

**SOUTHERN HILLS PLANTATION II COMMUNITY
DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
CONTINUED REGULAR MEETING AND PUBLIC HEARING
AUGUST 21, 2017**

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT AGENDA
AUGUST 21, 2017 AT 10:30 a.m.**

Southern Hills Plantation II
4200 Summit View Drive, Brooksville, FL 34601

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Devon Rushnell Matt Pallardy Chuck Maynard Derrick Rushnell Jon Franz
District Manager	Meritus	Brian Lamb
District Attorney	Fletcher & Fischer	Leigh Fletcher
District Engineer	Coastal Engineering	Don Lacey

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **10:30 a.m.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

August 21, 2017

Board of Supervisors
Southern Hills Plantation II

Dear Board Members:

The Continued Meeting and Public Hearing of the Board of Supervisors of the Southern Hills Plantation II Community Development District will be held on **Monday, August 21, 2017 at 10:30 a.m.** at the Southern Hills Clubhouse, located at 4200 Summit View Drive, Brooksville, FL 34601. Included below is the agenda:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**
- 3. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2018 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2018 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Close Public Hearing on Proposed Fiscal Year 2018 Budget
 - E. Consideration of Resolution 2017-08; Adopting Fiscal Year 2018 Budget.....Tab 01
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2017-09; Assessment ResolutionTab 02
 - B. Consideration of Resolution 2017-10; Setting Fiscal Year 2018 Meeting Schedule.....Tab 03
 - C. Consideration of the Funding Agreement for FY 2017 and FY 2018 Tab 04
 - D. Consideration of Termination of Existing District Counsel Agreement
 - E. Consideration of Authorization to Engage District Counsel and Consideration of Fee Agreement
 - F. Discussion of Forbearance Agreement/Foreclosure
 - G. General Matters of the District
- 5. CONSENT AGENDA**
 - A. Consideration of Minutes of the Audit Committee and Board of Supervisors Meeting May 12, 2017Tab 05
 - B. Consideration of Operations and Maintenance Expenditures June 2017.....Tab 06
 - C. Consideration of Operations and Maintenance Expenditures July 2017Tab 07
 - D. Review of Financial Statements Month Ending June 30, 2017Tab 08
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,



Brian Lamb
District Manager

RESOLUTION 2017-08

A RESOLUTION OF THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE FINAL BUDGET FOR THE FISCAL YEAR 2018 (BEGINNING OCTOBER 1, 2017 AND ENDING SEPTEMBER 30, 2018)

WHEREAS, the District Manager submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing fiscal year, pursuant to the provision of Chapters 190 and 197, Florida Statutes; and

WHEREAS, the Board adopted said proposed budget and set August 11, 2017 as the date for a public hearing thereon, to receive public comments and caused notice of such public hearing to be given by mail and/or publication pursuant to Chapters 190 and 197, Florida Statutes; and

WHEREAS, Florida Statutes require that the District Board, by resolution, adopt the final approved budget for the ensuing fiscal year; and

WHEREAS, the Board is empowered to impose special assessments upon the properties within the District.

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

Section 1. The Proposed Budget (as amended, if applicable) for Fiscal Year 2018 and attached hereto as Exhibit A, is hereby approved and adopted as Final, pursuant to Florida Statutes and incorporated herein by reference.

Section 2. Pursuant to the assessment levy approved in conjunction with the Adoption of the Fiscal Year 2018 Budget, attached hereto as Exhibit A.

Section 3. The Appropriate Officer(s) of the District and the District Manager are authorized to execute any and all necessary transmittals, certifications, or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

Section 4. This Resolution shall become effective immediately upon adoption. **PASSED AND ADOPTED THIS 21st DAY OF AUGUST, 2017.**

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

2018



SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2018
PROPOSED ANNUAL OPERATING BUDGET

MAY 12, 2017

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2018 PROPOSED ANNUAL OPERATING BUDGET

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MAY 12, 2017

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT BUDGET INTRODUCTION

Background Information

The Southern Hills Plantations II Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2018, which begins on October 1, 2017. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
002	General Fund	Foreclosure Fees Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2004 Capital Improvement Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

	Fiscal Year 2017 Operating Budget	Current Period Actuals 10/1/2016 - 3/31/2017	Projected Revenues & Expenditures 4/1/17 to 9/30/17	Total Actuals and Projections Through 09/30/17	Over/(Under) Budget Through 09/30/17
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	17,596.00	70,042.98	0.00	70,042.98	52,446.98
Operations & Maintenance Assmts-Off Roll	66,299.00	0.00	59,006.43	59,006.43	(7,292.57)
TOTAL SPECIAL ASSESSMENTS	\$83,895.00	\$70,042.98	\$59,006.43	\$129,049.41	\$45,154.41
TOTAL REVENUES	\$83,895.00	\$70,042.98	\$59,006.43	\$129,049.41	\$45,154.41
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1,600.00	0.00	0.00	0.00	(1,600.00)
TOTAL LEGISLATIVE	\$1,600.00	\$0.00	\$0.00	\$0.00	(\$1,600.00)
FINANCIAL & ADMINISTRATIVE					
District Management	12,000.00	6,000.00	6,000.00	12,000.00	0.00
District Engineer	2,500.00	1,250.00	1,250.00	2,500.00	0.00
Disclosure Report	5,000.00	0.00	1,750.00	1,750.00	(3,250.00)
Trustees Fees	3,500.00	0.00	5,919.20	5,919.20	2,419.20
Auditing Services	3,400.00	0.00	0.00	0.00	(3,400.00)
Arbitrage Rebate Calculation	650.00	0.00	0.00	0.00	(650.00)
Postage, Phone, Faxes, Copies	0.00	70.26	53.49	123.75	123.75
Public Officials Liability Insurance	3,774.00	2,564.68	626.26	3,190.94	(583.06)
Legal Advertising	500.00	1,247.10	646.43	1,893.53	1,393.53
Bank Fees	310.00	142.88	151.16	294.04	(15.96)
Dues, Licenses & Fees	175.00	360.00	63.00	423.00	248.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$31,809.00	\$11,634.92	\$16,459.55	\$28,094.47	(\$3,714.53)
LEGAL COUNSEL					
District Counsel	4,000.00	34,975.59	13,345.24	48,320.83	44,320.83
TOTAL LEGAL COUNSEL	\$4,000.00	\$34,975.59	\$13,345.24	\$48,320.83	\$44,320.83
ELECTRIC UTILITY SERVICES					
Street Lights	16,525.00	5,148.24	29,077.72	34,225.96	17,700.96
TOTAL ELECTRIC UTILITY SERVICES	\$16,525.00	\$5,148.24	\$29,077.72	\$34,225.96	\$17,700.96
STORMWATER CONTROL					
Aquatic Contract	904.00	2,100.00	2,210.52	4,310.52	3,406.52
TOTAL STORMWATER CONTROL	\$904.00	\$2,100.00	\$2,210.52	\$4,310.52	\$3,406.52
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	549.00	0.00	444.00	444.00	(105.00)
Entry & Walls Maintenance	600.00	0.00	513.04	513.04	(86.96)
Landscape Maintenance	16,908.00	21,987.06	(9,165.47)	12,821.59	(4,086.41)
Irrigation Repairs & Maintenance	3,500.00	0.00	113.12	113.12	(3,386.88)
Landscape Replacement Plants, Trees, Mulch	5,000.00	0.00	205.88	205.88	(4,794.13)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$26,557.00	\$21,987.06	(\$7,889.43)	\$14,097.63	(\$12,459.37)
CONTINGENCY					
Miscellaneous Contingency	2,500.00	0.00	0.00	0.00	(2,500.00)
TOTAL CONTINGENCY	\$2,500.00	\$0.00	\$0.00	\$0.00	(\$2,500.00)
TOTAL EXPENDITURES	\$83,895.00	\$75,845.81	\$53,203.60	\$129,049.41	\$45,154.41
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	(\$5,802.83)	\$5,802.83	\$0.00	\$0.00

