

**Southern Hills Plantation II
Community Development District**

May 9, 2025

AGENDA PACKAGE

Teams Meeting Information

Meeting ID: 247 181 099 855 Passcode: y68MEQ

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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, May 9, 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**
 - A. Consideration of Resolution 2025-04; Approving Fiscal Year 2026 Proposed Budget & Setting Public Hearing Date
 - B. Report on Number of Registered Voters (258)
- 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 March 2025
 - C. Acceptance of the Financials and Approval of the Check Register March 31, 2025
 - D. Acceptance of the Audit for Fiscal Year Ended September 30, 2023
- 6. Board of Supervisors' Requests and Comments**
- 7. Public Comments**
- 8. Adjournment**

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

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Southern Hills Plantation II Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: Friday, August 8, 2025
HOUR: 10:30 a.m.
LOCATION: Cascades Clubhouse
5459 Cotillion Blvd.
Brooksville, Florida 34601

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

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

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED THIS 9TH DAY OF MAY 2025.

ATTEST:

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Southern Hills Plantation II

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Tentative Budget

Prepared by:



Table of Contents

OPERATING BUDGET

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances 1

Exhibit A - Allocation of Fund Balances 2

Budget Narrative 3 - 4

DEBT SERVICE BUDGETS

Series 2004

Summary of Revenues, Expenditures and Changes in Fund Balances 5 - 6

Amortization Schedules 7 - 8

Budget Narrative 9

SUPPORTING BUDGET SCHEDULES

2024-2025 Non-Ad Valorem Assessment Summary 10

Southern Hills Plantation II
Community Development District

Operating Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2025

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2025	THRU 3/31/25	April- 9/30/2025	PROJECTED FY 2025		BUDGET FY 2026
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Operations & Maintenance Assmts - On Roll	135,275	-	135,275	135,275	0%	135,275
Special Assmnts- CDD Collected	-	-	-	-	0%	0
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
TOTAL REVENUES	\$ 135,275	\$ -	\$ 135,275	\$ 135,275		\$ 135,275
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	\$ 1,600	0	\$ 1,600	\$ 1,600	0%	\$ 1,600
District Management	18,000	0	18,000	18,000	0%	18,540
Website Admin Services	900	0	900	900	0%	900
District Engineer	1,000		1,000	1,000	0%	1,000
District Counsel	7,500	2,733	4,767	7,500	0%	7,500
Trustees Fees	3,500		3,500	3,500	0%	3,500
Auditing Services	6,300	0	6,300	6,300	0%	6,300
Postage, Phone, Faxes, Copies	50	1	49	50	0%	50
Legal Advertising	1,000	191	809	1,000	0%	1,000
Bank Fees	200	0	200	200	0%	200
Dues, Licenses & Fees	175	175	-	175	0%	175
Website ADA Compliance	1,500	462	1,038	1,500	0%	1,500
Disclosure Report	2,500	0	2,500	2,500	0%	2,500
Tax Collector/Property Appraiser fees	-	0	-	-	0%	0
Arbitrage Rebate Calculation	650	0	650	650	0%	650
Interlocal Cost Share Agreement	-	0	-	-	0%	44,801
	-	0	-	-	0%	0
	-	0	-	-	0%	0
	-	0	-	-	0%	0
Total Financial and Administrative	\$ 44,875	\$ 3,562	\$ 41,313	\$ 44,875		\$ 90,216
Insurance						
General Liability	\$ 2,700	3,025	\$ -	\$ 3,025	12%	3,267
Public Officials Insurance	3,200	0	3,200	3,200	0%	3,511
Property & Casualty Insurance	-	0	-	-	0%	0
Deductible	-	0	-	-	0%	0
	-	0	-	-	0%	0
	-	0	-	-	0%	0
	-	0	-	-	0%	0
Total Insurance	\$ 5,900	\$ 3,025	\$ 3,200	\$ 6,225		\$ 6,778
Security Monitoring Services	-	-	-	-	0%	-
MISC Contingency	40,000	6,423	33,577	40,000	0%	13,781
					0%	
					0%	
Special Events	-	-	-	-	0%	-
Holiday Decorations	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
Total Amenity	\$ 40,000	\$ 6,423	\$ 33,577	\$ 40,000		\$ 13,781

