

**SOUTHERN HILLS PLANTATION II  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
MAY 10, 2019**

# **SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT AGENDA**

**MAY 10, 2019 at 10:30 a.m.**

Southern Hills Temp Clubhouse

Located at 19761 Fort King Run, Brooksville, FL 34601

<b>District Board of Supervisors</b>	Chairman	Devon Rushnell
	Vice Chairman	Matt Pallardy
	Supervisor	Jon Franz
	Supervisor	Sara Flint
	Supervisor	Cheryl Bernal

<b>District Manager</b>	Meritus	Brian Lamb
	Meritus	Eric Davidson

<b>District Attorney</b>	Clark & Albaugh	Scott D. Clark
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<b>District Engineer</b>	Coastal Engineering	Don Lacey
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***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.

May 10, 2019

Board of Supervisors  
**Southern Hills Plantation II Community Development District**

Dear Board Members:

The Regular Meeting of Southern Hills Plantation II Community Development District will be held on **Friday, May 10, 2019 at 10:30 a.m.** at the Southern Hills Temp Clubhouse located at 19761 Fort King Run, 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. BUSINESS ITEMS**
  - A. Consideration of Resolution 2019-01; Canvassing and Certifying the Results of the Landowners Election.....Tab 01
  - B. Consideration of Resolution 2019-02; Designating Officers .....Tab 02
  - C. Consideration of Resolution 2019-03; Approving Proposed Budget and Setting Public Hearing.....Tab 03
  - D. Acceptance of Financial Report Year Ended September 30, 2017 .....Tab 04
  - E. Consideration of Resolution 2019-04; Bondholders Reimbursement for Legal Fees.....*Under Separate Cover*
- 4. CONSENT AGENDA**
  - A. Consideration of the Minutes of the Public Hearing & Meeting August 10, 2018 .....Tab 05
  - B. Consideration of Minutes of the Landowners Election November 09, 2018 .....Tab 06
  - C. Consideration of Operations and Maintenance Expenditures July – September 2018.....Tab 07
  - D. Consideration of Operations and Maintenance Expenditures October 2018 .....Tab 08
  - E. Consideration of Operations and Maintenance Expenditures November 2018 .....Tab 09
  - F. Consideration of Operations and Maintenance Expenditures December 2018.....Tab 10
  - G. Consideration of Operations and Maintenance Expenditures January 2019.....Tab 11
  - H. Consideration of Operations and Maintenance Expenditures February 2019.....Tab 12
  - I. Consideration of Operations and Maintenance Expenditures March 2019.....Tab 13
  - J. Review of Financial Statements through March 31, 2019 .....Tab 14
- 5. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 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  
CEO/District Manager

## **RESOLUTION 2019-01**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, ADDRESSING SEAT NUMBER DESIGNATIONS ON THE BOARD OF SUPERVISORS, AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

**WHEREAS**, following proper publication and notice thereof, on November 9, 2018, the owners of land within the District held a meeting for the purpose of electing three (3) supervisors to the District’s Board of Supervisors (“Board”); and

**WHEREAS**, at the November 9, 2018 meeting, the below recited persons below were duly elected by virtue of the votes cast in their respective favor; and

**WHEREAS**, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner’s election, and announce the Board Members and seat number designations on the Board.

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

**SECTION 1.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown below:

Jon Fran	<b>548</b>	Votes	(4 year term)	Seat # 1
Sarah Flint	<b>548</b>	Votes	(4 year term)	Seat # 2
Cheryl Bernal	<b>548</b>	Votes	(2 year term)	Seat # 5

**SECTION 3.** Said terms of office commence on November 9, 2018.

**SECTION 4.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

**PASSED AND ADOPTED this 10<sup>th</sup> day of May 2019.**

**ATTEST:**

**SOUTHERN HILLS PLANTATION II COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Chair/ Vice Chair  
Print Name: \_\_\_\_\_

**RESOLUTION 2019-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF SOUTHERN HILLS  
PLANTATION II COMMUNITY DEVELOPMENT  
DISTRICT, AND PROVIDING FOR AN EFFECTIVE  
DATE.**

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

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Brian Howell</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 10<sup>th</sup> DAY OF MAY 2019.**

**ATTEST:**

**SOUTHERN HILLS PLANTATION II  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Chair/ Vice Chair  
Print Name: \_\_\_\_\_

## **RESOLUTION 2019-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“Board”) of the Southern Hills Plantation II Community Development District (“District”) prior to June 15, 2019, a proposed operations and maintenance budget for Fiscal Year 2019/2020; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. **BUDGET APPROVED.** The operating budget proposed by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

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

DATE: August 9, 2019

HOUR: 8:00 a.m.

LOCATION: Southern Hills Temp Clubhouse  
19761 Fort King Run  
Brooksville, FL 34601

3. **TRANSMITTAL OF BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the proposed budget to Hernando County, Florida at least 60 days prior to the hearing date set above.

4. **POSTING OF BUDGETS.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved proposed budget on the District's website at least two days before the budget hearing date as set forth in section 2.

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

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

**PASSED AND ADOPTED THIS 10TH DAY OF MAY, 2019.**

ATTEST:

**SOUTHERN HILLS PLANTATION II  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

Title:

- ☐ Secretary
- ☐ Assistant Secretary

Title:

- ☐ Chair of the Board of Supervisors
- ☐ Vice Chair of the Board of Supervisors

**Exhibit A:** Proposed FY 2019/2020 Budget



2020



# SOUTHERN HILLS PLANTATION II

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020  
PROPOSED ANNUAL OPERATING BUDGET

MAY 10, 2019



# SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2020 PROPOSED ANNUAL OPERATING BUDGET

### TABLE OF CONTENTS

<b><u>SECTION</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>PAGE</u></b>
I.	BUDGET INTRODUCTION .....	1
II.	FISCAL YEAR 2019 BUDGET ANALYSIS.....	2
III.	PROPOSED OPERATING BUDGET .....	3
IV.	GENERAL FUND 001 DESCRIPTIONS.....	4
V.	DEBT SERVICE FUND.....	6
VI.	SCHEDULE OF ANNUAL ASSESSMENTS .....	7

MAY 10, 2019

# 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 2020, which begins on October 1, 2019. 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.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
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

## 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	\$	256,250
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>256,250</b>

### EXPENDITURES

Series 2004 May Bond Principal Payment	\$	110,000
Series 2004 May Bond Interest Payment	\$	74,734
Series 2004 November Bond Interest Payment	\$	71,516
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>256,250</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	*	\$	3,265,000
Principal Payment Applied Toward Series 2004 Bonds		\$	110,000
<b>Bonds Outstanding - Period Ending 11/1/2020</b>		<b>\$</b>	<b>3,155,000</b>

\* Includes delinquent Principal

**FISCAL YEAR 2019**  
FINAL ANNUAL OPERATING BUDGET



# SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL REPORT  
Year Ended September 30, 2017

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

**TABLE OF CONTENTS**

Year Ended September 30, 2017

	<b><u>Page</u></b>
<b>I. Financial Section:</b>	
Independent Auditor's Report	1
Management's Discussion and Analysis	3
Financial Statements:	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet - Governmental Funds	9
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	10
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	11
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	12
Notes to Financial Statements	13
<b>II. Compliance Section:</b>	
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	26
Management Comments	28
Independent Accountant's Report on Compliance with the Requirements of Section 218.415, Florida Statutes	32



## **INDEPENDENT AUDITOR'S REPORT**

To the Board of Supervisors  
*Southern Hills Plantation II Community Development District*

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities, and each major fund of the *Southern Hills Plantation II Community Development District* (the "District"), as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**MCDIRMIT DAVIS & COMPANY, LLC**

934 NORTH MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803  
TELEPHONE: 407-843-5406 FAX: 407-649-9339 EMAIL: INFO@MCDIRMITDAVIS.COM

## **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District, as of September 30, 2017, and the respective changes in financial position thereof, and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Other Information*

As discussed in Notes 5, 7 and 9 to the financial statements, the District's financial conditions are deteriorating. The District did not collect sufficient assessments to make the scheduled debt service payments in the current and prior years on its Bonds outstanding.

## **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated August 31, 2018 on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

*McDiarmitt Davis & Company, LLC*

Orlando, Florida  
August 31, 2018

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of *Southern Hills Plantation II Community Development District's*, (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2017. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

### Financial Highlights

- The liabilities of the District exceeded its assets at September 30, 2017 by \$(1,235,208), a decrease in net position of \$128,877 in comparison with the prior year.
- At September 30, 2017, the District's governmental funds reported combined fund balance deficit of \$(1,538,150), a decrease in fund balance of \$181,498 in comparison with the prior year.

### Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the *Southern Hills Plantation II Community Development District's* financial statements. The District's financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, and maintenance and operations related functions.

## **MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**

### **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

**Governmental Funds** - Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### **Notes to Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### **Government-Wide Financial Analysis**

Statement of Net Position - The District's net position was \$(1,235,208) at September 30, 2017. The following analysis focuses on the net position of the District's governmental activities.

## MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

### Government-Wide Financial Analysis (Continued):

#### Southern Hills Plantation II Community Development District Statement of Net Position

	<b>September 30, 2017</b>	<b>September 30, 2016</b>
Assets, excluding capital assets	\$ 155,086	\$ 552,730
Capital Assets, net of depreciation	3,053,001	3,090,079
Total assets	3,208,087	3,642,809
Liabilities, excluding long-term liabilities	1,773,457	1,989,603
Long-term Liabilities	2,669,838	2,759,537
Total liabilities	4,443,295	4,749,140
Net Position:		
Net investment in capital assets	(206,837)	(169,458)
Restricted for capital projects	2,250	53,603
Unrestricted	(1,030,621)	(990,476)
Total net position	<u>\$ (1,235,208)</u>	<u>\$ (1,106,331)</u>

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2017 and 2016.

#### Changes in Net Position Year ended September 30,

	<b>2017</b>	<b>2016</b>
Revenues:		
Program revenues	\$ 311,138	\$ 94,597
Total revenues	311,138	94,597
Expenses:		
General government	137,549	65,858
Maintenance and operations	111,162	91,030
Interest on long-term debt	191,304	191,303
Total expenses	440,015	348,191
Change in net position	(128,877)	(253,594)
Net Position - beginning	(1,106,331)	(852,737)
Net Position - ending	<u>\$ (1,235,208)</u>	<u>\$ (1,106,331)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2017 was \$440,015. The majority of these costs are comprised of interest on long term debt.

## MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

### Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balances may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2017, the District's governmental funds reported a combined ending fund balance of \$(1,538,150). Of this total, \$5,974 is nonspendable, \$2,250 is restricted, and the remainder is an unassigned negative fund balance of \$(1,546,374).

The fund balance of the general fund decreased by \$61,519 primarily because expenditures exceeded assessments received. The debt service fund balance decreased by \$68,626 because of developer nonpayment of assessments. The capital projects fund balance decreased by \$51,353 due to transfer funds to the Debt Service fund.

### General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no amendments to the general fund budget. The legal level of budgetary control is at the fund level. More detailed information about the District's budget is presented in the notes to the financial statements.

### Capital Asset and Debt Administration

**Capital Assets** - At September 30, 2017, the District had \$3,053,001 invested in land and infrastructure, net of accumulated depreciation. More detailed information about the District's capital assets is presented in the notes to the financial statements.

**Capital Debt** - At September 30, 2017, the District had \$3,265,000 in bonds outstanding including \$590,000 of matured bonds payable. More detailed information about the District's capital debt is presented in the notes to the financial statements.

### Requests for Information

If you have questions about this report or need additional financial information, contact the *Southern Hills Plantation II Community Development District's* Finance Department at 2005 Pan Am Circle Suite 120, Tampa, FL 33607.

## **FINANCIAL STATEMENTS**

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

**STATEMENT OF NET POSITION**

September 30, 2017

	<b>Governmental Activities</b>
<b>Assets:</b>	
Cash	\$ 5,706
Investments	144
Other receivables	72,189
Deposits	1,830
Prepays	4,144
Restricted assets:	
Temporarily restricted investments	71,073
Capital assets:	
Capital assets not being depreciated	2,459,760
Capital assets being depreciated, net	593,241
Total assets	<u>3,208,087</u>
<b>Liabilities:</b>	
Accounts payable and accrued expenses	224,613
Matured bonds payable	590,000
Matured interest payable	878,623
Accrued interest payable	80,221
Noncurrent liabilities:	
Due within one year	95,000
Due in more than one year	<u>2,574,838</u>
Total liabilities	<u>4,443,295</u>
<b>Net Position</b>	
Net investment in capital assets	(206,837)
Restricted for capital projects	2,250
Unrestricted	<u>(1,030,621)</u>
Total net position	<u><u>\$ (1,235,208)</u></u>

The accompanying Notes to Financial Statements are an integral part of this statement.



SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

**STATEMENT OF ACTIVITIES**

Year Ended September 30, 2017

<b><u>Functions/Programs</u></b>	<b><u>Expenses</u></b>	<b><u>Charges for Services</u></b>	<b><u>Program Revenue</u></b>		<b><u>Capital Grants and Contributions</u></b>	<b><u>Net (Expense) Revenue and Changes in Net Position</u></b>
			<b><u>Operating Grants and Contributions</u></b>			<b><u>Governmental Activities</u></b>
Governmental activities:						
General government	\$ 137,549	\$ 76,003	\$ -	\$ -	\$ -	(61,546)
Maintenance and operations	111,162	61,422	-	-	-	(49,740)
Interest on long-term debt	191,304	172,249	1,321	143		(17,591)
Total governmental activities	<u>\$ 440,015</u>	<u>\$ 309,674</u>	<u>\$ 1,321</u>	<u>\$ 143</u>		<u>(128,877)</u>
General Revenues:						
Interest income						-
Total general revenues						-
Change in net position						(128,877)
Net Position - beginning						<u>(1,106,331)</u>
Net Position - ending						<u>\$ (1,235,208)</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**

September 30, 2017

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
<b>Assets:</b>				
Cash	\$ 5,706	\$ -	\$ -	\$ 5,706
Investments	144	68,823	2,250	71,217
Assessments receivable	72,189	-	-	72,189
Due from other funds	-	131,115	-	131,115
Prepaid costs	4,144	-	-	4,144
Deposits	1,830	-	-	1,830
Total assets	<u>\$ 84,013</u>	<u>\$ 199,938</u>	<u>\$ 2,250</u>	<u>\$ 286,201</u>
<b>Liabilities and Fund Balances:</b>				
Liabilities:				
Accounts payable and accrued expenses	\$ 224,613	\$ -	\$ -	\$ 224,613
Due to other funds	131,115	-	-	131,115
Matured bonds payable	-	590,000	-	590,000
Matured interest payable	-	878,623	-	878,623
Total liabilities	<u>355,728</u>	<u>1,468,623</u>	<u>-</u>	<u>1,824,351</u>
Fund Balances:				
Nonspendable	5,974	-	-	5,974
Restricted for capital projects	-	-	2,250	2,250
Unassigned	<u>(277,689)</u>	<u>(1,268,685)</u>	<u>-</u>	<u>(1,546,374)</u>
Total fund balances	<u>(271,715)</u>	<u>(1,268,685)</u>	<u>2,250</u>	<u>(1,538,150)</u>
Total liabilities and fund balances	<u>\$ 84,013</u>	<u>\$ 199,938</u>	<u>\$ 2,250</u>	

**Amounts reported for governmental activities in the statement of net position are different because:**

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.	3,053,001
Liabilities not due and payable from current available resources are not reported in governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.	
Accrued interest payable	(80,221)
Bonds payable	<u>(2,669,838)</u>
<b>Net Position of Governmental Activities</b>	<u>\$ (1,235,208)</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**

Year Ended September 30, 2017

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
<b>Revenues:</b>				
Special assessments	\$ 137,425	\$ 172,249	\$ -	\$ 309,674
Investment income	-	1,321	143	1,464
Total revenues	<u>137,425</u>	<u>173,570</u>	<u>143</u>	<u>311,138</u>
<b>Expenditures:</b>				
Current:				
General government	124,860	12,689	-	137,549
Maintenance and operations	74,084	-	-	74,084
Debt Service:				
Interest	-	191,003	-	191,003
Principal	-	90,000	-	90,000
Total expenditures	<u>198,944</u>	<u>293,692</u>	<u>-</u>	<u>492,636</u>
<b>Excess (Deficit) of Revenues Over Expenditures</b>	<u>(61,519)</u>	<u>(120,122)</u>	<u>143</u>	<u>(181,498)</u>
<b>Other Financing Sources (Uses):</b>				
Transfers in	-	51,496	-	51,496
Transfers out	-	-	(51,496)	(51,496)
Total other financing sources (uses)	<u>-</u>	<u>51,496</u>	<u>(51,496)</u>	<u>-</u>
Net change in fund balances	(61,519)	(68,626)	(51,353)	(181,498)
<b>Fund Balances (Deficit) - beginning of year</b>	<u>(210,196)</u>	<u>(1,200,059)</u>	<u>53,603</u>	<u>(1,356,652)</u>
<b>Fund Balances (Deficit) - end of year</b>	<u><u>\$ (271,715)</u></u>	<u><u>\$ (1,268,685)</u></u>	<u><u>\$ 2,250</u></u>	<u><u>\$ (1,538,150)</u></u>

The accompanying Notes to Financial Statements are an integral part of this statement.

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT  
OF ACTIVITIES**

Year Ended September 30, 2017

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net Change in Fund Balances - total governmental funds	\$ (181,498)
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Governmental funds report capital outlays as expenditures. In the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Depreciation expense	(37,078)
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Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.	90,000
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Amortization of bond discount	<u>(301)</u>
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Change in Net Position of Governmental Activities	<u><u>\$ (128,877)</u></u>
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The accompanying Notes to Financial Statements are an integral part of this statement.

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**BUDGET AND ACTUAL - GENERAL FUND**

Year Ended September 30, 2017

	<b>Budgeted Amounts</b>		<b>Actual Amounts</b>	<b>Variance with Final Budget Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>		
<b>Revenues:</b>				
Special Assessments	\$ 133,895	\$ 133,895	\$ 137,425	\$ 3,530
Total revenues	133,895	133,895	137,425	3,530
<b>Expenditures:</b>				
Current:				
General government	87,409	87,409	124,860	(37,451)
Maintenance and operations	46,486	46,486	74,084	(27,598)
Total expenditures	133,895	133,895	198,944	(65,049)
Excess (deficit) of Revenues Over Expenditures	-	-	(61,519)	(61,519)
Net change in fund balance	-	-	(61,519)	(61,519)
<b>Fund Balance (Deficit) - beginning of year</b>	(210,196)	(210,196)	(210,196)	-
<b>Fund Balance (Deficit) - end of year</b>	<u>\$ (210,196)</u>	<u>\$ (210,196)</u>	<u>\$ (271,715)</u>	<u>\$ (61,519)</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

## **NOTES TO FINANCIAL STATEMENTS**

**NOTES TO FINANCIAL STATEMENTS**

Year Ended September 30, 2017

**Note 1 - Summary of Significant Accounting Policies:**

**Reporting Entity**

The *Southern Hills Plantation II Community Development District*, (the "District") was created by City of Brooksville, Florida Ordinance 677 enacted on August 2, 2004 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190 Florida Statutes. The Act provides among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. The previous Developers, LandMar, LLC and Levitt & Sons, LLC, both filed for bankruptcy protection in prior years. A significant portion of the land owned by the pervious developers was sold to C.A.S.H. Holdings, LLC ("Developer"). All of the Board members are associated with the Developers at September 30, 2017.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statement 14, 39, and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. Management has determined that there are no entities considered to be component units of the District.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Government-Wide and Fund Financial Statements**

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the district and benefited by the District's activities. Assessments are levied by the District prior to the start of the fiscal year which begins October 1<sup>st</sup> and ends on September 30<sup>th</sup>. Operation and maintenance special assessments are imposed upon all lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.



