24	MTR	Review and respond to correspondence regarding contraction parcel and exhibits for resolution. Additional research on obligations related to drainage parcels in response to request for District to maintain drainage retention tract.	1.40	553.00
01/12/24	MTR	Prepare for and attend meeting of the Board of Supervisors. Prepare memorandum regarding requirements and procedures for contraction of boundaries. Phone conferences with client and manager regarding procedures for contraction and issues related to maintenance of pond tracts.	3.10	1,224.50

Recapitulation

	Name	Hours	Amount
MTR	Michelle T. Reiss	5.50	2,172.50
For Current Services Rendered		5.50	\$2,172.50

Client Ref: 000394 - 00000
Invoice # 25382

January 31, 2024
Page 2

Total Current Work

\$2,172.50

Please return this page with remittance
to
Appleton Reiss, PLLC
215 N. Howard Ave.
Suite 200
Tampa, FL 33606

Invoice # 25382
Bill Date: January 31, 2024
Client Code: 000394
Client Name: Southern Hills Plantation II Community Development District
Matter Code: 00000
Matter Name: General

Total Current Work	\$2,172.50
---------------------------	-------------------

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

January 31, 2024
Invoice # 25383

CLIENT: 000394 - Southern Hills Plantation II Community Development District
Re: 00003 Petition to Amend District Boundaries

Date		Services	Hours	Amount
01/03/24	MTR	Correspondence regarding proposal to contract boundaries.	0.20	79.00
01/09/24	MTR	Review and analyze procedures for amending and contracting District Boundaries. Draft and revise petition to amend boundaries. Draft and revise resolution to authorize boundary amendments. Correspondence with client.	2.60	1,027.00
01/11/24	MTR	Continue review of procedures for contraction of District boundaries. Conference with District manager regarding contraction and other agenda items. Continue preparing Board resolution to authorize contraction. Email to client.	2.40	948.00
01/12/24	MTR	Correspondence with City planner regarding contraction.	0.30	118.50
01/30/24	MTR	Review correspondence and information regarding contraction of District boundaries. Email correspondence regarding Board meeting to approve revisions to petition and further action.	0.40	158.00

Recapitulation

	Name	Hours	Amount
MTR	Michelle T. Reiss	5.90	2,330.50
For Current Services Rendered		5.90	\$2,330.50

Client Ref: 000394 - 00003
Invoice # 25383

January 31, 2024
Page 2

Total Current Work

\$2,330.50

Please return this page with remittance

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

Invoice # 25383
Bill Date: January 31, 2024
Client Code: 000394
Client Name: Southern Hills Plantation II Community Development District
Matter Code: 00003
Matter Name: Petition to Amend District Boundaries

Total Current Work	\$2,330.50
---------------------------	-------------------

Amount enclosed: _____



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

(407) 843-5406
www.mcdermittdavis.com

Received
FEB 01

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

Date: 12/15/2023
Invoice Number: 56867
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, 2022.

Total Due This Invoice **\$5,500.00**

Thank you for your business.

SOUTHERNHILLS PLANTATION II CD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	111464	\$1,125.00		DISTRICT INVOICE MARCH 2024
INFRAMARK LLC	112649	\$1.28	\$1,126.28	DISTRICT SERVICES MARCH 2024
Monthly Contract Subtotal		\$1,126.28		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
APPLETON REISS, PLLC	25689	\$79.00		GENERAL - PROFESSIONAL SERVICES
APPLETON REISS, PLLC	25690	\$434.50	\$513.50	PROFESSIONAL SERVICES
SOUTHERN HILLS PLANTATION II	02292024-01	\$10,755.84		SERIES 2004 - FY 24 TAX DIST. ID 23-106
Regular Services Subtotal		\$11,269.34		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$12,395.62		

Approved (with any necessary revisions noted):

SOUTHERNHILLS PLANTATION II CD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

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#
#111464

CUSTOMER ID
C2289

PO#

DATE
3/1/2024

NET TERMS
Net 30

DUE DATE
3/31/2024

Services provided for the Month of: March 2024

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.