Landscape and Pond Maintenance

Landscape Maintenance - Contract	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	0%	\$ -
Waterway Management Program	24,500	-	24,500	24,500	0%	24,500
Debris Cleanup	-	-	-	-	0%	-
Wildlife Control	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
Total Landscape and Pond Maintenance	\$ 44,500	\$ -	\$ 44,500	\$ 44,500		\$ 24,500
TOTAL EXPENDITURES	\$ 135,275	\$ 13,010	\$ 122,590	\$ 135,600		\$ 135,275
Excess (deficiency) of revenues	\$ -	\$ (13,010)	\$ 12,685	\$ (325)		\$ -
Net change in fund balance	\$ -	\$ (13,010)	\$ 12,685	\$ (325)		\$ -
FUND BALANCE, BEGINNING	\$ (46,902)	\$ (46,902)	\$ (59,912)	\$ (46,902)		\$ (47,227)
FUND BALANCE, ENDING	\$ (46,902)	\$ (59,912)	\$ (47,227)	\$ (47,227)		\$ (47,227)

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	(46,902)
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		(325)
Estimated Funds Available - 9/30/2025		(47,227)

FISCAL YEAR 2026 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	(47,227)
Less: First Quarter Operating Reserve		(33,819) ⁽¹⁾
Less: Designated Reserves for Capital Projects		-
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-
Estimated Remaining Undesignated Cash as of 9/30/2026		(81,046)

Notes

(1) Represents approximately 3 months of operating expenditures

Southern Hills Plantation II
Community Development District

Debt Service Budgets
Fiscal Year 2026

Southern Hills Plantation II

Community Development District

2004 Debt Service Fund

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

Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2024	THRU 3/31/2025	April- 9/30/2025	PROJECTED FY 2024	BUDGET FY 2025
REVENUES					
Interest - Investments	\$ -	\$ 3,200	\$ 9,600	\$ 12,800	\$ -
Special Assmnts- Tax Collector	255,190	25,940	32,546	58,486	58,486
TOTAL REVENUES	\$ 255,190	\$ 29,140	\$ 42,146	\$ 71,286	\$ 58,486
EXPENDITURES					
<i>Administrative</i>					
ProfServ - Trustee Fees	\$ -	\$ 11,878	\$ -	\$ 11,878	\$ 11,878
District Counsel	-	5,881	-	5,881	-
Total Administrative	\$0	\$17,759	\$0	\$17,759	\$47,512
<i>Debt Service</i>					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Debt Retirement	130,000	-	145,000	145,000	145,000
Interest Expense	125,190	395,000	-	395,000	108,956
Total Debt Service	\$255,190	\$395,000	\$145,000	\$540,000	\$253,956
TOTAL EXPENDITURES	\$ 255,190	\$ 412,759	\$ 145,000	\$ 557,759	\$ 301,468
Excess (deficiency) of revenues Over (under) expenditures	-	(383,619)	(102,854)	(486,473)	(242,982)
Net change in fund balance	\$ -	\$ (383,619)	\$ (102,854)	\$ (486,473)	\$ (242,982)
FUND BALANCE, BEGINNING	\$ (1,819,655)	\$ (1,819,655)	\$ (2,203,274)	\$ (1,819,655)	\$ (2,306,128)
FUND BALANCE, ENDING	\$ (1,819,655)	\$ (2,203,274)	\$ (2,306,128)	\$ (2,306,128)	\$ (2,549,109)

Southern Hills Plantation

Community Development District

Series 2004 Debt Service

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

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

Southern Hills Plantation

Community Development District

Series 2004 Debt Service

Continued

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

Summary of Revenues, Expenditures and Changes in Fund Balances
 Capital Projects Fund
 Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	FY 2024	3/31/2025	9/30/2025	FY 2024	FY 2025
REVENUES					
Interest - Investments	\$ -	\$ 51	\$ -	\$ 51	\$ -
TOTAL REVENUES	\$ -	\$ 51	\$ -	\$ 51	\$ -
EXPENDITURES					
<i>Administrative</i>					
ProfServ - Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -
District Counsel	-	-	-	-	-
Total Administrative	\$0	\$0	\$0	\$0	\$0
<i>Debt Service</i>					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Debt Retirement	-	-	-	-	-
Interest Expense	-	-	-	-	-
Total Debt Service	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
Excess (deficiency) of revenues Over (under) expenditures	-	51	-	51	-
Net change in fund balance	\$ -	\$ 51	\$ -	\$ 51	\$ -
FUND BALANCE, BEGINNING	\$ 2,413	\$ 2,413	\$ 2,464	\$ 2,413	\$ 2,464
FUND BALANCE, ENDING	\$ 2,413	\$ 2,464	\$ 2,464	\$ 2,464	\$ 2,464