**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued):**

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following governmental funds, which are considered to be major funds:

**General Fund** - is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Debt Service Fund** - accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

**Capital Projects Fund** - accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

**Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance**

**Restricted Assets** - These assets represent cash and investments set aside pursuant to bond covenants.

**Deposits and Investments** - The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value. The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415, Florida Statutes.

**Prepaid Items** - Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 1 - Summary of Significant Accounting Policies (Continued):****Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (Continued):**

**Capital Assets** - Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Stormwater systems	25

**Long Term Obligations** - In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts. Bond issuance costs are expensed.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

**Deferred Outflows/Inflows of Resources** - In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2017.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (Continued):**

**Deferred Outflows/Inflows of Resources (Continued)** - In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2017.

**Net Position Flow Assumption** - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

**Fund Balance Flow Assumptions** - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

**Fund Balance Policies** - Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (Continued):**

**Fund Balance Policies (Continued)** - Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

**Use of Estimates** - The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**Note 2 - Stewardship, Compliance and Accountability:**

**A. Budgetary Information**

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. Public hearings are conducted to obtain taxpayer comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 2 - Stewardship, Compliance and Accountability (Continued):**

**B. Excess Appropriations Over Estimated Revenues**

Appropriations of the General Fund exceed estimated revenues and available fund balance due to a beginning fund balance deficit.

**C. Excess Expenditures Over Appropriations**

For the year ended September 30, 2017, expenditures exceeded appropriations for the General Fund, due to increase in legal counsel and, maintenance and operations expenditures.

**Note 3 - Deposits and Investments:**

**Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

**Investments**

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted prices for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2017:

- Money market mutual funds of \$71,073 were valued using Level 2 inputs.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 3 - Deposits and Investments (Continued):****Investments (Continued)**

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include:

The Local Government Surplus Funds Trust (SBA);  
 Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;  
 Interest-bearing time deposits or savings accounts in qualified public depositories;  
 Direct obligations of the U.S. Treasury.

Investments made by the District at September 30, 2017 are summarized below. In accordance with GASB 31, investments are reported at fair value.

<b>Investment Type</b>	<b>Fair Value</b>	<b>Credit Rating</b>	<b>Weighted Average Maturity</b>
Short-Term Money Market Funds	\$ 71,073	AAAm	26 days
Florida Prime	144	AAAm	51 days
Total Investments	<u>\$ 71,217</u>		

**Credit Risk:**

The District's investment policy limits credit risk by restricting authorized investments to those described. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

**Custodial Credit Risk:**

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2017, all of the District's bank deposits were in qualified public depositories.

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 3 - Deposits and Investments (Continued):**

**Investments (Continued)**

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2017, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk:

The District places no limit on the amount the District may invest in any one issuer.

Interest Rate Risk:

The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

**Note 4 - Capital Assets:**

Capital asset activity for the year ended September 30, 2017 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
<b>Governmental Activities:</b>				
Capital Assets Not Being Depreciated:				
Infrastructure under construction	\$ 2,459,760	\$ -	\$ -	\$ 2,459,760
Total capital assets not being depreciated	2,459,760	-	-	2,459,760
Capital Assets Being Depreciated:				
Stormwater system	926,943	-	-	926,943
Total capital assets being depreciated	926,943	-	-	926,943
Less Accumulated Depreciation for:				
Stormwater system	(296,624)	(37,078)	-	(333,702)
Total accumulated depreciation	(296,624)	(37,078)	-	(333,702)
Total capital assets being depreciated, net	630,319	(37,078)	-	593,241
Governmental activities capital assets, net	<u>\$ 3,090,079</u>	<u>\$ (37,078)</u>	<u>\$ -</u>	<u>\$ 3,053,001</u>

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 4 - Capital Assets (Continued):**

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$19.6 million. The infrastructure will include roadways, potable water and wastewater systems, recreational facilities and land improvements including wetland mitigation areas. Upon completion of the project, certain improvements are to be conveyed to other governmental entities. Due to the bankruptcy of the previous Developers and current economic conditions, the project has been placed on hold. Further, due to the uncertainty as to the completion of the project within a reasonable period of time, the infrastructure may not be able to be used for its intended purpose as anticipated in the original project description. There is no estimate at this time for the additional funding that might be required if there is a change to the project.

In connection with the 2004 project, the District established a deferred cost investment account reported in the capital projects fund. During the year ended September 30, 2017, the deferred cost account was used to pay debt service at the direction of the majority bondholders.

Depreciation expense for 2017 was charged to maintenance and operations expense.

**Note 5 - Long-Term Liabilities:**

On December 1, 2004 the District issued \$3,610,000 of Capital Improvement Revenue Bonds Series 2004, due on May 1, 2034 with a fixed interest rate of 5.85%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal is paid annually commencing May 1, 2005 through May 1, 2034.

The Series 2004 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2004 Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was not in compliance with certain requirements of the Bond Indenture at September 30, 2017.

During the current fiscal year, the Developers did not pay most of the fiscal year 2017 special assessments which ultimately secure the Bonds. As a result, the District did not have sufficient funds for the debt service payments due on November 1, 2016 and May 1, 2017, therefore the debt service payment was not made. The amounts have been accrued on the fund financial statements as matured bonds and interest payable. The inability of the District to pay its debt service is considered an event of default.



SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 5 - Long-Term Liabilities (Continued):**

Total principal and interest remaining on the Series 2004 Revenue Bonds at September 30, 2017 is \$6,324,798, including \$1,468,623 of matured bonds and interest payable. For the year ended September 30, 2017, principal and interest due of \$281,003 was not paid and was accrued to matured bonds and interest payable. In current year, the District paid \$553,893 of matured interest balance. Special assessment revenue pledged for the year was \$172,249.

Long-term debt activity for the year ended September 30, 2017 was as follows:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Reductions</b>	<b>Ending Balance</b>	<b>Due Within One Year</b>
<b>Governmental Activities:</b>					
Bonds Payable:					
Series 2004	\$ 2,765,000	\$ -	\$ (90,000)	\$ 2,675,000	\$ 95,000
Less: issuance discount	(5,463)	-	301	(5,162)	-
Governmental activity long-term liabilities	<u>\$ 2,759,537</u>	<u>\$ -</u>	<u>\$ (89,699)</u>	<u>\$ 2,669,838</u>	<u>\$ 95,000</u>

The beginning balance in the schedule above includes a reduction of \$500,000 of principal due in prior years, which remains unpaid. The current year reduction of \$90,000 was accrued to matured bonds payable. At September 30, 2017, matured bonds payable totals \$590,000.

At September 30, 2017, the scheduled debt service requirements on the bonds payable were as follows:

<b>Year Ending September 30,</b>	<b>Governmental Activities</b>	
	<b>Principal</b>	<b>Interest</b>
2018	\$ 95,000	\$ 191,003
2019	105,000	185,445
2020	110,000	179,303
2021	115,000	172,868
2022	125,000	166,140
2023-2027	735,000	713,115
2028-2032	985,000	470,633
2033-2034	405,000	102,668
	<u>\$ 2,675,000</u>	<u>\$ 2,181,175</u>

**Note 6 - Interfund balances:**

Interfund balances at September 30, 2017, were as follows:

- Transfer from Capital Project Fund to Debt Service Fund in the amount of \$51,498 to fund debt service principal and interest payments.
- Due to/from other funds in the amount of \$131,115 for the portion of the debt service assessment collected in the general fund not yet remitted to the debt service fund.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 7 - Related Party Transactions and Concentrations:**

Developers

The Developer owns the majority of land within the District, therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer. The Developer did not pay their share of the current year assessments. The District has initiated foreclosure proceedings on land owned by Cashp3, LLC for which there are delinquent on-roll assessments billed by the tax collector. At September 30, 2017, all developer receivables are fully allowed for.

Other Related Parties

The District entered into an Inter-Local Agreement in a prior year which allocated costs between Southern Hills Plantation I Community Development District, Southern Hills Plantation II Community Development District, and Southern Hills Plantation III Community Development District. The Districts were related through a common Developer. Southern Hills Plantation I Community Development District pays certain expenditures in association with Southern Hills Plantation, and is reimbursed by Southern Hills Plantation II Community Development District and Southern Hills Plantation III Community Development District for their pro rata share of allocable expenditures incurred for those Districts, per the Inter-Local Agreement. During the fiscal year ended September 30, 2017 the District did not reimburse Southern Hills Plantation I Community Development District for shared costs and owes \$184,610 to Southern Hills Plantation I Community Development District.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

During the year, the District received \$228,578 of assessments from three major landowners, which is 74% of total assessment revenue.

**Note 8 - Risk Management:**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

**Note 9 - Event of Default:**

The District has not made debt service principal payments since November 2009. The inability of the District to pay its debt service is considered an event of default. The occurrence of an event of default creates certain remedial rights and remedies in favor of the Trustee. Pursuant to the Indenture, the owners of a majority in aggregate principal amount of the Bonds then outstanding may direct the Trustee with regard to such rights and remedies following an event of default and upon provision of indemnity satisfactory to the Trustee and in accordance with provisions of the Indenture.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 10 - Management Company:**

The District has contracted with a management company to perform management advisory services, which include financial advisory and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

**Note 11 - Contingencies:**

Foreclosure:

In May 23, 2010, the District filed a special assessment foreclosure action against the Developer to collect delinquent assessments levied in association with its Series 2004A Bonds. Subsequently, the Developer filed a responsive pleading in the above mentioned foreclosure case. The District is confident that it will either foreclose the land as required by the bond indenture or will assist in resolving this matter through a negotiated settlement that will be in the interest of the District.

**Note 12 - Subsequent Events:**

Events of Default:

Subsequent to year end, the District was unable to make the scheduled debt service payments due on the Series 2004A Bonds.

Foreclosure Proceedings

Subsequent to the end of the fiscal year, the District continues to pursue a lawsuit seeking foreclosure on a portion of the land owned by the Developer for which there are delinquent assessments. No adjustment has been made to the financial statements as the impact on the District cannot be determined at this time since it is unclear how events will unfold.

## **COMPLIANCE SECTION**

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE  
WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors

*Southern Hills Plantation II Community Development District*

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, and each major fund of the *Southern Hills Plantation II Community Development District* (the "District") as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated August 31, 2018.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**MCDIRMIT DAVIS & COMPANY, LLC**

934 NORTH MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803  
TELEPHONE: 407-843-5406 FAX: 407-649-9339 EMAIL: INFO@MCDIRMITDAVIS.COM

### Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations and contracts, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed certain instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*. See Appendix A of the accompanying report to management dated August 31, 2018.

We noted certain other matters that we reported to management of the District, in a separate letter dated August 31, 2018. The District's response to our findings identified in our audit is included in this report. We did not audit the District's response, and accordingly, we express no opinion on it.

### Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*McDiarmitt Davis & Company, LLC*

Orlando, Florida  
August 31, 2018

## MANAGEMENT COMMENTS

Board of Supervisors  
*Southern Hills Plantation II Community Development District*

### Report on the Financial Statements

We have audited the financial statements of the *Southern Hills Plantation II Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2017, and have issued our report thereon dated August 31, 2018.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and Chapter 10.550, Rules of the Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated August 31, 2018, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding annual audit report, except as noted below.

Tabulation of Uncorrected Audit Findings		
Current Year Finding #	2015-16 FY Finding #	2014-2015 FY Finding #
2017-01	2016-01	2015-01
2017-02	2016-02	2015-02
2017-03	2016-03	2015-03

### Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

**MCDIRMIT DAVIS & COMPANY, LLC**

934 NORTH MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803  
TELEPHONE: 407-843-5406 FAX: 407-649-9339 EMAIL: INFO@MCDIRMITDAVIS.COM

## **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the *Southern Hills Plantation II Community Development District* has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the *Southern Hills Plantation II Community Development District* met two of the conditions described in Section 218.503(1), Florida Statutes. See Appendix B.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the *Southern Hills Plantation II Community Development District* financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same. Deteriorating financial conditions were noted and are described in Appendix B.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

## **Annual Financial Report**

Section 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether the annual financial report for the *Southern Hills Plantation II Community Development District* for the fiscal year ended September 30, 2017, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2017. In connection with our audit, we determined that these two reports were in agreement.

## **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

## **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*McDiarmid Davis & Company, LLC*

Orlando, Florida  
August 31, 2018



SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

**APPENDIX A - COMPLIANCE VIOLATIONS OF LAWS, REGULATIONS AND CONTRACTUAL PROVISIONS**

Year Ended September 30, 2017

**2017-01 - Failure to Make Bond Debt Service Payments When Due**

Criteria

The Special Assessment Revenue Bonds Series 2004 require annual principal and semiannual interest payments.

Condition

In prior years, the District did not pay required debt service on the Series 2004 Bonds. In current year the District paid portion of the past due interest in the amount of \$553,893.

Cause

The District was unable to make the required debt service payments due to the nonpayment of debt assessments owed to the District.

Effect

At September 30, 2017, the District was not in compliance with the requirements of the Bond Indenture and has met a financial emergency condition as described in Florida Statute Section 218.503(1).

Recommendation

We recommend the District utilize all legal remedies available to collect delinquent assessments to bring debt service payments current.

**Management's Response:** Management is working with legal counsel to utilize all legal remedies available to collect delinquent assessments to bring debt service payments current.

**2017-02 - Failure to Meet Debt Service Reserve Requirements**

Criteria

The Trust Indenture requires the District to keep minimum amounts in the Debt Service Reserve Accounts.

Condition

At September 30, 2017, the Series 2004 Debt Service Reserve Accounts were deficient.

Cause

In prior years, debt service reserves were used to pay debt service on the Bonds due to the Developer's nonpayment of assessments owed.

Effect

The District is not in compliance with the Trust Indentures.

Recommendation

We recommend the District utilize all legal remedies available to collect delinquent assessments to replenish the Debt Service Reserve Accounts.

**Management's Response:** Management is working with legal counsel to utilize all legal remedies available to collect delinquent assessments to replenish the Debt Service Reserve Accounts.

**APPENDIX B - FINANCIAL EMERGENCY CONDITIONS**

Year Ended September 30, 2017

**2017-01 - Failure to Make Bond Debt Service Payments When Due**

In the current year and prior years, the District did not pay required debt service on the Series 2004 Bonds as a result of lack of funds; therefore the District meets Section 218.503(1)(a) as a financial emergency condition.

**2017-03 - Failure to Pay Creditors When Due**

In the current year, the District did not pay uncontested claims from creditors within 90 days due to lack of funds; therefore, the District meets Section 218.503(1)(b) as a financial emergency condition.

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH  
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors  
Southern Hills Plantation II Community Development District

We have examined Southern Hills Plantation II Community Development District's (the District) compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2017. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in Government Auditing Standards issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2017.

*McDirmit Davis & Company, LLC*

Orlando, Florida  
August 31, 2018

**MCDIRMIT DAVIS & COMPANY, LLC**  
934 NORTH MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803  
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# SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

August 10, 2018 Public Hearing and Regular Meeting

## Minutes of the Public Hearing and Regular Meeting

The Public Hearing and Regular Meeting of the Board of Supervisors for Southern Hills Plantation II Community Development District was 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.

### 1. CALL TO ORDER/ROLL CALL

Eric Davidson called the Public Hearing and Regular Meeting of the Board of Supervisors of the Southern Hills Plantation II Community Development District to order on **Friday, August 10, 2018 at 11:30 a.m.**

Board Members Present and Constituting a Quorum:

Devon Rushnell	Chairman	
Matt Pallardy	Supervisor	
Jon Franz	Supervisor	<i>via conference call</i>
Chuck Maynard	Supervisor	

Staff Members Present:

Eric Davidson	Meritus	
Scott Clark	District Counsel	
Wesley Jones	Developer Counsel	<i>via conference call</i>

There were no members of the general public in attendance.

Mr. Clark stated that the meeting and public hearing had been delayed an hour so that the Board could achieve quorum. Mr. Clark and Mr. Davidson were present throughout the delay, and no members of the general public had arrived in the meeting room during this time.

### 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no public comments on agenda items.

### **3. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2019 BUDGET**

#### **A. Open Public Hearing on Adopting Fiscal Year 2019 Budget**

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Pallardy
SECONDED BY:	Supervisor Rushnell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

#### **B. Staff Presentations**

Mr. Davidson went over the budget line items with the Board. Mr. Jones asked about the increase from year to year. Mr. Davidson will look into the increase in prior years and get back to the Board. Supervisor Pallardy asked about the outstanding balance to pay the previous counsel. The Board, Mr. Davidson, and Mr. Clark discussed. Supervisor Franz asked about getting caught up on the yearly audits and the projected amounts. Mr. Davidson will send the Board more information on the previous counsel line item and audit projection costs.

#### **C. Public Comments**

There were no public comments.

#### **D. Consideration of Resolution 2018-03; Adopting Fiscal Year 2019 Budget**

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2018-03.
MADE BY:	Supervisor Pallardy
SECONDED BY:	Supervisor Rushnell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

#### **E. Close Public Hearing on Adopting Fiscal Year 2019 Budget**

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Maynard
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

#### **4. BUSINESS ITEMS**

##### **A. Consideration of Resolution 2018-04; Assessment Resolution**

Mr. Clark went over the resolution with the Board.

MOTION TO:	Approve Resolution 2018-04.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

##### **B. Consideration of Resolution 2018-05; Setting Fiscal Year 2019 Meeting Schedule**

Mr. Davidson went over the resolution and meeting schedule with the Board. The Board wanted to change the location to the temporary clubhouse.

MOTION TO:	Approve Resolution 2018-05.
MADE BY:	Supervisor Pallardy
SECONDED BY:	Supervisor Maynard
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

##### **C. General Matters of the District**

#### **5. CONSENT AGENDA**

##### **A. Consideration of Minutes of the Board of Supervisors Meeting July 13, 2018**

##### **B. Consideration of Operations and Maintenance Expenditures June 2018**

##### **C. Review of Financial Statements Month Ending June 30, 2018**

The Board discussed the O&Ms from June 2018. There was a question on what was paid to the CDD I over the past few years. Mr. Clark stated that he sent a public records request to CDD I to get copies of the pool agreement and accounting on any expenditures or charges. He is still waiting on their response. Mr. Clark recommended having the Board wait to send any funds to the CDD I until he gets a request from them.