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#
#112649
CUSTOMER ID
C2289
PO#

DATE
3/28/2024
NET TERMS
Net 30
DUE DATE
4/27/2024

Services provided for the Month of: March 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.64		1.28
Subtotal					1.28

Subtotal	\$1.28
Tax	\$0.00
Total Due	\$1.28

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

February 29, 2024
Invoice # 25689

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

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

Date	Services	Hours	Amount
02/02/24	MTR Review draft agenda. Email to client.	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 # 25689
Bill Date: February 29, 2024
Client Code: 000394
Client Name: Southern Hills Plantation II Community Development District
Matter Code: 00000
Matter Name: General

Total Current Work	\$79.00
---------------------------	----------------

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

February 29, 2024
Invoice # 25690

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLIENT: 000394 - Southern Hills Plantation II Community Development District
Re: 00003 Petition to Amend District Boundaries

Date		Services	Hours	Amount
02/01/24	MTR	Revise Resolution to proceed with contraction to remove requirement for payment of costs by landowner. Review documentation regarding contraction parcel for exhibits Email to client explaining proposed changes to Resolution.	0.80	316.00
02/06/24	MTR	Phone call with client regarding issues related to petition to amend boundaries. Review notice of cancellation of meeting.	0.20	79.00
02/06/24	MTR	Correspondence regarding issues for petition.	0.10	39.50

Recapitulation

	Name	Hours	Amount
MTR	Michelle T. Reiss	1.10	434.50
For Current Services Rendered		1.10	\$434.50
Total Current Work			\$434.50

Please return this page with remittance

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

Invoice # 25690
Bill Date: February 29, 2024
Client Code: 000394
Client Name: Southern Hills Plantation II Community Development District
Matter Code: 00003
Matter Name: Petition to Amend District Boundaries

Total Current Work	\$434.50
---------------------------	-----------------

Amount enclosed: _____

CHECK REQUEST FORM
Southern Hills Plantation II

Date: 3/6/2024

Invoice#: 02292024-01

Vendor#: V00012

Vendor Name: Southern Hills Plantation II

Pay From: Truist Acct# 8371

Description: Series 2004 - FY 24 Tax Dist. ID 23-106

Code to: 200.103200.1000

Amount: \$10,755.84

Requested By: Teresa Farlow 3/6/2024

SOUTHERN HILLS PLANTATION II CDD
DISTRICT CHECK REQUEST

Today's Date 2/29/2024
Check Amount **\$10,755.84**
Payable To Southern Hills Plantation II CDD
Check Description Series 2004 - FY 24 Tax Dist. ID Dist 23-106
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>

Agenda Page 60

Net O&M
Net DS
Net Total

Dollar Amounts	Fiscal Year 2024 Percentages	
135,276.21	69.815%	0.698200
58,486.38	30.185%	0.301800
193,762.59	100.0000%	1.000000

58%

W:\DMS\Client Files\Southern Hills Plantation II CDD 428\Financial Services\Accounting\Debt Service\FY 2024\Southern Hills Plantation FY 2024 DS SCHEDULE

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

February 29, 2024

V#27190 SOUTHERN HILLS PHASE II CDD

ATTN: ALEX WOLFE

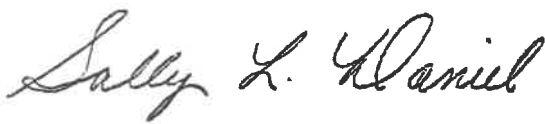
2005 PAN AM CIRCLE, SUITE 300

TAMPA, FL 33607

23-106

Current Tax

Gross Collections	606-2080190	\$37,109.69
Less: Discount	606-2080190	(\$748.90)
Add: Penalty	606-2080190	\$0.00
Less: Commissions to Tax Collector 2%	003-3418065	(\$727.22)
Less: Postage for 2023 tax Notices per FS 197.322	8400-5304105	
Net Collections paid to Southern Hills Phase II CDD		\$35,633.57



Sally L. Daniel, C.F.C.

