

**Southern Hills Plantation II
Community Development District**

November 8, 2024

AGENDA PACKAGE

Teams Meeting Information

Meeting ID: 247 181 099 855 Passcode: y68MEQ

[Join the meeting now](#)

**Southern Hills Plantation II
Community Development District**

Board of Supervisors

- | | |
|---|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Matt Pallardy, Chairperson <input type="checkbox"/> John Franz, Vice Chairperson <input type="checkbox"/> Cheryl Bernal, Assistant Secretary <input type="checkbox"/> Wesley Jones, Assistant Secretary <input type="checkbox"/> Brian Spivey, Assistant Secretary | <ul style="list-style-type: none"> <input type="checkbox"/> Jayna Cooper, District Manager <input type="checkbox"/> Michelle T. Reiss, District Counsel <input type="checkbox"/> Joe Calamari, District Engineer |
|---|---|

Landowners' and Regular Meeting Agenda

Friday, November 8, 2024 – 10:30 a.m.

Teams Meeting Information

Meeting ID: 247 181 099 855 Passcode: y68MEQ

[Join the meeting now](#)

Landowner's Meeting

- 1. Call to Order**
- 2. Determination of Number of Voting Units Represented**
- 3. Election of a Chairperson for the Purpose of Conducting the Landowners' Meeting**
- 4. Nominations for the Position of Supervisor**
- 5. Casting of Ballots**
- 6. Ballot Tabulation**
- 7. Landowners' Questions or Comments**
- 8. Adjournment**

Regular Meeting

- 1. Call to Order/Roll Call**
- 2. Organizational Matters**
 - A. Consideration of Resolution 2025-01; Canvassing and Certifying the Results of the Landowners' Election
 - B. Oath of Office
 - C. Consideration of Resolution 2025-02; Election of Officers
- 3. Public Comment on Agenda Items** *(Comments limited to three (3) minutes per speaker)*
- 4. Business Items**
 - A. Consideration of McDermit Davis Audit Engagement Letter for Fiscal Year 2024
 - B. Consideration of Resolution 2025-03; Budget Amendment for Fiscal Year 2024
 - C. General Matters of the District
- 5. Staff Reports**
 - A. District Counsel

B. District Engineer
C. District Manager

6. Consent Agenda

- A. Consideration of Board of Supervisors' Minutes of the September 13, 2024, Budget Public Hearing and Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures from August - September 2024 (*August 2024 O&M To be Sent Under Separate Cover*)
- C. Acceptance of the Financials and Approval of the Check Register as of August 31, 2024, and September 30, 2024

7. Board of Supervisors' Requests and Comments

8. Public Comments

9. Adjournment

The next CDD Meeting is scheduled for Friday, December 13, 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

<http://shplantation2cdd.org/>

LANDOWNERS' MEETING

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

DATE OF LANDOWNERS' MEETING: **November 8, 2024**

TIME: **10:30 a.m.**

LOCATION: **Cascades Clubhouse, 5459 Cotillion Boulevard, Brooksville, Florida 34601**

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

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner **shall** be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof. Therefore, two or more people who own real property in common, that is one acre or less, are **together entitled to only one vote for that real property.**

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

This year, two (2) Seats on the Board will be up for election by landowners. The candidates receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for the successful candidate shall commence upon election.

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

LANDOWNER PROXY

**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT
HERNANDO COUNTY, FLORIDA
LANDOWNERS' MEETING - November 8, 2024 at 10:30 a.m.**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Southern Hills Plantation II Community Development District to be held at Cascades Clubhouse, located at 5459 Cotillion Boulevard, Brooksville, Florida 34601, on November 8, 2024, at 10:30 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

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

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2018), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

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

OFFICIAL BALLOT
SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT
HERNANDO COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 8, 2024

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

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

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

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

or

Attach Proxy.

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

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		
5		

Date: _____

Signed: _____

Printed Name: _____

REGULAR MEETING

Second Order of Business

2A.

