

**Southern Hills Plantation II
Community Development District**

January 10, 2025

AGENDA PACKAGE

Teams Meeting Information

Meeting ID: 247 181 099 855 Passcode: y68MEQ

[Join the meeting now](#)

Board of Supervisors

- Matt Pallardy, Chairperson
- John Franz, Vice Chairperson
- Cheryl Bernal, Assistant Secretary
- Wesley Jones, Assistant Secretary
- Brian Spivey, Assistant Secretary
- Brenden Crawford, District Manager
- Michelle T. Reiss, District Counsel
- Joe Calamari, District Engineer

Regular Meeting Agenda

Friday, January 10, 2025 – 10:30 a.m.

Teams Meeting Information

Meeting ID: 264 308 563 251 Passcode: phSszc

[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 on Agenda Items (*Comments limited to three (3) minutes per speaker*)**
- 3. Business Items**
- 4. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 5. Consent Agenda**
 - A. Consideration of Board of Supervisors' Minutes of the November 8, 2024 LO Meeting and November 8, 2024 Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures from October - November 2024
 - C. Acceptance of the Financials and Approval of the Check Register of October 31, 2024 and November 30, 2024
- 6. Board of Supervisors' Requests and Comments**
- 7. Public Comments**
- 8. Adjournment**

The next CDD Meeting is scheduled for Friday, February 14, 2025, at 10:30 a.m.

District Office:

Inframark, Community Management Services
11555 Heron Bay Blvd. Suite 201
Coral Springs, Florida 33076
954-603-0033

Meeting Location:

Cascades Clubhouse
5459 Cotillion Blvd,
Brooksville, Florida 34601

**MINUTES OF THE LANDOWNERS' ELECTION
SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT**

1 The Landowner's Election of the Board of Supervisors for the Southern Hills Plantation II
2 Community Development District was held on **Friday, November 8, 2024, at 10:30 a.m.** at the
3 Cascades Clubhouse located at 5459 Cotillion Blvd., Brooksville, FL 34601.

4
5 **Present at the meeting were:**

- | | |
|---------------------|-----------------------------|
| 6 Matt Pallardy | Chairman |
| 7 John Franz | Vice Chairman |
| 8 Cheryl Bernal | Assistant Secretary |
| 9 Wesley Jones | Assistant Secretary |
| 10 Brenden Crawford | District Manager, Inframark |
| 11 Andy Mendenhall | District Manager, Inframark |
| 12 Michelle Reiss | District Counsel |

13
14 There were no landowners present in the audience.

15
16 **FIRST ORDER OF BUSINESS**

Call to Order

17 Mr. Mendenhall called the Landowner's Election of the Board of Supervisors of the
18 Southern Hills Plantation II Community Development District to order.

19
20 **SECOND ORDER OF BUSINESS**

Determination of Number of Voting Units Represented

21
22 There are 390 voting units represented.

23
24 **THIRD ORDER OF BUSINESS**

Election of a Chairperson for the Purpose of Conducting the Landowners' Meeting

25
26 Mr. Mendenhall will serve as the Chairman.

27
28 **FOURTH ORDER OF BUSINESS**

Nominations for the Position of Supervisor

29
30
31 **FIFTH ORDER OF BUSINESS**

Casting of Ballots

32 Ballots were cast.
33

34 **SIXTH ORDER OF BUSINESS**

Ballot Tabulation

35 Matt Pallardy received three-hundred and ninety (390) votes and will serve for Seat 3 with a
36 two-year term, and Cheryl Bernal received three-hundred and ninety (390) vote and will serve for
37 Seat 5 with a two-year term.

38
39 **SEVENTH ORDER OF BUSINESS**

Landowners' Questions or Comments

40 None.

November 8, 2024
Landowners' Meeting

Southern Hills Plantation II CDD

41
42
43
44
45
46
47
48

6. ADJOURNMENT

On MOTION by Mr. Pallardy seconded by Mr. Franz, with all in favor, the Landowners' Meeting was adjourned.