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND 001

	Fiscal Year 2017 Operating Budget	Total Actuals and Projections Through 09/30/17	Over/(Under) Budget Through 09/30/17	Proposed Fiscal Year 2018 Operating Budget	Increase / (Decrease) from FY 2017 to FY 2018
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	17,596.00	70,042.98	52,446.98	17,596.00	0.00
Operations & Maintenance Assmts-Off Roll	66,299.00	59,006.43	(7,292.57)	66,299.00	0.00
TOTAL SPECIAL ASSESSMENTS	\$83,895.00	\$129,049.41	\$45,154.41	\$83,895.00	\$0.00
TOTAL REVENUES	\$83,895.00	\$129,049.41	\$45,154.41	\$83,895.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1,600.00	0.00	(1,600.00)	1,600.00	0.00
TOTAL LEGISLATIVE	\$1,600.00	\$0.00	(\$1,600.00)	\$1,600.00	\$0.00
FINANCIAL & ADMINISTRATIVE					
District Management	12,000.00	12,000.00	0.00	12,000.00	0.00
District Engineer	2,500.00	2,500.00	0.00	2,500.00	0.00
Disclosure Report	5,000.00	1,750.00	(3,250.00)	5,000.00	0.00
Trustees Fees	3,500.00	5,919.20	2,419.20	3,500.00	0.00
Auditing Services	3,400.00	0.00	(3,400.00)	3,400.00	0.00
Arbitrage Rebate Calculation	650.00	0.00	(650.00)	650.00	0.00
Postage, Phone, Faxes, Copies	0.00	123.75	123.75	0.00	0.00
Public Officials Liability Insurance	3,774.00	3,190.94	(583.06)	3,774.00	0.00
Legal Advertising	500.00	1,893.53	1,393.53	500.00	0.00
Bank Fees	310.00	294.04	(15.96)	310.00	0.00
Dues, Licenses & Fees	175.00	423.00	248.00	175.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$31,809.00	\$28,094.47	(\$3,714.53)	\$31,809.00	\$0.00
LEGAL COUNSEL					
District Counsel	4,000.00	48,320.83	44,320.83	4,000.00	0.00
TOTAL LEGAL COUNSEL	\$4,000.00	\$48,320.83	\$44,320.83	\$4,000.00	\$0.00
ELECTRIC UTILITY SERVICES					
Street Lights	16,525.00	34,225.96	17,700.96	16,525.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	\$16,525.00	\$34,225.96	\$17,700.96	\$16,525.00	\$0.00
STORMWATER CONTROL					
Aquatic Contract	904.00	4,310.52	3,406.52	904.00	0.00
TOTAL STORMWATER CONTROL	\$904.00	\$4,310.52	\$3,406.52	\$904.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	549.00	444.00	(105.00)	549.00	0.00
Entry & Walls Maintenance	600.00	513.04	(86.96)	600.00	0.00
Landscape Maintenance	16,908.00	12,821.59	(4,086.41)	16,908.00	0.00
Irrigation Repairs & Maintenance	3,500.00	113.12	(3,386.88)	3,500.00	0.00
Landscape Replacement Plants, Trees, Mulch	5,000.00	205.88	(4,794.13)	5,000.00	0.00
Inter Local Agreement	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$26,557.00	\$14,097.63	(\$12,459.37)	\$26,557.00	\$0.00
CONTINGENCY					
Miscellaneous Contingency	2,500.00	0.00	(2,500.00)	2,500.00	0.00
TOTAL CONTINGENCY	\$2,500.00	\$0.00	(\$2,500.00)	\$2,500.00	\$0.00
TOTAL EXPENDITURES	\$83,895.00	\$129,049.41	\$45,154.41	\$83,895.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 002

	Fiscal Year 2017 Operating Budget	Proposed Fiscal Year 2018 Operating Budget	Increase / (Decrease) from FY 2017 to FY 2018
REVENUES			
SPECIAL ASSESSMENTS			
Operations & Maintenance Assmts-Tax Roll	50,000.00	50,000.00	0.00
TOTAL SPECIAL ASSESSMENTS	\$50,000.00	\$50,000.00	\$0.00
TOTAL REVENUES	\$50,000.00	\$50,000.00	\$0.00
EXPENDITURES			
LEGAL COUNSEL			
District Counsel -- Foreclosure Fees	50,000.00	50,000.00	0.00
TOTAL LEGAL COUNSEL	\$50,000.00	\$50,000.00	\$0.00
TOTAL EXPENDITURES	\$50,000.00	\$50,000.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

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

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

Stormwater Control

Aquatic Maintenance

This item is for maintenance of stormwater facilities within the District.

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

REVENUES

CDD Debt Service Assessments	\$	253,389
TOTAL REVENUES	\$	253,389

EXPENDITURES

Series 2004 May Bond Principal Payment	\$	95,000
Series 2004 May Bond Interest Payment	\$	80,584
Series 2004 November Bond Interest Payment	\$	77,805
TOTAL EXPENDITURES	\$	253,389
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2017	\$	2,755,000
Principal Payment Applied Toward Series 2004 Bonds	\$	95,000
Bonds Outstanding - Period Ending 11/1/2018	\$	2,660,000

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

GENERAL FUND 001

		FISCAL YEAR 2017			FISCAL YEAR 2018			Increase / (Decrease) from FY 2017 to FY 2018
Unit Count - Debt Service	Unit Count - O&M	O&M Per Unit	Debt Service Per Unit	TOTAL Annual CDD	O&M Per Unit	Debt Service Per Unit	TOTAL Annual CDD ⁽¹⁾	
899	925	\$98.58	\$303.51	\$402.09	\$98.58	\$303.51	\$402.09	\$0.00

GENERAL FUND 002

		FISCAL YEAR 2018		
Parcel ID	Acreage	O&M Per Unit	Debt Service Per Unit ⁽²⁾	TOTAL Annual CDD ⁽¹⁾
00381287	203.7	\$42,794.12	\$0.00	\$42,794.12
01563007	11.5	\$2,415.97	\$0.00	\$2,415.97
00382749	22.8	\$4,789.92	\$0.00	\$4,789.92

⁽¹⁾ Amounts shown include costs associated with collection on the Hernando County Tax Roll and discounts offered for early payment.

⁽²⁾ Subject to Accelerated Principal.

FISCAL YEAR 2018 PROPOSED ANNUAL OPERATING BUDGET

RESOLUTION 2017-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; ADOPTING AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Southern Hills Plantation II Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hernando County, Florida (the “County”); and

WHEREAS, the District owns and operates various infrastructure improvements and provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2017/2018 (“Operations and Maintenance Budget”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance services and facilities provided by the District as described in the District’s Operation and Maintenance Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the County Tax Roll and collected by the County Tax Collector (“Uniform Method”); and

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method; and

WHEREAS, the District has approved an agreement with the County Property Appraiser and County Tax Collector to provide for the collection of special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments on all assessable lands for operations and maintenance in the amount contained in the Operation and Maintenance Budget; and

WHEREAS, the District desires to levy and collect special assessments reflecting each parcel's portion of the District's Operations and Maintenance Budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District (the "Assessment Roll") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify a portion of the Assessment Roll on the parcels designated in **Exhibit "B"** to the County Tax Collector pursuant to the Uniform Method and to directly collect a portion of the assessments on the parcels designated in **Exhibit "B"** through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the County Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities and operations as described in **Exhibit "A"** confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in **Exhibits "A" and "B"**.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefited lands within the District in accordance with **Exhibits "A" and "B"**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND DUE DATE.

A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operation and maintenance special assessments on a portion of the platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

B. Direct Bill Assessments. The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on a

portion of any undeveloped platted lots and/or any undeveloped lands may be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2017; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2017, 25% due no later than February 1, 2018 and 25% due no later than May 1, 2018. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2018/2019, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. All assessments collected by the County Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified and adopted.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the County Property Appraiser after the date of this Resolution, and shall amend the Districts Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 21st day of August, 2017.

ATTEST:

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT**

By: _____

By: _____

Name: _____

Assistant Secretary

Chair of the Board of Supervisors

Exhibit “A” – Fiscal Year 2017/2018 Budget

RESOLUTION 2017-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the Southern Hills Plantation II Community Development District, for the Fiscal Year 2018, shall be held as provided on the schedule, which is attached hereto and made a part heretofore, as Exhibit A.

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Hernando County and the Florida Department of Community Affairs, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 21st DAY OF AUGUST, 2017.

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

EXHIBIT A

**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS REGULAR MEETING SCHEDULE**

FISCAL YEAR 2017/2018

May	11, 2018	10:30 a.m.
August	10, 2018	10:30 a.m.