RESOLUTION 2025-01

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

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

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

WHEREAS, following proper publication and notice thereof, on November 8, 2024, the owners of land within the District held a meeting for the purpose of electing supervisors to the District’s Board of Supervisors (“Board”); and

WHEREAS, at the November 8, 2024 meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

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

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

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

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

Seat 3	_____	Votes: _____
Seat 5	_____	Votes: _____

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

_____ four (4) year term
_____ four (4) year term

SECTION 4. Said terms of office for each Supervisor shall commence immediately upon the adoption of this Resolution.

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

PASSED AND ADOPTED this 8th day of November 2024.

ATTEST:

**SOUTHERN HILLS
PLANTATION II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

2C.

RESOLUTION 2025-02

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

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to elect the Officers of the District per Chapter 190, Florida Statutes.

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

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

_____	Chair
_____	Vice-Chair
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Leah Popelka</u>	Assistant Treasurer
<u>Angel Montana</u>	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
<u>Brenden Crawford</u>	Assistant Secretary
<u>Andy Mendenhall</u>	Assistant Secretary

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

PASSED AND ADOPTED this 8th day of November, 2024.

ATTEST:

**SOUTHERN HILLS PLANTATION
II COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Secretary / Assistant Secretary

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

Fourth Order of Business

4A

November 1, 2024

Board of Supervisors
Southern Hills Plantation II Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

The following represents our understanding of the services we will provide *Southern Hills Plantation II Community Development District*.

You have requested that we audit the governmental activities, each major fund, and the aggregate remaining fund information of *Southern Hills Plantation II Community Development District*, as of September 30, 2024, and for the year then ended and the related notes, which collectively comprise *Southern Hills Plantation II Community Development District's* basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) and in accordance with Government Auditing Standards, will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

Accounting principles generally accepted in the United States of America, (U.S. GAAP,) as promulgated by the Governmental Accounting Standards Board (GASB) require that certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America, (U.S. GAAS). These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by U.S. GAAP. This RSI will be subjected to certain limited procedures but will not be audited:

1. Management's Discussion and Analysis

Auditor Responsibilities

We will conduct our audit in accordance with GAAS and in accordance with *Government Auditing Standards*, and Chapter 10.550, *Rules of the Auditor General*. As part of an audit in accordance with GAAS, Government Auditing Standards, and Chapter 10.550, *Rules of the Auditor General*, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of controls.
- Obtain an understanding of the system of internal control in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and Government Auditing Standards.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

Compliance with Laws and Regulations

As previously discussed, as part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of *Southern Hills Plantation II Community Development District's* compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Management Responsibilities

Our audit will be conducted on the basis that management acknowledge and understand that they have responsibility:

1. For the preparation and fair presentation of the basic financial statements in accordance with accounting principles generally accepted in the United States of America;
2. For the design, implementation, and maintenance of the system of internal control relevant to the preparation and fair presentation of basic financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements; and
3. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters;
 - b. Additional information that we may request from management for the purpose of the audit;
 - c. Unrestricted access to persons within the entity and others from whom we determine it necessary to obtain audit evidence.
4. For including the auditor's report in any document containing basic financial statements that indicates that such basic financial statements have been audited by us;
5. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities;
6. For adjusting the basic financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the basic financial statements as a whole; and
7. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
8. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
9. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in the system of internal control and others where fraud could have a material effect on the financials; and
10. For the accuracy and completeness of all information provided.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited basic financial statements, or if the supplementary information will not be presented with the audited basic financial statements, to make the audited basic financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon. The RSI will be presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information, which is the responsibility of management, will be subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally

accepted in the United States of America. Our auditor's report will provide an opinion on the supplementary information in relation to the basic financial statements as a whole.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit.

Nonattest Services

With respect to any nonattest services we perform, such as drafting the financial statements and proposing adjusting or correcting journal entries to be reviewed and approved by management, we will not assume management responsibilities on behalf of the District. However, we will provide advice and recommendations to assist management of the District in performing its responsibilities.

The District's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) designing, implementing, and maintaining the system of internal control, including the process used to monitoring the system of internal control.

