

Southern Hills Plantation II

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Preliminary Budget

Prepared by:



Southern Hills Plantation II

Community Development District

Operating Budget

Fiscal Year 2026

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Series 2004

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

<i>ACCOUNT DESCRIPTION</i>	ADOPTED BUDGET FY 2025	ACTUAL THRU 5/31/25	PROJECTED June- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -		\$ -	\$ -	\$ -
Operations & Maintenance Assmts - On Roll	135,275	72,144	63,131	135,275	135,275
Special Assmnts- CDD Collected	-	3,290	-	3,290	-
TOTAL REVENUES	\$ 135,275	\$ 75,434	\$ 63,131	\$ 138,565	\$ 135,275
EXPENDITURES					
Financial and Administrative					
Supervisor Fees	\$ 1,600	0	\$ 1,600	\$ 1,600	\$ 1,600
District Management	18,000	12,000	6,000	18,000	18,540
Website Admin Services	900	0	900	900	900
District Engineer	1,000	3428	-	3,428	1,000
District Counsel	7,500	2733	4,767	7,500	7,500
Trustees Fees	3,500		3,500	3,500	3,500
Auditing Services	6,300	5500	800	6,300	6,300
Postage, Phone, Faxes, Copies	50	1	49	50	50
Legal Advertising	1,000	191	809	1,000	1,000
Bank Fees	200	0	200	200	200
Dues, Licenses & Fees	175	175	-	175	175
Website ADA Compliance	1,500	612	888	1,500	1,500
Disclosure Report	2,500	0	2,500	2,500	2,500
Tax Collector/Property Appraiser fees	-	0	-	-	-
Arbitrage Rebate Calculation	650	0	650	650	650
Interlocal Cost Share Agreement	-	0	-	-	44,801
Total Financial and Administrative	\$ 44,875	\$ 24,640	\$ 22,663	\$ 47,303	\$ 90,216
Insurance					
General Liability	\$ 2,700	3025	\$ -	\$ 3,025	3,267
Public Officials Insurance	3,200	3000	200	3,200	3,511
Property & Casualty Insurance	-	0	-	-	-
Deductible	-	0	-	-	-
Total Insurance	\$ 5,900	\$ 6,025	\$ 200	\$ 6,225	\$ 6,778
Security Monitoring Services	-	-	-	-	-
MISC Contingency	40,000	27,123	12,877	40,000	13,781
Total Amenity	\$ 40,000	\$ 27,123	\$ 12,877	\$ 40,000	\$ 13,781
Landscape and Pond Maintenance					
Landscape Maintenance - Contract	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	\$ -
Waterway Management Program	24,500	700	23,800	24,500	24,500
Total Landscape and Pond Maintenance	\$ 44,500	\$ 700	\$ 43,800	\$ 44,500	\$ 24,500
TOTAL EXPENDITURES	\$ 135,275	\$ 58,488	\$ 79,540	\$ 138,028	\$ 135,275
Excess (deficiency) of revenues	\$ -	\$ 16,946	\$ (16,409)	\$ 537	\$ -
Net change in fund balance	\$ -	\$ 16,946	\$ (16,409)	\$ 537	\$ -
FUND BALANCE, BEGINNING	\$ (78,256)	\$ (78,256)	\$ (61,310)	\$ (78,256)	\$ (77,719)
FUND BALANCE, ENDING	\$ (78,256)	\$ (61,310)	\$ (77,719)	\$ (77,719)	\$ (77,719)

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Debt Service Budgets

Fiscal Year 2026

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2004 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances

Series 2004 Bonds **DEFAULTED**

Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	June-	PROJECTED	BUDGET
	FY 2024	5/31/2025	9/30/2025	FY 2024	FY 2025
REVENUES					
Interest - Investments	\$ -	\$ 2,656	\$ 7,968	\$ 10,624	\$ -
Special Assmnts- Tax Collector	255,190	27,407	31,079	58,486	58,486
TOTAL REVENUES	\$ 255,190	\$ 30,063	\$ 39,047	\$ 69,110	\$ 58,486
EXPENDITURES					
Administrative					
ProfServ - Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 11,878
District Counsel	-	-	-	-	-
Total Administrative	\$0	\$0	\$0	\$0	\$23,756
Debt Service					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Debt Retirement	130,000	-	130,000	130,000	145,000
Interest Expense	125,190	-	125,190	125,190	108,956
Total Debt Service	\$255,190	\$0	\$255,190	\$255,190	\$253,956
TOTAL EXPENDITURES	\$ 255,190	\$ -	\$ 255,190	\$ 255,190	\$ 277,712
Excess (deficiency) of revenues					
Over (under) expenditures	-	30,063	(216,143)	(186,080)	(219,226)
Net change in fund balance	\$ -	\$ 30,063	\$ (216,143)	\$ (186,080)	\$ (219,226)
FUND BALANCE, BEGINNING	\$ 184,837	\$ 184,837	\$ 214,900	\$ 184,837	\$ (1,243)
FUND BALANCE, ENDING	\$ 184,837	\$ 214,900	\$ (1,243)	\$ (1,243)	\$ (220,468)

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
5/1/2026	\$ 1,790,000	\$ 155,000	5.850%	\$ 52,358	
11/1/2026	\$ 1,635,000			\$ 52,358	\$ 255,181
5/1/2027	\$ 1,635,000	\$ 165,000	5.850%	\$ 47,824	
11/1/2027	\$ 1,470,000			\$ 47,824	\$ 255,821
5/1/2028	\$ 1,470,000	\$ 175,000	5.850%	\$ 42,998	
11/1/2028	\$ 1,295,000			\$ 42,998	\$ 255,876
5/1/2029	\$ 1,295,000	\$ 185,000	4.750%	\$ 30,756	
11/1/2029	\$ 1,110,000			\$ 30,756	\$ 246,513
5/1/2030	\$ 1,110,000	\$ 195,000	4.750%	\$ 26,363	
11/1/2030	\$ 915,000			\$ 26,363	\$ 247,725
5/1/2031	\$ 915,000	\$ 210,000	4.750%	\$ 21,731	
11/1/2031	\$ 705,000			\$ 21,731	\$ 253,463
5/1/2032	\$ 705,000	\$ 220,000	4.750%	\$ 16,744	
11/1/2032	\$ 485,000			\$ 16,744	\$ 253,488
5/1/2033	\$ 485,000	\$ 235,000	4.750%	\$ 11,519	
11/1/2033	\$ 250,000			\$ 11,519	\$ 258,038
5/1/2034	\$ 250,000	\$ 250,000	4.750%	\$ 5,938	
		\$ 3,610,000			

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Capital Projects Fund

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

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2024	ACTUAL THRU 5/31/2025	PROJECTED June- 9/30/2025	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES					
Interest - Investments	\$ -	\$ 51	\$ -	\$ 51	\$ -
TOTAL REVENUES	\$ -	\$ 51	\$ -	\$ 51	\$ -
EXPENDITURES					
Administrative					
ProfServ - Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -
District Counsel	-	-	-	-	-
Total Administrative	\$0	\$0	\$0	\$0	\$0
Debt Service					
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

Southern Hills Plantation II

Community Development District

All Funds

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 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
Unit	382	205	\$ 376.73	\$ 376.73	\$ (0.00)	\$ 303.51	\$ 303.51	\$ -	\$ 680.24	\$ 680.24	\$ (0.00)