All meetings will convene at 10:30 a.m. at Southern Hills Clubhouse located at 4200 Summit View Drive Brooksville, FL 34601.

FUNDING AGREEMENT FOR FISCAL YEAR 2017 and FISCAL YEAR 2018

THIS AGREEMENT, made and entered into this **21st day of August, 2017** by and between:

The Southern Hills Plantation II Community Development District, created pursuant to Chapter 190, Florida Statutes, hereinafter referred to as District;

and

TC 13, LLC, hereinafter referred to as the Majority Landowner;

WITNESSETH:

WHEREAS, the Majority Land Owner owns a large portion of lands within the District;
and

WHEREAS, the District pursuant to the responsibilities and authorities vested in it by Chapter 190 F.S., desires to proceed with the discharge of its duties to include administrative, legal and compliance required items such as current and past due annual audits.

WHEREAS, for the past few years only a portion of the revenue annually has been received to accommodate needs for administrative, legal, compliance and operational items certain landowners are delinquent in payment of required operational expenses.

WHEREAS, the District has taken legal action by pursuing a foreclosure judgement to collect past due assessments.

WHEREAS, the Majority Landowner is agreeable to funding the portion of the operations related to audit services to maintain compliance and legal services related to collection of past due assessments from the delinquent landowners within the District.

WHEREAS, the District will have proceeds to refund the monies advanced for auditing services after collections are received.

WHEREAS, the Majority Land Owner has agreed to fund legal and administrative cost associated with the collection of past due assessments and foreclosure action commencing this Fiscal Year beginning October 1st 2016 without reimbursement.

NOW, THEREFORE, BASED UPON GOOD AND VALUABLE CONSIDERATION AND MUTUAL COVENANTS OF THE PARTIES HEREINAFTER RECITED, IT IS AGREED AS FOLLOWS;

1. The Majority Landowner agrees to make available to the District moneys necessary for the District to compensate the selected Audit firm to complete necessary reports

to bring the District into compliance pursuant to the agreements and payment provisions.

2. The Majority Landowner agrees to make available to the District moneys necessary to reimburse the General Fund for legal and administrative services related to the foreclosure and collection of delinquent assessments Commencing October 1st 2016.
3. The Majority Landowner agrees to make available to the District moneys necessary to pay or reimburse the general fund for legal and administrative services related to the foreclosure and collection of delinquent assessments Thru September 30th 2018.
4. The parties hereto recognize that a portion of the aforereferenced operating assessments that are delinquent were reserved for auditing services. Upon collection of delinquent operation monies, the District agrees to remit reimbursement to the Majority Landowner for monies advanced for Auditing services.

**The Southern Hills Plantation II
Community Development District**

Brian Lamb
Secretary

Devon Rushnell
Chairman

Attest:

TC 13, LLC

Officer of the Corporation

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

May 12, 2017 Audit Committee Meeting and Regular Meeting

Minutes of the Audit Committee Meeting and Regular Meeting

The Audit Committee Meeting and Regular Meeting of the Board of Supervisors for Southern Hills Plantation II Community Development District was held on **Friday, May 12, 2017 at 10:30 a.m.** at the Southern Hills Clubhouse, located at 4200 Summit View Drive, Brooksville, FL 34601.

1. CALL TO ORDER

Mr. Lamb called the Audit Committee Meeting and Regular Meeting of the Board of Supervisors of the Southern Hills Plantation II Community Development District to order on **Friday, May 12, 2017 at 10:30 a.m.**

2. ROLL CALL

Board Members Present and Constituting a Quorum:

Devon Rushnell	Vice Chairman
Matt Pallardy	Supervisor
Jon Franz	Supervisor

Committee Members

Chairman	Devon Rushnell
Supervisor	Matt Pallardy
Supervisor	Jon Franz

Staff Members Present:

Brian Lamb	District Manager
Leigh Fletcher	District Counsel
Joe Calamari	District Engineer

There were a few members of the general public present.

3. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

4. AUDIT COMMITTEE MEETING

A. Open the Audit Committee Meeting

Mr. Lamb opened the meeting and went over the agenda. He also discussed the evaluation and ranking process.

- B. Consideration of the Audit Committee Meeting Minutes March 1, 2017**
- C. Evaluate and Rank the Audit Proposals**
 - i. McDirmitt Davis, Certified Public Accountants and Advisors**
 - ii. Carr, Riggs and Ingram**
 - iii. Grau & Associates**

Mr. Lamb and Ms. Fletcher went over the criteria as was discussed at the last meeting. The Board discussed their preferences.

The full discussion is available on audio recording.

D. Finalize the Ranking and Consideration of Audit Committee Recommendation

The Board finalized the rankings.

MOTION TO:	Rank the choices as all having 20 points for each of the first four categories, with the fifth category price as being scored as 1. McDirmitt Davis with 20 points; 2. Grau & Associates with 19 points; and 3. Carr, Riggs and Ingram with 18 points.
MADE BY:	Supervisor Devon Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

E. Close the Audit Committee Meeting

5. REGULAR BOARD MEETING

- A. Open the Regular Board Meeting**
- B. Consideration of Audit Committee Recommendations and Evaluation**

Mr. Lamb went over the Audit Committee's recommendations. McDirmitt Davis ranked at 100 points overall, Grau & Associates with 99 points, and Carr, Riggs and Ingram with 98 points.

MOTION TO:	Allow staff to proceed with negotiating the final form of contract based on the Committee's evaluations.
MADE BY:	Supervisor Devon Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

C. Consideration of District Engineer Proposals

Mr. Lamb explained that after placing the advertisement, there were no proposals received. As such, the Board can either proceed with Coastal Engineering or re-advertise for proposals. After a brief discussion, the Board decided to forgo any further engineering review and proceed with Coastal Engineering.

MOTION TO:	Proceed with Coastal Engineering.
MADE BY:	Supervisor Devon Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

D. Consideration of District Management Proposals

Ms. Fletcher stated that two management companies submitted proposals, Meritus and DPGF, and the Board's options are to either accept one of the proposals or reject all proposals and re-advertise for proposals.

MOTION TO:	Continue with Meritus.
MADE BY:	Supervisor Devon Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

E. Overview of Collections and Direction for Priority of Spending Remaining Year

Mr. Lamb went over the collections schedule and priority of spending with the Board. Ms. Fletcher, Mr. Lamb, and the Board discussed collections, spending, District Counsel actions and costs, and options.

The full discussion is available on audio recording.

MOTION TO:	Direct management to obtain all of the backup information for the contract.
MADE BY:	Supervisor Devon Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

Mr. Lamb said he would like the Board's direction on collections, priority of spending, and loans. He asked for a Board member to volunteer to direct management and legal on these matters, and Supervisor Franz said he would volunteer.

MOTION TO:	Direct Supervisor Franz to work with management and District Counsel on collections, priority of spending, and loans.
MADE BY:	Supervisor Devon Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

F. Consideration of Resolution 2017-06; Approving Proposed Fiscal Year 2018 Budget & Setting Public Hearing

Mr. Lamb went over Resolution 2017-06, the budget process, and the budget line items. The public hearing is set for Friday, August 11, 2017 at 10:30 a.m. at the same location.

MOTION TO:	Approve Resolution 2017-06.
MADE BY:	Supervisor Devon Rushnell
SECONDED BY:	Supervisor Franz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

G. Consideration of Resolution 2017-07; Re-Designating Treasurer

Mr. Lamb explained the Resolution to the Board.

MOTION TO:	Approve Resolution 2017-07.
MADE BY:	Supervisor Devon Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

H. Annual Disclosure of Qualified Electors

Mr. Lamb announced that as of April 15, 2017, Southern Hills Planation II CDD has 103 qualified electors.

I. General Matters of the District

7. STAFF REPORTS

A. District Counsel

Ms. Fletcher went over her report about a settlement agreement, using Hopping Green & Sams as foreclosure counsel, and working with the City regarding District right-of-ways.

The full discussion is available on audio recording.

The Board discussed Ms. Fletcher's recommendations.

MOTION TO:	Move forward with the negotiations for TC-13 and substitute Hopping Green & Sams for foreclosure counsel.
MADE BY:	Supervisor Devon Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

The Board continued to discuss District Counsel's recommendations. Ms. Fletcher clarified some of the Board's questions.

MOTION TO:	Approve the land use due diligence regarding the status of the permits and everything necessary to move forward with the development as a whole, based on the District taking title to TC13 property as part of the settlement agreement, and working with the City on the right-of-way, with the review and consideration of the Board Chair.
MADE BY:	Supervisor Devon Rushnell
SECONDED BY:	Supervisor Franz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

The Board and Ms. Fletcher continued to discuss her recommendations.

MOTION TO:	Delegate Supervisor Devon Rushnell to work with Ms. Fletcher on the tasks as described in the previous two motions.
MADE BY:	Supervisor Franz
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

B. District Engineer

Mr. Lamb stated that the District Engineer will be identifying the shared facilities that the District potentially benefits from and will produce a map to better define that the HOA currently owns and operates the lakes, among other elements that the District currently operates.

C. District Manager

6. CONSENT AGENDA

- A. Consideration of Board of Supervisors Meeting Minutes February 10, 2017**
- B. Consideration of Operations and Maintenance Expenditures April 2017**
- C. Review of Financial Statements Month Ending April 30, 2017**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Devon Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

8. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Devon Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Title:

- Chairman
- Vice Chairman

Official District Seal

Printed Name

Title:

- Secretary
- Assistant Secretary

Recorded by Records Administrator

Signature

Date

**Southern Hills II Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
First Choice Aquatic Weed Management, LLC	15811	\$ 165.00		Waterway Service - June
Monthly Contract Sub-Total		\$ 165.00		
Variable Contract				
Coastal Engineering Associates, Inc.	344202	\$ 625.00		Professional Services - Apr-Jun
Hopping Green & Sams	94021	1,472.00		Professional Services - thru 04/30/17
Variable Contract Sub-Total		\$ 2,097.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 2,262.00		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Southern Hills II Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Chairman Vice Chairman Assistant Secretary

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
6/15/2017	15811

Bill To
Southern Hills Plantation #2 CDD C/o Meritus Corp. 2005 Pan Am Circle Dr., Ste. 120 Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	7/15/2017

Description	Amount
Monthly waterway service for the month this invoice is dated - 2 waterways Light Debris pickup included	165.00

Please note new Remittance Address for First Choice Aquatic Management.

Total	\$165.00
Payments/Credits	\$0.00
Balance Due	\$165.00

REVIEWEDdtThomas 7/5/2017

Service Report

Customer: Southern Hills Park Date: 6-14-13

Technician: John

- New
- Scheduled Service
- Trash Pick Up
- Work Order
- Removal
- Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
27	X	X					X	X				Low		

Comments

First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A
 Orlando, FL 32809
 800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



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COASTAL ENGINEERING ASSOCIATES, INC.
 966 CANDLELIGHT BLVD.
 BROOKSVILLE, FL 34601
 (352) 796-9423

SOUTHERN HILLS PLANTATION II CDD
 C/O MERITUS
 ATTN: ACCOUNTS PAYABLE
 5680 WEST CYPRESS STREET, SUITE A
 TAMPA, FL 33607

Invoice number 00344202
 Date 06/30/2017

Project 15139 SOUTHERN HILLS PLANTATION II
 CDD/ENGINEERING SERVICES

SOUTHERN HILLS PLANTATION II CDD - ENGINEERING SERVICES
 Professional Services at \$625.00/Quarter

Description	Current Billed
Professional Services from April 2017 - June 2017	625.00
Total	625.00

Invoice total 625.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00344202	06/30/2017	625.00	625.00				
	Total	625.00	625.00	0.00	0.00	0.00	0.00

TERMS: DUE UPON RECEIPT

REVIEWEDdthomas 7/5/2017

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300

P.O. Box 6526

Tallahassee, FL 32314

850.222.7500

===== STATEMENT =====

May 25, 2017

Southern Hills Plantation II CDD
c/o Meritus Corp
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Bill Number 94021
Billed through 04/30/2017

Foreclosure

SH2CDD 00104 DMS

FOR PROFESSIONAL SERVICES RENDERED

04/07/17	DMS	Review notice of failure to prosecute; email to client on same; review client email.	0.20 hrs
04/11/17	DMS	Prepare for and attend call with client and Jones; analyze status of case.	1.30 hrs
04/24/17	DMS	Follow-up with client regarding status of case; confer with Safriet regarding same; prepare motion for substitution.	0.60 hrs
04/26/17	DKS	Review emails and correspondence from client regarding foreclosure action; call with Kellett regarding substitution of counsel; call to Evans at GT regarding trustee directive letter.	2.30 hrs
04/26/17	DMS	Confer with Safriet and follow up on substitution.	0.20 hrs
Total fees for this matter			\$1,472.00

51400
3107

MATTER SUMMARY

Safriet, D. Kent	2.30 hrs	320 /hr	\$736.00
Smith, Douglas M.	2.30 hrs	320 /hr	\$736.00

TOTAL FEES \$1,472.00

TOTAL CHARGES FOR THIS MATTER \$1,472.00

BILLING SUMMARY

Safriet, D. Kent	2.30 hrs	320 /hr	\$736.00
Smith, Douglas M.	2.30 hrs	320 /hr	\$736.00

TOTAL FEES \$1,472.00

TOTAL CHARGES FOR THIS BILL \$1,472.00

REVIEWED dthomas 7/5/2017

=====

Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

JUN 15 2017

June 13, 2017

Southern Hills Plantation II CDD
c/o Meritus Corp.
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Re: Foreclosure

To Whom It May Concern:

Enclosed is our billing statement for professional services rendered and expenses incurred through the month of April 2017, on behalf of Southern Hills Plantation II CDD.

Please do not hesitate to contact me should you have any questions or concerns regarding the enclosed statement.

Sincerely,



D. Kent Safriet

DKS/srl
Enclosure: As stated.

Southern Hills II Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
American Ecosystems, Inc.	1707085	\$ 425.00		Water Management - July
First Choice Aquatic Weed Management, LLC	16665	165.00		Waterway Service - July
Meritus Districts	7955	1,008.57		Management Services - July
Monthly Contract Sub-Total		\$ 1,598.57		
Variable Contract				
Hooping Green & Sams	94734	\$ 10,203.56		Professional Services - thru 05/31/17
Hopping Green & Sams	94922	11,531.75		Professional Services - thru 06/30/17
Variable Contract Sub-Total		\$ 21,735.31		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Southern Hills Plantation I CDD	OMR0517 2	\$ 3,907.11		O&M Expense Reimbursement - 05/31/17
Southern Hills Plantation I CDD	OMR0617 2	4,074.12	\$ 7,981.23	O&M Expense Reimbursement - 06/30/17
Regular Services Sub-Total		\$ 7,981.23		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:				
		\$ 31,315.11		

Approved (with any necessary revisions noted):

Southern Hills II Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary



American Ecosystems, Inc.

AQUATIC MANAGEMENT SERVICES

P.O. Box 40517
St. Petersburg, FL 33743-0517
(727) 545-4404
Fax (727) 545-0770

DATE	INVOICE #
7/1/2017	1707085

BILL TO
Southern Hills Plantations II CDD 2005 Pan Am Circle, Suite 120 Tampa, FL 33607



TERMS	P.O. NUMBER	PROJECT
Due on receipt		

ITEM CODE	DESCRIPTION	AMOUNT
WMT	WATER MANAGEMENT TREATMENT FOR THE CURRENT MONTH - SEE DATE LISTED ABOVE <i>enter next week it is not in the system yet</i>	425.00 <i>53800 4605</i>

Thank You for Your Business

\$425.00

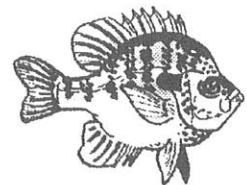
REVIEWED dthomas 7/5/2017

FOR PROPER CREDIT: Please fill out lower portion completely and return with your payment

AMERICAN ECOSYSTEMS, INC.

Aquatic Management Services
P.O. Box 40517
St. Petersburg, FL 33743-0517
(727) 545-4404
Fax (727) 545-0770

JUN 16 2017



Property Name _____

Month of Service _____

Amount Enclosed _____

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
7/20/2017	16665

Bill To
Southern Hills Plantation #2 CDD C/o Meritus Corp. 2005 Pan Am Circle Dr., Ste. 120 Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	8/19/2017

Description	Amount
Monthly waterway service for the month this invoice is dated - 2 waterways Light Debris pickup included	165.00

Please note new Remittance Address for First Choice Aquatic Management.

Total	\$165.00
Payments/Credits	\$0.00
Balance Due	\$165.00

REVIEWEDdtomas 8/3/2017

Service Report

Customer: Southern Hills

Date: 7/19/17

Technician: John Cook/John S.

- New
- Scheduled Service
- Trash Pick Up
- Work Order
- Removal
- Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
1			✓									Normal		
2			✓				✓							

Comments

First Choice Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A
Orlando, FL 32809
800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



Creating a balance
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Meritus Districts

2005 Pan Am Circle
 Suite 120
 Tampa, FL 33607



INVOICE

Invoice Number: 7955
 Invoice Date: Jul 1, 2017
 Page: 1

Voice: 813-397-5121
 Fax: 813-873-7070

Bill To:
Southern Hills Plantation II 2005 Pan Am Circle Suite 120 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Southern Hills Plant		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		7/2/17

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - July		1,000.00
	Postage	Postage - May		8.57

Subtotal	1,008.57
Sales Tax	
Total Invoice Amount	1,008.57
Payment/Credit Applied	
TOTAL	1,008.57

Check/Credit Memo No:

REVIEWEDdtomas 7/5/2017

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

June 30, 2017

Southern Hills Plantation II CDD
c/o Meritus Corp
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Bill Number 94734
Billed through 05/31/2017

Foreclosure

SH2CDD 00104 DKS

FOR PROFESSIONAL SERVICES RENDERED

05/01/17	DKS	Confer with trustee counsel regarding letter; call with Smith and Pallardy regarding same; email trustee's counsel.	0.80 hrs
05/01/17	DMS	Confer with Safriet; teleconference with client.	0.20 hrs
05/02/17	DKS	Review emails from opposing counsel regarding status of case.	0.30 hrs
05/05/17	DKS	Confer with Evans regarding letter; confer with Pallerdy regarding same.	0.40 hrs
05/08/17	DKS	Review and revise letter from Evans; confer with Evans and Fletcher regarding same.	0.70 hrs
05/11/17	DKS	Review foreclosure pleadings.	2.90 hrs
05/12/17	DKS	Review bondholder directive letter; call with Fletcher regarding same; review foreclosure pleadings.	3.90 hrs
05/15/17	DKS	Review pleadings in foreclosure case; confer with Fletcher regarding same.	5.90 hrs
05/15/17	JEM	Review issues regarding potential TC13L settlement.	0.20 hrs
05/16/17	DKS	Prepare motions for substitution of counsel; confer with Fletcher and Pallardy regarding same; conference call with Fischer regarding status and strategy in the cases.	1.70 hrs
05/17/17	DKS	Review materials from Fischer; confer with board chair regarding motions for substitution of counsel.	1.90 hrs
05/18/17	DKS	Confer with board chair regarding execution of consent to substitute counsel; file motions.	0.50 hrs
05/23/17	DKS	Confer with Smith on strategy; telephone conference with Jones.	0.30 hrs
05/23/17	DMS	Confer with Safriet on strategy; teleconference with Jones.	0.30 hrs
05/24/17	DKS	Confer with Jones regarding foreclosure of platted lots; review files and complaint.	3.20 hrs

REVIEWEDdtThomas 8/3/2017

05/25/17	DKS	Review platted lots foreclosure; review invoices and background information; conference call with Jones and Lamb.	5.30 hrs
05/25/17	JEM	Review issues regarding effect of declaration of consent to jurisdiction.	0.10 hrs
05/30/17	DKS	Confer with Jones and Lamb regarding documents for foreclosure; review same.	1.40 hrs
05/30/17	FKIT	Research; prepare memorandum for Safriet.	3.80 hrs
Total fees for this matter			\$10,018.00

DISBURSEMENTS

Document Reproduction	165.75
Postage	2.30
United Parcel Service	17.51
Total disbursements for this matter	\$185.56

MATTER SUMMARY

Safriet, D. Kent	29.20 hrs	320 /hr	\$9,344.00
Smith, Douglas M.	0.50 hrs	320 /hr	\$160.00
Kitzmilller, Felicia L. - Law Clerk	3.80 hrs	110 /hr	\$418.00
Merritt, Jason E.	0.30 hrs	320 /hr	\$96.00

TOTAL FEES	\$10,018.00
TOTAL DISBURSEMENTS	\$185.56

TOTAL CHARGES FOR THIS MATTER \$10,203.56

BILLING SUMMARY

Safriet, D. Kent	29.20 hrs	320 /hr	\$9,344.00
Smith, Douglas M.	0.50 hrs	320 /hr	\$160.00
Kitzmilller, Felicia L. - Law Clerk	3.80 hrs	110 /hr	\$418.00
Merritt, Jason E.	0.30 hrs	320 /hr	\$96.00

TOTAL FEES	\$10,018.00
TOTAL DISBURSEMENTS	\$185.56

TOTAL CHARGES FOR THIS BILL \$10,203.56

Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

July 6, 2017

Southern Hills Plantation II CDD
c/o Meritus Corp.
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Re: Foreclosure

JUL 10 2017

To Whom It May Concern:

Enclosed is our billing statement for professional services rendered and expenses incurred through the month of May 2017, on behalf of Southern Hills Plantation II CDD.

Please do not hesitate to contact me should you have any questions or concerns regarding the enclosed statement.

Sincerely,



D. Kent Safriet

DKS/mcf
Enclosure: As stated.

Hopping Green & Sams

JUL 20 2017

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

July 18, 2017

Southern Hills Plantation II CDD
c/o Meritus Corp
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Bill Number 94922
Billed through 06/30/2017

Foreclosure

SH2CDD 00104 DKS

FOR PROFESSIONAL SERVICES RENDERED

06/06/17	DKS	Review information from district manager; revise complaint on platted lots.	3.20 hrs
06/12/17	DKS	Print materials from district manager; review material and chapter 120; draft email to district manager regarding calculation of penalties and interest on platted lots; revise complaint; conference call with Jones and Giordano regarding same.	3.40 hrs
06/12/17	JEM	Coordinate foreclosure title search.	0.90 hrs
06/12/17	FKIT	Conference with Safriet regarding memorandum.	0.50 hrs
06/13/17	DKS	Revise complaint.	0.60 hrs
06/13/17	JEM	Review correspondence from title agent; reply to same; confer with title agent.	0.40 hrs
06/19/17	DKS	Draft amended complaint for foreclosure on the platted lots.	1.60 hrs
06/20/17	DKS	Draft amended complaint; review file and documents; confer with Meritt regarding same.	2.90 hrs
06/20/17	JEM	Review status of title search.	0.10 hrs
06/21/17	DKS	Revise complaint; confer with client regarding tax deeds for certain parcels; confer with district manager regarding calculations; review documents from district.	2.90 hrs
06/21/17	JEM	Review issues regarding necessary parties to foreclosure proceeding.	0.10 hrs
06/22/17	DKS	Conference call with Jones regarding status and strategy for foreclosure of platted lots; review calculations from district manager; confer with district manager regarding same; draft revised complaint.	3.40 hrs
06/23/17	DKS	Confer with District Manager regarding revisions to calculations; prepare complaint; confer with clerk regarding interest rate; confer with District Manager regarding same.	2.10 hrs
06/23/17	JEM	Review issues regarding calculation of pre-judgment interest on O&M assessments.	0.10 hrs

REVIEWED dthomas 8/3/2017

06/26/17	DKS	Review and revise letter to Boomerang regarding 2016-2017 debt assessments on 37 lots; confer with District Manager regarding same; revise complaint for platted lots; confer with Kilinski regarding district counsel services to CDD.	2.90 hrs
06/26/17	JEM	Review foreclosure title issues.	0.10 hrs
06/27/17	DKS	Confer with Pallady regarding status; prepare complaint.	1.10 hrs
06/28/17	DKS	Confer with clients regarding foreclosure complaint on platted lots; forward copy of same; review foreclosure on 22 acre lot; correspond with Fletcher regarding status of same with Cashp3.	2.90 hrs
06/28/17	JEM	Review correspondence from title examiner; reply to same.	0.10 hrs
06/29/17	DKS	Confer with Jones and Pallardy regarding foreclosure complaint; confer with district manager regarding same and revise complaint.	3.20 hrs
06/30/17	DKS	Confer with district manager regarding calculations; confer with Jones regarding same; revise complaint.	3.80 hrs
Total fees for this matter			\$11,511.00