Hernando County Tax Collector

Distribution Details: 01/01/2024 - 01/31/2024: current (tp, re, ca), installment (tp, re, ca)
for SOUTHERN HILLS PLANTATION PH 2 CDD (N703) Funding Agency from 01/01/2024 to 01/31/2024

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	Discount	\$-748.90	\$-14.98
		Real Estate - Current	Tax Due	\$37,109.69	\$742.20
SOUTHERN HILLS PLANTATION PH 2 CDD (N703)				Total	\$727.22
				Check Total	\$35,633.57

Account Number	Alternate Key	Situs Address	Payment Date	Tax	Discount	Penalty	Interest	Commission	Distributed Amt
		0 ACKERLEY TRL BROOKSVILLE 34601	1/18/2024	14,965.28	-299.25	0.00	0.00	293.32	14,372.71
		0 CAPPLEMAN LOOP BROOKSVILLE 34601	1/10/2024	2,040.72	-40.80	0.00	0.00	40.00	1,959.92
		0 DIXIE TER BROOKSVILLE 34601	1/18/2024	3,401.20	-68.03	0.00	0.00	66.66	3,266.51
		0 FORT KING RUN BROOKSVILLE 34601	1/10/2024	2,720.96	-54.41	0.00	0.00	53.33	2,613.22
		0 ISABELLA PASS BROOKSVILLE 34601	1/18/2024	2,720.96	-54.44	0.00	0.00	53.33	2,613.19
		0 PIERCEVILLE WAY BROOKSVILLE 34601	1/18/2024	4,081.44	-81.63	0.00	0.00	79.99	3,919.82
		0 WICASTER LN BROOKSVILLE 34601	1/18/2024	1,360.48	-27.20	0.00	0.00	26.67	1,306.61
R09-223-19-1578-0000-0320	1600271	19555 FORT KING RUN BROOKSVILLE 34601	1/2/2024	680.24	-20.41	0.00	0.00	13.20	646.63
R09-223-19-1578-0000-0250	1600208	19621 FORT KING RUN BROOKSVILLE 34601	1/5/2024	680.24	-13.60	0.00	0.00	13.33	653.31
R09-223-19-1578-0000-1320	1601270	19642 FORT KING RUN BROOKSVILLE 34601	1/10/2024	680.24	-13.60	0.00	0.00	13.34	653.30
R09-223-19-1578-0000-1580	1601537	19863 TATTNALL WAY BROOKSVILLE 34601	1/26/2024	680.24	-13.60	0.00	0.00	13.33	653.31
R09-223-19-1578-0000-1520	1601476	5149 JENNINGS TRL BROOKSVILLE 34601	1/19/2024	680.24	-13.60	0.00	0.00	13.34	653.30
R09-223-19-1578-0000-1830	1601788	5164 JENNINGS TRL BROOKSVILLE 34601	1/26/2024	376.73	-7.53	0.00	0.00	7.38	361.82
R09-223-19-1578-0000-0910	1600869	5229 CAPPLEMAN LOOP BROOKSVILLE 34601	1/31/2024	680.24	-13.60	0.00	0.00	13.34	653.30
R09-223-19-1578-0000-0820	1600770	5307 CAPPLEMAN LOOP BROOKSVILLE 34601	1/10/2024	680.24	-13.60	0.00	0.00	13.33	653.31
R09-223-19-1578-0000-0800	1600752	5323 CAPPLEMAN LOOP BROOKSVILLE 34601	1/10/2024	680.24	-13.60	0.00	0.00	13.33	653.31
Grand Total				37,109.69	-748.90	0.00	0.00	727.22	35,633.57

5C

Southern Hill Plantation II Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 2024

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 February 29, 2024

(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	\$ 83,280	\$ -	\$ -	\$ -	\$ -	\$ 83,280
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	-	85,692	-	-	-	85,692
Investments:						
SBA Account	158	-	-	-	-	158
Construction Fund	-	-	2,464	-	-	2,464
Prepayment Account	-	5,553	-	-	-	5,553
Revenue Fund	-	57,110	-	-	-	57,110
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	\$ 85,268	\$ 148,355	\$ 2,464	\$ 3,386,703	\$ 2,980,000	\$ 6,602,790