MOTION TO:	Have Mr. Clark contact CDD I in regards to the interlocal agreement and O&M expenses and not pay them until the Board has reviewed the invoices and also authorize Mr. Clark to discuss matters pertaining to the bankruptcies with CDD I.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

The Board reviewed the July 13, 2018 meeting minutes.

MOTION TO:	Approve the meeting minutes from July 13, 2018.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Maynard
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

The Board reviewed the O&Ms.

MOTION TO:	Accept the June 2018 O&Ms.
MADE BY:	Supervisor Maynard
SECONDED BY:	Supervisor Rushnell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

The Board reviewed and accepted the financials.

## **6. VENDOR/STAFF REPORTS**

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

Mr. Clark went over the ADA website requirements with the Board. Mr. Davidson discussed the process of changing over the websites to be ADA compliant. The Board discussed ADA website changes. Mr. Davidson will continue to work with the ADA Compliance company on pricing and compliance. Supervisor Franz said he can help be a liaison with the company as well.

## **7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

There were no supervisor requests or audience comments.

## **8. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Maynard
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - 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**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Chairman**  
☐ **Vice Chairman**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Secretary**  
☐ **Assistant Secretary**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

# **SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

**November 9, 2018 Minutes of the Landowner's Election**

## **Minutes of the Landowner's Election**

The Landowner's Election of the Board of Supervisors for Southern Hills Plantation II Community Development District was held on **Friday, November 9, 2018 at 10:30 a.m.** at the Southern Hills Temporary Clubhouse, located at 19751 Fort King Run, Brooksville, FL 34601.

### **1. CALL TO ORDER/ROLL CALL**

Eric Davidson called the Landowner's Election of the Board of Supervisors of the Southern Hills Plantation II Community Development District to order on **Friday, November 9, 2018 at 10:55 a.m.**

#### **Board Members Present:**

Matt Pallardy	Vice Chairman
Jon Franz	Supervisor

#### **Staff Members Present:**

Eric Davidson	Meritus
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There were several audience members in attendance.

### **2. APPOINTMENT OF MEETING CHAIRMAN**

Jon Franz was appointed as the meeting chairman.

### **3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS**

Mr. Franz stated that the candidates were Jon Franz for Seat 1, Sarah Flint for Seat 2, and Cheryl Bernal for Seat 5. No other candidates were nominated.

### **4. ELECTION OF SUPERVISORS**

Mr. Davidson announced the results: Jon Franz received 548 votes, Sarah Flint received 548 votes, and Cheryl Bernal received 548 votes. John Franz will have Seat 1, Sarah Flint will have Seat 2, and Cheryl Bernal will have Seat 5.

**5. OWNERS REQUEST**

Owners asked about paying off the bond, how the term works for the Board members and when the Board will transition from developers to homeowners, and runoff coming from building construction and going into the ponds.

**6. ADJOURNMENT**

The landowner's election was adjourned.

DRAFT

*\*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**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Secretary**  
☐ **Assistant Secretary**

**Title:**

- ☐ **Chairman**  
☐ **Vice Chairman**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
<b>Monthly Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Variable Contract</b>				
Clark & Albaugh, LLP	15896	\$ 706.50		Professional Services - thru 06/19/18
Clark & Albaugh, LLP	15897	706.50		Professional Services - thru 06/19/18
Clark & Albaugh, LLP	71318	5,000.00	<b>\$ 6,413.00</b>	Retainer - 07/13/18
Clark & Albaugh, LLP	15894	4,360.50		Professional Services - thru 06/07/18
<b>Variable Contract Sub-Total</b>		<b>\$ 10,773.50</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Disclosure Services LLC	1	\$ 5,000.00		FY18 Dissemination Agent Services - 02/20/18
<b>Regular Services Sub-Total</b>		<b>\$ 5,000.00</b>		
<b>Additional Services</b>				
Southern Hills Plantation I CDD	OMR0630 2	\$ 4,453.28		O&M Expense Reimbursement - 06/30/18
<b>Additional Services Sub-Total</b>		<b>\$ 4,453.28</b>		
<b>TOTAL:</b>		<b>\$ 20,226.78</b>		

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

*Clark & Albaugh, LLP*  
700 W. Morse Blvd., Suite 101  
Winter Park, Florida 32789

Phone:(407) 647-7600

Fax:(407) 647-7622

Southern Hills Plantation II CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

Received  
JUL 02 2018

July 2, 2018

**Attention:** Brian Howell, District Manager

File # 7716-002

Inv #: 15896

**RE:** v. CASHP 3, LLC, et al.  
Case No. 2011-CA-989

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Jun-06-18	Drafting and efilng Notice of Appearance and Designation of Email Addresses; Email correspondence from Clerk confirming receipt of Notice; Email correspondence from Clerk forwarding filed copy of Notice.	0.60	162.00	MEA
Jun-12-18	review of summary of outstanding case deadlines and issues	0.30	85.50	SDC
	Email correspondence from Clerk confirming acceptance of notice of appearance etc; Receiving and reviewing Hopping Green's motion for substitution by C&A as counsel for the CDD; Receiving and reviewing correspondence from attorney Safriet's office to Court regarding proposed order substituting C&A for Hopping Green. Reviewing proposed order; Reviewing file; Office conference with SDC regarding same.	1.40	378.00	MEA
Jun-14-18	Email correspondence from Clerk advising that HG&S's proposed order substituting C&A was improperly submitted.	0.10	27.00	MEA
Jun-19-18	Receiving and reviewing HGS corrected motion to substitute C&A.	0.10	27.00	MEA

REVIEWEDdthomas 7/31/2018

Invoice #: 15896

Page 2

July 2, 2018

Jun-22-18	Receiving and reviewing order substituting C&A for HGS.	0.10	27.00	MEA
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Totals	2.60	<u>27.00</u>	\$706.50
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<b>Total Fee &amp; Disbursements</b>			<u><b>\$706.50</b></u>
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<b>Balance Now Due</b>			<u><b>\$706.50</b></u>
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TAX ID Number 26-1572385



*Clark & Albaugh, LLP*  
700 W. Morse Blvd., Suite 101  
Winter Park, Florida 32789

Phone:(407) 647-7600

Fax:(407) 647-7622

Southern Hills Plantation II CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

July 2, 2018

FILED  
JUL 02 2018

**Attention:** Brian Howell, District Manager

File # 7716-003  
Inv #: 15897

**RE:** v. Boomerang SH, LLC, et al.  
Case No. 2017-CA-009

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Jun-06-18	Drafting and efileing Notice of Appearance and Designation of Email Addresses; Email correspondence from Clerk confirming receipt of Notice; Email correspondence from Clerk forwarding filed copy of Notice.	0.60	162.00	MEA
Jun-12-18	review of summary of outstanding case deadlines and issues and undetermined motions	0.30	85.50	SDC
	Email correspondence from Clerk confirming acceptance of notice of appearance etc; Receiving and reviewing Hopping Green's motion for substitution by C&A as counsel for the CDD; Receiving and reviewing correspondence from attorney Safriet's office to Court regarding proposed order substituting C&A for Hopping Green. Reviewing proposed order; Reviewing file; Office conference with SDC regarding same.	1.40	378.00	MEA
Jun-14-18	Email correspondence from Clerk advising that HG&S's proposed order substituting C&A was improperly submitted.	0.10	27.00	MEA
Jun-19-18	Receiving and reviewing HGS corrected motion to substitute C&A; Receiving and	0.20	54.00	MEA

REVIEWEDdthomas 7/31/2018

reviewing signed order substituting C&A for  
HGS.

Totals	2.60	<u>\$706.50</u>
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<b>Total Fee &amp; Disbursements</b>		<u><b>\$706.50</b></u>
--------------------------------------	--	------------------------

<b>Balance Now Due</b>		<u><b>\$706.50</b></u>
------------------------	--	------------------------

TAX ID Number 26-1572385

# Clark & Albaugh, LLP

700 W. Morse Blvd., Suite 101  
Winter Park, Florida 32789

Phone: (407) 647-7600

Fax: (407) 647-7622

Southern Hills Plantation II CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

July 13, 2018

**Attention:** Brian Howell, District Manager

File #: 7716-001  
Inv #: 71318

**RE:** General Matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Jul-13-18	Retainer		5,000.00	SDC

Totals

\$5,000.00

**Total Fee & Disbursements**

\$5,000.00

Previous Balance

**Balance Now Due**

\$5,000.00

TAX ID Number 26-1572385

REVIEWEDdthomas 7/31/2018

*Clark & Albaugh, LLP*  
700 W. Morse Blvd., Suite 101  
Winter Park, Florida 32789

Phone:(407) 647-7600

Fax:(407) 647-7622

Southern Hills Plantation II CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

July 2, 2018

Received  
JUL 11 2 2018

**Attention:** Brian Howell, District Manager

File # 7716-001

Inv #: 15894

**RE:** General Matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
May-25-18	telephone call with Wesley Jones regarding litigation issues; review of meeting agenda package	0.50	142.50	SDC
May-30-18	review of agenda package and documents regarding meeting and existing issues; conference call; review of background documents regarding bond issue and project	1.80	513.00	SDC
May-31-18	attendance at board meeting	5.80	1,653.00	SDC
Jun-04-18	review of property records	0.80	228.00	SDC
Jun-05-18	review of title search and exhibits; review of property ownership information; review of city documents regarding development	3.40	969.00	SDC
Jun-06-18	review of ownership chart and backup documents regarding access road in the Cascades	0.60	171.00	SDC
Jun-07-18	complete review of public records regarding access road to Phase II properties; correspondence	2.40	684.00	SDC
	Totals	15.30	\$4,360.50	

REVIEWEDdthomas 7/31/2018

**Total Fee & Disbursements**

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**\$4,360.50****Balance Now Due**

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**\$4,360.50**

TAX ID Number 26-1572385

1005 Bradford Way  
Kingston, TN 37763

Date	Invoice #
2/20/2018	1

Bill To
Southern Hills Plantation II CDD C/O Meritus

Terms	Due Date
Net 30	3/22/2018

[illegible]

REVIEWED dthomas 7/31/2018

# INVOICE

DATE: 30-Jun-2018  
INVOICE # OMR0630-2  
DUE: UPON RECEIPT

Received  
JUL 16 2018

REVIEWED dthomas 7/31/2018

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



Invoices Paid by Southern Hills I CDD  
(costs shared by Southern Hills II and Southern Hills III)  
6/30/2018

	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>
<b>Sitex Aquatics LLC.</b>				
Invoice #2461A - 04/18 Service				3900.00
33 Ponds	3677.14			3677.14
2 Ponds	88.25	81.57	53.04	222.86
	<u>3765.39</u>			
Invoice #2491A - 05/18 Service				3900.00
33 Ponds	3677.14			3677.14
2 Ponds	88.25	81.57	53.04	222.86
	<u>3765.39</u>			
Invoice #2528A - 06/18 Service				3900.00
33 Ponds	3677.14			3677.14
2 Ponds	88.25	81.57	53.04	222.86
	<u>3765.39</u>			
<b>Sitex Aquatics LLC. Total</b>	<b>11296.18</b>	<b>244.70</b>	<b>159.12</b>	<b>11700.00</b>
<b>Sitex Land LLC.</b>				
Invoice #5172 - 06/18 Service	2854.34	2638.10	1715.48	7207.92
Invoice #5302 - Repaired leak on side	340.56	314.76	204.68	860.00
<b>Duke Energy</b>				
Account #14217 76311 06/18				
Utility Service 06/01/18-07/02/18	1327.55	1226.98	797.87	3352.40
Account #97029 56320 06/18				
Utility Service 06/01/18-07/02/18	31.09	28.73	18.68	78.50
<b>TOTAL</b>	<b>\$ 15,849.72</b>	<b>\$ 4,453.27</b>	<b>\$ 2,895.84</b>	<b>\$ 23,198.82</b>





**Sitex Aquatics LLC**  
7643 Gate Pkwy, #104-127  
FL 32256

# Invoice

Date	Invoice #
4/1/2018	2461A

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

JUN 29 REC'D

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
1	Aquatic Lake Maintenance  538 463-3,765 39 131.006-8157 131.007-53 04  ONE	3,900.00	3,900.00
		<b>Total</b>	\$3,900.00

CS



# Sitex Land LLC

7643 Gate Parkway #104-127  
Jacksonville, FL 32256

941-468-6267

office@sitexlandscape.com

## Invoice

Date	Invoice #
6/14/2018	5302

### Bill To

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

JUN 25 REC'D

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
1	Repaired leak the road on side walk		
1	Replaced 2" pipe and 2" slip fix	30.00	30.00
1	Labor and Machine charge	830.00	830.00
539 463 - 340.56			
131.006 - 314.76			
131.007 - 204.68			
001			
Total			\$860.00

SHARED

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	8487	\$ 1,037.95		Management Services - August
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,037.95</b>		
<b>Variable Contract</b>				
Clark & Albaugh, LLP	16001	\$ 5,298.50		Professional Services - General Matters - thru 07/25/18
Clark & Albaugh, LLP	16002	4,180.50		Professional Services - CASHP3 - thru 08/01/18
Clark & Albaugh, LLP	16003	1,941.00	<b>\$ 11,420.00</b>	Professional Services - Boomerang - thru 07/17/18
Mcdirmitt Davis	35877	4,300.00		FY16 Audit - 02/08/18
<b>Variable Contract Sub-Total</b>		<b>\$ 15,720.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Tampa Bay Times	657055 073018	\$ 170.60		2018/2019 Budget - 07/28/18
<b>Regular Services Sub-Total</b>		<b>\$ 170.60</b>		
<b>Additional Services</b>				
Southern Hills Plantation I CDD	OMR0731 2	\$ 3,891.26		O&M Expense Reimbursement - July
<b>Additional Services Sub-Total</b>		<b>\$ 3,891.26</b>		
<b>TOTAL:</b>		<b>\$ 20,819.81</b>		

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

**Meritus Districts**

2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607

**INVOICE**

Invoice Number: 8487  
Invoice Date: Aug 1, 2018  
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
			8/2/18

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - August		1,000.00
	Postage	Postage - June		0.47
	Bank Fee	SunTrust acct analysis fee		37.48
Subtotal				1,037.95
Sales Tax				
Total Invoice Amount				1,037.95
Payment/Credit Applied				
<b>TOTAL</b>				<b>1,037.95</b>

Check/Credit Memo No:

REVIEWEDthomas 7/31/2018

*Clark & Albaugh, LLP*  
700 W. Morse Blvd., Suite 101  
Winter Park, Florida 32789

Phone:(407) 647-7600

Fax:(407) 647-7622

Southern Hills Plantation II CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

August 1, 2018

**Attention:** Brian Howell, District Manager

File # 7716-001

Inv #: 16001

**RE:** General Matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Jun-01-18	review of maps, plats and other records regarding property ownership questions; review of easement declaration	1.50	427.50	SDC
Jun-29-18	telephone call with Wesley Jones regarding various outstanding issues; review of Interlocal Agreement and related correspondence	1.40	399.00	SDC
Jul-06-18	review of agenda package	0.60	171.00	SDC
Jul-09-18	review litigation documents regarding ADA compliance for community development district websites; research Florida statutes regarding special district website requirements; research ADA statutes and regulations; review DOJ technical assistance materials for government websites; review DOJ notices of proposed rulemaking; research applicability of proposed rules and guidelines	2.80	728.00	LAB
Jul-12-18	review of meeting agenda; preparation of items for discussion; telephone call with district manager; review of records and property documents	3.80	1,083.00	SDC
	review Web Content Accessibility Guidelines; research status of DOJ rulemaking for website accessibility; review legislative Unified	3.00	780.00	LAB

REVIEWED dthomas 8/22/2018

Agenda; review Department of Justice  
Regulatory Plan; teleconference with ADA  
Specialist regarding status of regulations;  
prepare memo to board regarding CDD  
website accessibility requirements;  
correspondence with District Manager

Jul-13-18	additional meeting preparation; attendance at board meeting; site visit to access parcel	5.20	1,482.00	SDC
Jul-16-18	review of files regarding surety bond litigation	0.40	114.00	SDC
Jul-25-18	correspondence regarding city meeting and review of public records request	0.40	114.00	SDC
Totals		19.10	<u>\$5,298.50</u>	

**Total Fee & Disbursements****\$5,298.50**

Previous Balance

4,360.50

Previous Payments

4,360.50

**Balance Now Due****\$5,298.50**

TAX ID Number 26-1572385



*Clark & Albaugh, LLP*  
700 W. Morse Blvd., Suite 101  
Winter Park, Florida 32789

Phone:(407) 647-7600

Fax:(407) 647-7622

Southern Hills Plantation II CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

August 1, 2018

**Attention:** Brian Howell, District Manager  
**RE:** v. CASHP 3, LLC, et al.  
Case No. 2011-CA-989

File # 7716-002  
Inv #: 16002

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Jun-01-18	correspondence regarding substitution motion and order	0.40	114.00	SDC
Jun-29-18	review of case docket and pleadings	0.60	171.00	SDC
Jul-03-18	Reviewing status of case; Email correspondence to/from attorney Jones regarding status of DEF TC 13's responses to PL's discovery requests and other matters; Reviewing status of motion to consolidate.	1.60	432.00	MEA
Jul-11-18	Office conference with SDC regarding consolidation of cases; Modify withdrawal of opposition to consolidation; Drafting joinder with DEF TH 13's motion to consolidate; E-filing Withdrawal and Joinder; Email correspondence from Clerk confirming receipt of filings; Email correspondence from Clerk forwarding filed copies of filings.	1.90	513.00	MEA
Jul-12-18	Various email correspondence between counsel regarding consolidation of cases; Modifying proposed order drafted by attorney Jones; Drafting letter to Judge Angeliadis regarding same.	0.90	243.00	MEA
Jul-17-18	Telephone call with JA regarding status of	2.80	756.00	MEA

REVIEWED dt Thomas 8/22/2018

agreed order consolidating cases; Receiving and reviewing signed Order; Reviewing status of pleadings as to whether 2011 case is at issue and ready to be noticed for trial; Office conference with SDC regarding same; Drafting notice for trial of the consolidated cases; Analyzing summary judgment issues.