DISBURSEMENTS

Document Reproduction	20.75
Total disbursements for this matter	\$20.75

MATTER SUMMARY

Safriet, D. Kent	34.00 hrs	320 /hr	\$10,880.00
Kitzmilller, Felicia L. - Law Clerk	0.50 hrs	110 /hr	\$55.00
Merritt, Jason E.	1.80 hrs	320 /hr	\$576.00

TOTAL FEES	\$11,511.00
TOTAL DISBURSEMENTS	\$20.75

TOTAL CHARGES FOR THIS MATTER **\$11,531.75**

BILLING SUMMARY

Safriet, D. Kent	34.00 hrs	320 /hr	\$10,880.00
Kitzmilller, Felicia L. - Law Clerk	0.50 hrs	110 /hr	\$55.00
Merritt, Jason E.	1.80 hrs	320 /hr	\$576.00

TOTAL FEES	\$11,511.00
TOTAL DISBURSEMENTS	\$20.75

TOTAL CHARGES FOR THIS BILL **\$11,531.75**

Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

JUL 20 2017

July 18, 2017

Southern Hills Plantation II CDD
c/o Meritus Corp.
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Re: Foreclosure

To Whom It May Concern:

Enclosed is our billing statement for professional services rendered and expenses incurred through the month of June 2017, on behalf of Southern Hills Plantation II CDD.

Please do not hesitate to contact me should you have any questions or concerns regarding the enclosed statement.

Sincerely,


D. Kent Safriet


DKS/mcf
Enclosure: As stated

Southern Hills Plantation I CDD

INVOICE

2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone 561.571.0010 Fax 561.571.0013

DATE: 31-May-2017
INVOICE # OMR0517-2
DUE: UPON RECEIPT

Bill To:

Southern Hills Plantation II CDD
Attn: Walter Morales
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

JUL 05 2017

TYPE	DESCRIPTION	AMOUNT
OMR	Operation & Maintenance Expense Reimbursement	\$ 3,907.11
TOTAL		\$ 3,907.11

REVIEWEDdtomas 8/3/2017

Make all checks payable to Southern Hills Plantation I CDD

If you have any questions regarding this invoice please contact Stephanie Spidell at 561-571-0010 ext. 303.

JUL 05 2017

Invoices Paid by Southern Hills I CDD
 (costs shared by Southern Hills II and Southern Hills III)
 5/31/2017

	39.60%	36.60%	23.80%	100.00%
	0.396	0.366	0.238	
	<u>Southern Hills I</u>	<u>Southern Hills II</u>	<u>Southern Hills III</u>	<u>InvoiceTotal</u>
Sitex Land LLC.				
Invoice #3459 - 05/17 Service				3900.00
33 Ponds	3677.14			3677.14
2 Ponds	88.25	81.56	53.04	222.86
	<u>3765.39</u>			
Invoice #3459 - 05/17 Service	2854.34	2638.10	1715.49	7207.92
Duke Energy				
Account #14217 76311 05/17				
Utility Service 05/02/17-06/01/17	1258.38	1163.05	756.30	3177.73
Account #97029 56320 05/17				
Utility Service 05/02/17-06/01/17	26.40	24.40	15.86	66.66
TOTAL	\$ 7,904.51	\$ 3,907.11	\$ 2,540.69	\$ 14,352.31

53900
-4605

53900
-4604

53100
4710

53100
4710



Sitex Land LLC
 Jacksonville, FL 32256

JUL 05 2017

Invoice

941-468-6267

office@sitexlandscape.com

Date	Invoice #
5/1/2017	3459

Bill To
Southern Hills Plantation 1 CDD 9220 Bonita Beach Rd. #214 Bonita Springs, FL 34135

JUN 03 REC'D

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Landscape Maintenance CDD Wetland Monitoring and Aquatic Service	7,207.92 3,900.00	7,207.92 3,900.00
	539.463 - 3,768.39		
	539.461 - 2,854.34		
	131.006 - 2,719.66		
	131.007 - 1,768.53		
	G61		
Total			\$11,107.92

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STATEMENT OF SERVICE



ACCOUNT NUMBER

14217 76311

JUNE 2017

FOR CUSTOMER SERVICE OR
PAYMENT LOCATIONS CALL:
1-877-372-8477

WEB SITE: www.duke-energy.com

TO REPORT A POWER OUTAGE:
1-800-228-8485

SOUTHERN HILLS PLTN 1 CDD
2300 GLADES RD
SUITE 410W
BOCA RATON FL 33431

SERVICE ADDRESS
5374 BROAD ST LITE,
SOUTHERNHILLBLVD S/L

DUE DATE TOTAL AMOUNT DUE
JUN 23 2017 3,177.73

NEXT READ DEPOSIT AMOUNT
DATE ON OR ON ACCOUNT
ABOUT 5,000.00

PIN: 340809449

METER READINGS

JUN 06 REC'D
537.310 - 1,258.38
131.006 - 1,163.05
131.007 - 786.30

081

PAYMENTS RECEIVED AS OF MAY 23 2017	3,327.73	THANK YOU
LS-1 017 LIGHTING SER COMPANY OWNED/MAINTAINED		
BILLING PERIOD..05-02-17 TO 06-01-17 30 DAYS		
CUSTOMER CHARGE		1.19
ENERGY CHARGE	4508 KWH @ 2.66800¢	120.27
FUEL CHARGE	4508 KWH @ 3.49400¢	157.51
ASSET SECURITIZATION CHARGE	4508 KWH @ 0.03700¢	1.67
*TOTAL ELECTRIC COST		280.64
EQUIPMENT RENTAL FOR:		
18 DEC CONC WASHNG 16		
37 DEC CON DB WASH 16		
92 SV FLAGLER ACR 9500L		
FIXTURE TOTAL		2,865.21
MAINTENANCE TOTAL		158.24
GROSS RECEIPTS TAX		7.20
MUNICIPAL FRANCHISE FEE		16.44
DEPOSIT INTEREST CREDIT		150.00CR
TOTAL CURRENT BILL		3,177.73
TOTAL DUE THIS STATEMENT		\$3,177.73

JUL 05 2017

Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account.

ENERGY USE

DAILY AVG. USE - 150 KWH/DAY
USE ONE YEAR AGO - 150 KWH/DAY
*DAILY AVG. ELECTRIC COST - \$110.14



STATEMENT OF ELECTRIC SERVICE



ACCOUNT NUMBER

97029 56320

JUNE 2017

FOR CUSTOMER SERVICE OR
PAYMENT LOCATIONS CALL:
1-877-372-8477

WEB SITE: www.duke-energy.com

TO REPORT A POWER OUTAGE:
1-800-228-8485

SOUTHERN HILLS PLTN 1 CDD
2300 GLADES RD
SUITE 410W
BOCA RATON FL 33431

SERVICE ADDRESS
19160 SOUTHERN HILLS BLVD,
MAIN ENT LIGHTING

DUE DATE TOTAL AMOUNT DUE
JUN 23 2017 66.66

NEXT READ DEPOSIT AMOUNT
DATE ON OR ON ACCOUNT
ABOUT
JUL 03 2017 315.00

PIN: 340809449

METER READINGS

METER NO. 001088653
PRESENT (ACTUAL) 087195
PREVIOUS (ACTUAL) 086582
DIFFERENCE 000613
PRESENT ONPEAK 016518
PREVIOUS ONPEAK 016468
DIFFERENCE ONPEAK 000050
TOTAL KWH 613
ON PEAK KWH 50
PRESENT KW (ACTUAL) 0002.10
PRESENT PEAK KW 0001.97
BASE KW 2
ON-PEAK KW 2
LOAD FACTOR 42.6%

PAYMENTS RECEIVED AS OF MAY 23 2017

90.74 THANK YOU

GSD-1 070 GENERAL SERVICE - DEMAND SEC

BILLING PERIOD..05-02-17 TO 06-01-17 30 DAYS

CUSTOMER CHARGE		11.59
ENERGY CHARGE	613 KWH @ 2.49000¢	15.26
FUEL CHARGE	613 KWH @ 3.66700¢	22.48
DEMAND CHARGE	2 KW @ \$9.91000	19.82
ASSET SECURITIZATION CHARGE	613 KWH @ 0.17200¢	1.05

*TOTAL ELECTRIC COST	70.20
GROSS RECEIPTS TAX	1.80
MUNICIPAL FRANCHISE FEE	4.11
DEPOSIT INTEREST CREDIT	9.45CR

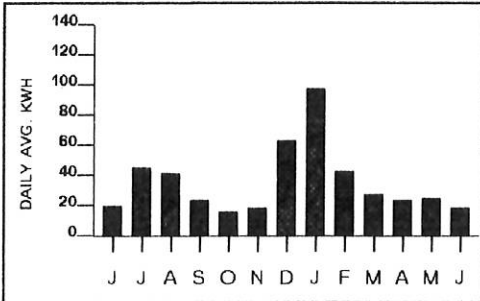
TOTAL CURRENT BILL

66.66

TOTAL DUE THIS STATEMENT

\$66.66

JUL 05 2017



Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account.

