

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 10, 2018**

SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT AGENDA
AUGUST 10, 2018 at 10:30 a.m.

Southern Hills Clubhouse
Located at 4200 Summit View Drive, Brooksville, FL 34601

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Devon Rushnell Matt Pallardy Jon Franz Chuck Maynard Vacant
District Manager	Meritus Meritus	Brian Lamb Eric Davidson
District Attorney	Clark & Albaugh	Scott D. Clark
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.** with the section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Comments and Public Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

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 10, 2018

Board of Supervisors
Southern Hills Plantation II Community Development District

Dear Board Members:

The Public Hearing & Regular Meeting of Southern Hills Plantation II Community Development District will be held on **Friday, August 10, 2018 at 10:30 a.m.** at the Southern Hills Clubhouse, located at 4200 Summit View Drive, Brooksville, FL 34601. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2019 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2019 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Close Public Hearing on Proposed Fiscal Year 2019 Budget
 - E. Consideration of Resolution 2018-03; Adopting Fiscal Year 2019 Budget.....Tab 01
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2018-04; Assessment Resolution Tab 02
 - B. Consideration of Resolution 2018-05; Setting Fiscal Year 2019 Meeting Schedule Tab 03
 - C. General Matters of the District
- 5. CONSENT AGENDA**
 - A. Consideration of Minutes of the Continued Meeting July 13, 2018 Tab 04
 - B. Consideration of Operations and Maintenance Expenditures June 2018..... Tab 05
 - C. Review of Financial Statements through June 30, 2018 Tab 06
- 6. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. 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 2018-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) of the Southern Hills Plantation II Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Southern Hills Plantation II Community Development District for the Fiscal Year Ending September 30, 2019.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2018/2019, the sum of \$500,898.00 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$219,895.00</u>
DEBT SERVICE FUND(S)	<u>\$281,003.00</u>
TOTAL ALL FUNDS	<u>\$500,898.00</u>

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2018/2019 or within 60 days following the end of the Fiscal Year 2018/2019 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 10th DAY OF AUGUST 2018.

ATTEST:

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

2019



SOUTHERN HILLS PLANTATION II

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019
FINAL ANNUAL OPERATING BUDGET

AUGUST 10, 2018



SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019 FINAL ANNUAL OPERATING BUDGET

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AUGUST 10, 2018

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 2019, which begins on October 1, 2018. 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
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