Jul-18-18	office conference regarding evaluation of pleadings and defenses	0.50	142.50	SDC
	Continue analyzing summary judgment issues.	6.20	1,674.00	MEA
Jul-19-18	Finalize and efile PL's Notice for Non-jury Trial of Consolidated Actions; Email correspondence from Clerk confirming receipt of Notice; Email correspondence from Clerk forwarding filed copy of Notice.	0.30	81.00	MEA
Jul-26-18	Email correspondence from Clerk confirming acceptance of PL's Notice for Trial of consolidated cases.	0.10	27.00	MEA
Aug-01-18	Receiving and reviewing Judge Angeliadis's sua sponte order recusing himself.	0.10	27.00	MEA
	Totals	15.40	\$4,180.50	

**Total Fee & Disbursements**

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**\$4,180.50**

Previous Balance

706.50

Previous Payments

706.50

**Balance Now Due**

---

**\$4,180.50**

TAX ID Number 26-1572385

*Clark & Albaugh, LLP*  
700 W. Morse Blvd., Suite 101  
Winter Park, Florida 32789

Phone:(407) 647-7600

Fax:(407) 647-7622

Southern Hills Plantation II CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

August 1, 2018

**Attention:** Brian Howell, District Manager

File # 7716-003  
Inv #: 16003

**RE:** v. Boomerang SH, LLC, et al.  
Case No. 2017-CA-009

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Jun-01-18	correspondence regarding substitution motion and order	0.40	114.00	SDC
Jun-29-18	review of case docket and pleadings	0.60	171.00	SDC
Jul-11-18	office conference regarding status of pleadings and pending hearing; review motion regarding Case management conference and other deadlines; telephone conference with opposing counsel (2); revise motions and proposed orders and correspondence regarding orders.	2.40	684.00	SDC
	Drafting Notice of Pending Motion to Consolidate and Motion to Cancel Pre-Trial Conference and deadlines; Office conference with SDC regarding same; Efilng Notice/Motion; Email correspondence from Clerk confirming receipt of Notice/Motion; Email correspondence from Clerk forwarding filed copy of Notice/Motion; Various email correspondence to/from attorney Jones regarding Order consolidating case; Drafting proposed Order granting Motion to Cancel Pre-Trial Conference and deadlines; Drafting letter to Court regarding proposed order.	2.80	756.00	MEA
Jul-12-18	Email correspondence with counsel regarding	0.70	189.00	MEA

REVIEWED dthomas 8/22/2018

proposed order; Finalizing order; Finalizing letter to Judge Angeliadis regarding same.

Jul-17-18	Telephone call with JA regarding status of agreed order cancelling pre-trial conference and associated deadlines.	0.10	27.00	MEA
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Totals	7.00	<u>\$1,941.00</u>
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<b>Total Fee &amp; Disbursements</b>	<b><u>\$1,941.00</u></b>
--------------------------------------	--------------------------

Previous Balance	706.50
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Previous Payments	706.50
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<b>Balance Now Due</b>	<b><u>\$1,941.00</u></b>
------------------------	--------------------------

TAX ID Number 26-1572385

# MCDIRMIT DAVIS

CERTIFIED PUBLIC ACCOUNTANTS AND ADVISORS

934 N. Magnolia Ave.  
Suite 100  
Orlando, FL 32803

(407) 843-5406  
[www.mcdirmitdavis.com](http://www.mcdirmitdavis.com)

SOUTHERN HILLS PLANTATION II CDD  
2005 PAN AM CIRCLE  
SUITE 120  
TAMPA, FL 33607

Date: 2/8/2018  
Invoice Number: 35877  
Client: 27271.

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Accounting services rendered in connection with the preparation and issuance of audited financial statements for SOUTHERN HILLS PLANTATION II CDD for the year ended September 30, 2016.

Total Due This Invoice \$4,300.00

REVIEWEDdthomas 8/22/2018

Thank you for your business.

[illegible]




**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA } ss  
COUNTY OF Hernando & Citrus Counties

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: 2018/2019 Budget** was published in **Tampa Bay Times: 7/21/18, 7/28/18**, in said newspaper in the issues of **Baylink Hernando Citrus**

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

  
Signature of Affiant

Sworn to and subscribed before me this 07/28/2018.

  
Signature of Notary Public

Personally known \_\_\_\_\_ or produced identification

Type of identification produced \_\_\_\_\_



**SOUTHERN HILLS PLANTATION II  
COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER  
THE ADOPTION OF THE FISCAL YEAR 2018/2019  
BUDGETS; AND NOTICE OF REGULAR BOARD OF  
SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Southern Hills Plantation II Community Development District ("District") will hold a public hearing on August 10, 2018 at 10:30 a.m. at the Southern Hills Clubhouse, located at 4200 Summit View Drive Brooksville, FL 34601, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("Fiscal Year 2018/2019"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, (813) 397-5120 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Brian Howell  
District Manager

Run Dates: 7/21/2018 & 7/28/2018

657055

# INVOICE

DATE: 31-Jul-2018  
INVOICE # OMR0731-2  
DUE: UPON RECEIPT

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

REVIEWED by dthomas 8/22/2018

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



Invoices Paid by Southern Hills I CDD  
(costs shared by Southern Hills II and Southern Hills III)  
7/31/2018

	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>
<b>Sitex Land LLC.</b>				
Invoice #5319 - 07/18 Service	2854.34	2638.10	1715.48	7207.92
		2638.10	1715.48	
<b>Sitex Land LLC. Total</b>	<b>2854.34</b>	<b>2638.10</b>	<b>1715.48</b>	<b>7207.92</b>
<b>Duke Energy</b>				
Account #14217 76311 07/18				
Utility Service 07/02/18-08/01/18	1327.55	1226.98	797.87	3352.40
Account #97029 56320 07/18				
Utility Service 07/02/18-08/01/18	28.33	26.18	17.03	71.54
<b>Duke Energy Totals</b>	<b>1355.88</b>	<b>1253.16</b>	<b>814.90</b>	<b>3423.94</b>
<b>TOTAL</b>	<b><u>\$ 4,210.22</u></b>	<b><u>\$ 3,891.26</u></b>	<b><u>\$ 2,530.38</u></b>	<b><u>\$ 10,631.86</u></b>







## Sitex Land LLC

7643 Gate Parkway #104-127  
Jacksonville, FL 32256

941-468-6267

office@sitexlandscape.com

# Invoice

Date	Invoice #
7/1/2018	5319

### Bill To

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Landscape Maintenance CDD  539 461 - 2,854.34 131 006 - 2,638.10 131 007 - 1,715.48 JUL 30 REC'D 7/1/18	7,207.92	7,207.92
Total			\$7,207.92

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	8540	\$ 1,020.98		Management Services - September
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,020.98</b>		
<b>Variable Contract</b>				
Clark & Albaugh, LLP	16038	\$ 5,348.24		Professional Services - General Matters - thru 08/21/18
Clark & Albaugh, LLP	16039	4,818.00	<b>\$ 10,166.24</b>	Professional Services - thru 08/29/18
<b>Variable Contract Sub-Total</b>		<b>\$ 10,166.24</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Tampa Bay Times	684769 092118	\$ 70.30		FY19 Budget - 09/21/18
<b>Regular Services Sub-Total</b>		<b>\$ 70.30</b>		
<b>Additional Services</b>				
Southern Hills Plantation I CDD	OMR0818 2	\$ 3,890.99		O&M Expense Reimbursement - August
<b>Additional Services Sub-Total</b>		<b>\$ 3,890.99</b>		
<b>TOTAL:</b>		<b>\$ 15,148.51</b>		

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
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607

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

Invoice Number: 8540  
Invoice Date: Sep 1, 2018  
Page: 1

<b>Bill To:</b>
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
			9/2/18

Quantity	Item	Description	Unit Price	Amount
	District Mgmt Svcs	District Management Services - September		1,000.00
	Postage	Postage - July		0.94
	Bank Fee	SunTrust acct analysis fee		20.04
		RS		
		Subtotal		1,020.98
		Sales Tax		
		Total Invoice Amount		1,020.98
		Payment/Credit Applied		
		<b>TOTAL</b>		<b>1,020.98</b>

Check/Credit Memo No:

Check/Credit Memo No:

REVIEWED dt h o m a s 8/22/2018

*Clark & Albaugh, LLP*  
700 W. Morse Blvd., Suite 101  
Winter Park, Florida 32789

Phone:(407) 647-7600

Fax:(407) 647-7622

Southern Hills Plantation II CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

September 1, 2018

**Attention:** Brian Howell, District Manager

File # 7716-001  
Inv #: 16038

**RE:** General Matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Aug-01-18	review of case law affecting interlocal agreement; office conference and review of statute on agreements	1.50	427.50	SDC
	Researching issue pertaining to enforceability/termination of interlocal agreement; Office conference with SDC regarding same.	4.60	1,150.00	MEA
Aug-02-18	Drafting letter regarding termination of Inter-Local Agreement.	0.70	175.00	MEA
Aug-08-18	telephone call with Wesley Jones regarding issues for meeting and interlocal agreement; review of documents obtained from city records request and correspondence regarding same; meeting preparation	2.20	627.00	SDC
Aug-09-18	review of agenda matters and meeting preparation; correspondence with manager	0.90	256.50	SDC
Aug-10-18	attendance at meeting and additional conference regarding development issues	6.00	1,710.00	SDC
Aug-15-18	conference call regarding Cotillion Road situation; review of materials on performance bond litigation	1.80	513.00	SDC

REVIEWEDdthomas 10/2/2018



	preparation of and transmit followup letter to CDD 1 on Interlocal Agreement	0.80	228.00	SDC
	Receiving and reviewing Order reassigning the 2011 case to Judge Scaglione.	0.10	27.00	MEA
Aug-21-18	review of documents provided by CDD 1 in response to records request	0.80	228.00	SDC
	Totals	19.40	<u>\$5,342.00</u>	

**DISBURSEMENTS**

Aug-15-18	Postage - FedEx to Southern Hills Plantation	6.24	
	Totals	<u>\$6.24</u>	
	<b>Total Fee &amp; Disbursements</b>		<u><b>\$5,348.24</b></u>
	Previous Balance		5,298.50
	Previous Payments		5,298.50
	<b>Balance Now Due</b>		<u><b>\$5,348.24</b></u>

TAX ID Number 26-1572385

*Clark & Albaugh, LLP*

700 W. Morse Blvd., Suite 101

Winter Park, Florida 32789

Phone:(407) 647-7600

Fax:(407) 647-7622

Southern Hills Plantation II CDD

September 1, 2018

2005 Pan Am Circle, Suite 120

Tampa, FL 33607

**Attention:** Brian Howell, District Manager

File # 7716-002

Inv #: 16039

**RE:** v. CASHP 3, LLC, et al.  
Case No. 2011-CA-989

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Aug-02-18	Receiving and reviewing order reassigning cases to Judge Donald Scaglione.	0.10	27.00	MEA
Aug-08-18	Drafting Second Request for Production to DEF Boomerang; Drafting Second Interrogatories to DEF Boomerang and notice of service thereof; Drafting Second Requests for Admission to DEF Boomerang.	4.60	1,242.00	MEA
Aug-09-18	review of spreadsheet with default calculations	0.50	142.50	SDC
	Finalizing discovery to DEF Boomerang; Drafting first request for production from DEF Cascades RA II; Drafting first interrogatories to DEF Cascades RA II and notice of serving same.	1.10	297.00	MEA
Aug-13-18	review of and approval of discovery requests	0.30	85.50	SDC
Aug-14-18	Finalize and efile PL's 2nd Request for Production from DEF Boomerang, PL's 2nd Interrogatories to DEF Boomerang, PL's 2nd Request for Admissions to DEF Boomerang; PL's 1st Request for Production from DEF Cascades RA 2, PL's 1st Interrogatories to DEF Cascades RA 2; Email correspondence	0.80	216.00	MEA

REVIEWEDdthomas 10/2/2018

	from Clerk confirming receipt of same; Email correspondence from Clerk forwarding filed copies of same; Email correspondence to attorney Sampson serving original interrogatories.			
Aug-15-18	review of court orders regarding mediation and case management	0.30	85.50	SDC
	Receiving and reviewing Order setting Case Management Conference; Receiving and reviewing Order of Referral to Mediation; Office conference with SDC regarding same; Reviewing Judge Scaglione's Administrative Orders referenced in the Case Management Order.	0.70	189.00	MEA
Aug-22-18	correspondence with trustee's counsel and trustee regarding bond fund status; correspondence with manager regarding prior payments and allocation	0.80	228.00	SDC
	Begin preparing time line.	3.50	945.00	MEA
Aug-23-18	review of mediation requirements; telephone call with Wesley Jones regarding mediation and case status	0.70	199.50	SDC
	Continue creating timeline; Email correspondence from attorney Jones regarding mediator selection.	2.40	648.00	MEA
Aug-27-18	preparation of notice of compliance regarding mediation; correspondence with Sampson regarding payment claim	0.60	171.00	SDC
Aug-28-18	correspondence with opposing counsel regarding mediation and other issues	0.20	57.00	SDC
	review of correspondence from CDD1 regarding public records request	0.30	85.50	SDC
Aug-29-18	review of documents recieved per public records request; correspondence with Boomerang counsel	0.70	199.50	SDC
	Totals	17.60	\$4,818.00	
<b>Total Fee &amp; Disbursements</b>			<b>\$4,818.00</b>	

Invoice #: 16039

Page 3

September 1, 2018

Previous Balance

4,180.50

Previous Payments

4,180.50

**Balance Now Due**

---

**\$4,818.00**

TAX ID Number 26-1572385

[illegible]

# INVOICE

**DATE:** 31-Aug-2018  
**INVOICE #** OMR0818-2  
**DUE:** UPON RECEIPT

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

Received  
SEP 27 2018

REVIEWED by dthomas 10/2/2018

If you have any questions regarding this invoice please contact Katherine Vemeyer at 561-571-0010 ext. 304.

Invoices Paid by Southern Hills I CDD  
(costs shared by Southern Hills II and Southern Hills III)  
8/31/2018

	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>
<b>Sitex Land LLC.</b>				
Invoice #5424 - 08/18 Service	2854.34	2638.10	1715.48	7207.92
		2638.10	1715.48	
<b>Sitex Land LLC. Total</b>	<b>2854.34</b>	<b>2638.10</b>	<b>1715.48</b>	<b>7207.92</b>
<b>Duke Energy</b>				
Account #14217 76311 08/18				
Utility Service 08/01/18-08/30/18	1327.59	1227.02	797.89	3352.50
Account #97029 56320 08/18				
Utility Service 08/01/18-08/30/18	28.00	25.88	16.83	70.71
<b>Duke Energy Totals</b>	<b>1355.59</b>	<b>1252.89</b>	<b>814.71</b>	<b>3423.21</b>
<b>TOTAL</b>	<b><u>\$ 4,209.93</u></b>	<b><u>\$ 3,890.99</u></b>	<b><u>\$ 2,530.20</u></b>	<b><u>\$ 10,631.13</u></b>



## Sitex Land LLC

7643 Gate Parkway #104-127  
Jacksonville, FL 32256

941-468-6267

office@sitexlandscape.com

# Invoice

Date	Invoice #
8/1/2018	5424

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

SEP 17 REC'D

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Landscape Maintenance CDD	7,207.92	7,207.92
	539.461 * 2,854.34		
	131.006 * 2,638.10		
	131.007 * 1,715.48		
	CDD		
		<b>Total</b>	<b>\$7,207.92</b>

CA  
SHARED





# STATEMENT OF SERVICE

SEPTEMBER 2018



ACCOUNT NUMBER

14217 76311

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

WEB SITE: [www.duke-energy.com](http://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  
SEP 21 2018

TOTAL AMOUNT DUE  
3,352.50

NEXT READ  
DATE ON OR  
ABOUT

DEPOSIT AMOUNT  
ON ACCOUNT  
5,000.00

PIN: 340809449

## METER READINGS

SEP 05 REC'D

537.310 - 1,327.54

131.009 - 797.90

PAYMENTS RECEIVED AS OF AUG 21 2018

3,352.40 THANK YOU

LS-1 017 LIGHTING SER COMPANY OWNED/MAINTAINED

BILLING PERIOD..08-01-18 TO 08-30-18 29 DAYS

CUSTOMER CHARGE

1.20

ENERGY CHARGE

4508 KWH @ 2.71500¢

122.39

FUEL CHARGE

4508 KWH @ 3.94500¢

177.84

ASSET SECURITIZATION CHARGE

4508 KWH @ 0.04100¢

1.85

\*TOTAL ELECTRIC COST

303.28

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

7.78

MUNICIPAL FRANCHISE FEE

17.99

TOTAL CURRENT BILL

3,352.50

TOTAL DUE THIS STATEMENT

\$3,352.50

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

To help us repair malfunctioning streetlights, quickly: 1. Call us at 1.800.228.8485 or visit [duke-energy.com/lightrepair](http://duke-energy.com/lightrepair) 2. Provide us with the light's location and your contact information 3. Specific addresses, landmarks and directions work best

This fall we will begin replacing any failed High Pressure Sodium fixture with an equivalent LED fixture. Only customers with Outdoor Lighting LS-1 rates would be affected by this change.

### ENERGY USE

DAILY AVG. USE - 155 KWH/DAY

USE ONE YEAR AGO - 155 KWH/DAY

\*DAILY AVG. ELECTRIC COST - \$114.71

BF\_BL\_DEF\_20180830\_211601\_2.CSV-443-000001169

DETACH AND RETURN THIS SECTION

MM 0001663

BILL # 1 OF 2 GRP 1205

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 14217 76311

000443 000001169



SOUTHERN HILLS PLTN 1 CDD  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556



P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004

DUE DATE

SEP 21 2018

TOTAL DUE

3,352.50

PLEASE ENTER  
AMOUNT PAID

14217763118000003352507000000000000000000033525070100000000009



# STATEMENT OF ELECTRIC SERVICE

SEPTEMBER 2018



ACCOUNT NUMBER

97029 56320

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

WEB SITE: [www.duke-energy.com](http://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  
SEP 21 2018

TOTAL AMOUNT DUE  
70.71

NEXT READ  
DATE ON OR  
ABOUT  
OCT 02 2018

DEPOSIT AMOUNT  
ON ACCOUNT  
245.00

PIN: 340809449

## METER READINGS

METER NO. 001088653  
PRESENT (ACTUAL) 099726  
PREVIOUS (ACTUAL) 099247  
DIFFERENCE 000479  
PRESENT ONPEAK 018640  
PREVIOUS ONPEAK 018601  
DIFFERENCE ONPEAK 000039  
TOTAL KWH 479  
ON PEAK KWH 39  
PRESENT KW (ACTUAL) 0001.54  
PRESENT PEAK KW 0001.52  
BASE KW 2  
ON-PEAK KW 2  
LOAD FACTOR 34.4%

PAYMENTS RECEIVED AS OF AUG 21 2018

71.54 THANK YOU

GSD-1 070 GENERAL SERVICE - DEMAND SEC  
BILLING PERIOD..08-01-18 TO 08-30-18 29 DAYS

CUSTOMER CHARGE		11.67
ENERGY CHARGE	479 KWH @ 2.51700¢	12.06
FUEL CHARGE	479 KWH @ 4.13200¢	19.79
DEMAND CHARGE	2 KW @ \$10.37000	20.74
ASSET SECURITIZATION CHARGE	479 KWH @ 0.18900¢	0.91

\*TOTAL ELECTRIC COST  
GROSS RECEIPTS TAX  
MUNICIPAL FRANCHISE FEE

65.17  
1.67  
3.87

TOTAL CURRENT BILL

70.71

TOTAL DUE THIS STATEMENT

\$70.7

537 310 - 26 00

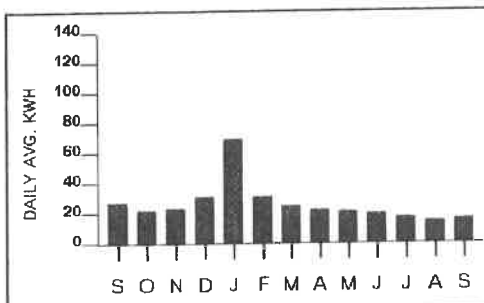
131 0010 - 25 00

131 0017 - 16 83

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

To help us repair malfunctioning streetlights, quickly: 1. Call us at  
1.800.228.8485 or visit [duke-energy.com/lightrepair](http://duke-energy.com/lightrepair) 2. Provide us  
with the light's location and your contact information 3. Specific  
addresses, landmarks and directions work best

This fall we will begin replacing any failed High Pressure Sodium  
fixture with an equivalent LED fixture. Only customers with Outdoor  
Lighting LS-1 rates would be affected by this change.