**MINUTES OF THE REGULAR MEETING
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, November 8, 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:

- | | | |
|----|---------------|---------------------|
| 8 | | |
| 9 | Matt Pallardy | Chairperson |
| 10 | John Franz | Vice Chairperson |
| 11 | Wesley Jones | Assistant Secretary |
| 12 | Cheryl Bernal | Assistant Secretary |

13
14 Also present were:

- | | | |
|----|-------------------|-------------------|
| 15 | | |
| 16 | Brenden Crawford | District Manager |
| 17 | Michelle Reiss | District Counsel |
| 18 | Andy Mendenhall | Regional Director |
| 19 | Various Residents | |

20
21 *The following is a summary of the discussions and actions taken.*

22
23 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

24 Mr. Mendenhall called the meeting to order, and a quorum was established.
25

26 **SECOND ORDER OF BUSINESS** **Organizational Matters**

27 **A. Consideration of Resolution 2025-01; Canvassing and Certifying the Results of the**
28 **Landowners' Election**

29
30
31 On MOTION by Mr. Pallardy seconded by Mr. Jones, with all in
32 favor, Resolution 2025;01; Canvassing and Certifying the Results
33 of the Landowners' Election with Matt Pallardy, Seat 3 and Cheryl
34 Bernal, Seat 5 was adopted. 4-0

35
36 **B. Oath of Office**

37 The Oath of Office was administered to Mr. Pallardy and Ms. Bernal.
38
39
40
41

42 **C. Consideration of Resolution 2025-02; Election of Officers**

43

44

45

46

47

48

49

50

On MOTION by Mr. Pallardy seconded by Mr. Franz, with all in favor, Resolution 2025-02 designating officers as Mr. Pallardy – Chairman, Mr. Franz – Vice Chairman, Mr. Lamb – Secretary, Mr. Davidson – Treasurer, Ms. Popelka – Assistant Treasurer, Ms. Montagna – Assistant Treasurer, and Mr. Jones, Ms. Bernal, Mr. Spivey, Mr. Crawford and Mr. Mendenhall – Assistant Secretaries was adopted. 4-0

51

52

THIRD ORDER OF BUSINESS

Public Comment on Agenda Items
(Comments limited to (3) minutes per speaker)

53

54

55

None.

56

57

FOURTH ORDER OF BUSINESS

Business Items

58

A. Consideration of McDirmit Davis Audit Engagement Letter for Fiscal Year 2024

59

60

61

62

On MOTION by Mr. Franz seconded by Mr. Pallardy, with all in favor, the McDirmit Davis audit engagement for Fiscal Year 2024 was approved. 4-0

63

64

B. Consideration of Resolution 2025-03; Budget Amendment for Fiscal Year 2024

65

66

67

68

On MOTION by Mr. Pallardy seconded by Mr. Franz, with all in favor, Resolution 2025-03 amending the budget for Fiscal Year 2024 was adopted. 4-0

69

70

C. General Matters of the District

71

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

72

73

FIFTH ORDER OF BUSINESS

Staff Reports

74

A. District Counsel

75

B. District Engineer

76

C. District Manager

77

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

78

79

SIXTH ORDER OF BUSINESS

Consent Agenda

80

A. Consideration of Board of Supervisors’ Minutes of the September 13, 2024 Budget Public Hearing and Regular Meeting

81

82

B. Consideration of Operation and Maintenance Expenditures from August – September 2024 (To be Sent Under Separate Cover)

83

84

C. Acceptance of the Financials and Approval of the Check Register as of August 31, 2024, and September 30, 2024

85

86

87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106

On MOTION by Mr. Pallardy seconded by Mr. Franz, with all in favor, the Consent Agenda was approved. 4-0

SEVENTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

None.

EIGHTH ORDER OF BUSINESS

Public Comments

None.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Pallardy seconded by Mr. Franz with all in favor, the meeting was adjourned. 4-0

Brenden Crawford
District Manager

Matt Pallardy
Chairperson

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services					
ADA SITE COMPLIANCE	8/27/2024	INV-11381	\$1,500.00	\$1,500.00	WEBSITE COMPLIANCE
APPLETON REISS, PLLC	8/31/2024	28496	\$79.00	\$79.00	PROFESSIONAL SERVICES
APPLETON REISS, PLLC	8/31/2024	28495	\$118.50	\$118.50	PROFESSIONAL SERVICES
APPLETON REISS, PLLC	8/31/2024	28497	\$395.00	\$395.00	PROFESSIONAL SERVICES
TIMES PUBLISHING COM	9/29/2024	362125	\$110.00	\$110.00	LEAGAL ADVERTISING
Regular Services Subtotal			\$2,202.50	\$2,202.50	
TOTAL			\$2,202.50	\$2,202.50	