Southern Hills Plantation II
Community Development District

Supporting Budget Schedules
Fiscal Year 2026

**Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025**

ASSESSMENT ALLOCATION

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



Denise LaVancher

Hernando County Supervisor of Elections

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

April 15, 2025

Southern Hills Plantation II Community Development District
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, Florida 33544

Dear Ms. Slaughter:

As of April 15, 2025, there are 258 registered voters within the Southern Hills Plantation II Community Development District.

Should you need any further assistance, please do not hesitate to contact me.

Sincerely,

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

Enclosure

Date 4/15/2025
 Time 08:28 AM

Denise LaVancher
Supervisor of Elections
Active Voters by District/Precinct

Hernando County, FL

SOUTHERN HILLS 2

	<u>Dem</u>	<u>Rep</u>	<u>NPA</u>	<u>Other</u>	<u>Total</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other</u>	<u>Male</u>	<u>Female</u>	<u>Other</u>
510 JEROME BROWN COMMUN	48	163	44	3	258	241	3	13	1	121	136	1
SOUTHERN HILLS 2	48	163	44	3	258	241	3	13	1	121	136	1

**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

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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**

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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

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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

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

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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

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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

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C. District Manager

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

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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

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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

SOUTHERNHILLS PLANTATION II CD

APPLETON REISS, PLLC	1	\$362.50
INFRAMARK LLC	1	\$1,575.00
SOUTHERN HILLS PLANTATION II	1	\$788.78
Total	3	\$2,726.28

SOUTHERNHILLS PLANTATION II CD

Invoice / Account	Date	Due	Pay By	Pay Date	Status	Distributions	Amount
APPLETON REISS, PLLC (1 invoices. Total: \$362.50)							
31501 / 000394	02/28/2025	03/15/2025	100010	03/20/2025	Paid	531146 District Counsel	\$362.50 \$362.50
INFRAMARK LLC (1 invoices. Total: \$1,575.00)							
144951 / C2289	03/03/2025	04/02/2025	100009	03/13/2025	Paid	531150 District Manager 549936 Website Administration	\$1,500.00 \$75.00 \$1,575.00
SOUTHERN HILLS PLANTATION II (1 invoices. Total: \$788.78)							
02272025 - 106	02/27/2025	02/27/2025	1563	03/18/2025	Paid	103200 Cash in Transit	\$788.78 \$788.78

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

February 28, 2025
Invoice # 31501

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

Date		Services	Hours	Amount
02/14/25	MTR	Receive and review audit response request. Review prior legal matters for response.	0.30	118.50
02/18/25	NRJ	Draft Audit Response Letter to McDirmit Davis.	1.00	165.00
02/19/25	MTR	Review file and complete audit response letter. Email to client.	0.20	79.00

Recapitulation

	Name	Hours	Amount
NRJ	Nicole R. Jaromin	1.00	165.00
MTR	Michelle T. Reiss	0.50	197.50
For Current Services Rendered		1.50	\$362.50
			<hr/>
Total Current Work			\$362.50
			<hr/> <hr/>

Please return this page with remittance

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

Invoice # 31501
Bill Date: February 28, 2025
Client Code: 000394
Client Name: Southern Hills Plantation II Community Development District
Matter Code: 00000
Matter Name: General

Total Current Work

\$362.50

Amount enclosed: _____



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#

144951

DATE

3/3/2025

CUSTOMER ID

C2289

NET TERMS

Net 30

PO#

DUE DATE

4/2/2025

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: March 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	1,500.00		1,500.00
Website Maintenance / Admin	1	Ea	75.00		75.00
Subtotal					1,575.00

Subtotal	\$1,575.00
Tax	\$0.00
Total Due	\$1,575.00

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.