Our responsibilities and limitations of the nonattest services are as follows:

- We will perform the services in accordance with applicable professional standards, including Government Auditing Standards
- The nonattest services are limited to the services as previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries.

Government Auditing Standards require that we document an assessment of the skills, knowledge, and experience of management, should we participate in any form of the preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

Reporting

We will issue a written report upon completion of our audit of *Southern Hills Plantation II Community Development District's* basic financial statements. Our report will be addressed to the governing body of *Southern Hills Plantation II Community Development District*. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s) to our auditor's report, or if necessary, withdraw from the engagement. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance will not be an objective of the audit and, therefore, no such opinion will be expressed.

We also will issue a written report on the District's compliance with the requirements of Section 218.415, Florida Statutes upon completion of our audit.

Other

We understand that your employees will prepare all confirmations we request and will locate any documents or support for any other transactions we select for testing.

If you intend to publish or otherwise reproduce the basic financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

Provisions of Engagement Administration, Timing and Fees

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

We expect to begin our audit in January 2025 and the audit reports and all corresponding reports are expected to be issued by June 2025.

Tamara Campbell is the engagement partner for the audit services specified in this letter. Her responsibilities include supervising McDirmit Davis, LLC's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fee for these services described in this letter will be \$5,500 for the year ended September 30, 2024, inclusive of all costs and out-of-pocket expenses, unless the scope of the engagement is changed; the assistance that *Southern Hills Plantation II Community Development District* has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding.

Our invoices for fees shall be rendered upon completion of the work, shall provide sufficient detail to demonstrate that fees charged are solely for the specified services as actually rendered and shall demonstrate compliance with the terms of this agreement.

This Agreement provides for the agreement period of one (1) year, unless terminated earlier in accordance with this Agreement. This agreement may be renewed annually subject to the mutual agreement by both parties to the terms and fees for such renewal. The District agrees that Auditor may terminate this Agreement with or without cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Auditor agrees that the District may terminate this Agreement immediately with cause. Auditor further agrees that the District may terminate this Agreement by providing thirty (30) days' written notice of termination to Auditor. Upon any termination of this Agreement, Auditor shall be entitled to payment for all work and/or services rendered up until the effective termination date, subject to whatever claims or off-sets the District may have against Auditor.

Whenever possible, we will attempt to use *Southern Hills Plantation II Community Development District's* personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the basic financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

Public Records

Auditor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and. Accordingly, Auditor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Auditor acknowledges that the designated public records custodian for the District is INFRAMARK ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Auditor shall 1) Keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Auditor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida

laws. When such public records are transferred by Auditor, Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District, in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT 813-873-7300, BRIAN.LAMB@INFRAMARK.COM, OR AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607.

The CONTRACTOR and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. The CONTRACTOR agrees and acknowledges that the OWNER is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the OWNER has a good faith belief that the CONTRACTOR has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the OWNER shall terminate this Agreement. If the OWNER has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the OWNER shall promptly notify the CONTRACTOR and order the CONTRACTOR to immediately terminate the contract with the subcontractor. The CONTRACTOR shall be liable for any additional costs incurred by the OWNER as a result of the termination of a contract based on CONTRACTOR'S failure to comply with E-Verify requirements evidenced herein.

At the conclusion of our audit engagement, we will communicate to the Board of Supervisors the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of McDirmit Davis, LLC and constitutes confidential information. However, we may be requested to make certain audit documentation available to a federal or state agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities, pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of McDirmit Davis, LLC's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the basic financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,

McDermitt Davis

McDermitt Davis, LLC
Orlando, FL

RESPONSE:

This letter correctly sets forth our understanding.

Southern Hills Plantation II Community Development District

Acknowledged and agreed on behalf of Southern Hills Plantation II Community Development District by:

Title: _____

4B

RESOLUTION 2025-03

**A RESOLUTION AMENDING THE SOUTHERN HILLS
PLANTATION II COMMUNITY DEVELOPMENT
DISTRICT GENERAL FUND BUDGET FOR FISCAL YEAR
2024**

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of Southern Hills Plantation II Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2024, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 8th day of November 2024 and be reflected in the monthly and Fiscal Year End 9/30/2024 Financial Statements and Audit Report of the District.