Invoice

ADA Site Compliance
 6400 Boynton Beach Blvd 742721
 Boynton Beach, FL 33474
 accounting@adasitecompliance.com



BILL TO
Southern Hills Plantation II

SHIP TO
Teresa Farlow Southern Hills Plantation II

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
INV-11381	08/27/2024	\$1,500.00	09/26/2024	30	

DESCRIPTION	QTY/HRS	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	1,500.00	1,500.00

BALANCE DUE

\$1,500.00

Appleton Reiss, PLLC

215 N. Howard Ave.

Suite 200

Tampa, FL 33606

813-542-8888

Tax ID No. 83-0953659

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

August 31, 2024
Invoice # 28496

CLIENT: 000394 - Southern Hills Plantation II Community Development District
 Re: 00001 TC 13, LLC (Case No. 18-CA-1437)

Date	Services	Hours	Amount
08/21/24 MTR	Review emails regarding scheduling hearing on motions for leave to amend and substitute party plaintiff. Email correspondence regarding status.	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 # 28496
Bill Date: August 31, 2024
Client Code: 000394
Client Name: Southern Hills Plantation II Community Development District
Matter Code: 00001
Matter Name: TC 13, LLC (Case No. 18-CA-1437)

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
 c/o Meritus Corp.
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

August 31, 2024
Invoice # 28495

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

Date	Services	Hours	Amount
08/02/24	MTR Correspondence regarding requirements for landowner meeting and notice.	0.20	79.00
08/05/24	MTR Review meeting notice and agenda package.	0.10	39.50

Recapitulation

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

Please return this page with remittance

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

Invoice # 28495
Bill Date: August 31, 2024
Client Code: 000394
Client Name: Southern Hills Plantation II Community Development District
Matter Code: 00000
Matter Name: General

Total Current Work

\$118.50

Amount enclosed: _____

Appleton Reiss, PLLC

215 N. Howard Ave.

Suite 200

Tampa, FL 33606

813-542-8888

Tax ID No. 83-0953659

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

August 31, 2024
Invoice # 28497

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

Date	Services	Hours	Amount
08/20/24	MTR Correspondence with city regarding status of petition.	0.10	39.50
08/20/24	MTR Review email from City attorney and related statutory requirements. Email to City attorney regarding requirements for contraction.	0.50	197.50
08/21/24	MTR Phone call with District Manager regarding status of contraction. Review and respond to additional correspondence from City attorney..	0.30	118.50
08/21/24	MTR Correspondence regarding contraction and other legal matters.	0.10	39.50

Recapitulation

Name	Hours	Amount
MTR Michelle T. Reiss	1.00	395.00
For Current Services Rendered	1.00	\$395.00

Total Current Work	\$395.00
---------------------------	-----------------

Please return this page with remittance

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

Invoice # 28497
Bill Date: August 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

\$395.00

Amount enclosed: _____



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

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
09/29/24		SOUTHERN HILLS PLANTATION II	
Billing Date		Sales Rep	Customer Account
09/29/2024		Deirdre Bonett	69893
Total Amount Due			Ad Number
\$110.00			0000362125

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/29/24	09/29/24	0000362125	Times	Legals CLS	Meetings Schedule	1	2x54 L	\$106.00
09/29/24	09/29/24	0000362125	Tampabay.com	Legals CLS	Meetings Schedule AffidavitMaterial	1	2x54 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

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
09/29/24		SOUTHERN HILLS PLANTATION II	
Billing Date		Sales Rep	Customer Account
09/29/2024		Deirdre Bonett	69893
Total Amount Due			Ad Number
\$110.00			0000362125

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: **TIMES PUBLISHING COMPANY**

REMIT TO:

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

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

Tampa Bay Times Published Daily

STATE OF FLORIDA
COUNTY OF Hernando, Citrus

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meetings Schedule** was published in said newspaper by print in the issues of **9/29/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hernando, Citrus** County, Florida and that the said newspaper has heretofore been continuously published in said **Hernando, Citrus** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hernando, Citrus** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

**Notice of Fiscal Year 2025 Meetings
Southern Hills Plantation II
Community Development District**

The Board of Supervisors of the Southern Hills Plantation II Community Development District will hold the meetings for Fiscal Year 2025 at the Offices of Cascades Clubhouse, 5459 Cotillion Boulevard Brooksville, Florida 34601 on the second Friday of every month at 10:30 a.m. at as follows:

- October 11, 2024
- November 8, 2024
- December 13, 2024
- January 10, 2025
- February 14, 2025
- March 14, 2025
- April 11, 2025
- May 9, 2025
- June 13, 2025
- July 11, 2025
- August 8, 2025
- September 12, 2025

There may be occasions when one or more Supervisors will participate by telephone. The meeting may be continued to a date, time, and place to be specified on the record at the meetings without additional publication of notice.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

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

Jayna Cooper
Manager
September 29, 2024

0000362125

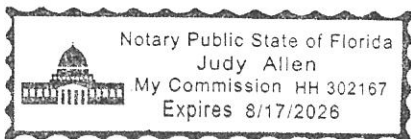
Signature Affiant

Sworn to and subscribed before me this **09/29/2024**

Signature of Notary Public

Personally known or produced identification

Type of identification produced _____



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	11/14/2024	137498	\$11.84	\$11.84	domain renewal
Monthly Contract Subtotal			\$11.84	\$11.84	
Regular Services					
APPLETON REISS, PLLC	10/31/2024	29415	\$474.00	\$474.00	LEGAL COUNSEL
APPLETON REISS, PLLC	9/30/2024	28942	\$158.00	\$158.00	LEGAL COUNSEL
APPLETON REISS, PLLC	10/31/2024	29416	\$197.50	\$197.50	LEGAL COUNSEL
APPLETON REISS, PLLC	9/30/2024	28943	\$39.50	\$39.50	LEGAL COUNSEL
FLORIDA COMMERCE	10/1/2024	90782	\$175.00	\$175.00	DUES
TIMES PUBLISHING COM	10/23/2024	69893 102324	\$191.00	\$191.00	AD SERVICES
Regular Services Subtotal			\$1,235.00	\$1,235.00	
TOTAL			\$1,246.84	\$1,246.84	



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

137498

DATE

11/14/2024

CUSTOMER ID

C2289

NET TERMS

Net 30

PO#

DUE DATE

12/14/2024

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: **October 2024**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson- 9-9-24 DNH*GODADDY : domain renewal: \$11.84	1	Ea	11.84		11.84
Subtotal					11.84

Subtotal	\$11.84
Tax	\$0.00
Total Due	\$11.84

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Appleton Reiss, PLLC

215 N. Howard Ave.

Suite 200

Tampa, FL 33606

813-542-8888

Tax ID No. 83-0953659

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

October 31, 2024
Invoice # 29415

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

Date	Services	Hours	Amount
10/29/24	MTR Prepare ballot, proxy and instructions for landowner election. Correspondence regarding same.	1.20	474.00

Recapitulation

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

Please return this page with remittance

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

Invoice # 29415
Bill Date: October 31, 2024
Client Code: 000394
Client Name: Southern Hills Plantation II Community Development District
Matter Code: 00000
Matter Name: General

Total Current Work

\$474.00

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
 c/o Meritus Corp.
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

September 30, 2024
Invoice # 28942

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

Date	Services	Hours	Amount
09/12/24	MTR Review meeting agenda.	0.10	39.50
09/13/24	MTR Attend monthly meeting of the Board and public hearing.	0.30	118.50

Recapitulation

Name	Hours	Amount
MTR Michelle T. Reiss	0.40	158.00
For Current Services Rendered	0.40	\$158.00
Total Current Work		\$158.00

Please return this page with remittance

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

Invoice # 28942
Bill Date: September 30, 2024
Client Code: 000394
Client Name: Southern Hills Plantation II Community Development District
Matter Code: 00000
Matter Name: General

Total Current Work

\$158.00

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
c/o Meritus Corp.
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

October 31, 2024
Invoice # 29416

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

Date		Services	Hours	Amount
10/04/24	MTR	Review city council dockets and agendas for consideration of petition.	0.30	118.50
10/29/24	MTR	Correspondence with client and city regarding status of consideration of petition.	0.20	79.00

Recapitulation

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

Please return this page with remittance

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

Invoice # 29416
Bill Date: October 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

\$197.50

Amount enclosed: _____

Appleton Reiss, PLLC

215 N. Howard Ave.

Suite 200

Tampa, FL 33606

813-542-8888

Tax ID No. 83-0953659

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

September 30, 2024
Invoice # 28943

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

Date	Services	Hours	Amount
09/13/24	MTR Correspondence with city attorney regarding petition and approval.	0.10	39.50