SOUTHERN HILLS PLANTATION II CDD

DISTRICT CHECK REQUEST

Today's Date 2/27/2025
Check Amount \$788.78
Payable To Southern Hills Plantation II CDD
Check Description Series 2004 - FY 24 Tax Dist. ID Dist 24-106
Code: 200.103200.100
Special Instructions Do not mail. Please give to eric

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

eric

Authorization

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

HERNANDO COUNTY TAX COLLECTOR

Amy L. Blackburn
20 N. Main St., Room 112
Brooksville, FL 34601-2892

Fax

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

February 27, 2025

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

24-106
Current Tax

Gross Collections	606-2080190	\$2,720.96
Less: Discount	606-2080190	(\$54.43)
Add: Penalty	606-2080190	\$0.00
Less: Commissions to Tax Collector 2%	003-3418065	(\$53.33)
Less: Postage for 2024 tax Notices per FS 197.322	8400-5304105	PAID
Net Collections paid to Southern Hills Phase II CDD		\$2,613.20



Amy L. Blackburn
Hernando County Tax Collector

SOUTHERN HILLS PLANTATION II CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2025 / TAX YEAR 2024

	Dollar Amounts	Fiscal Year 2025 Percentages		
Net O&M	143,910.86	69.815%	0.698200	
Net DS	62,219.55	30.185%	0.301800	46%
Net Total	206,130.41	100.0000%	1.000000	

		69.82%	69.82%	30.18%	30.18%			
Date Received	Amount Received	Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2004 Debt Service Revenue	Rounded 2004 Debt Service Revenue	Proof	Distribution Number & Date Transferred	Payments / CDD check #
11/22/2024	\$17,375.72	12,130.94	12,130.94	5,244.78	5,244.78	-	Dist 24-101	1557
11/27/2024	\$12,582.73	8,784.69	8,784.69	3,798.04	3,798.04	-	Dist 24-102	1557
12/17/2024	\$56,195.23	39,232.95	39,232.95	16,962.28	16,962.28	-	Dist 24-103	
12/27/2024	\$1,634.37	1,141.04	1,141.04	493.33	493.33	-	Dist 24-104	1559
1/24/2025	\$4,711.89	3,289.63	3,289.63	1,422.26	1,422.26	-	Dist 24-105	1560
2/27/2025	\$2,613.20	1,824.42	1,824.42	788.78	788.78	-	Dist 24-106	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
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		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	\$95,113.14	\$66,403.66	\$66,403.67	\$28,709.48	\$28,709.47			
Net Total on Roll	206,130.41		143,910.86		62,219.55			
Collection Surplus / (Deficit)	(111,017.27)		(77,507.19)		(33,510.08)			

Distribution Details: 01/01/2025 - 01/31/2025: current (tp, re, ca), installment (tp, re, ca) for SOUTHERN HILLS PLANTATION PH 2 CDD (N703) Funding Agency from 01/01/2025 to 01/31/2025						
District/Agency	Fund	Category	Type	Amount	Commission (ZZZ)	
SO HILLS PLANTATION PH 2 CDD (703)	SOUTHERN HILLS PLANTATION PH 2 CDD (N703)	Real Estate - Current	Discount	\$-54.43		\$-1.09
		Real Estate - Current	Tax Due	\$2,720.96		\$54.42
SOUTHERN HILLS PLANTATION PH 2 CDD (N703)			Total	\$2,666.53		\$53.33
			Check Total	\$2,613.20		