*Southern Hills Plantation II
Community Development District*

by: _____
Chairman/ Vice Chairman

Attest:

by: _____
Secretary

Proposed Budget Amendment
For the Period Ending September 30, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>CURRENT BUDGET</u>	<u>PROPOSED AMENDMENT</u>	<u>FINAL BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	135,275	-	135,275	73,852	(61,423)
Special Assmnts- CDD Collected	-	-	-	79,210	79,210
Other Miscellaneous Revenues	-	-	-	16	16
TOTAL REVENUES	135,275	-	135,275	153,078	17,803
EXPENDITURES					
<u>Administration</u>					
Supervisor Fees	1,600	-	1,600	-	1,600
ProfServ-Arbitrage Rebate	650	-	650	-	650
ProfServ-Trustee Fees	3,500	-	3,500	-	3,500
Disclosure Report	2,500	2,500	5,000	5,000	-
District Counsel	7,500	5,470	12,970	12,970	-
District Engineer	1,000	-	1,000	-	1,000
District Manager	18,000	-	18,000	12,000	6,000
Auditing Services	6,300	-	6,300	5,500	800
Website Compliance	1,500	-	1,500	1,500	-
Postage, Phone, Faxes, Copies	50	13	63	63	-
Public Officials Insurance	3,200	-	3,200	3,001	199
Legal Advertising	1,000	-	1,000	492	508
Tax Collector/Property Appraiser Fees	-	4,123	4,123	4,123	-
Bank Fees	200	-	200	-	200
Website Administration	900	613	1,513	1,513	-
Dues, Licenses, Subscriptions	175	-	175	175	-
Total Administration	48,075	12,719	60,794	46,337	14,457
<u>Field</u>					
Utility - Water	-	-	-	16	(16)
Total Field	-	-	-	16	(16)
<u>Other Physical Environment</u>					
Insurance - General Liability	2,700	92	2,792	2,792	-
R&M-Lake	7,500	-	7,500	-	7,500
R&M-Wetland	7,500	17,000	24,500	24,500	-
Lake Maintenance	9,500	-	9,500	-	9,500
Misc-Interlocal Agreement	40,000	-	40,000	-	40,000
Misc-Contingency (Interlocal)	20,000	40,000	60,000	60,000	-
Total Other Physical Environment	87,200	57,092	144,292	87,292	57,000
TOTAL EXPENDITURES	135,275	69,811	205,086	133,645	71,441

Proposed Budget Amendment
For the Period Ending September 30, 2024

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
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Proposed Budget Amendment
For the Period Ending September 30, 2024

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues Over (under) expenditures	-	(69,811)	(69,811)	19,433	89,244
Net change in fund balance	-	(69,811)	(69,811)	19,433	89,244
FUND BALANCE, BEGINNING (OCT 1, 2023)	(46,900)	-	(46,900)	(46,899)	1
FUND BALANCE, ENDING	\$ (46,900)	\$ (69,811)	\$ (116,711)	\$ (27,466)	\$ 89,245

Sixth Order of Business

6A

**MINUTES OF THE BUDGET PUBLIC HEARING
AND REGULAR MEETING FOR
SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT**

1
2 The regular meeting of the Board of Supervisors of the Southern Hills Plantation II
3 Community Development District was held on Friday, September 13, 2024, and called to order at
4 10:35 a.m. at the Cascades Clubhouse, located at 5459 Cotillion Boulevard, Brooksville, FL
5 34601.

6
7 Present and constituting a quorum were:

- | | | |
|----|---------------|---------------------|
| 9 | Matt Pallardy | Chairperson |
| 10 | Wesley Jones | Assistant Secretary |
| 11 | Cheryl Bernal | Assistant Secretary |

12
13 Also present were:

- | | | |
|----|-------------------|------------------|
| 15 | Jayna Cooper | District Manager |
| 16 | Michelle Reiss | District Counsel |
| 17 | Various Residents | |

18
19 *The following is a summary of the discussions and actions taken.*

20
21 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**
22 Ms. Cooper called the meeting to order, and a quorum was established.