Recapitulation

Name	Hours	Amount
MTR Michelle T. Reiss	0.10	39.50
For Current Services Rendered	0.10	\$39.50
Total Current Work		\$39.50

Please return this page with remittance

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

Invoice # 28943
Bill Date: September 30, 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

\$39.50

Amount enclosed: _____

FloridaCommerce, Special District Accountability Program
Fiscal Year 2024 - 2025 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2024				Invoice No: 90782
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2024: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

001622

Southern Hills Plantation II Community Development District
 Mr. Brian Lamb
 2005 Pan Am Circle, Suite 300
 Tampa, Florida 33607



- 2. Telephone:** 813-397-5121 Ext:
- 3. Fax:** 813-873-7070
- 4. Email:** brian.lamb@inframark.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** www.shplantation2cdd.org
- 8. County(ies):** Hernando
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 10/18/2004
- 11. Creation Document on File:** 08/24/2004
- 12. Date Established:** 08/02/2004
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** City of Brooksville
- 15. Creation Document(s):** City Ordinance 677
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 10/14/24

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- 1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- 2. ___ This special district is in compliance with its Fiscal Year 2022 - 2023 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2022 - 2023 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



tampabay.com

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

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
10/16/24 - 10/23/24		SOUTHERN HILLS PLANTATION II	
Billing Date		Sales Rep	Customer Account
10/23/2024		Deirdre Bonett	69893
Total Amount Due			Ad Number
\$191.00			0000363640

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/16/24	10/23/24	0000363640	Times	Legals CLS	Election Meeting	2	2x56 L	\$187.00
10/16/24	10/23/24	0000363640	Tampabay.com	Legals CLS	Election Meeting AffidavitMaterial	2	2x56 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

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

Advertising Run Dates		Advertiser Name	
10/16/24 - 10/23/24		SOUTHERN HILLS PLANTATION II	
Billing Date		Sales Rep	Customer Account
10/23/2024		Deirdre Bonett	69893
Total Amount Due			Ad Number
\$191.00			0000363640

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: **TIMES PUBLISHING COMPANY**

REMIT TO:

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

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

Tampa Bay Times

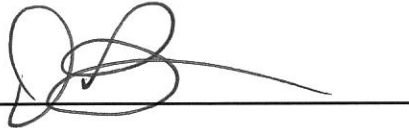
Published Daily

STATE OF FLORIDA
COUNTY OF Hernando, Citrus

} ss

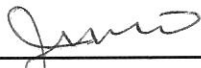
Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Election Meeting** was published in said newspaper by print in the issues of **10/16/24, 10/23/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hernando, Citrus** County, Florida and that the said newspaper has heretofore been continuously published in said **Hernando, Citrus** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hernando, Citrus** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **10/23/2024**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



Notice of Landowners' Meeting and Election and Page #30 Meeting of the Board of Supervisors of the Southern Hills Plantation II Community Development District

Notice is hereby given to the public and all landowners within the Southern Hills Plantation II Community Development District (the "District"), in Hernando County, Florida, advising that a landowners' meeting will be held for the purpose of electing (2) member of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Friday, November 8, 2024
Time: 10:30 a.m.
Place: Offices of Cascade Clubhouse
5459 Cotillion Boulevard,
Brooksville, FL 34601

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Jayna Cooper, District Manager
October 16 & October 23, 2024

0000363640

Southern Hill Plantation II Community Development District

Financial Statements
(Unaudited)

Period Ending
October 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 October 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	\$ 92,381	\$ -	\$ -	\$ -	\$ -	\$ 92,381
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	-	-	2,546	-	-	2,546
Prepayment Account	-	5,739	-	-	-	5,739
Revenue Fund	-	86,847	-	-	-	86,847
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	\$ 94,369	\$ 167,522	\$ 2,546	\$ 3,386,703	\$ 2,980,000	\$ 6,631,140
LIABILITIES						
Accounts Payable	\$ 6,391	\$ -	\$ -	\$ -	\$ -	\$ 6,391
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	128,227	2,351,630	-	-	2,980,000	5,459,857

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 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	-	-	2,546	-	-	2,546
Unassigned:	(33,858)	(2,184,108)	-	3,386,703	-	1,168,737
TOTAL FUND BALANCES	(33,858)	(2,184,108)	2,546	3,386,703	-	1,171,283
TOTAL LIABILITIES & FUND BALANCES	\$ 94,369	\$ 167,522	\$ 2,546	\$ 3,386,703	\$ 2,980,000	\$ 6,631,140

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 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	\$ -	\$ (135,275)	0.00%
TOTAL REVENUES	135,275	-	(135,275)	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	1,600	-	1,600	0.00%
ProfServ-Arbitrage Rebate	650	-	650	0.00%
ProfServ-Trustee Fees	3,500	-	3,500	0.00%
Disclosure Report	2,500	-	2,500	0.00%
District Counsel	10,000	-	10,000	0.00%
District Engineer	1,000	-	1,000	0.00%
District Manager	18,000	-	18,000	0.00%
Auditing Services	6,300	-	6,300	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	50	-	50	0.00%
Public Officials Insurance	3,300	3,000	300	90.91%
Legal Advertising	1,000	191	809	19.10%
Bank Fees	200	-	200	0.00%
Website Administration	900	-	900	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	50,675	3,366	47,309	6.64%
<u>Other Physical Environment</u>				
Waterway Management	24,500	-	24,500	0.00%
Insurance - General Liability	3,100	3,025	75	97.58%
Landscape Maintenance	20,000	-	20,000	0.00%
Misc-Contingency (Interlocal)	37,000	-	37,000	0.00%
Total Other Physical Environment	84,600	3,025	81,575	3.58%
TOTAL EXPENDITURES	135,275	6,391	128,884	4.72%
Excess (deficiency) of revenues Over (under) expenditures	-	(6,391)	(6,391)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(27,467)		
FUND BALANCE, ENDING		\$ (33,858)		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 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	\$ -	\$ 375	\$ 375	0.00%
Special Assmnts- Tax Collector	58,486	-	(58,486)	0.00%
TOTAL REVENUES	58,486	375	(58,111)	0.64%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	145,000	-	145,000	0.00%
Interest Expense	108,956	-	108,956	0.00%
Total Debt Service	253,956	-	253,956	0.00%
TOTAL EXPENDITURES	253,956	-	253,956	0.00%
Excess (deficiency) of revenues Over (under) expenditures	(195,470)	375	195,845	-0.19%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(195,470)	-	195,470	0.00%
TOTAL FINANCING SOURCES (USES)	(195,470)	-	195,470	0.00%
Net change in fund balance	<u>\$ (195,470)</u>	<u>\$ 375</u>	<u>\$ 586,785</u>	<u>-0.19%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		(2,184,483)		
FUND BALANCE, ENDING		<u>\$ (2,184,108)</u>		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 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	\$ -	\$ 10	\$ 10	0.00%
TOTAL REVENUES	-	10	10	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	10	10	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,536		
FUND BALANCE, ENDING		<u>\$ 2,546</u>		

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

For the Period Ending October 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, 2024)		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_10

Statement Date 10/31/2024

G/L Account No. 101001 Balance	92,381.18	Statement Balance	118,491.18
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	92,381.18	Subtotal	118,491.18
Negative Adjustments	0.00	Outstanding Checks	-26,110.00
Ending G/L Balance	92,381.18	Ending Balance	92,381.18

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
Total Deposits						0.00
Checks						
10/03/2024	Payment	1549	Check for Vendor V00025	-592.50	-592.50	0.00
10/03/2024	Payment	1550	Check for Vendor V00038	-1,126.92	-1,126.92	0.00
10/03/2024	Payment	1551	Check for Vendor V00023	-174.00	-174.00	0.00
Total Checks				-1,893.42	-1,893.42	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
07/03/2024	Payment	1541	Check for Vendor V00013			-24,500.00
10/25/2024	Payment	1552	Check for Vendor V00030			-1,500.00
10/25/2024	Payment	1553	Check for Vendor V00023			-110.00
Total Outstanding Checks						-26,110.00
Outstanding Deposits						
Total Outstanding Deposits						

Southern Hill Plantation II Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 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 November 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	\$ 87,506	\$ -	\$ -	\$ -	\$ -	\$ 87,506
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	-	-	2,556	-	-	2,556
Prepayment Account	-	5,762	-	-	-	5,762
Revenue Fund	-	87,203	-	-	-	87,203
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	\$ 89,494	\$ 167,901	\$ 2,556	\$ 3,386,703	\$ 2,980,000	\$ 6,626,654
LIABILITIES						
Accounts Payable	\$ 79	\$ -	\$ -	\$ -	\$ -	\$ 79
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	121,915	2,351,630	-	-	2,980,000	5,453,545