Southern Hill Plantation II Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2004		CAPITAL	GENERAL	GENERAL	TOTAL
	GENERAL	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 132,744	\$ -	\$ -	\$ -	\$ -	\$ 132,744
Assessments Receivable - Tax Collector	40,969	98,082	-	-	-	139,051
Assessments Receivable - District Collected	458,633	513,469	-	-	-	972,102
Allowance Uncollected Assessments	(499,602)	(611,551)	-	-	-	(1,111,153)
Due From Other Funds	-	91,820	17	-	-	91,837
Investments:						
SBA Account	158	-	-	-	-	158
Construction Fund	-	-	2,592	-	-	2,592
Deferred Cost	-	18	-	-	-	18
Prepayment Account	-	5,843	-	-	-	5,843
Revenue Fund	-	117,315	-	-	-	117,315
Deposits	1,830	-	-	-	-	1,830
Fixed Assets						
Improvements Other Than Buildings (IOTB)	-	-	-	2,459,760	-	2,459,760
Infrastructure	-	-	-	926,943	-	926,943
Amount Avail In Debt Services	-	-	-	-	92,210	92,210
Amount To Be Provided	-	-	-	-	1,902,790	1,902,790
TOTAL ASSETS	\$ 134,732	\$ 214,996	\$ 2,609	\$ 3,386,703	\$ 1,995,000	\$ 5,734,040
LIABILITIES						
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due To Other Districts	80,000	-	-	-	-	80,000
Bonds Payable	-	-	-	-	1,995,000	1,995,000
Due To Other Funds	91,837	-	-	-	-	91,837
TOTAL LIABILITIES	171,837	-	-	-	1,995,000	2,166,837
FUND BALANCES						
Restricted for:						
Debt Service	-	214,996	-	-	-	214,996
Capital Projects	-	-	2,609	-	-	2,609
Unassigned:	(37,105)	-	-	3,386,703	-	3,349,598
TOTAL FUND BALANCES	(37,105)	214,996	2,609	3,386,703	-	3,567,203
TOTAL LIABILITIES & FUND BALANCES	\$ 134,732	\$ 214,996	\$ 2,609	\$ 3,386,703	\$ 1,995,000	\$ 5,734,040

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2025
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	\$ 66,299	\$ (68,976)	49.01%
Special Assmnts- CDD Collected	-	3,290	3,290	0.00%
TOTAL REVENUES	135,275	69,589	(65,686)	51.44%
<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	2,733	7,267	27.33%
District Engineer	1,000	3,428	(2,428)	342.80%
District Manager	18,000	9,000	9,000	50.00%
Auditing Services	6,300	-	6,300	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	50	1	49	2.00%
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	462	438	51.33%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	50,675	18,990	31,685	37.47%
<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	6,423	30,577	17.36%
Total Other Physical Environment	84,600	9,448	75,152	11.17%
TOTAL EXPENDITURES	135,275	28,438	106,837	21.02%
Excess (deficiency) of revenues Over (under) expenditures	-	41,151	41,151	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(78,256)		
FUND BALANCE, ENDING		\$ (37,105)		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2025
Series 2004 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,239	\$ 2,239	0.00%
Special Assmnts- Tax Collector	58,486	26,498	(31,988)	45.31%
Special Assmnts- CDD Collected	-	1,422	1,422	0.00%
TOTAL REVENUES	58,486	30,159	(28,327)	51.57%
<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)	30,159	225,629	-15.43%
<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>\$ 30,159</u>	<u>\$ 616,569</u>	<u>-15.43%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		184,837		
FUND BALANCE, ENDING		<u>\$ 214,996</u>		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2025
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	\$ -	\$ 56	\$ 56	0.00%
TOTAL REVENUES	-	56	56	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	56	56	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,553		
FUND BALANCE, ENDING		<u>\$ 2,609</u>		

Bank Account Statement

Southernhills Plantation II CD

Bank Account No. 8371
Statement No. 25_03

Statement Date 03/31/2025

G/L Account No. 101001 Balance	132,744.07	Statement Balance	157,244.07
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	132,744.07	Subtotal	157,244.07
Negative Adjustments	0.00	Outstanding Checks	-24,500.00
Ending G/L Balance	132,744.07	Ending Balance	132,744.07

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
03/05/2025	Payment	BD00014	Special Assmnts-Tax Collector	Deposit No. BD00014	2,613.20	2,613.20	0.00
Total Deposits					2,613.20	2,613.20	0.00
Checks							
							0.00
03/13/2025	Payment	100009	INFRAMARK LLC	Inv: 144951	-1,575.00	-1,575.00	0.00
03/19/2025	Payment	1563	SOUTHERN HILLS PLANTATION II	Check for Vendor V00012	-788.78	-788.78	0.00
03/20/2025	Payment	100010	APPLETON REISS, PLLC	Inv: 31501	-362.50	-362.50	0.00
03/20/2025	Payment	100011	STEADFAST CONTRACTORS ALLIANCE LLC	Inv: SE-26245, Inv: SM-14998	-2,300.00	-2,300.00	0.00
Total Checks					-5,026.28	-5,026.28	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
07/03/2024	Payment	1541	CASCADES AT SOUTHERN HILLS	Check for Vendor V00013			-24,500.00
Total Outstanding Checks							-24,500.00
Outstanding Deposits							
Total Outstanding Deposits							