23
24 **SECOND ORDER OF BUSINESS** **Public Comment**
25 There being no public comment, the next order of business followed.

26
27 **THIRD ORDER OF BUSINESS** **Organizational Matters**
28 **A. Consideration of Resolution 2024-04; Designation of Officers**

29
30 On MOTION by Mr. Jones seconded by Mr. Pallardy, with all in
31 favor, Resolution 2024-04; Designating Matt Pallardy as Chairman,
32 Jon Franz as Vice-Chairperson, Brian Lamb as Secretary, Eric
33 Davidson as Treasurer, Leah Popelka as Assistant Treasurer,
34 Wesley Jones as Assistant Secretary, Cheryl Bernal as Assistant
35 Secretary, Brian Spivey as Secretary, Gene Roberts as Assistant
36 Secretary, and Mark Vega as Assistant Secretary, was approved.
37 3-0

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FOURTH ORDER OF BUSINESS

**Public Hearing for Adoption
of The Fiscal Year 2025 Budget**

On MOTION by Mr. Jones seconded by Mr. Pallardy, with all in favor, Public Hearing for Adoption of the Fiscal Year 2025 Budget, was opened. 3-0

A. Discussion of the Budget

- General discussion ensued amongst the Board, and the Board decided the Fiscal Year 2025 Budget would not have an increase.

B. Consideration of Resolution 2024-05; Adopting the Fiscal Year 2025 Budget

On MOTION by Mr. Jones seconded by Mr. Pallardy, with all in favor, Consideration of Resolution 2024-05; Adoption of the Fiscal Year 2025 Budget, was adopted. 3-0

C. Consideration of Resolution 2024-06; Levying O&M Assessment for Fiscal Year 2025

On MOTION by Mr. Jones seconded by Mr. Pallardy, with all in favor, Consideration of Resolution 2024;06; Levying O&M Assessment, was approved. 3-0

On MOTION by Mr. Pallardy seconded by Mr. Jones, with all in favor, the Public Hearing for Adoption of the Fiscal Year 2025 Budget, was closed. 3-0

D. Consideration of Fiscal Year 2025 Meeting Schedule

The Board reviewed the Fiscal Year 2025 meeting schedule and had no adjustments.

FIFTH ORDER OF BUSINESS

Business Items

A. General Matters of the District

i. Consideration of Fiscal Year 2025 Meeting Schedule

The Board reviewed the Fiscal Year 2025 meeting schedule and had no adjustments.

B. Consideration of McDermit Davis Audit Engagement Letter for FYE 09/30/2023

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

- Counsel provided a brief update on the contraction process; it is currently going through the City of Brooksville.

B. District Engineer

There being no report, the next item followed.

84 **C. District Manager**
85 **i. Goals, Objectives, and Special Districts Performance Measures and Standards**
86 **Memorandum**

- 87 • Ms. Cooper presented the Memorandum on the Goals, Objectives, and Special
- 88 Districts Performance Measures and Standards.
- 89 • The Board decided to decrease the number of annual meetings to (3).

90 **ii. Consideration of Resolution 2024-07; Adopting Goals, Objectives, and**
91 **Performance Measures and Standards**

92
93 On MOTION by Mr. Jones seconded by Mr. Pallardy, with all
94 in favor, Resolution 2024-07; Adopting Goals, Objectives, and
95 Performance Measures and Standards, was adopted. 3-0

96
97 **iii. Discussion of Landowners Meeting Instructions, Proxy, Ballot and Sample**
98 **Agenda**

99
100 On MOTION by Mr. Pallardy seconded by Mrs. Bernal, with all
101 in favor, to Advertise the Landowners Meeting for November 8,
102 2024, at 10:30 a.m. at the Cascades Clubhouse, 5459 Cotillion
103 Boulevard, Brooksville, Florida 34601 3-0