LIABILITIES

Accounts Payable	\$ 543	\$ -	\$ -	\$ -	\$ -	\$ 543
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	85,692	-	-	-	-	85,692
TOTAL LIABILITIES	133,135	2,351,630	-	-	2,980,000	5,464,765

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 29, 2024

(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	-	-	2,464	-	-	2,464
Unassigned:	(47,867)	(2,203,275)	-	3,386,703	-	1,135,561
TOTAL FUND BALANCES	(47,867)	(2,203,275)	2,464	3,386,703	-	1,138,025
TOTAL LIABILITIES & FUND BALANCES	\$ 85,268	\$ 148,355	\$ 2,464	\$ 3,386,703	\$ 2,980,000	\$ 6,602,790

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 29, 2024

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
REVENUES				
Special Assmnts- Tax Collector	\$ 135,275	\$ 63,096	\$ (72,179)	46.64%
Special Assmnts- CDD Collected	-	3,222	3,222	0.00%
TOTAL REVENUES	135,275	66,318	(68,957)	49.02%
EXPENDITURES				
Administration				
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	6,011	1,489	80.15%
District Engineer	1,000	-	1,000	0.00%
District Manager	18,000	5,000	13,000	27.78%
Auditing Services	6,300	5,500	800	87.30%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	50	44	6	88.00%
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	638	262	70.89%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	48,075	24,492	23,583	50.95%
Other Physical Environment				
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	40,000	(20,000)	200.00%
Total Other Physical Environment	87,200	42,792	44,408	49.07%
TOTAL EXPENDITURES	135,275	67,284	67,991	49.74%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(966)	(966)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(46,901)		
FUND BALANCE, ENDING		\$ (47,867)		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 29, 2024

Series 2004 Debt Service Fund (200)

(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>				
Interest - Investments	\$ -	\$ 3,200	\$ 3,200	0.00%
Special Assmnts- Tax Collector	255,190	25,940	(229,250)	10.16%
TOTAL REVENUES	255,190	29,140	(226,050)	11.42%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	-	11,878	(11,878)	0.00%
District Counsel	-	5,881	(5,881)	0.00%
Total Administration	-	17,759	(17,759)	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	412,759	(157,569)	161.75%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(383,619)	(383,619)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(1,819,656)		
FUND BALANCE, ENDING		<u>\$ (2,203,275)</u>		

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

For the Period Ending February 29, 2024

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	\$ -	\$ 51	\$ 51	0.00%
TOTAL REVENUES	-	51	51	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	51	51	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,413		
FUND BALANCE, ENDING		\$ 2,464		

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

For the Period Ending February 29, 2024

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, 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. 02_24
Statement Date 2/29/2024

G/L Balance (LCY)	83,279.82	Statement Balance	83,279.82
G/L Balance	83,279.82	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	83,279.82
Subtotal	83,279.82	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	83,279.82	Ending Balance	83,279.82
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
1/24/2024	Payment	1527	SOUTHERN HILLS PLANTATION II	1392.89	1,392.89	0.00
2/14/2024	Payment	1528	APPLETON REISS, PLLC	4503	4,503.00	0.00
2/14/2024	Payment	1529	INFRAMARK LLC	2255.88	2,255.88	0.00
2/14/2024	Payment	1530	MCDIRMIT DAVIS & COMPANY LLC	5500	5,500.00	0.00
Total Checks				13,651.77	13,651.77	0.00

Southern Hill Plantation II Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2024

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 March 31, 2024

(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	\$ 106,490	\$ -	\$ -	\$ -	\$ -	\$ 106,490
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	-	74,936	-	-	-	74,936
Investments:						
SBA Account	158	-	-	-	-	158
Construction Fund	-	-	2,473	-	-	2,473
Prepayment Account	-	5,575	-	-	-	5,575
Revenue Fund	-	65,326	-	-	-	65,326
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	\$ 108,478	\$ 145,837	\$ 2,473	\$ 3,386,703	\$ 2,980,000	\$ 6,623,491