537.310 - 26.40

131.006 - 24.40

131.027 - 15.87

ENERGY USE

DAILY AVG. USE - 20 KWH/DAY
USE ONE YEAR AGO - 21 KWH/DAY
*DAILY AVG. ELECTRIC COST - \$2.34

Southern Hills Plantation I CDD

INVOICE

2300 Glades Road, Suite 410W
 Boca Raton, FL 33431
 Phone 561.571.0010 Fax 561.571.0013

DATE: 30-Jun-2017
INVOICE # OMR0617-2
DUE: UPON RECEIPT

Bill To:

Southern Hills Plantation II CDD
 Attn: Walter Morales
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

JU 7 2017

TYPE	DESCRIPTION	AMOUNT
OMR	Operation & Maintenance Expense Reimbursement	\$ 4,074.12
TOTAL		\$ 4,074.12

Make all checks payable to Southern Hills Plantation I CDD

If you have any questions regarding this invoice please contact Stephanie Spidell at 561-571-0010 ext. 303.

REVIEWEDdtomas 8/3/2017

Invoices Paid by Southern Hills I CDD
(costs shared by Southern Hills II and Southern Hills III)
6/30/2017

	39.60%	36.60%	23.80%	100.00%
	<u>Southern Hills I</u>	<u>Southern Hills II</u>	<u>Southern Hills III</u>	<u>InvoiceTotal</u>
Sitex Land LLC.				
Invoice #3490 - Service				3900.00
33 Ponds	3677.14			3677.14
2 Ponds	88.25	81.57	53.04	222.86
	3765.39			
Invoice #3490 - Service	2854.34	2638.10	1715.48	7207.92
		2719.66	1768.53	
Invoice #3664 - Toro popups repairs	114.25	105.59	68.66	288.50
Duke Energy				
Account #14217 76311 06/17				
Utility Service 06/01/17-06/30/17	1318.09	1218.23	792.19	3328.51
Account #97029 56320 06/17				
Utility Service 06/01/17-06/30/17	33.14	30.63	19.92	83.69
TOTAL	\$ 8,085.21	\$ 4,074.12	\$ 2,649.30	



Sitex Land LLC

7643 Gate Parkway #104-127
Jacksonville, FL 32256

941-468-6267

office@sitexlandscape.com

Invoice

Date	Invoice #
6/1/2017	3490

Bill To
Southern Hills Plantation 1 CDD 9220 Bonita Beach Rd. #214 Bonita Springs, FL 34135

JUL 03 RECD

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Landscape Maintenance CDD	7,207.92	7,207.92
	Wetland Monitoring and Aquatic Service	3,900.00	3,900.00
	538.463 - \$3,765.39 001		
	539.461 - \$2,854.34 001		
	131.006 - \$2,719.66 001		
	131.007 - \$1,768.53 001		
		Total	\$11,107.92

LS MAINT.
53900
4604

53800
LAKE - 4605
MAINT.



Sitex Land LLC

7643 Gate Parkway #104-127
 Jacksonville, FL 32256

941-468-6267

office@sitexlandscape.com

Invoice

Date	Invoice #
6/19/2017	3664

Bill To
Southern Hills Plantation 1 CDD 9220 Bonita Beach Rd. #214 Bonita Springs, FL 34135

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	Repairs made along main blvd., second median island from entry There was a leaking valve. The whole island was flooded out and water was running down both sides of the blvd. Mike located valve in island and took it apart and cleaned out several rocks inside the valve and causing it to not shut down. The valve is now working property. Also in this same island Mike repaired popups that were worn out.		
4	Repaired Toro popups	16.25	65.00
3	Labor	74.50	223.50
	539.463 - \$114.25 001		
	131.006 - \$105.59		
	131.067 - \$68.66		
			539.00 4609
			IRR. REPAIRS
		Total	\$288.50

GA
 60

Southern Hills Plantation II Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2017



Meritus Districts
2005 Pan Am Circle ~ Suite 120 ~ Tampa, FL 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

Meritus Corp
Southern Hills Plantation II CDD

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE MONTH ENDED JUNE 2017**

1. O&M Revenue Line 1001 O&M Tax Roll: budgeted for lots that weren't on tax roll.
2. O&M Expense Line 4101 Postage, Phone, Faxes, Copies: budget needed.
3. O&M Expense Line 4801 Legal Advertising: budgeted for \$500 but includes an invoice for \$580. Budget line requires review/adjustment with Board for the current year and future years.
4. O&M Expense Line 4902 Dues, Licenses & Fees: budgeted for only special district fee of \$175. Includes Permit Application Fee of \$185 for SFWMD. Budget line requires review/adjustment with Board for the current year and future years.
5. O&M Expense Line 3107 District Counsel: budgeted for \$4,000 but there is an invoice over \$10,561, three invoices over \$6,000 and one over \$5,000. Budget line requires review/adjustment with Board for the current year and future years.
6. O&M Expense Line 4605 Aquatic Contract: budget for \$904, a monthly rate of about \$75, but monthly pond maintenance is \$165 and monthly water management treatment is \$425. Budget line requires review/adjustment with Board for the current year and future years.
7. O&M Expense Line 4503 General Liability Insurance: budgeted for \$549 but actual charge is \$1,441. Budget line requires review/adjustment with Board for the current year and future years.
8. O&M Expense Line 4604 Landscape Maintenance: budgeted for \$16,908 but there was a monthly invoice reimbursed to Southern Hills I for \$16,347. Budget line requires review/adjustment with Board for the current year and future years.
9. O&M Expense Line 4650 Landscape Replacement: budgeted for \$5,000 but there is an invoice of \$22,017 for an expense reimbursement to SHP I. Budget line requires review/adjustment with Board for the current year and future years.
10. DS 04 Revenue Line 0001 Interest: budget needed.
11. DS 04 Revenue Line 1002 Off Roll: budget needed.
12. DS 04 Expense Line 3105 Trustees Fees: budget needed.
13. DS 04 Expense Line 3109 Bond Counsel: budget needed.
14. CP 04 Revenue Line 0001 Interest: budget needed.

Southern Hills Plantation II Community Development District

Balance Sheet

As of 6/30/2017
(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Projects Fund	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Assets						
Cash Account Suntrust #8371	47,280	0	0	0	0	47,280
Assessments Receivable-Tax Roll	40,969	98,082	0	0	0	139,051
Assessments Receivable-Off Roll	458,633	513,469	0	0	0	972,102
Allowance for Uncollectable Receivables	(420,306)	(523,307)	0	0	0	(943,612)
Due From General Fund	0	104,566	0	0	0	104,566
Investments--SBA	142	0	0	0	0	142
Investment - Construction 2004 (7467)	0	0	2,229	0	0	2,229
Investments - Prepayment 2004 (7449)	0	5,025	0	0	0	5,025
Investments - Reserve 2004 (7458)	0	28,826	0	0	0	28,826
Investments - Revenue 2004 (7412)	0	37,352	0	0	0	37,352
Prepaid Expenses	2,717	0	0	0	0	2,717
Deposits	1,830	0	0	0	0	1,830
Improvements Other Than Buildings	0	0	0	3,386,703	0	3,386,703
Amount Available-Debt Service	0	0	0	0	561,078	561,078
Amount To Be Provided-Debt Service	0	0	0	0	2,103,922	2,103,922
Other	0	0	0	0	0	0
Total Assets	<u>131,265</u>	<u>264,013</u>	<u>2,229</u>	<u>3,386,703</u>	<u>2,665,000</u>	<u>6,449,211</u>
Liabilities						
Accounts Payable	10,275	0	0	0	0	10,275
Due To Debt Service Fund	113,675	0	0	0	0	113,675
Long Term Payable- SHPI CDD	177,596	0	0	0	0	177,596
Debt Service Obligations - Current	0	1,841,513	0	0	0	1,841,513
Revenue Bonds Payable-Series 2004	0	0	0	0	2,665,000	2,665,000
Other	0	0	0	0	0	0
Total Liabilities	<u>301,546</u>	<u>1,841,513</u>	<u>0</u>	<u>0</u>	<u>2,665,000</u>	<u>4,808,059</u>
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	(1,121,815)	53,603	0	0	(1,068,212)
Fund Balance-Unreserved	(122,404)	0	0	0	0	(122,404)
Investment In General Fixed Assets	0	0	0	3,386,703	0	3,386,703
Other	(47,876)	(455,685)	(51,374)	0	0	(554,935)
Total Fund Equity & Other Credits	<u>(170,280)</u>	<u>(1,577,500)</u>	<u>2,229</u>	<u>3,386,703</u>	<u>0</u>	<u>1,641,152</u>
Total Liabilities & Fund Equity	<u>131,265</u>	<u>264,013</u>	<u>2,229</u>	<u>3,386,703</u>	<u>2,665,000</u>	<u>6,449,211</u>