## ENERGY USE

DAILY AVG. USE - 17 KWH/DAY  
USE ONE YEAR AGO - 29 KWH/DAY  
\*DAILY AVG. ELECTRIC COST - \$2.25

BF\_BL\_DEF\_20180830\_211601\_2.CSV-444-000001169

DETACH AND RETURN THIS SECTION

MM 0001664

BILL # 2 OF 2 GRP 1205

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 97029 56320

000444 000001169



SOUTHERN HILLS PLTN 1 CDD  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004

DUE DATE

SEP 21 2018

TOTAL DUE

70.71

PLEASE ENTER  
AMOUNT PAID

9702956320800000007071400000000000000000000007071401000000000009

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	8597	\$ 1,022.37		Management Services - October
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,022.37</b>		
<b>Variable Contract</b>				
Clark & Albaugh, LLP	16130	\$ 868.00		Professional Services - General Matters - thru 09/21/18
Clark & Albaugh, LLP	16131	1,589.50	<b>\$ 2,457.50</b>	Professional Services - CASHP3 - thru 09/26/18
<b>Variable Contract Sub-Total</b>		<b>\$ 2,457.50</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
DEO	72403	\$ 175.00		FY19 Special District Fee - 10/01/18
<b>Regular Services Sub-Total</b>		<b>\$ 175.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 3,654.87</b>		

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
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

**Meritus Districts**

2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607

**INVOICE**

Invoice Number: 8597  
Invoice Date: Oct 1, 2018  
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
			10/2/18

Quantity	Item	Description	Unit Price	Amount
	District Mgmt Svcs	District Management Services - October		1,000.00
	Postage	Postage - August		1.48
	Bank Fee	SunTrust acct analysis fee		20.89
				
Subtotal				1,022.37
Sales Tax				
Total Invoice Amount				1,022.37
Payment/Credit Applied				
<b>TOTAL</b>				<b>1,022.37</b>

Check/Credit Memo No:

REVIEWEDthomas 10/2/2018

*Clark & Albaugh, LLP*  
700 W. Morse Blvd., Suite 101  
Winter Park, Florida 32789

Received  
OCT 05 2018

Phone:(407) 647-7600

Fax:(407) 647-7622

Southern Hills Plantation II CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

October 1, 2018

**Attention:** Brian Howell, District Manager

File # 7716-001  
Inv #: 16130

**RE:** General Matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Sep-19-18	prepare notice of landowner election; review statute; review agenda and minutes regarding landowner election	0.80	208.00	LAB
Sep-20-18	review landowner election documents; review Resolution 2018-02; review statute; prepare notice of landowner election for publication	1.30	338.00	LAB
Sep-21-18	review of and conference regarding draft landowner notice	0.40	114.00	SDC
	prepare publication notice of landowner meeting and election; review statute; correspondence with Ms. Crutchfield	0.80	208.00	LAB
	Totals	3.30	\$868.00	
	<b>Total Fee &amp; Disbursements</b>			<b>\$868.00</b>
	Previous Balance			5,348.24
	Previous Payments			5,348.24
	<b>Balance Now Due</b>			<b>\$868.00</b>

REVIEWEDdthomas 10/31/2018

*Clark & Albaugh, LLP*  
700 W. Morse Blvd., Suite 101  
Winter Park, Florida 32789

Phone:(407) 647-7600

Fax:(407) 647-7622

Southern Hills Plantation II CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

October 1, 2018

**Attention:** Brian Howell, District Manager  
**RE:** v. CASHP 3, LLC, et al.  
Case No. 2011-CA-989

File # 7716-002  
Inv #: 16131

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Sep-11-18	Email correspondence from attorney Jones regarding mediation.	0.10	27.00	MEA
Sep-12-18	analysis of pleadings and legals; review of delinquency table from manager	1.50	427.50	SDC
Sep-13-18	Drafting motion for summary judgment.	4.10	1,107.00	MEA
Sep-17-18	review of discovery responses; telephone call with opposing counsel	0.80	228.00	SDC
Sep-18-18	correspondence with opposing counsel regarding payoff question and documents; review of responses to discovery	0.80	228.00	SDC
	Continue drafting motion for summary judgment.	4.20	1,134.00	MEA
Sep-19-18	Continue drafting motion for summary judgment; Drafting affidavit in support of motion for summary judgment; Researching question pertaining to selection of CDD's mediation representative.	6.20	1,674.00	MEA
Sep-21-18	review of documentation regarding 37 lot payoff	0.30	85.50	SDC

REVIEWED dthomas 10/31/2018

Sep-25-18	telephone call with chairman regarding litigation status; review of and evaluate billing and payment history	1.30	370.50	SDC
Sep-26-18	review of additional documents produced regarding payment history	0.80	228.00	SDC
	Reviewing documents provided by client pertaining to Boomerang's payments on the 37 Lots; Office conference with SDC regarding same.	4.00	1,080.00	MEA
	Totals	24.10	<u>\$6,589.50</u>	

**Total Fee & Disbursements****\$6,589.50**

Retainers Applied

5,000.00

Previous Balance

4,818.00

Previous Payments

4,818.00

**Balance Now Due****\$1,589.50**

TAX ID Number 26-1572385



**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2018/2019 Special District Fee Invoice and Update Form**  
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 72403			Date Invoiced: 10/01/2018
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/03/2018: \$175.00

**STEP 1:** Review the following information, make changes directly on the form, and sign and date:

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

*OCT 04 2018*

**Southern Hills Plantation II Community Development District**  
 Mr. Brian Lamb  
 2005 Pan Am Circle, Suite 120  
 Tampa, FL 33607



**2. Telephone:** (813) 397-5121  
**3. Fax:** (813) 873-7070  
**4. Email:** blamb@meritusdistricts.com  
**5. Status:** Independent  
**6. Governing Body:** Elected  
**7. Website Address:** www.shplantation2cdd.org  
**8. County(ies):** Hernando  
**9. Function(s):** Community Development  
**10. Boundary Map on File:** 10/18/2004  
**11. Creation Document on File:** 08/24/2004  
**12. Date Established:** 08/02/2004  
**13. Creation Method:** Local Ordinance  
**14. Local Governing Authority:** City of Brooksville  
**15. Creation Document(s):** City Ordinance 677  
**16. Statutory Authority:** Chapter 190, Florida Statutes  
**17. Authority to Issue Bonds:** Yes  
**18. Revenue Source(s):** Assessments  
**19. Most Recent Update:** 10/06/2017

*brian.lamb@merituscorp.com*

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: *[Signature]* Date 10.5.18

**STEP 2:** Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1.        This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2.        This special district is in compliance with the reporting requirements of the Department of Financial Services.
3.        This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2016/2017 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved:        Denied:        Reason:       

**STEP 3:** Make a copy of this form for your records.

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

REVIEWED dt homas 10/31/2018

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	8707	\$ 1,024.21		Management Services - November
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,024.21</b>		
<b>Variable Contract</b>				
Clark & Albaugh, LLP	16208	\$ 3,988.23		Professional Services - CASHP3 - thru 10/22/18
<b>Variable Contract Sub-Total</b>		<b>\$ 3,988.23</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Tampa Bay Times	694106 102618	\$ 218.20		Landowner's Election - 10/26/18
<b>Regular Services Sub-Total</b>		<b>\$ 218.20</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 5,230.64</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

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

<b>Vendor</b>	<b>Invoice/Account Number</b>	<b>Amount</b>	<b>Vendor Total</b>	<b>Comments/Description</b>
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[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607

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

# INVOICE

Invoice Number: 8707  
Invoice Date: Nov 1, 2018  
Page: 1

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

<b>Ship to:</b>	

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
Southern Hills Plant		Net Due	
	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
	Best Way		11/2/18

<b>Quantity</b>	<b>Item</b>	<b>Description</b>	<b>Unit Price</b>	<b>Amount</b>
		District Management Services - November		1,000.00
		Postage - September		3.74
		SunTrust acct analysis fee		20.47
		V		

Subtotal	1,024.21
Sales Tax	
Total Invoice Amount	1,024.21
Payment/Credit Applied	
<b>TOTAL</b>	<b>1,024.21</b>

REVIEWED dthomas 10/31/2018

*Clark & Albaugh, LLP*  
700 W. Morse Blvd., Suite 101  
Winter Park, Florida 32789

Phone: (407) 647-7600

Fax: (407) 647-7622

Southern Hills Plantation II CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

November 1, 2018

**Attention:** Brian Howell, District Manager

File # 7716-002  
Inv #: 16208

**RE:** v. CASHP 3, LLC, et al.  
Case No. 2011-CA-989

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Oct-08-18	telephone call with opposing counsel regarding mediation and other issues related to litigation; review of status of pleadings	1.10	313.50	SDC
	review of calendar and correspondence; correspondence regarding mediation	0.40	114.00	SDC
Oct-09-18	correspondence regarding discovery status; office conference regarding summary judgement; review of and edit motion; correspondence regarding mediation conference schedule	2.40	684.00	SDC
	Drafting motion for summary judgment. Reviewing discovery received from DEF TC 13.	3.70	999.00	MEA
Oct-10-18	review of case law regarding affirmative defense	0.50	142.50	SDC
	telephone call with chairman; review of draft motion for summary judgment	0.90	256.50	SDC
	Continue drafting motion for summary judgment.	5.20	1,404.00	MEA
Oct-22-18	exchange correspondence regarding meditation scheduling	0.20	57.00	SDC

REVIEWEDdthomas 12/19/2018

Totals	14.40	<u>\$3,970.50</u>
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**DISBURSEMENTS**

Oct-10-18	Photocopies - Certified copy of Final Judgment recorded 12/17/04	10.00
Oct-11-18	Postage - FedEx to Hernando Clerk with return by mail.	7.73

Totals	<u>\$17.73</u>
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<b>Total Fee &amp; Disbursements</b>	<b>\$3,988.23</b>
Previous Balance	1,589.50
Previous Payments	1,589.50
<b>Balance Now Due</b>	<b><u>\$3,988.23</u></b>

TAX ID Number 26-1572385

REVIEWED dthomas 12/19/2018

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	8789	\$ 1,114.05		Management Services - December
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,114.05</b>		

<b>Variable Contract</b>				
Clark & Albaugh, LLP	16278	\$ 1,368.00		Professional Services - thru 11/09/18
Clark & Albaugh, LLP	16279	5,599.80	<b>\$ 6,967.80</b>	Professional Services - thru 11/28/18
Mcdirmit Davis	38531	4,500.00		FY17 Audit Services - 09/05/18
<b>Variable Contract Sub-Total</b>		<b>\$ 11,467.80</b>		

<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		

<b>Regular Services</b>				
Southern Hills Plantation I CDD	OMR1031 2	\$ 11,365.45		O&M Expense Reimbursement - October
<b>Regular Services Sub-Total</b>		<b>\$ 11,365.45</b>		

<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		

<b>TOTAL:</b>		<b>\$ 23,947.30</b>		
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Approved (with any necessary revisions noted):

Signature

Printed Name



**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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**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607

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

# INVOICE

Invoice Number: 8789  
Invoice Date: Dec 1, 2018  
Page: 1

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

<b>Ship to:</b>

Customer ID	Customer PO	Payment Terms	
Southern Hills Plant		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		12/2/18

[illegible]

Subtotal	1,114.05
Sales Tax	
Total Invoice Amount	1,114.05
Payment/Credit Applied	
<b>TOTAL</b>	<b>1,114.05</b>

REVIEWED dthomas 12/19/2018

*Clark & Albaugh, LLP*  
700 W. Morse Blvd., Suite 101  
Winter Park, Florida 32789

Received  
DEC 03 2018

Phone: (407) 647-7600

Fax: (407) 647-7622

Southern Hills Plantation II CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

December 1, 2018

**Attention:** Brian Howell, District Manager

File # 7716-001  
Inv #: 16278

**RE:** General Matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Nov-06-18	telephone call with Wesley Jones regarding landowner election documents and related matters; review of election notices	0.30	85.50	SDC
Nov-09-18	attendance at landowners' meeting	4.50	1,282.50	SDC
	Totals	4.80	<u>\$1,368.00</u>	
	<b>Total Fee &amp; Disbursements</b>			<u>\$1,368.00</u>
	Previous Balance			868.00
	Previous Payments			868.00
	<b>Balance Now Due</b>			<u>\$1,368.00</u>

RD  
51400  
3107

TAX ID Number 26-1572385

REVIEWEDdthomas 1/9/2019

*Clark & Albaugh, LLP*  
700 W. Morse Blvd., Suite 101  
Winter Park, Florida 32789

Phone: (407) 647-7600

Fax: (407) 647-7622

Southern Hills Plantation II CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

December 1, 2018

**Attention:** Brian Howell, District Manager

File # 7716-002  
Inv #: 16279

**RE:** v. CASHP 3, LLC, et al.  
Case No. 2011-CA-989

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Nov-06-18	Drafting written statement for Nov 14 Case Management Conference as to consolidated cases pursuant to Order dated August 15, 2018.	2.30	621.00	MEA
Nov-08-18	review of order and draft case management report; office conference	0.50	142.50	SDC
	Finalizing and efilng PL's Written Statement for CM conference; Email correspondence from Clerk confirming receipt of Statement; Email correspondence from Clerk forwarding filed copy of Statement; Drafting letter to Court regarding courtesy copy of Statement; Email correspondence to counsel regarding letter to Court; Receiving and reviewing DEF TC 13's CM statement and letter to Court regarding same.	0.70	189.00	MEA
Nov-12-18	office conference regarding legal arguments for MSJ and review of language regarding same	0.60	171.00	SDC
Nov-13-18	review of draft summary judgment affidavit and referenced evidence	0.60	171.00	SDC
	Email correspondence from Clerk confirming acceptance of PL's written CM statement;	2.10	567.00	MEA

514w  
B1  
3107

REVIEWED dthomas 1/9/2019

	Drafting affidavit in support of PL's Motion for Summary Judgment.			
Nov-14-18	prepare for and attendance at case management conference	5.40	1,539.00	SDC
	Email correspondence from Clerk confirming acceptance of PL's Written CM Statement.	0.10	27.00	MEA
	Continue drafting affidavit in support of PL's motion for summary judgment; Reviewing status of all discovery with DEF Boomerang.	2.90	783.00	MEA
Nov-15-18	Reviewing documents provided by attorney Sampson regarding Boomerang's estoppel argument; Re-reviewing related documents provided by client; Updating timeline.	2.70	729.00	MEA
Nov-16-18	correspondence with opposing counsel	0.20	57.00	SDC
Nov-19-18	review of status of discovery outstanding; telephone call with opposing counsel	0.90	256.50	SDC
Nov-20-18	Receiving and reviewing Order setting Jan 15, 2019 Case Management Conference.	0.10	27.00	MEA
Nov-27-18	telephone call with counsel regarding settlement discussions	0.30	85.50	SDC
Nov-28-18	review of various complaints and legals; correspondence and review of proposed lawsuit on road	0.80	228.00	SDC
	Totals	20.20	\$5,593.50	

**DISBURSEMENTS**

Nov-08-18	Postage - FedEx to Judge Scaglione	6.30
	Totals	\$6.30

**Total Fee & Disbursements****\$5,599.80**

Previous Balance

3,988.23

Previous Payments

3,988.23

**Balance Now Due**

\$5,599.80

TAX ID Number 26-1572385

# MCDIRMIT DAVIS

CERTIFIED PUBLIC ACCOUNTANTS AND ADVISORS

934 N. Magnolia Ave.  
Suite 100  
Orlando, FL 32803

(407) 843-5406  
[www.mcdirmitdavis.com](http://www.mcdirmitdavis.com)

SOUTHERN HILLS PLANTATION II CDD  
2005 PAN AM CIRCLE  
SUITE 120  
TAMPA, FL 33607

Date: 9/5/2018  
Invoice Number: 38531  
Client: 27271.

---

Accounting services rendered in connection with the preparation and issuance of audited financial statements for SOUTHERN HILLS PLANTATION II CDD for the year ended September 30, 2017.

Total Due This Invoice **\$4,500.00**

Thank you for your business.

REVIEWEDdthomas 1/9/2019

# INVOICE

**Bill To:**  
Southern Hills Plantation II CDD  
Attn: Teresa Farlow  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

[illegible]

If you have any questions regarding this invoice please contact Katherine Vemeyer at 561-571-0010 ext. 304.

REVIEWED dt homas 1/9/2019





## Sitex Land LLC

7643 Gate Parkway #104-127  
Jacksonville, FL 32256

941-468-6267

office@sitexlandscape.com

# Invoice

Date	Invoice #
8/23/2018	5634

### 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
1	Mike found another weeping zone that was emitting water from each head and running down Blvd. This was located about a 1/4 of the way from the entry property. Mike searched and finally located valve and turned down the flow control on valve to make it stop weeping. No parts used, labor only  539.463 - \$29.50 131.006 - 27.27 131.007 - 17.73 001	74.50	74.50
		<b>Total</b>	<b>\$74.50</b>

SHADES  
1 RR. R & M



## Sitex Land LLC

7643 Gate Parkway #104-127  
Jacksonville, FL 32256

941-468-6267

office@sitexlandscape.com

# Invoice

Date	Invoice #
10/1/2018	5746

### Bill To

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

P.O. No.

Terms

Project

Quantity	Description	Rate	Amount
	Landscape Maintenance CDD	7,207.92	7,207.92
	539,461 - \$2,854.34		
	131,006 - 2,638.10		
	131,007 - 1,715.48		
	- 201		
		<b>Total</b>	\$7,207.92

SHARED





# STATEMENT OF SERVICE

NOVEMBER 2018



ACCOUNT NUMBER

14217 76311

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

WEB SITE: [www.duke-energy.com](http://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 NOV 21 2018 TOTAL AMOUNT DUE 3,352.50

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

PIN: 340809449

## METER READINGS

PAYMENTS RECEIVED AS OF OCT 18 2018 3,352.50 THANK YOU

LS-1 017 LIGHTING SER COMPANY OWNED/MAINTAINED  
BILLING PERIOD..10-01-18 TO 10-30-18 29 DAYS

CUSTOMER CHARGE			1.20
ENERGY CHARGE	4508 KWH @	2.71500¢	122.39
FUEL CHARGE	4508 KWH @	3.94500¢	177.84
ASSET SECURITIZATION CHARGE	4508 KWH @	0.04100¢	1.85

\*TOTAL ELECTRIC COST 303.28

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 7.78

MUNICIPAL FRANCHISE FEE 17.99

TOTAL CURRENT BILL 3,352.50

TOTAL DUE THIS STATEMENT \$3,352.50

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

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 18%, Purchased Power 16%, Gas 66%, Oil 0%, Nuclear 0% (for prior 12 months ending September 30, 2018).