LIABILITIES

Accounts Payable	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ 1
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	74,936	-	-	-	-	74,936
TOTAL LIABILITIES	121,837	2,351,630	-	-	2,980,000	5,453,467

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2024

(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	-	-	2,473	-	-	2,473
Unassigned:	(13,359)	(2,205,793)	-	3,386,703	-	1,167,551
TOTAL FUND BALANCES	(13,359)	(2,205,793)	2,473	3,386,703	-	1,170,024
TOTAL LIABILITIES & FUND BALANCES	\$ 108,478	\$ 145,837	\$ 2,473	\$ 3,386,703	\$ 2,980,000	\$ 6,623,491

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024

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
REVENUES				
Special Assmnts- Tax Collector	\$ 135,275	\$ 73,852	\$ (61,423)	54.59%
Special Assmnts- CDD Collected	-	28,099	28,099	0.00%
TOTAL REVENUES	135,275	101,951	(33,324)	75.37%
EXPENDITURES				
Administration				
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	6,011	1,489	80.15%
District Engineer	1,000	-	1,000	0.00%
District Manager	18,000	6,000	12,000	33.33%
Auditing Services	6,300	5,500	800	87.30%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	50	45	5	90.00%
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	763	137	84.78%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	48,075	25,618	22,457	53.29%
Other Physical Environment				
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	40,000	(20,000)	200.00%
Total Other Physical Environment	87,200	42,792	44,408	49.07%
TOTAL EXPENDITURES	135,275	68,410	66,865	50.57%
Excess (deficiency) of revenues				
Over (under) expenditures	-	33,541	33,541	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(46,900)		
FUND BALANCE, ENDING		\$ (13,359)		

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

For the Period Ending March 31, 2024

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	\$ -	\$ 3,471	\$ 3,471	0.00%
Special Assmnts- Tax Collector	255,190	25,940	(229,250)	10.16%
TOTAL REVENUES	255,190	29,411	(225,779)	11.53%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	-	11,878	(11,878)	0.00%
District Counsel	-	5,881	(5,881)	0.00%
Total Administration	-	17,759	(17,759)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	2,789	(2,789)	0.00%
Total Construction In Progress	-	2,789	(2,789)	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	415,548	(160,358)	162.84%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(386,137)	(386,137)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(1,819,656)		
FUND BALANCE, ENDING		\$ (2,205,793)		

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

For the Period Ending March 31, 2024

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	\$ -	\$ 60	\$ 60	0.00%
TOTAL REVENUES	-	60	60	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	60	60	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,413		
FUND BALANCE, ENDING		<u>\$ 2,473</u>		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024

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, 2023)		3,386,703		
FUND BALANCE, ENDING		<u>\$ 3,386,703</u>		

Bank Account Statement

Southernhills Plantation II CD

Bank Account Statement: Bank Account No.: 8371, Statement No.: 03-24

Currency Code

Statement Date	03/31/24	Statement Balance	106,490.00
Balance Last Statement	83,279.82	Outstanding Bank Transactions	0.00
Statement Ending Balance	106,490.00	Subtotal	106,490.00
		Outstanding Checks	0.00
G/L Balance at 03/31/24	106,490.00	Bank Account Balance	106,490.00

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 03-24							
03/06/24	Bank Account Ledger Entry	JE000148	CK#45503#### - On Roll		1	35,633.57	35,633.57
03/14/24	Bank Account Ledger Entry	1531	Check for Vendor V00025		1	-513.50	-513.50
03/14/24	Bank Account Ledger Entry	1532	Check for Vendor V00038		1	-1,154.05	-1,154.05
03/14/24	Bank Account Ledger Entry	1533	Check for Vendor V00012		1	-10,755.84	-10,755.84
Total						23,210.18	23,210.18

Outstanding Payments

Posting Date	Document Type	Document No.	Description	Statement Amount
Quantity				0
Total				

Outstanding Checks

Posting Date	Document Type	Check No.	Description	Statement Amount
Quantity				0
Total				