Southern Hills Plantation II Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2016 Through 6/30/2017
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments				
Tax Roll	17,596	91,520	73,924	420.11%
Off Roll	66,299	0	(66,299)	(100.00)%
Total Revenues	83,895	91,520	7,625	9.09%
Expenditures				
Legislative				
Supervisor Fees	1,600	0	1,600	100.00%
Financial & Administrative				
District Management	12,000	9,000	3,000	25.00%
District Engineer	2,500	1,875	625	25.00%
Disclosure Report	5,000	5,000	0	0.00%
Trustees Fees	3,500	0	3,500	100.00%
Auditing Services	3,400	0	3,400	100.00%
Arbitrage Rebate Calculation	650	0	650	100.00%
Postage, Phone, Faxes, Copies	0	74	(74)	0.00%
Public Officials Liability Insurance	3,774	3,029	745	19.72%
Legal Advertising	500	1,392	(892)	(178.34)%
Bank Fees	310	238	72	23.08%
Dues, Licenses & Fees	175	360	(185)	(105.71)%
Legal Counsel				
District Counsel	4,000	50,497	(46,497)	(1,162.41)%
Electric Utility Services				
Street Lights	16,525	8,836	7,689	46.53%
Stormwater Control				
Aquatic Contract	904	3,952	(3,048)	(337.12)%
Other Physical Environment				
General Liability Insurance	549	1,409	(860)	(156.71)%
Entry & Walls Maintenance	600	0	600	100.00%
Landscape Maintenance	16,908	29,983	(13,075)	(77.32)%
Aquatic Contract	0	82	(82)	0.00%
Irrigation Repairs & Maintenance	3,500	1,653	1,847	52.77%
Landscape Replacement Plants, Trees, Mulch	5,000	22,017	(17,017)	(340.33)%
Contingency				
Miscellaneous Contingency	2,500	0	2,500	100.00%
Total Expenditures	83,895	139,396	(55,501)	(66.15)%
Excess of Revenue Over(Under) Expenditures	0	(47,876)	(47,876)	0.00%
Fund Balance, Beginning of Period	0	(122,404)	(122,404)	0.00%
Fund Balance, End of Period	0	(170,280)	(101,661)	0.00%

Southern Hills Plantation II Community Development District

Statement of Revenues and Expenditures

002 - General Fund
From 10/1/2016 Through 6/30/2017
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments				
Tax Roll	50,000	0	(50,000)	(100.00)%
Total Revenues	50,000	0	(50,000)	(100.00)%
Expenditures				
Legal Counsel				
District Counsel	50,000	0	50,000	100.00%
Total Expenditures	50,000	0	50,000	100.00%
Excess of Revenue Over(Under) Expenditures	0	0	0	0.00%
Fund Balance, End of Period	0	0	0	0.00%

Southern Hills Plantation II Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 6/30/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,082	1,082	0.00%
Special Assessments				
Tax Roll	253,800	53,236	(200,564)	(79.02)%
Off Roll	0	92,310	92,310	0.00%
Total Revenues	253,800	146,628	(107,172)	(42.23)%
Expenditures				
Financial & Administrative				
Trustees Fees	0	4,181	(4,181)	0.00%
Bond Counsel	0	5,735	(5,735)	0.00%
Debt Service				
Interest	163,800	553,893	(390,093)	(238.15)%
Principal	90,000	90,000	0	0.00%
Total Expenditures	253,800	653,809	(400,009)	(157.61)%
Other Financing Sources				
Interfund Transfer	0	51,496	51,496	0.00%
Excess of Revenue Over(Under) Expenditures	0	(455,685)	(455,685)	0.00%
Fund Balance, Beginning of Period	0	(1,121,815)	(1,121,815)	0.00%
Fund Balance, End of Period	0	(1,577,500)	(1,646,119)	0.00%

Southern Hills Plantation II Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund
 From 10/1/2016 Through 6/30/2017
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	121	121	0.00%
Total Revenues	0	121	121	0.00%
Other Financing Sources				
Interfund Transfer	0	(51,496)	(51,496)	0.00%
Excess of Revenue Over(Under) Expenditures	0	(51,374)	(51,374)	0.00%
Fund Balance, Beginning of Period	0	53,603	53,603	0.00%
Fund Balance, End of Period	0	2,229	2,229	0.00%

Southern Hills Plantation II Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash Account Suntrust #8371
Reconciliation ID: 06/30/17
Reconciliation Date: 6/30/2017
Status: Locked

Bank Balance	38,653.10
Less Outstanding Checks/Vouchers	16,041.60
Plus Deposits in Transit	24,668.59
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	47,280.09
Balance Per Books	<u>47,280.09</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Southern Hills Plantation II Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash Account Suntrust #8371

Reconciliation ID: 06/30/17

Reconciliation Date: 6/30/2017

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1133	5/5/2017	System Generated Check/Voucher	5,000.00	Disclosure Services, LLC
1139	6/30/2017	System Generated Check/Voucher	850.00	American Ecosystems Inc.
1140	6/30/2017	System Generated Check/Voucher	165.00	First Choice Aquatic
1141	6/30/2017	System Generated Check/Voucher	5,000.00	Disclosure Services, LLC
1142	6/30/2017	System Generated Check/Voucher	3,488.00	Fletcher & Fischer, P.L.
1143	6/30/2017	System Generated Check/Voucher	1,472.00	Hopping Green & Sams
1146	6/30/2017	System Generated Check/Voucher	0.00	Southern Hills I
1147	6/30/2017	System Generated Check/Voucher	66.60	Times Publishing Company
Outstanding Checks/Vouchers			16,041.60	
			16,041.60	

Southern Hills Plantation II Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash Account Suntrust #8371
Reconciliation ID: 06/30/17
Reconciliation Date: 6/30/2017
Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR185-1	6/30/2017	Tax Revenue Distribution 06/30/17	24,668.59
Outstanding Deposits				24,668.59

06/30/2017



Account Statement

SOUTHERN HILLS PLANTATION II CDD
 2005 PAN AM CIR STE 120
 TAMPA FL 33607-2380

Questions? Please call
 1-800-786-8787

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Account Summary	Account Type	Account Number	Statement Period
	ANALYZED BUSINESS CHECKING		06/01/2017 - 06/30/2017

Description	Amount	Description	Amount
Beginning Balance	\$7,787.72	Average Balance	\$44,980.09
Deposits/Credits	\$48,803.88	Average Collected Balance	\$44,980.09
Checks	\$17,911.79	Number of Days in Statement Period	30
Withdrawals/Debits	\$26.71		
Ending Balance	\$38,653.10		

Deposits/ Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	06/07	48,704.37		DEPOSIT	06/22	99.51		DEPOSIT
Deposits/Credits: 2				Total Items Deposited: 2				

Checks	Check Number	Amount	Date Paid
	1137	17,911.79	06/28
Checks: 1			

Withdrawals/ Debits	Date Paid	Amount	Serial #	Description
	06/20	26.71		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	06/01	7,787.72	7,787.72	06/22	56,564.89	56,564.89
	06/07	56,492.09	56,492.09	06/28	38,653.10	38,653.10
	06/20	56,465.38	56,465.38			

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.