Duke Energy will be closed on November 22 and 23, 2018. You may visit [duke-energy.com](http://duke-energy.com) for self-service options. To report an outage, please call our outage line at 800.228.8485.

## ENERGY USE

DAILY AVG. USE - 155 KWH/DAY  
USE ONE YEAR AGO - 145 KWH/DAY  
\*DAILY AVG. ELECTRIC COST -\$114.71

BF\_BL\_DEF\_20181030\_213912\_3.CSV-542-000001393

DETACH AND RETURN THIS SECTION

MM 0001895

BILL # 1 OF 2 GRP 1413

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 14217 76311

000542 000001393



SOUTHERN HILLS PLTN 1 CDD  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004

DUE DATE

NOV 21 2018

TOTAL DUE

3,352.50

PLEASE ENTER  
AMOUNT PAID

14217763118000003352507000000000000000000000335250701000000000009



# STATEMENT OF ELECTRIC SERVICE



ACCOUNT NUMBER

97029 56320

NOVEMBER 2018

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

WEB SITE: [www.duke-energy.com](http://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  
NOV 21 2018 18.23

NEXT READ DEPOSIT AMOUNT  
DATE ON OR ON ACCOUNT  
ABOUT  
NOV 30 2018 205.00

PIN: 340809449

## METER READINGS

METER NO.	001088653
PRESENT (ACTUAL)	000676
PREVIOUS (ACTUAL)	000208
DIFFERENCE	000468
PRESENT ONPEAK	018745
PREVIOUS ONPEAK	018686
DIFFERENCE ONPEAK	000059
TOTAL KWH	468
ON PEAK KWH	59
PRESENT KW (ACTUAL)	0001.30
PRESENT PEAK KW	0001.28
BASE KW	1
ON-PEAK KW	1
LOAD FACTOR	67.2%

PAYMENTS RECEIVED AS OF OCT 18 2018

59.67 THANK YOU

GSD-1 070 GENERAL SERVICE - DEMAND SEC

BILLING PERIOD..10-01-18 TO 10-30-18 29 DAYS

CUSTOMER CHARGE	11.67
ENERGY CHARGE 468 KWH @ 2.51700¢	11.78
FUEL CHARGE 468 KWH @ 4.13200¢	19.34
DEMAND CHARGE 1 KW @ \$10.37000	10.37
ASSET SECURITIZATION CHARGE 468 KWH @ 0.18900¢	0.88

\*TOTAL ELECTRIC COST

54.04

GROSS RECEIPTS TAX

1.39

MUNICIPAL FRANCHISE FEE

3.21

DEPOSIT INTEREST CREDIT

.41CR

TOTAL CURRENT BILL

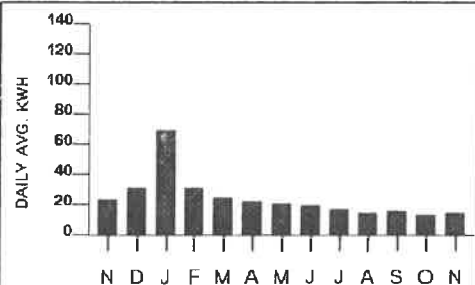
58.23

CREDIT BALANCE

40.00CR

TOTAL DUE THIS STATEMENT

\$18.



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

Your deposit has been adjusted based on the last 12 months usage. The  
excess amount is included in the Credit Balance on your bill.

Duke Energy Florida utilized fuel in the following proportions to  
generate your power: Coal 18%, Purchased Power 16%, Gas 66%, Oil 0%,  
Nuclear 0% (for prior 12 months ending September 30, 2018).

Duke Energy will be closed on November 22 and 23, 2018. You may visit  
[duke-energy.com](http://duke-energy.com) for self-service options. To report an outage, please  
call our outage line at 800.228.8485.

## ENERGY USE

DAILY AVG. USE -	16 KWH/DAY
USE ONE YEAR AGO -	25 KWH/DAY
*DAILY AVG. ELECTRIC COST -	\$1.86

BF\_BL\_DEF\_20181030\_213912\_3.CSV-543-000001393

DETACH AND RETURN THIS SECTION

MM 0001896

BILL # 2 OF 2 GRP 1413

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 97029 56320

000543 000001393



SOUTHERN HILLS PLTN 1 CDD  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004

DUE DATE

NOV 21 2018

TOTAL DUE

18.23

PLEASE ENTER  
AMOUNT PAID

97029563208000000018234000000000000000000001823401000000000009

# INVOICE

# INV-000093

Balance Due  
**\$12,000.00**



## Tampa Bay Irrigation LLC

8115 N 13th St  
Tampa Florida 33604  
U.S.A

**NEW ADDRESS**

Invoice Date :

01 Oct 2018

Terms :

Due on Receipt

Due Date :

01 Oct 2018

Bill To

**Southern Hills CDD I**

#	Item & Description	Qty	Rate	Amount
1	Entry way restoration deposit per contract	1.00	12,000.00	12,000.00
Sub Total				12,000.00
Total				<b>\$12,000.00</b>
Balance Due				<b>\$12,000.00</b>

## Notes

Thanks for your business.

539.463 - \$4,752.00

131.006 - \$4,392.00

131.007 - \$2,856.00

001

CA  
IRR. REPAIRS  
SHARED  
FY 2019

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	8862	\$ 1,000.98		Management Services - January
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,000.98</b>		
<b>Variable Contract</b>				
Clark & Albaugh, LLP	16320	\$ 114.00		Professional Services - thru 12/11/18
Clark & Albaugh, LLP	16321	13,605.00		Professional Services - thru 01/02/19
Clark & Albaugh, LLP	16322	2,577.00	<b>\$ 16,296.00</b>	Professional Services - thru 12/27/18
<b>Variable Contract Sub-Total</b>		<b>\$ 16,296.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
Southern Hills Plantation I CDD	OMR1218 2	\$ 3,986.73		O&M Expense Reimbursement - December
<b>Additional Services Sub-Total</b>		<b>\$ 3,986.73</b>		
<b>TOTAL:</b>		<b>\$ 21,283.71</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

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

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

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607

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

Invoice Number: 8862  
Invoice Date: Jan 1, 2019  
Page: 1

**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	
	Shipping Method	Ship Date	Due Date
	Best Way		1/2/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - January		1,000.00
		Postage - November		0.98
		B		

Subtotal	1,000.98
Sales Tax	
Total Invoice Amount	1,000.98
Payment/Credit Applied	
<b>TOTAL</b>	<b>1,000.98</b>

REVIEWEDdtthomas 1/9/2019

*Clark & Albaugh, LLP*  
700 W. Morse Blvd., Suite 101  
Winter Park, Florida 32789

Received  
JAN 04 2018

Phone: (407) 647-7600

Fax: (407) 647-7622

Southern Hills Plantation II CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

January 2, 2019

**Attention:** Brian Howell, District Manager

File # 7716-001

Inv #: 16320

**RE:** General Matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Dec-11-18	correspondence with Attorney Jones regarding service on new case filing; review of pleading	0.40	114.00	SDC
	Totals	0.40	\$114.00	
	<b>Total Fee &amp; Disbursements</b>		<b>\$114.00</b>	
	Previous Balance		1,368.00	
	Previous Payments		1,368.00	
	<b>Balance Now Due</b>		<b>\$114.00</b>	

TAX ID Number 26-1572385

By 5140  
3107

REVIEWEDdthomas 1/28/2019

*Clark & Albaugh, LLP*  
700 W. Morse Blvd., Suite 101  
Winter Park, Florida 32789

Received  
JAN 04 2018

Phone: (407) 647-7600

Fax: (407) 647-7622

Southern Hills Plantation II CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

January 2, 2019

**Attention:** Brian Howell, District Manager

File # 7716-002

Inv #: 16321

**RE:** v. CASHP 3, LLC, et al.  
Case No. 2011-CA-989

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Nov-30-18	review of correspondence and motion for sanctions from defendant	0.40	114.00	SDC
	Reviewinf DEF Boomerang's 57.105 motion.	0.20	54.00	MEA
Dec-03-18	review of pleadings provisions and estoppel letters to evaluate sanctions motion	0.70	199.50	SDC
	Evaluating DEF Boomerang's 57.105 motion and drafting memo regarding same.	4.80	1,296.00	MEA
Dec-04-18	extensive review of prior pleadings and exhibits; telephone call with client and correspondence regarding status of pleadings; office conference regarding proposed amendments; review of draft pleadings	3.20	912.00	SDC
	Drafting amendment to 2017 Amend Complaint and motion for leave as to same; Drafting amendment to 2011 Third Amended Complaint and motion for leave as to same; Office conference with SDC as to same.	7.20	1,944.00	MEA
Dec-05-18	telephone call with counsel regarding pleading amendment; office conference and review of pleadings	1.20	342.00	SDC

Bu 514w 3107

REVIEWEDdthomas 1/28/2019

	telephone call with chairman regarding title issues and pleadings; review of covenants and related documents	1.20	342.00	SDC
	Drafting Omnibus Amended Complaint in the consolidated actions.	5.30	1,431.00	MEA
Dec-06-18	review of issues related to restrictions and priority position; review of statute and cases	3.10	883.50	SDC
	Continue drafting Omnibus Amended Complaint in the consolidated actions.	2.80	756.00	MEA
Dec-13-18	review of omnibus complaint and exhibits; review of law regarding subordinate declaration; office conference	2.70	769.50	SDC
	review of assessment resolution; review of title documents	0.60	171.00	SDC
Dec-14-18	review of plat and title issues; review of case law regarding declaration	0.80	228.00	SDC
Dec-18-18	Additional research pertaining to priority of mortgage over subsequently recorded declaration; Office conference with SDC regarding same.	2.30	621.00	MEA
Dec-19-18	review of amended complaint and motion; review of legals and exhibits and modify language; review of plats	1.80	513.00	SDC
	Drafting motion for leave to file Omnibus Amended Complaint.	0.50	135.00	MEA
Dec-20-18	extensive revisions to omnibus complaint; review of legal descriptions and related title investigation material; correspondence to opposing counsel; finalize motion, complaint and exhibits	7.00	1,995.00	SDC
	Finalizing and efilng Motion for Leave to File Omnibus Amended Complaint; Email correspondence from Clerk confirming receipt of same; Email correspondence from Clerk forwarding filed copy of same.	1.70	459.00	MEA
Dec-26-18	review of correspondence and pleadings from Jones; conference regarding response and defenses	0.50	142.50	SDC

Dec-28-18	Email correspondence from Clerk to correct problem with filing; Correcting efilings per Clerk's instructions; Email correspondence from Clerk confirming receipt of correction; Email correspondence from Clerk forwarding filed copy of correction; Office conference with staff regarding properly logging Omnibus Amended Complaint and Exhibits; Email correspondence from Clerk confirming acceptance of filing corrections.	0.90	243.00	MEA
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Jan-02-19	Email correspondence from attorney Jones regarding attorney Sampson's consent to PL's motion for leave to amend; Office conference with SDC regarding same; Email correspondence to attorney Sampson regarding same.	0.20	54.00	MEA
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Totals	49.10	\$13,605.00
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<b>Total Fee &amp; Disbursements</b>	<b>\$13,605.00</b>
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Previous Balance	5,599.80
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Previous Payments	5,599.80
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<b>Balance Now Due</b>	<b>\$13,605.00</b>
------------------------	--------------------

TAX ID Number 26-1572385

*Clark & Albaugh, LLP*  
700 W. Morse Blvd., Suite 101  
Winter Park, Florida 32789

Received  
JAN 04 2018

Phone: (407) 647-7600

Fax: (407) 647-7622

Southern Hills Plantation II CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

January 2, 2019

**Attention:** Brian Howell, District Manager

File # 7716-004  
Inv #: 16322

**RE:** TC 13, LLC v. Boomerang SH, LLC, et al.

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Dec-13-18	Compiling exhibit to omnibus complaint; Office conference with SDC regarding same; Research pertaining to priority of mortgage as to subsequently recorded declaration; Office conference with SDC regarding same.	1.90	513.00	MEA
Dec-26-18	Receiving and reviewing email correspondence from attorney Jones with proposed Acceptance of Service; Office conference with SDC regarding same; Modifying and esigning Acceptance of Service; Drafting Email designation; Efiling Acceptance of Service and Email Designation; Email correspondence from Clerk confirming receipt of Acceptance and Designation; Email correspondence from Clerk forwarding filed copies of Acceptance and Designation; Begin drafting DEF SHP2CDD's Answer and Affirmative Defenses to PL TC 13's Complaint.	4.50	1,215.00	MEA
Dec-27-18	review of draft answer and affirmative defenses; modify defenses and responses; review of complaint and exhibits	0.80	228.00	SDC
	Continue drafting DEF SHP2CDD's Answer to TC 13's Complaint; Office conference with SDC regarding same; Modifying Answer;	2.30	621.00	MEA

Be 514.00  
3107

REVIEWEDdthomas 1/28/2019

Efiling DEF SHP2CDD's Answer and Affirmative Defenses to Complaint filed by PL TC 13; Email correspondence from Clerk confirming receipt of Answer; Email correspondence from Clerk forwarding filed copy of Answer.

Totals	9.50	\$2,577.00
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<b>Total Fee &amp; Disbursements</b>		<b>\$2,577.00</b>
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<b>Balance Now Due</b>		<b>\$2,577.00</b>
------------------------	--	-------------------

TAX ID Number 26-1572385

# INVOICE

Received  
JAN 22 2018

**Bill To:**  
Southern Hills Plantation II CDD  
Attn: Teresa Farlow  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

<b>TYPE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
OMR	Operation & Maintenance Expense Reimbursement	\$ 3,986.73
<b>TOTAL</b>		<b>\$ 3,986.73</b>

If you have any questions regarding this invoice please contact Katherine Vemeyer at 561-571-0010 ext. 304.

REVIEWED dthomas 1/28/2019



Invoices Paid by Southern Hills I CDD  
(costs shared by Southern Hills II and Southern Hills III)  
12/31/2018

	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>
<b>Sitex Aquatics LLC.</b>				
Invoice #2747A - 12/18 Service				3900.00
33 Ponds	3677.14			3677.14
2 Ponds	88.25	81.57	53.04	222.86
	<u>3765.39</u>			
<b>Sitex Aquatics LLC. Total</b>	<b>3765.39</b>	<b>81.57</b>	<b>53.04</b>	<b>3900.00</b>
<b>Sitex Land LLC.</b>				
Invoice #5993 - 11/18 Service	2854.34	2638.10	1715.48	7207.92
	<u>2854.34</u>	<u>2638.10</u>	<u>1715.48</u>	
<b>Sitex Land LLC. Total</b>	<b>2854.34</b>	<b>2638.10</b>	<b>1715.48</b>	<b>7207.92</b>
<b>Duke Energy</b>				
Account #14217 76311 12/18				
Utility Service 11/30/18-12/31/18	1328.89	1228.22	798.68	3355.79
Account #97029 56320 12/18				
Utility Service 11/29/18-12/31/18	42.03	38.84	25.26	106.13
<b>Duke Energy Totals</b>	<b>1370.92</b>	<b>1267.06</b>	<b>823.94</b>	<b>3461.92</b>
<b>Lake Masters</b>				
<b>TOTAL</b>	<b><u>\$ 7,990.65</u></b>	<b><u>\$ 3,986.73</u></b>	<b><u>\$ 2,592.46</u></b>	<b><u>\$ 14,569.84</u></b>



# STATEMENT OF SERVICE

JANUARY 2019



2

ACCOUNT NUMBER

14217 76311

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

WEB SITE: [www.duke-energy.com](http://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  
JAN 23 2019

TOTAL AMOUNT DUE  
3,355.79

NEXT READ  
DATE ON OR  
ABOUT

DEPOSIT AMOUNT  
ON ACCOUNT  
5,000.00

PIN: 340809449

## METER READINGS

PAYMENTS RECEIVED AS OF DEC 20 2018

3,360.03 THANK YOU

LS-1 017 LIGHTING SER COMPANY OWNED/MAINTAINED

BILLING PERIOD..11-29-18 TO 12-31-18 32 DAYS

CUSTOMER CHARGE			1.31
ENERGY CHARGE	4508 KWH @	2.92000¢	131.63
FUEL CHARGE	4508 KWH @	3.80500¢	171.53
ASSET SECURITIZATION CHARGE	4508 KWH @	0.04100¢	1.85

\*TOTAL ELECTRIC COST

306.32

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

7.85

MUNICIPAL FRANCHISE FEE

18.17

TOTAL CURRENT BILL

3,355.79

TOTAL DUE THIS STATEMENT

\$3,355.79

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

637.310 - 1,328.89

131.006 - 1,228.22

131.007 - 798.68

001

## ENERGY USE

DAILY AVG. USE - 141 KWH/DAY  
USE ONE YEAR AGO - 150 KWH/DAY  
\*DAILY AVG. ELECTRIC COST -\$104.06

BF\_BL\_DEF\_20181231\_212231\_2.CSV-484-000001380

DETACH AND RETURN THIS SECTION

MM 0001949

BILL # 1 OF 2 GRP 1415

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 14217 76311

000484 000001380



SOUTHERN HILLS PLTN 1 CDD  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556



P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004

DUE DATE

JAN 23 2019

TOTAL DUE

3,355.79

PLEASE ENTER  
AMOUNT PAID

14217763118000003355799000000000000000000000335579901000000000009





**Sitex Aquatics LLC**  
7643 Gate Pkwy, #104-127  
FL 32256

# Invoice

Date	Invoice #
12/1/2018	2747A

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

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
1	Aquatic Lake Maintenance  <i>DEC. SERVICE Hold Til Jan. 1</i>  <i>538.463 - \$3,765.39 131.006 - \$81.57 131.007 - \$53.04</i>  <i>001</i>	3,900.00	3,900.00
		<b>Total</b>	<b>\$3,900.00</b>

CA



## Sitex Land LLC

7643 Gate Parkway #104-127  
Jacksonville, FL 32256

941-468-6267

office@sitexlandscape.com

## Invoice

Date	Invoice #
11/1/2018	5993

### Bill To

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

P.O. No.