	Final Fiscal Year 2018 Operating Budget	Current Period Actuals 10/1/17 - 3/31/18	Projected Revenues & Expenditures 4/1/18 to 9/30/18	Total Actuals and Projections Through 9/30/18	Over/(Under) Budget Through 9/30/18
REVENUES					
INTEREST EARNINGS					
Interest Earnings	0.00	1.15	0.00	1.15	1.15
TOTAL INTEREST EARNINGS	\$0.00	\$1.15	\$0.00	\$1.15	\$1.15
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	17,596.00	9,042.30	74,852.70	83,895.00	66,299.00
Operations & Maintenance Assmts-Off Roll	66,299.00	27,781.54	0.00	27,781.54	(38,517.46)
TOTAL SPECIAL ASSESSMENTS	\$83,895.00	\$36,823.84	\$74,852.70	\$111,676.54	\$27,781.54
CONTRIBUTIONS FROM PRIVATE SOURCES					
Developer Contribution	0.00	7,442.55	8,134.61	15,577.16	15,577.16
TOTAL CONTRIBUTIONS FROM PRIVATE SOURCES	\$0.00	\$7,442.55	\$8,134.61	\$15,577.16	\$15,577.16
TOTAL REVENUES	\$83,895.00	\$44,267.54	\$82,987.31	\$127,254.85	\$43,359.85
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	0.00	1,875.00	1,875.00	(625.00)
Disclosure Report	5,000.00	0.00	5,000.00	5,000.00	0.00
Trustees Fees	3,500.00	0.00	0.00	0.00	(3,500.00)
Auditing Services	3,400.00	12,000.00	12,000.00	24,000.00	20,600.00
Arbitrage Rebate Calculation	650.00	0.00	0.00	0.00	(650.00)
Postage, Phone, Faxes, Copies	0.00	24.90	24.90	49.80	49.80
Public Officials Liability Insurance	3,774.00	1,570.66	1,458.34	3,029.00	(745.00)
Legal Advertising	500.00	68.60	431.40	500.00	0.00
Bank Fees	310.00	164.77	145.23	310.00	0.00
Dues, Licenses & Fees	175.00	1,368.20	0.00	1,368.20	1,193.20
Office Supplies	0.00	99.61	0.00	99.61	99.61
TOTAL FINANCIAL & ADMINISTRATIVE	\$31,809.00	\$21,296.74	\$26,934.87	\$48,231.61	\$16,422.61
LEGAL COUNSEL					
District Counsel	4,000.00	20,406.24	6,000.00	26,406.24	22,406.24
TOTAL LEGAL COUNSEL	\$4,000.00	\$20,406.24	\$6,000.00	\$26,406.24	\$22,406.24
ELECTRIC UTILITY SERVICES					
Utility Services	0.00	171.27	0.00	171.27	171.27
Street Lights	16,525.00	4,941.31	4,941.31	9,882.62	(6,642.38)
TOTAL ELECTRIC UTILITY SERVICES	\$16,525.00	\$5,112.58	\$4,941.31	\$10,053.89	(\$6,471.11)
STORMWATER CONTROL					
Aquatic Contract	904.00	2,604.71	990.00	3,594.71	2,690.71
TOTAL STORMWATER CONTROL	\$904.00	\$2,604.71	\$990.00	\$3,594.71	\$2,690.71
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	549.00	718.54	718.54	1,437.08	888.08
Entry & Walls Maintenance	600.00	0.00	0.00	0.00	(600.00)
Landscape Maintenance	16,908.00	14,217.89	15,828.00	30,045.89	13,137.89
Irrigation Repairs & Maintenance	3,500.00	1,164.90	835.10	2,000.00	(1,500.00)
Landscape Replacement Plants, Trees, Mulch	5,000.00	5,485.43	0.00	5,485.43	485.43
Inter Local Agreement	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$26,557.00	\$21,586.76	\$17,381.64	\$38,968.40	\$12,411.40
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	\$71,007.03	\$56,247.82	\$127,254.85	\$43,359.85
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	(\$26,739.49)	\$26,739.49	\$0.00	\$0.00