104
105 **SEVENTH ORDER OF BUSINESS** **Consent Agenda**

- 106 **A. Approval of Board of Supervisors’ Minutes of the June 14, 2024 Regular Meeting**
- 107 **B. Consideration of Operation and Maintenance Expenditures from May – June 2024**
108 *(June 2024 O&M’s To be Sent Under Separate Cover)*
- 109 **C. Acceptance of the Financials and Approval of the Check Register as of May 31, 2024,**
110 **June 30, 2024, and July 31, 2024**

111
112 On MOTION by Mr. Jones seconded by Mr. Pallardy, with all in
113 favor, the Consent Agenda was approved. 3-0

114
115
116 **EIGHTH ORDER OF BUSINESS** **Board of Supervisors’ Requests and**
117 **Comments**

118 There being none, the next order of business followed.

119
120 **NINTH ORDER OF BUSINESS** **Public Comments**

121 There being none the next order of business followed.

122 **TENTH ORDER OF BUSINESS** **Adjournment**

123 There being no further business,

124
125 On MOTION by Mr. Jones seconded by Mr. Pallardy with all in
126 favor, the meeting was adjourned at 10:44 a.m. 3-0

127
128
129
130

Jayna Cooper/Brian Lamb
District Manager

Matt Pallardy
Chairperson

6B

SOUTHERN HILLS PLANTATION II CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	9/5/2024	132392	\$1,000.00		MANAGEMENT FEE
INFRAMARK LLC	9/5/2024	132392	\$125.00	\$1,125.00	MANAGEMENT FEE
INFRAMARK LLC	9/4/2024	132245	\$1.92	\$1.92	MANAGEMENT FEE
Monthly Contract Subtotal			\$1,126.92	\$1,126.92	
Regular Services					
TIMES PUBLISHING COM	8/28/2024	69893 082824	\$174.00	\$174.00	AD SERVICES
Regular Services Subtotal			\$174.00	\$174.00	
TOTAL			\$1,300.92	\$1,300.92	



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#132392
CUSTOMER ID
C2289
PO#

DATE
9/5/2024
NET TERMS
Net 30
DUE DATE
10/5/2024

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: September 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.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	#132245
CUSTOMER ID	C2289
PO#	

DATE	9/4/2024
NET TERMS	Net 30
DUE DATE	10/4/2024

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: August 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	3	Ea	0.64		1.92
Subtotal					1.92

Subtotal	\$1.92
Tax	\$0.00
Total Due	\$1.92

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.

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

Advertising Run Dates		Advertiser Name	
08/21/24 - 08/28/24		SOUTHERN HILLS PLANTATION II	
Billing Date	Sales Rep	Customer Account	
08/28/2024	Deirdre Bonett	69893	
Total Amount Due		Ad Number	
\$174.00		0000355666	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/21/24	08/28/24	0000355666	Times	Legals CLS	HEARING	2	2x51 L	\$170.00
08/21/24	08/28/24	0000355666	Tampabay.com	Legals CLS	HEARING AffidavitMaterial	2	2x51 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

Received

SEP 03

Advertising Run Dates		Advertiser Name	
08/21/24 - 08/28/24		SOUTHERN HILLS PLANTATION II	
Billing Date	Sales Rep	Customer Account	
08/28/2024	Deirdre Bonett	69893	
Total Amount Due		Ad Number	
\$174.00		0000355666	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

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

6C

Southern Hill Plantation II Community Development District

Financial Statements
(Unaudited)

Period Ending
August 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 August 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
ASSETS						
Cash - Operating Account	\$ 99,497	\$ -	\$ -	\$ -	\$ -	\$ 99,497
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	-	-	2,525	-	-	2,525
Prepayment Account	-	5,691	-	-	-	5,691
Revenue Fund	-	86,133	-	-	-	86,133
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	\$ 101,485	\$ 166,760	\$ 2,525	\$ 3,386,703	\$ 2,980,000	\$ 6,637,473

LIABILITIES

Accounts Payable	\$ 3,404	\$ -	\$ -	\$ -	\$ -	\$ 3,404
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	125,240	2,351,630	-	-	2,980,000	5,456,870

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
 As of August 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
FUND BALANCES						
Restricted for:						
Capital Projects	-	-	2,525	-	-	2,525
Unassigned:	(23,755)	(2,184,870)	-	3,386,703	-	1,178,078
TOTAL FUND BALANCES	(23,755)	(2,184,870)	2,525	3,386,703	-	1,180,603
TOTAL LIABILITIES & FUND BALANCES	\$ 101,485	\$ 166,760	\$ 2,525	\$ 3,386,703	\$ 2,980,000	\$ 6,637,473

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

For the Period Ending August 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 135,275	\$ 73,852	\$ (61,423)	54.59%
Special Assmnts- CDD Collected	-	79,210	79,210	0.00%
Other Miscellaneous Revenues	-	16	16	0.00%
TOTAL REVENUES	135,275	153,078	17,803	113.16%
<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	5,000	(2,500)	200.00%
District Counsel	7,500	12,377	(4,877)	165.03%
District Engineer	1,000	-	1,000	0.00%
District Manager	18,000	11,000	7,000	61.11%
Auditing Services	6,300	5,500	800	87.30%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	50	61	(11)	122.00%
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	1,388	(488)	154.22%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	48,075	42,625	5,450	88.66%
<u>Field</u>				
Utility - Water	-	16	(16)	0.00%
Total Field	-	16	(16)	0.00%
<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	24,500	(17,000)	326.67%
Lake Maintenance	9,500	-	9,500	0.00%
Misc-Interlocal Agreement	40,000	-	40,000	0.00%
Misc-Contingency (Interlocal)	20,000	60,000	(40,000)	300.00%
Total Other Physical Environment	87,200	87,292	(92)	100.11%
TOTAL EXPENDITURES	135,275	129,933	5,342	96.05%

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2024
General Fund (001)
(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>
Excess (deficiency) of revenues				
Over (under) expenditures	-	23,145	23,145	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(46,900)		
FUND BALANCE, ENDING		<u>\$ (23,755)</u>		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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	\$ -	\$ 4,983	\$ 4,983	0.00%
Special Assmnts- Tax Collector	255,190	48,038	(207,152)	18.82%
TOTAL REVENUES	255,190	53,021	(202,169)	20.78%
<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	-	5,476	(5,476)	0.00%
Total Construction In Progress	-	5,476	(5,476)	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	418,235	(163,045)	163.89%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(365,214)	(365,214)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(1,819,656)		
FUND BALANCE, ENDING		\$ (2,184,870)		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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	\$ -	\$ 112	\$ 112	0.00%
TOTAL REVENUES	-	112	112	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	112	112	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,413		
FUND BALANCE, ENDING		<u>\$ 2,525</u>		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending August 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 No. 8371
Statement No. 24_08
Statement Date 08/31/2024

GL Balance (LCY)	99,496.55
GL Balance	99,496.55
Positive Adjustments	0.00
<hr/>	
Subtotal	99,496.55
Negative Adjustments	0.00
<hr/>	
Ending G/L Balance	99,496.55

Statement Balance	123,996.55
Outstanding Deposits	0.00
<hr/>	
Subtotal	123,996.55
Outstanding Checks	-24,500.00
<hr/>	
Ending Balance	99,496.55

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
08/23/2024	Payment	1546	Check for Vendor V00038	-2,264.74	-2,264.74	0.00
Total Checks				-2,264.74	-2,264.74	0.00
Outstanding Checks						
07/03/2024	Payment	1541	Check for Vendor V00013			-24,500.00
Total Outstanding Checks						-24,500.00
Outstanding Deposits						
Total Outstanding Deposits						

Southern Hill Plantation II Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2024

Prepared by:



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SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 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
ASSETS						
Cash - Operating Account	\$ 95,885	\$ -	\$ -	\$ -	\$ -	\$ 95,885
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	-	-	2,536	-	-	2,536
Prepayment Account	-	5,715	-	-	-	5,715
Revenue Fund	-	86,495	-	-	-	86,495
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	\$ 97,873	\$ 167,146	\$ 2,536	\$ 3,386,703	\$ 2,980,000	\$ 6,634,258
LIABILITIES						
Accounts Payable	\$ 3,503	\$ -	\$ -	\$ -	\$ -	\$ 3,503
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	125,339	2,351,630	-	-	2,980,000	5,456,969

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 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	-	-	2,536	-	-	2,536
Unassigned:	(27,466)	(2,184,484)	-	3,386,703	-	1,174,753
TOTAL FUND BALANCES	(27,466)	(2,184,484)	2,536	3,386,703	-	1,177,289
TOTAL LIABILITIES & FUND BALANCES	\$ 97,873	\$ 167,146	\$ 2,536	\$ 3,386,703	\$ 2,980,000	\$ 6,634,258

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 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	-	79,210	79,210	0.00%
Other Miscellaneous Revenues	-	16	16	0.00%
TOTAL REVENUES	135,275	153,078	17,803	113.16%
EXPENDITURES				
<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	5,000	(2,500)	200.00%
District Counsel	7,500	12,970	(5,470)	172.93%
District Engineer	1,000	-	1,000	0.00%
District Manager	18,000	12,000	6,000	66.67%
Auditing Services	6,300	5,500	800	87.30%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	50	63	(13)	126.00%
Public Officials Insurance	3,200	3,001	199	93.78%
Legal Advertising	1,000	492	508	49.20%
Tax Collector/Property Appraiser Fees	-	4,123	(4,123)	0.00%
Bank Fees	200	-	200	0.00%
Website Administration	900	1,513	(613)	168.11%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	48,075	46,337	1,738	96.38%
<u>Field</u>				
Utility - Water	-	16	(16)	0.00%
Total Field	-	16	(16)	0.00%
<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	24,500	(17,000)	326.67%
Lake Maintenance	9,500	-	9,500	0.00%
Misc-Interlocal Agreement	40,000	-	40,000	0.00%
Misc-Contingency (Interlocal)	20,000	60,000	(40,000)	300.00%
Total Other Physical Environment	87,200	87,292	(92)	100.11%
TOTAL EXPENDITURES	135,275	133,645	1,630	98.80%

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2024
General Fund (001)
(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>
Excess (deficiency) of revenues				
Over (under) expenditures	-	19,433	19,433	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(46,899)		
FUND BALANCE, ENDING		<u>\$ (27,466)</u>		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 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
REVENUES				
Interest - Investments	\$ -	\$ 5,369	\$ 5,369	0.00%
Special Assmnts- Tax Collector	255,190	48,038	(207,152)	18.82%
TOTAL REVENUES	255,190	53,407	(201,783)	20.93%
EXPENDITURES				
Administration				
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%
Construction In Progress				
Construction in Progress	-	5,476	(5,476)	0.00%
Total Construction In Progress	-	5,476	(5,476)	0.00%
Debt Service				
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	418,235	(163,045)	163.89%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(364,828)	(364,828)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(1,819,656)		
FUND BALANCE, ENDING		\$ (2,184,484)		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 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	\$ -	\$ 123	\$ 123	0.00%
TOTAL REVENUES	-	123	123	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	123	123	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,413		
FUND BALANCE, ENDING		<u>\$ 2,536</u>		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 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 No. 8371
Statement No. 24_09
Statement Date 09/30/2024

GL Balance (LCY)	95,884.60
GL Balance	95,884.60
Positive Adjustments	0.00
<hr/>	
Subtotal	95,884.60
Negative Adjustments	0.00
<hr/>	
Ending G/L Balance	95,884.60

Statement Balance	120,384.60
Outstanding Deposits	0.00
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Subtotal	120,384.60
Outstanding Checks	-24,500.00
<hr/>	
Ending Balance	95,884.60

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
Total Deposits						0.00
Checks						
09/05/2024	Payment	1547	Check for Vendor V00025	-3,403.95	-3,403.95	0.00
09/05/2024	Payment	1548	Check for Vendor V00023	-208.00	-208.00	0.00
Total Checks				-3,611.95	-3,611.95	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
07/03/2024	Payment	1541	Check for Vendor V00013			-24,500.00
Total Outstanding Checks						-24,500.00
Outstanding Deposits						
Total Outstanding Deposits						