Terms

Project

Quantity	Description	Rate	Amount
	Landscape Maintenance CDD	7,207.92	7,207.92
	539 461 - \$2,854.34		
	131 006 - \$2,638.10		
	131.007 - \$1,715.48		
	001		
Total			\$7,207.92

GA Shared

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	8909	\$ 1,000.98		Management Services - February
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,000.98</b>		
<b>Variable Contract</b>				
Clark & Albaugh, LLP	16363	\$ 14,617.50		Professional Services - thru 02/01/19
Clark & Albaugh, LLP	16364	27.00		Professional Services - thru 01/02/19
Clark & Albaugh, LLP	16389	625.00	<b>\$ 15,269.50</b>	Professional Services - thru 02/07/19
<b>Variable Contract Sub-Total</b>		<b>\$ 15,269.50</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
ADA Site Compliance	449	\$ 1,450.00		Website Auditing - 11/30/18
Southern Hills Plantation I CDD	OMR0119 2	12,989.26		Operation & Maintenance Expense Reimbursement - January
<b>Additional Services Sub-Total</b>		<b>\$ 14,439.26</b>		
<b>TOTAL:</b>		<b>\$ 30,709.74</b>		

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
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607

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

# INVOICE

Invoice Number: 8909  
Invoice Date: Feb 1, 2019  
Page: 1

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

<b>Ship to:</b>

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
Southern Hills Plant		Net Due	
	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
	Best Way		2/2/19

[illegible]

Subtotal	1,000.98
Sales Tax	
Total Invoice Amount	1,000.98
Payment/Credit Applied	
<b>TOTAL</b>	<b>1,000.98</b>

REVIEWED dthomas 1/28/2019



*Clark & Albaugh, LLP*  
700 W. Morse Blvd., Suite 101  
Winter Park, Florida 32789

Phone: (407) 647-7600

Fax: (407) 647-7622

Southern Hills Plantation II CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

February 1, 2019

**Attention:** Brian Howell, District Manager

File # 7716-002  
Inv #: 16363

**RE:** v. CASHP 3, LLC, et al.  
Case No. 2011-CA-989

5140  
BU 3100

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Jan-03-19	conference regarding coordination of hearing and response of opposing counsel	0.30	85.50	SDC
	Drafting and e-filing Notice of Hearing; Email correspondence from Clerk confirming receipt of Notice; Email correspondence from Clerk forwarding filed copy of Notice; Email correspondence to JA forwarding filed copies of Notice and Motion; Drafting written CMC statement for Jan 15 CMC; Email correspondence from JA advising that Notice will be stricken and referring to Judge Scaglione's procedures; Modifying motion to comply; Office conference with SDC regarding same.	1.80	513.00	MEA
Jan-07-19	Email correspondence from Clerk confirming acceptance of Notice of Hearing; Telephone call with Attorney Sampson's office (left voicemail message).	0.10	27.00	MEA
Jan-08-19	Second call to attorney Sampson to discuss PL SHP2CDD's motion for leave to amend pleadings (left voicemail message; Receiving and reviewing order striking notice of hearing;; Drafting proposed motion for default against CVI and Mayer; Receiving and reviewing	7.00	1,890.00	MEA

REVIEWEDdthomas 2/21/2019

C-DEFs' motion to dismiss counterclaim;  
Begin drafting response to motion to dismiss

Jan-09-19	Third call to Attorney Sampson; Left voicemail message; Email correspondence to/from attorney Sampson regarding scheduling call to discuss PL SHP2CDD's motion for leave to amend.	0.30	81.00	MEA
Jan-11-19	hearing preparation for case management; review of correspondence and orders; review of proposed order regarding amendment	0.80	228.00	SDC
	review of case management compliance filing	0.50	142.50	SDC
	Drafting and efileing Notice of Compliance with Court's Motion Practice and "Meet and Confer" procedures; Email correspondence from Clerk confirming receipt of Notice; Email correspondence from Clerk forwarding filed copy of Notice; Drafting proposed order granting leave to file Omnibus Amended Complaint; Drafting letter to Court regarding courtesy copies and proposed order; Email correspondence to counsel regarding same; Email correspondence from Clerk confirming acceptance of Notice; Finalizing and efileing Written CMC Statement; Email correspondence from Clerk confirming receipt of Statement; Email correspondence from Clerk forwarding filed copy of Statement; Drafting letter to Court regarding courtesy copy of Statement; Email correspondence to counsel regarding same; Email correspondence from Clerk confirming acceptance of Written CMC Statement.	4.20	1,134.00	MEA
Jan-15-19	review of court order regarding pleading; review of case management order and status report; attendance at case management conference (phone); telephone call with opposing counsel; correspondence with opposing counsel; correspondence with client regarding discovery outstanding; office conference regarding trial schedule and motion practice status	2.90	826.50	SDC
	Receiving and reviewing conformed copy of Order granting leave to file Omnibus Amended Complaint. Calendaring 10-day response	4.20	1,134.00	MEA

	deadline; Continue drafting motion for summary judgment tailoring it to the Omnibus Complaint.			
Jan-16-19	review of draft motion for summary judgment; office conference regarding additional discovery and affidavits	0.50	142.50	SDC
	Continue drafting motion for summary judgement tailored to Omnibus Amended Complaint; Drafting District Manager's affidavit in support of motion for summary judgment.	6.10	1,647.00	MEA
Jan-17-19	review of draft motion; correspondence with manager regarding document access	0.30	85.50	SDC
	Continue drafting affidavit of District Manager in support of motion for summary judgment; Drafting affidavit of District Engineer in support of motion for summary judgment; Reviewing status of discovery; Office conference with SDC regarding same.	4.30	1,161.00	MEA
Jan-22-19	followup correspondence with parties and manager regarding discovery	0.30	85.50	SDC
Jan-25-19	review of motion for more definite statement and office conference regarding response	0.50	142.50	SDC
Jan-28-19	correspondence with opposing counsel regarding discovery; correspondence with manager's consultant regarding FTP access	0.60	171.00	SDC
	review of and office conference regarding motion response	0.70	199.50	SDC
	Drafting PL CDD's response to DEF Boomerangs Motion for More Definite Statement; Finalizing and efileing Response; Email correspondence from Clerk confirming receipt of Response; Email correspondence from Clark forwarding filed copy of Response; Emailing courtesy copy of Response to Judge Scaglione.	3.20	864.00	MEA
Jan-29-19	correspondence regarding discovery compliance; review of district documents pending production	1.40	399.00	SDC
	Calendaring pretrial compliance dates.	0.10	27.00	MEA

	Begin preparing supplemental response to DEF Boomerang's first request for production of documents.	6.20	1,674.00	MEA
Jan-30-19	review of proposed document production for accuracy and privilege	2.30	655.50	SDC
	Continue preparing supplemental response to Boomerang's first request for Production of documents; Office conference with staff regarding preparing documents for production.	4.50	1,215.00	MEA
Feb-01-19	Email correspondence from Clerk confirming acceptance of PL's response to DEF Boomerang's Motion for More Definite Statement.	0.10	27.00	MEA
	Totals	53.20	<u>\$14,557.50</u>	

**DISBURSEMENTS**

Jan-11-19	Filing Fee - CourtCall appearance fee - Case Management Conference.	60.00	
	Totals	<u>\$60.00</u>	
	<b>Total Fee &amp; Disbursements</b>		<u><b>\$14,617.50</b></u>
	Previous Balance		13,605.00
	Previous Payments		13,605.00
	<b>Balance Now Due</b>		<u><b>\$14,617.50</b></u>

TAX ID Number 26-1572385

*Clark & Albaugh, LLP*  
700 W. Morse Blvd., Suite 101  
Winter Park, Florida 32789

Phone: (407) 647-7600

Fax: (407) 647-7622

Southern Hills Plantation II CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

February 1, 2019

**Attention:** Brian Howell, District Manager

File # 7716-004

Inv #: 16364

**RE:** TC 13, LLC v. Boomerang SH, LLC, et al.

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Jan-02-19	Email correspondence from Clerk confirming acceptance of DEF SHP2CDD's Answer and Affirmative Defenses.	0.10	27.00	MEA
	Totals	0.10	\$27.00	
	<b>Total Fee &amp; Disbursements</b>			<b>\$27.00</b>
	Previous Balance			2,577.00
	Previous Payments			2,577.00
	<b>Balance Now Due</b>			<b>\$27.00</b>

nm  
3/10/19  
514w

TAX ID Number 26-1572385

REVIEWEDdthomas 2/21/2019

*Clark & Albaugh, LLP*  
700 W. Morse Blvd., Suite 101  
Winter Park, Florida 32789

Phone: (407) 647-7600

Fax: (407) 647-7622

Southern Hills Plantation II CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

February 12, 2019

**Attention:** Brian Howell, District Manager

File # 7716-002  
Inv #: 16389

**RE:** v. CASHP 3, LLC, et al.  
Case No. 2011-CA-989

**DISBURSEMENTS**

Feb-07-19	Professional Fees - Process electronic data (Bates Stamp) - 11,164 images	625.00	
	Totals	<hr/>	\$625.00
	<b>Total Fee &amp; Disbursements</b>		<hr/> <b>\$625.00</b>
	Previous Balance		14,617.50
	<b>Balance Now Due</b>		<hr/> <b>\$15,242.50</b>

*Handwritten: 5142, 3102, 3102*

TAX ID Number 26-1572385

REVIEWEDdthomas 2/21/2019

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



## Invoice

**BILL TO**

Southern Hills Plantation II  
Brian Howell

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
449	11/30/2018	\$1,450.00	12/10/2018	50/50	

DESCRIPTION	AMOUNT
Website Auditing and Remediation for Compliance and Accessibility	2,900.00
50% paid	-1,450.00

**BALANCE DUE**

**\$1,450.00**

BS  
5103  
5134

REVIEWED dtomas 2/21/2019

# INVOICE

**DATE:** 31-Jan-2019  
**INVOICE #** OMR0119-2  
**DUE:** UPON RECEIPT

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

[illegible]

If you have any questions regarding this invoice please contact Katherine Vemeyer at 561-571-0010 ext. 304.

REVIEWED dthomas 2/21/2019



Invoices Paid by Southern Hills I CDD  
(costs shared by Southern Hills II and Southern Hills III)  
1/31/2019

	39.60% <u>Southern Hills I</u>	36.60% <u>Southern Hills II</u>	23.80% <u>Southern Hills III</u>	100.00% <u>InvoiceTotal</u>
<b>Sitex Land LLC.</b>				
Invoice #6320 - Mulch Installation	5935.05	5485.43	3567.02	14987.50
		5485.43	3567.02	
<b>Sitex Land LLC. Total</b>	<b>5935.05</b>	<b>5485.43</b>	<b>3567.02</b>	<b>14987.50</b>
<b>Duke Energy</b>				
Account #14217 76311 01/19				.
Utility Service 12/31/18-01/30/19	1328.89	1228.22	798.68	3355.79
Account #97029 56320 01/19				
Utility Service 12/31/18-01/30/19	32.67	30.20	19.63	82.50
<b>Duke Energy Totals</b>	<b>1361.56</b>	<b>1258.41</b>	<b>818.30</b>	<b>3438.29</b>
<b>Tampa Bay Irrigation Services</b>				
Invoice #000111				
Entry way irrigation progress payment	2772.00	2562.00	1666.00	7000.00
Invoice #000116				
Mainline repair & PVC parts	624.89	577.55	375.56	1578.00
Invoice #000115				
Entry way restore progress payment	3360.46	3105.88	2019.66	8486.00
<b>Tampa Bay Irrigation Services Totals</b>	<b>6757.34</b>	<b>6245.42</b>	<b>4061.22</b>	<b>17064.00</b>
<b>TOTAL</b>	<b>\$ 14,053.96</b>	<b>\$ 12,989.26</b>	<b>\$ 8,446.54</b>	<b>\$ 35,489.79</b>



## Sitex Land LLC

7643 Gate Parkway #104-127  
Jacksonville, FL 32256

941-468-6267

office@sitexlandscape.com

## Invoice

Date	Invoice #
1/17/2019	6320

### Bill To

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

JAN 18 2019

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
2,725	Install Coco brown mulch on boulevard	5.50	14,987.50
539.461 - \$5,935.05			
131.006 - 5,485.43			
131.007 - 3,567.02			
601			
Total			\$14,987.50

GL  
L/S MATT.  
SHARED



# STATEMENT OF SERVICE

FEBRUARY 2019



ACCOUNT NUMBER

14217 76311

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

WEB SITE: [www.duke-energy.com](http://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  
FEB 21 2019 3,355.79

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

PIN: 340809449

## METER READINGS

PAYMENTS RECEIVED AS OF JAN 28 2019 3,355.79 THANK YOU

LS-1 017 LIGHTING SER COMPANY OWNED/MAINTAINED

BILLING PERIOD..12-31-18 TO 01-30-19 30 DAYS

CUSTOMER CHARGE		1.31
ENERGY CHARGE	4508 KWH @ 2.92000¢	131.63
FUEL CHARGE	4508 KWH @ 3.80500¢	171.53
ASSET SECURITIZATION CHARGE	4508 KWH @ 0.04100¢	1.85
*TOTAL ELECTRIC COST		306.32

EQUIPMENT RENTAL FOR:

18 DEC CONC WASHING 16  
37 DEC CON DB WASH 16  
92 SV FLAGLER ACR 9500L

FIXTURE TOTAL	2,865.21
MAINTENANCE TOTAL	158.24
GROSS RECEIPTS TAX	7.85
MUNICIPAL FRANCHISE FEE	18.17

TOTAL CURRENT BILL

3,355.79

TOTAL DUE THIS STATEMENT

\$3,355.79

Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account.  
Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 19%, Purchased Power 16%, Gas 65%, Oil 0%, Nuclear 0% (for prior 12 months ending December 31, 2018).

### ENERGY USE

DAILY AVG. USE - 150 KWH/DAY  
USE ONE YEAR AGO - 137 KWH/DAY  
\*DAILY AVG. ELECTRIC COST -\$110.99

BF\_BL\_DEF\_20190130\_200332\_1.CSV-434-000000257

DETACH AND RETURN THIS SECTION

MM 0000455

BILL # 1 OF 2 GRP 367

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 14217 76311

000434 000000257

|||||SOUTHERN HILLS PLTN 1 CDD  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004

DUE DATE

FEB 21 2019

TOTAL DUE

3,355.79

PLEASE ENTER  
AMOUNT PAID

14217763118000003355799000000000000000000000335579901000000000009



# INVOICE

# INV-000111



Balance Due  
**\$7,000.00**

JAN 11 REC'D

## Tampa Bay Irrigation LLC

8115 N 13th St  
Tampa Florida 33604  
U.S.A

Invoice Date : 03 Jan 2019

Terms : Due on Receipt

Due Date : 03 Jan 2019

Bill To  
**Southern Hills CDD**

#	Item & Description	Qty	Rate	Amount
1	Entry way irrigation restore progress payment	1.00	7,000.00	7,000.00

Sub Total 7,000.00

**Total \$7,000.00**

**Balance Due \$7,000.00**

539 463 - \$2,772  
131.006 - \$2,562  
131.007 - \$1,666

## Notes

801

### Total Project:

31486 total  
-12000 deposit from Tampa Bay Irrigation Invoice #00093

-----  
19486 left in budget  
-4000 for milestone payment ( invoice #000105)

-----  
15486 left in budget  
-7000 for progress payment (this invoice #000111)

-----  
8486 left in budget

12/2/2018 project is approx 75% complete, system is rewired and has new decoders and new solenoids. will be ready for hydraulic testing week of Dec 3, 2018. Found an additional 5 zones. There will be an additional cost for the extra decoders and solenoids and will be invoiced separately at the end of project.

1/2/2019 - 30 of 32 zones back to active status. Sprinkler head work is nearing completion.

✓  
IRR. REPAIRS  
& MAINT  
- SHARED

# INVOICE

# INV-000116



Balance Due  
**\$1,578.00**

EB 06 REC'D

## Tampa Bay Irrigation LLC

8115 N 13th St  
Tampa Florida 33604  
U.S.A

Bill To  
**Southern Hills CDD**

Invoice Date : 01 Feb 2019

Terms : Due on Receipt

Due Date : 01 Feb 2019

#	Item & Description	Qty	Rate	Amount
1	3" Mainline Repair	13.00	65.00	845.00
2	2" Mainline Repair	5.00	65.00	325.00
3	1.5" Mainline Repair	4.00	65.00	260.00
4	misc 3", 2", 1.5" PVC parts	1.00	148.00	148.00

539 463 - \$624.89

131.006 - \$577.55

131.007 - \$375.56

001

Sub Total 1,578.00

**Total \$1,578.00**

**Balance Due \$1,578.00**

## Notes

3" Mainline repair under sidewalk on south side of southern hills blvd at corner of Cotillion Blvd and Southern Hills Blvd.  
2" mainline repair at southern entrance to sales center on north side of Southern Hills Blvd under sidewalk

1.5" mainline repair on north side of southern hills blvd at valve pit.

Thanks for your business.

CL IRR. REPAIRS SHARED

# INVOICE

# INV-000115



Balance Due  
**\$8,486.00**

## Tampa Bay Irrigation LLC

8115 N 13th St  
Tampa Florida 33604  
U.S.A

Bill To  
**Southern Hills CDD**

Invoice Date : 23 Jan 2019

Terms : Due on Receipt

Due Date : 23 Jan 2019

JAN 25 REC'D

#	Item & Description	Qty	Rate	Amount
1	Entry way restore progress payment	1.00	8,486.00	8,486.00

Sub Total 8,486.00

**Total \$8,486.00**

**Balance Due \$8,486.00**

539,463 - 3,360.46

131,006 - 3,105.88

131,007 - 2,019.66

## Notes

Total Project:  
31486 total  
-12000 deposit from Tampa Bay Irrigation Invoice #00093

-----  
19486 left in budget  
-4000 for milestone payment ( invoice #000105)

-----  
15486 left in budget  
-7000 for progress payment (this invoice #000111)

-----  
8486 left in budget

12/2/2018 project is approx 75% complete, system is rewired and has new decoders and new solenoids. will be ready for hydraulic testing week of Dec 3, 2018. Found an additional 5 zones. There will be an additional cost for the extra decoders and solenoids and will be invoiced separately at the end of project.

1/2/2019 - 30 of 32 zones back to active status. Sprinkler head work is nearing completion.

1/4/19 - Change order added for 4200.00 for an additional 5 zones found

1/23/19 - 33 of original 32 zones back online.

8486.00 left in budget

CA IRR.  
R+M

SHARED

601

+

4200.00 for change order

-----

12686.00 left in budget

-8486.00 milestone payment for this invoice (00115)

-----

4200.00 left in budget. (for change order for additional 5 zones found)

There will be 37 zones total on entry way clock once work is finished.



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	8966	\$ 1,001.02		Management Services - March
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,001.02</b>		
<b>Variable Contract</b>				
Clark & Albaugh, LLP	16411	\$ 85.50		Professional Services - General Matters - thru 02/20/19
Clark & Albaugh, LLP	16412	8,118.00	<b>\$ 8,203.50</b>	Professional Services - CASHP 3 - thru 02/27/19
<b>Variable Contract Sub-Total</b>		<b>\$ 8,203.50</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
Southern Hills Plantation I CDD	OMR219 2	\$ 6,818.67		O&M Expense Reimbursement - February
<b>Additional Services Sub-Total</b>		<b>\$ 6,818.67</b>		
<b>TOTAL:</b>		<b>\$ 16,023.19</b>		

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
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



**Clark & Albaugh, LLP**  
700 W. Morse Blvd., Suite 101  
Winter Park, Florida 32789

Received  
MAR 04 2019

Phone: (407) 647-7600

Fax: (407) 647-7622

Southern Hills Plantation II CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

March 1, 2019

**Attention:** Brian Howell, District Manager

File # 7716-001  
Inv #: 16411

**RE:** General Matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Feb-20-19	telephone call with District 1 manager regarding interlocal agreement billings	0.30	85.50	SDC
	Totals	0.30	\$85.50	
	<b>Total Fee &amp; Disbursements</b>			<b>\$85.50</b>
	Previous Balance			114.00
	Previous Payments			114.00
	<b>Balance Now Due</b>			<b>\$85.50</b>

TAX ID Number 26-1572385

5140  
BY 3/10/19

REVIEWEDdthomas 3/19/2019

*Clark & Albaugh, LLP*  
700 W. Morse Blvd., Suite 101  
Winter Park, Florida 32789

Phone: (407) 647-7600

Fax: (407) 647-7622

Southern Hills Plantation II CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

March 1, 2019

**Attention:** Brian Howell, District Manager

File # 7716-002  
Inv #: 16412

**RE:** v. CASHP 3, LLC, et al.  
Case No. 2011-CA-989

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Feb-04-19	office conference with vendor regarding documents	0.20	57.00	SDC
	Reviewing Judge Scaglione's Motion Practice Guidelines as to proper follow-up on pending motions.; Office conference with SDC regarding same; Reviewing Bates Stamped documents in preparation for uploading to document sharing website link provided by attorney Sampson; Uploading documents; Email correspondence to attorney Sampson regarding same.	2.40	648.00	MEA
Feb-08-19	review of draft discovery; review of property records relating to requests; office conference; review of proposed subpoena	2.30	655.50	SDC
	Email correspondence to attorney Sampson regarding production of documents; Reviewing pre-trial compliance deadlines regarding discovery; Drafting Notice of Taking Deposition of party rep of DEF Boomerang; Office conference with SDC regarding same; Drafting notice of taking party deposition of DEF Boomerang; Drafting notice of nonparty production from John Greer and subpoena for same; Drafting public records request to Hernando County Property Appraiser.	5.50	1,485.00	MEA

229 574.00  
3100

REVIEWED dthomas 3/19/2019

Feb-11-19	review of draft public records request to property appraiser; edit request; office conference regarding discovery compliance	0.60	171.00	SDC
	Modifying public records request to Hernando County Property Appraiser; Finalizing public records request; Reviewing documents provided by DEF Boomerang and evaluating Boomerang's response to PL's discovery requests.	5.90	1,593.00	MEA
Feb-12-19	review of discovery requests and office conference	0.60	171.00	SDC
	Continue reviewing documents produced by DEF Boomerang in response to request. made by prior counsel.	5.30	1,431.00	MEA
Feb-13-19	correspondence with counsel regarding discovery status and requests; review of finalized request of Greer and Boomerang	0.70	199.50	SDC
	Finish evaluating status of outstanding discovery and drafting letter to attorney Sampson regarding same; Reviewing Sampson's email response; Office conference with SDC regarding same; Reviewing SDC email response to attorney Sampson; Finalizing and efileing Notice of production from non-party John Greer; Email correspondence from Clerk confirming receipt of Notice; Email correspondence from Clerk forwarding filed copy of Notice.; Finalizing draft duces tecum deposition notice to DEF Boomerang; Email correspondence to attorney Sampson requesting coordination of deposition of DEF Boomerang.	3.10	837.00	MEA
Feb-19-19	Email correspondence from Clerk confirming acceptance of Notice of Non-party Production as to John Greer.	0.10	27.00	MEA
Feb-20-19	exchange correspondence regarding mediation schedule	0.20	57.00	SDC
Feb-21-19	correspondence with manager regarding estoppel request	0.20	57.00	SDC
Feb-26-19	Drafting estoppel letter as to so-called Tract L.	1.10	297.00	MEA

Feb-27-19	Telephone call with Louise at the Hernando County Property Appraiser's office regarding response to Public Records request; Updating Greer subpoenas; Office conference with staff regarding scheduling Greer deposition; Reviewing documents produced by Hernando County Property Appraiser in response to Public Records request; Email correspondence to attorney Sampson regarding DEFs Boomerang and Cascade 2's responses to PL's discovery requests; Email correspondence to attorney Sampson regarding second request for entity formation rep deposition availability; Email to Andrews Agency regarding service of Greer subpoena.	1.60	432.00	MEA
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Totals	29.80	\$8,118.00
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<b>Total Fee &amp; Disbursements</b>	<b>\$8,118.00</b>
--------------------------------------	-------------------

Previous Balance	15,242.50
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Previous Payments	625.00
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<b>Balance Now Due</b>	<b>\$22,735.50</b>
------------------------	--------------------

TAX ID Number 26-1572385

# INVOICE

**DATE:** 28-Feb-2019  
**INVOICE #** OMR0219-2  
**DUE:** UPON RECEIPT

Received  
MAR 19 2019

MAR 19 2019

REVIEWED by dthomas 3/20/2019

If you have any questions regarding this invoice please contact Katherine Vemeyer at 561-571-0010 ext. 304.



Invoices Paid by Southern Hills I CDD  
(costs shared by Southern Hills II and Southern Hills III)  
2/28/2019

	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>
<b>Sitex Aquatics LLC.</b>				
Invoice #2856A - 2/19 Service				3900.00
33 Ponds	3677.14			3677.14
2 Ponds	88.25	81.57	53.04	222.86
	<u>3765.39</u>			
<b>Sitex Aquatics LLC. Total</b>	<b>3765.39</b>	<b>81.57</b>	<b>53.04</b>	<b>222.86</b>
 <b>Sitex Land LLC.</b>				
Invoice #6516 - Installation of mulch	5935.05	5485.43	3567.02	14987.50
<b>Sitex Land LLC. Total</b>	<b>5935.05</b>	<b>5485.43</b>	<b>3567.02</b>	<b>14987.50</b>
 <b>Duke Energy</b>				
Account #14217 76311 03/19				
Utility Service 01/30/19-03/01/19	1328.63	1227.97	798.52	3355.12
 Account #97029 56320 03/19				
Utility Service 01/30/19-03/01/19	25.65	23.71	15.43	64.78
<b>Duke Energy Totals</b>	<b>1354.28</b>	<b>1251.68</b>	<b>813.95</b>	<b>3419.90</b>
 <b>TOTAL</b>	<b><u>\$ 11,054.72</u></b>	<b><u>\$ 6,818.67</u></b>	<b><u>\$ 4,434.00</u></b>	<b><u>\$ 18,630.26</u></b>



Invoice

PO Box 620142  
Oviedo, FL 32762

Date	Invoice #
3/1/2019	2856A

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

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
1	Aquatic Lake Maintenance  538.463 - \$3,765.39  131.006 - \$81.57  131.007 - \$53.04  001	3,900.00	3,900.00
Total			\$3,900.00



## Sitex Land LLC

4321 Shark Drive  
Bradenton, FL 34208

941-468-6267

Licia@sitexlandscape.com

## Invoice

Date	Invoice #
2/12/2019	6516

### Bill To

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

FB & REC'D

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
2,725	Fall Mulch installed coc brown mulch on Blvd  539 461 - \$5,935.05 131.006 - \$5,485.43 131.007 - \$3,567.02 001	5.50	14,987.50
		<b>Total</b>	<b>\$14,987.50</b>

SHARED

CA GF  
Cont.



# STATEMENT OF SERVICE

MARCH 2019



ACCOUNT NUMBER

14217 76311

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

WEB SITE: [www.duke-energy.com](http://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  
MAR 25 2019 3,355.12

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

PIN: 340809449

## METER READINGS

PAYMENTS RECEIVED AS OF FEB 22 2019

3,355.79 THANK YOU

LS-1 017 LIGHTING SER COMPANY OWNED/MAINTAINED

BILLING PERIOD..01-30-19 TO 03-01-19 30 DAYS

CUSTOMER CHARGE		1.31
ENERGY CHARGE	4508 KWH @ 2.92000¢	131.63
FUEL CHARGE	4508 KWH @ 3.80500¢	171.53
ASSET SECURITIZATION CHARGE	4508 KWH @ 0.02700¢	1.22

\*TOTAL ELECTRIC COST

305.69

EQUIPMENT RENTAL FOR:

18 DEC CONC WASHING 16

37 DEC CON DB WASH 16

92 SV FLAGLER ACR 9500L

FIXTURE TOTAL

2,865.21

MAINTENANCE TOTAL

158.24

GROSS RECEIPTS TAX

7.84

MUNICIPAL FRANCHISE FEE

18.14

TOTAL CURRENT BILL

3,355.12

TOTAL DUE THIS STATEMENT

\$3,355.12

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

537.310 - \$1,328.63

131.006 - \$1,227.97

131.007 - \$798.62

501

## ENERGY USE

DAILY AVG. USE - 150 KWH/DAY  
USE ONE YEAR AGO - 150 KWH/DAY  
\*DAILY AVG. ELECTRIC COST - \$110.97

BF\_BL\_DEF\_20190301\_222022\_3.CSV-234-000001589

DETACH AND RETURN THIS SECTION

MM 0001887

BILL # 1 OF 2 GRP 1467

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 14217 76311

000234 000001589



SOUTHERN HILLS PLTN 1 CDD  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556



P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004

DUE DATE

MAR 25 2019

TOTAL DUE

3,355.12

PLEASE ENTER  
AMOUNT PAID

1421776311800000335512000000000000000000033551200100000000009



# Southern Hills Plantation II Community Development District

Financial Statements  
(Unaudited)

Period Ending  
March 31, 2019



Meritus Districts  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607-1775  
Phone (813) 873-7300 ~ Fax (813) 873-7070

# Southern Hills Plantation II Community Development District

## Balance Sheet

As of 3/31/2019  
(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Projects Fund	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
<b>Assets</b>						
Cash Account Suntrust #8371	12,519	0	0	0	0	12,519
Investment - Revenue 2004 (412)	0	134,488	0	0	0	134,488
Investment - Prepayment 2004 (449)	0	5,135	0	0	0	5,135
Investment - Reserve 2004 (458)	0	19,138	0	0	0	19,138
Investment - Construction 2004 (467)	0	0	2,278	0	0	2,278
Investment - Deferred Cost 2004 (797)	0	0	17	0	0	17
Accounts Receivable - Other	0	0	0	0	0	0
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
Assessments Receivable - Tax Roll	0	0	0	0	0	0
Allowance for Uncollectable Receivables	(499,602)	(611,551)	0	0	0	(1,111,152)
Due From General Fund	0	104,566	0	0	0	104,566
Investments--SBA	149	0	0	0	0	149
Prepaid Expenses	0	0	0	0	0	0
Prepaid Insurance-Gen Liab	0	0	0	0	0	0
Prepaid Insurance-Professional Liability	0	0	0	0	0	0
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	0	0
Amount To Be Provided-Debt Service	0	0	0	0	2,980,000	2,980,000
Other	0	0	0	0	0	0
<b>Total Assets</b>	<b>14,498</b>	<b>263,327</b>	<b>2,295</b>	<b>3,386,703</b>	<b>2,980,000</b>	<b>6,646,824</b>
<b>Liabilities</b>						
Accounts Payable	125,581	0	0	0	0	125,581
Accounts Payable Other	600	0	0	0	0	600
Due To Debt Service Fund	104,566	0	0	0	0	104,566
Long Term Payable- SHPI CDD	177,596	0	0	0	0	177,596
Debt Service Obligations - Current	0	1,473,623	0	0	0	1,473,623
Revenue Bonds Payable-Series 2004	0	0	0	0	2,980,000	2,980,000
Other	0	0	0	0	0	0
<b>Total Liabilities</b>	<b>408,343</b>	<b>1,473,623</b>	<b>0</b>	<b>0</b>	<b>2,980,000</b>	<b>4,861,966</b>
<b>Fund Equity &amp; Other Credits</b>						
Fund Balance-All Other Reserves	0	(1,222,347)	2,274	0	0	(1,220,073)
Fund Balance-Unreserved	(304,594)	0	0	0	0	(304,594)
Investment In General Fixed Assets	0	0	0	3,386,703	0	3,386,703
Other	(89,250)	12,051	21	0	0	(77,178)
<b>Total Fund Equity &amp; Other Credits</b>	<b>(393,845)</b>	<b>(1,210,296)</b>	<b>2,295</b>	<b>3,386,703</b>	<b>0</b>	<b>1,784,858</b>

Southern Hills Plantation II Community Development District

Balance Sheet

As of 3/31/2019  
(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Projects Fund	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Total Liabilities & Fund Equity	<u>14,498</u>	<u>263,327</u>	<u>2,295</u>	<u>3,386,703</u>	<u>2,980,000</u>	<u>6,646,824</u>



# Southern Hills Plantation II Community Development District

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 3/31/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	3	3	0.00%
Special Assessments				
Tax Roll	83,895	14,308	(69,587)	(82.94)%
Off Roll	136,000	0	(136,000)	(100.00)%
Total Revenues	219,895	14,312	(205,583)	(93.49)%
Expenditures				
Legislative				
Supervisor Fees	1,600	0	1,600	100.00%
Financial & Administrative				
District Management	12,000	6,000	6,000	50.00%
District Engineer	2,500	0	2,500	100.00%
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	67	(67)	0.00%
Public Officials Liability Insurance	3,774	2,410	1,364	36.14%
Legal Advertising	500	218	282	56.36%
Bank Fees	310	65	245	79.18%
Dues, Licenses & Fees	175	175	0	0.00%
Website Development/Maintenance	0	1,500	(1,500)	0.00%
Legal Counsel				
District Counsel	15,000	50,725	(35,725)	(238.16)%
Foreclosure Expenses	125,000	0	125,000	100.00%
Electric Utility Services				
Street Lights	16,525	3,777	12,748	77.14%
Stormwater Control				
Aquatic Contract	904	0	904	100.00%
Other Physical Environment				
General Liability Insurance	549	2,242	(1,693)	(308.37)%
Entry & Walls Maintenance	600	0	600	100.00%
Landscape Maintenance	16,908	25,056	(8,148)	(48.19)%
Irrigation Repairs & Maintenance	3,500	6,327	(2,827)	(80.77)%
Landscape Replacement Plants, Trees, Mulch	5,000	0	5,000	100.00%
Contingency				
Miscellaneous Contingency	2,500	0	2,500	100.00%
Total Expenditures	219,895	103,562	116,333	52.90%
Excess of Revenue Over(Under) Expenditures	0	(89,250)	(89,250)	0.00%
Fund Balance, Beginning of Period	0	(304,594)	(304,594)	0.00%
Fund Balance, End of Period	0	(393,845)	(393,845)	0.00%

# Southern Hills Plantation II Community Development District

## Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2018 Through 3/31/2019

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	1,395	1,395	0.00%
Special Assessments				
Tax Roll	<u>281,003</u>	<u>10,656</u>	<u>(270,347)</u>	<u>(96.20)%</u>
Total Revenues	<u>281,003</u>	<u>12,051</u>	<u>(268,952)</u>	<u>(95.71)%</u>
Expenditures				
Debt Service				
Interest	191,003	0	191,003	100.00%
Principal	<u>90,000</u>	<u>0</u>	<u>90,000</u>	<u>100.00%</u>
Total Expenditures	<u>281,003</u>	<u>0</u>	<u>281,003</u>	<u>100.00%</u>
Excess of Revenue Over(Under) Expenditures	<u>0</u>	<u>12,051</u>	<u>12,051</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	(1,222,347)	(1,222,347)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(1,210,296)</u>	<u>(1,210,296)</u>	<u>0.00%</u>

# Southern Hills Plantation II Community Development District

## Statement of Revenues and Expenditures

300 - Capital Projects Fund  
From 10/1/2018 Through 3/31/2019  
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>21</u>	<u>21</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>21</u>	<u>21</u>	<u>0.00%</u>
Excess of Revenue Over(Under) Expenditures	<u>0</u>	<u>21</u>	<u>21</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	2,274	2,274	0.00%
Fund Balance, End of Period	<u>0</u>	<u>2,295</u>	<u>2,295</u>	<u>0.00%</u>

Southern Hills Plantation II Community Development District  
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash Account Suntrust #8371  
Reconciliation ID: 03/31/19  
Reconciliation Date: 3/31/2019  
Status: Locked

Bank Balance	12,851.81
Less Outstanding Checks/Vouchers	333.04
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	12,518.77
Balance Per Books	<u>12,518.77</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: 03/31/19  
Reconciliation Date: 3/31/2019  
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1336	3/15/2019	Series 2004 FY19 Tax Dist ID 18-108	333.04	Southern Hills Plantation II CDD
Outstanding Checks/Vouchers			333.04	

Southern Hills Plantation II Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash Account Suntrust #8371  
Reconciliation ID: 03/31/19  
Reconciliation Date: 3/31/2019  
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1335	3/7/2019	System Generated Check/Voucher	1,001.02	Meritus Districts
Cleared Checks/Vouchers			1,001.02	

Southern Hills Plantation II Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash Account Suntrust #8371  
Reconciliation ID: 03/31/19  
Reconciliation Date: 3/31/2019  
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	30012	3/12/2019	Tax Distribution - 03.12.19	780.23
	CR262	3/29/2019	Interest	<u>0.22</u>
Cleared Deposits				<u><u>780.45</u></u>

SUNTRUST BANK  
PO BOX 305183  
NASHVILLE TN 37230-5183

Page 1 of 1  
36/E00/0175/0/42

03/31/2019



## Account Statement

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

Questions? Please call  
1-800-786-8787

Account Summary	Account Type		Account Number		Statement Period			
	PUBLIC FUNDS ADVANTAGE PLUS				03/01/2019 - 03/31/2019			
Description		Amount		Description		Amount		
Beginning Balance		\$13,072.38		Average Balance		\$12,671.14		
Deposits/Credits		\$780.45		Average Collected Balance		\$12,671.14		
Checks		\$1,001.02		Number of Days in Statement Period		31		
Withdrawals/Debits		\$.00		Annual Percentage Yield Earned		.02%		
Ending Balance		\$12,851.81		Interest Paid Year to Date		\$.80		
Overdraft Protection	Account Number		Protected By					
			Not enrolled					
	For more information about SunTrust's Overdraft Services, visit <a href="http://www.suntrust.com/overdraft">www.suntrust.com/overdraft</a> .							
Deposits/ Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	03/21	780.23		DEPOSIT				
	03/29	.22		INTEREST PAID THIS STATEMENT THRU 03/31				
	Deposits/Credits: 2			Total Items Deposited: 1				
Checks	Check Number	Amount	Date Paid					
	1335	1,001.02	03/11					
	Checks: 1							
Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance		
	03/01	13,072.38	13,072.38	03/21	12,851.59	12,851.59		
	03/11	12,071.36	12,071.36	03/29	12,851.81	12,851.81		

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.