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 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
FUND BALANCES						
Restricted for:						
Capital Projects	-	-	2,556	-	-	2,556
Unassigned:	(32,421)	(2,183,729)	-	3,386,703	-	1,170,553
TOTAL FUND BALANCES	(32,421)	(2,183,729)	2,556	3,386,703	-	1,173,109
TOTAL LIABILITIES & FUND BALANCES	\$ 89,494	\$ 167,901	\$ 2,556	\$ 3,386,703	\$ 2,980,000	\$ 6,626,654

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 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	\$ 2,397	\$ (132,878)	1.77%
TOTAL REVENUES	135,275	2,397	(132,878)	1.77%
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	-	2,500	0.00%
District Counsel	10,000	948	9,052	9.48%
District Engineer	1,000	-	1,000	0.00%
District Manager	18,000	-	18,000	0.00%
Auditing Services	6,300	-	6,300	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	50	-	50	0.00%
Public Officials Insurance	3,300	3,000	300	90.91%
Legal Advertising	1,000	191	809	19.10%
Bank Fees	200	-	200	0.00%
Website Administration	900	12	888	1.33%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	50,675	4,326	46,349	8.54%
<u>Other Physical Environment</u>				
Waterway Management	24,500	-	24,500	0.00%
Insurance - General Liability	3,100	3,025	75	97.58%
Landscape Maintenance	20,000	-	20,000	0.00%
Misc-Contingency (Interlocal)	37,000	-	37,000	0.00%
Total Other Physical Environment	84,600	3,025	81,575	3.58%
TOTAL EXPENDITURES	135,275	7,351	127,924	5.43%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(4,954)	(4,954)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(27,467)		
FUND BALANCE, ENDING		\$ (32,421)		

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

For the Period Ending November 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 754	\$ 754	0.00%
Special Assmnts- Tax Collector	58,486	-	(58,486)	0.00%
TOTAL REVENUES	58,486	754	(57,732)	1.29%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	145,000	-	145,000	0.00%
Interest Expense	108,956	-	108,956	0.00%
Total Debt Service	253,956	-	253,956	0.00%
TOTAL EXPENDITURES	253,956	-	253,956	0.00%
Excess (deficiency) of revenues Over (under) expenditures	(195,470)	754	196,224	-0.39%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(195,470)	-	195,470	0.00%
TOTAL FINANCING SOURCES (USES)	(195,470)	-	195,470	0.00%
Net change in fund balance	<u>\$ (195,470)</u>	<u>\$ 754</u>	<u>\$ 587,164</u>	<u>-0.39%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		(2,184,483)		
FUND BALANCE, ENDING		<u>\$ (2,183,729)</u>		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 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
REVENUES				
Interest - Investments	\$ -	\$ 20	\$ 20	0.00%
TOTAL REVENUES	-	20	20	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	20	20	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,536		
FUND BALANCE, ENDING		\$ 2,556		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		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_11

Statement Date 11/30/2024

G/L Account No. 101001 Balance	87,505.89	Statement Balance	112,874.89
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	112,874.89
Subtotal	87,505.89	Outstanding Checks	-25,369.00
Negative Adjustments	0.00	Ending Balance	87,505.89
Ending G/L Balance	87,505.89		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
11/04/2024	Payment	BD00006	Deposit No. BD00006	2,396.55	2,396.55	0.00
Total Deposits				2,396.55	2,396.55	0.00
Checks						
10/25/2024	Payment	1552	Check for Vendor V00030	-1,500.00	-1,500.00	0.00
10/25/2024	Payment	1553	Check for Vendor V00023	-110.00	-110.00	0.00
11/11/2024	Payment	1554	Check for Vendor V00006	-175.00	-175.00	0.00
11/11/2024	Payment	1555	Check for Vendor V00023	-191.00	-191.00	0.00
11/15/2024	Payment	1556	Payment of Invoice 000236	-6,025.00	-6,025.00	0.00
11/21/2024	Payment	100000	Inv: 137498	-11.84	-11.84	0.00
Total Checks				-8,012.84	-8,012.84	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
07/03/2024	Payment	1541	Check for Vendor V00013			-24,500.00
11/21/2024	Payment	100001	Inv: 28942, Inv: 29415, Inv: 28943, Inv:			-869.00
Total Outstanding Checks						-25,369.00
Outstanding Deposits						
Total Outstanding Deposits						