FISCAL YEAR 2018 BUDGET ANALYSIS

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2018 Final Operating Budget	Total Actuals and Projections Through 9/30/18	Over/(Under) Budget Through 9/30/18	Fiscal Year 2019 Final Operating Budget	Increase / (Decrease) from FY 2018 to FY 2019
REVENUES					
INTEREST EARNINGS					
Interest Earnings	0.00	1.15	1.15	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$1.15	\$1.15	\$0.00	\$0.00
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	17,596.00	83,895.00	66,299.00	83,895.00	66,299.00
Operations & Maintenance Assmts-Off Roll	66,299.00	27,781.54	(38,517.46)	136,000.00	69,701.00
TOTAL SPECIAL ASSESSMENTS	\$83,895.00	\$111,676.54	\$27,781.54	\$219,895.00	\$136,000.00
CONTRIBUTIONS FROM PRIVATE SOURCES					
Developer Contribution	0.00	15,577.16	15,577.16	0.00	0.00
TOTAL CONTRIBUTIONS FROM PRIVATE SOURCES	\$0.00	\$15,577.16	\$15,577.16	\$0.00	\$0.00
TOTAL REVENUES	\$83,895.00	\$127,254.85	\$43,359.85	\$219,895.00	\$136,000.00
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	1,875.00	(625.00)	2,500.00	0.00
Disclosure Report	5,000.00	5,000.00	0.00	5,000.00	0.00
Trustees Fees	3,500.00	0.00	(3,500.00)	3,500.00	0.00
Auditing Services	3,400.00	24,000.00	20,600.00	3,400.00	0.00
Arbitrage Rebate Calculation	650.00	0.00	(650.00)	650.00	0.00
Postage, Phone, Faxes, Copies	0.00	49.80	49.80	0.00	0.00
Public Officials Liability Insurance	3,774.00	3,029.00	(745.00)	3,774.00	0.00
Legal Advertising	500.00	500.00	0.00	500.00	0.00
Bank Fees	310.00	310.00	0.00	310.00	0.00
Dues, Licenses & Fees	175.00	1,368.20	1,193.20	175.00	0.00
Office Supplies	0.00	99.61	99.61	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$31,809.00	\$48,231.61	\$16,422.61	\$31,809.00	\$0.00
LEGAL COUNSEL					
District Counsel - Foreclosure	0.00	0.00	0.00	125,000.00	125,000.00
District Counsel	4,000.00	26,406.24	22,406.24	15,000.00	11,000.00
TOTAL LEGAL COUNSEL	\$4,000.00	\$26,406.24	\$22,406.24	\$140,000.00	\$136,000.00
ELECTRIC UTILITY SERVICES					
Utility Services	0.00	171.27	171.27	0.00	0.00
Street Lights	16,525.00	9,882.62	(6,642.38)	16,525.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	\$16,525.00	\$10,053.89	(\$6,471.11)	\$16,525.00	\$0.00
STORMWATER CONTROL					
Aquatic Contract	904.00	3,594.71	2,690.71	904.00	0.00
TOTAL STORMWATER CONTROL	\$904.00	\$3,594.71	\$2,690.71	\$904.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	549.00	1,437.08	888.08	549.00	0.00
Entry & Walls Maintenance	600.00	0.00	(600.00)	600.00	0.00
Landscape Maintenance	16,908.00	30,045.89	13,137.89	16,908.00	0.00
Irrigation Repairs & Maintenance	3,500.00	2,000.00	(1,500.00)	3,500.00	0.00
Landscape Replacement Plants, Trees, Mulch	5,000.00	5,485.43	485.43	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	\$38,968.40	\$12,411.40	\$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	\$127,254.85	\$43,359.85	\$219,895.00	\$136,000.00
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 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	\$	281,003
TOTAL REVENUES	\$	281,003

EXPENDITURES

Series 2004 May Bond Principal Payment	\$	90,000
Series 2004 May Bond Interest Payment	\$	95,501
Series 2004 November Bond Interest Payment	\$	95,501
TOTAL EXPENDITURES	\$	281,003
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2018	\$	3,265,000
Principal Payment Applied Toward Series 2004 Bonds	\$	90,000
Bonds Outstanding - Period Ending 11/1/2019	\$	3,175,000

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

Unit Count - Debt Service	Unit Count - O&M	FISCAL YEAR 2018			FISCAL YEAR 2019			Increase / (Decrease) from FY 2018 to FY 2019
		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

INCLUDED BY ACREAGE:

Parcel ID	Acreage	FISCAL YEAR 2019		
		O&M Per Unit	Debt Service Per Unit ⁽²⁾	TOTAL Annual CDD ⁽¹⁾
00381287	203.7	\$44,157.06	\$0.00	\$44,157.06
01563007	11.5	\$2,492.91	\$0.00	\$2,492.91
00382749	22.8	\$4,942.47	\$0.00	\$4,942.47

⁽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.

RESOLUTION 2018-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018/2019; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Southern Hills Plantation II Community Development District (“**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 (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted 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, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2018/2019; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Southern Hills Plantation II Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the 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 & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the 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 benefitted lands within the District, and 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. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** 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.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates 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 10th day of August 2018.

ATTEST:

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll