

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 9, 2019**

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

AUGUST 9, 2019 at 10:30 a.m.

Southern Hills Temp Clubhouse
Located at 19761 Fort King Run, Brooksville, FL 34601

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Devon Rushnell Matt Pallardy Jon Franz Sara Flint Cheryl Bernal
District Manager	Meritus Meritus	Brian Lamb Eric Davidson
District Attorney	Clark & Albaugh	Scott D. Clark
District Engineer	Coastal Engineering	Don Lacey

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

The public hearing will begin at **10:30 a.m.** The Public Hearing and Regular Meeting will follow and begin with the sixth 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. The seventh section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The eighth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action.

The final section is called **Supervisor Requests and Audience 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 ADMINISTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

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.

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

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

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

August 9, 2019

Board of Supervisors
Southern Hills Plantation II Community Development District

Dear Board Members:

The Public Hearing & Public Hearing and Regular Meeting of Southern Hills Plantation II Community Development District will be held on **Friday, August 9, 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. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2020 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2019-05; Adopting Fiscal Year 2020 Budget.....Tab 01
 - E. Close Public Hearing on Proposed Fiscal Year 2020 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2019-06; Levying O&M Assessments.....Tab 02
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN TO PUBLIC HEARING AND REGULAR MEETING**
- 7. BUSINESS ITEMS**
 - A. Consideration of Resolution 2019-07; Setting Fiscal Year 2020 Meeting Schedule Tab 03
 - B. Consideration of Resolution 2019-08; Re- Designating Officers Tab 04
 - C. Acceptance of Financial Report for Fiscal Year Ended September 31, 2018..... Tab 05
- 8. CONSENT AGENDA**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting May 10, 2019 Tab 06
 - B. Consideration of Operations and Maintenance Expenditures April 2019 Tab 07
 - C. Consideration of Operations and Maintenance Expenditures May 2019 Tab 08
 - D. Consideration of Operations and Maintenance Expenditures June 2019..... Tab 09
 - E. Review of Financial Statements through June 30, 2019..... Tab 10
- 9. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 11. 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 2019-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020

WHEREAS, the District Manager has, prior to the fifteenth (15th) day of June, 2019, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Southern Hills Plantation II Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set August 9, 2019, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the Office of the District Treasurer and the Office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2019 and/or revised projections for Fiscal Year 2020.
- c. That the adopted budget, as amended, shall be maintained in the Office of the District Treasurer and the District Recording Secretary and identified as “The Budget for Southern Hills Plantation II Community Development District for the Fiscal Year Ending September 30, 2020”, as adopted by the Board of Supervisors on August 9, 2019.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Southern Hills Plantation II Community Development District, for the Fiscal Year beginning October 1, 2019, and ending September 30, 2020, the sum of 476,145.00 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$ 219,895.00</u>
DEBT SERVICE FUND	<u>\$ 256,250.00</u>
TOTAL ALL FUNDS	<u>\$476,145.00*</u>

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided

such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 9th day of August 2019.

ATTEST:

**BOARD OF SUPERVISORS OF THE
SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____

Its: _____

2020



SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

AUGUST 9, 2019



SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020 FINAL ANNUAL OPERATING BUDGET

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AUGUST 9, 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.

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

Facilities of the District

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

Maintenance of the Facilities

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

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Current Period Actuals 10/1/18 - 2/28/19	Projected Revenues & Expenditures 3/1/19 to 9/30/19	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19
REVENUES					
INTEREST EARNINGS					
Interest Earnings	0.00	3.00	0.00	3.00	3.00
TOTAL INTEREST EARNINGS	\$0.00	\$3.00	\$0.00	\$3.00	\$3.00
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	83,895.00	13,861.00	70,034.00	83,895.00	0.00
Operations & Maintenance Assmts-Off Roll	136,000.00	0.00	177,486.20	177,486.20	41,486.20
TOTAL SPECIAL ASSESSMENTS	\$219,895.00	\$13,861.00	\$247,520.20	\$261,381.20	\$41,486.20
CONTRIBUTIONS FROM PRIVATE SOURCES					
Developer Contribution	0.00	0.00	0.00	0.00	0.00
TOTAL CONTRIBUTIONS FROM PRIVATE SOURCES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$219,895.00	\$13,864.00	\$247,520.20	\$261,384.20	\$41,489.20
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1,600.00	0.00	0.00	0.00	(1,600.00)
TOTAL LEGISLATIVE	\$1,600.00	\$0.00	\$0.00	\$0.00	(\$1,600.00)
FINANCIAL & ADMINISTRATIVE					
District Management	12,000.00	5,000.00	7,000.00	12,000.00	0.00
District Engineer	2,500.00	0.00	0.00	0.00	(2,500.00)
Disclosure Report	5,000.00	0.00	5,000.00	5,000.00	0.00
Trustees Fees	3,500.00	0.00	3,500.00	3,500.00	0.00
Auditing Services	3,400.00	0.00	4,800.00	4,800.00	1,400.00
Arbitrage Rebate Calculation	650.00	0.00	0.00	0.00	(650.00)
Postage, Phone, Faxes, Copies	0.00	66.00	92.40	158.40	158.40
Public Officials Liability Insurance	3,774.00	2,410.00	3,374.00	5,784.00	2,010.00
Legal Advertising	500.00	218.00	305.20	523.20	23.20
Bank Fees	310.00	65.00	91.00	156.00	(154.00)
Dues, Licenses & Fees	175.00	175.00	245.00	420.00	245.00
Website Development/Maintenance	0.00	1,500.00	2,100.00	3,600.00	3,600.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$31,809.00	\$9,434.00	\$26,507.60	\$35,941.60	\$4,132.60
LEGAL COUNSEL					
District Counsel	15,000.00	1,482.00	2,074.80	3,556.80	(11,443.20)
District Counsel - Foreclosure	125,000.00	41,040.00	57,456.00	98,496.00	(26,504.00)
TOTAL LEGAL COUNSEL	\$140,000.00	\$42,522.00	\$59,530.80	\$102,052.80	(\$37,947.20)
ELECTRIC UTILITY SERVICES					
Street Lights	16,525.00	3,777.00	5,287.80	9,064.80	(7,460.20)
TOTAL ELECTRIC UTILITY SERVICES	\$16,525.00	\$3,777.00	\$5,287.80	\$9,064.80	(\$7,460.20)
STORMWATER CONTROL					
Aquatic Contract	904.00	0.00	0.00	0.00	(904.00)
TOTAL STORMWATER CONTROL	\$904.00	\$0.00	\$0.00	\$0.00	(\$904.00)
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	549.00	2,242.00	5,380.80	7,622.80	7,073.80
Entry & Walls Maintenance	600.00	0.00	0.00	0.00	(600.00)
Landscape Maintenance	16,908.00	25,056.00	60,134.40	85,190.40	68,282.40
Irrigation Repairs & Maintenance	3,500.00	6,327.00	15,184.80	21,511.80	18,011.80
Landscape Replacement Plants, Trees, Mulch	5,000.00	0.00	0.00	0.00	(5,000.00)
Inter Local Agreement	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$26,557.00	\$33,625.00	\$80,700.00	\$114,325.00	\$87,768.00
CONTINGENCY					
Miscellaneous Contingency	2,500.00	0.00	0.00	0.00	(2,500.00)
TOTAL CONTINGENCY	\$2,500.00	\$0.00	\$0.00	\$0.00	(\$2,500.00)
TOTAL EXPENDITURES	\$219,895.00	\$89,358.00	\$172,026.20	\$261,384.20	\$41,489.20
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	(\$75,494.00)	\$75,494.00	\$0.00	\$0.00

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19	Fiscal Year 2020 Final Operating Budget	Increase / (Decrease) from FY 2019 to FY 2020
REVENUES					
INTEREST EARNINGS					
Interest Earnings	0.00	3.00	3.00	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$3.00	\$3.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	83,895.00	83,895.00	0.00	83,895.00	0.00
Operations & Maintenance Assmts-Off Roll	136,000.00	177,486.20	41,486.20	136,000.00	0.00
TOTAL SPECIAL ASSESSMENTS	\$219,895.00	\$261,381.20	\$41,486.20	\$219,895.00	\$0.00
CONTRIBUTIONS FROM PRIVATE SOURCES					
Developer Contribution	0.00	0.00	0.00	0.00	0.00
TOTAL CONTRIBUTIONS FROM PRIVATE SOURCES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$219,895.00	\$261,384.20	\$41,489.20	\$219,895.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1,600.00	0.00	(1,600.00)	1,600.00	0.00
TOTAL LEGISLATIVE	\$1,600.00	\$0.00	(\$1,600.00)	\$1,600.00	\$0.00
FINANCIAL & ADMINISTRATIVE					
District Management	12,000.00	12,000.00	0.00	12,000.00	0.00
District Engineer	2,500.00	0.00	(2,500.00)	2,500.00	0.00
Disclosure Report	5,000.00	5,000.00	0.00	5,000.00	0.00
Trustees Fees	3,500.00	3,500.00	0.00	3,500.00	0.00
Auditing Services	3,400.00	4,800.00	1,400.00	5,000.00	1,600.00
Arbitrage Rebate Calculation	650.00	0.00	(650.00)	650.00	0.00
Postage, Phone, Faxes, Copies	0.00	158.40	158.40	0.00	0.00
Public Officials Liability Insurance	3,774.00	5,784.00	2,010.00	3,774.00	0.00
Legal Advertising	500.00	523.20	23.20	500.00	0.00
Bank Fees	310.00	156.00	(154.00)	310.00	0.00
Dues, Licenses & Fees	175.00	420.00	245.00	175.00	0.00
Website Development/Maintenance	0.00	3,600.00	3,600.00	900.00	900.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$31,809.00	\$35,941.60	\$4,132.60	\$34,309.00	\$2,500.00
LEGAL COUNSEL					
District Counsel	15,000.00	3,556.80	(11,443.20)	15,000.00	0.00
District Counsel - Foreclosure	125,000.00	98,496.00	(26,504.00)	125,000.00	0.00
TOTAL LEGAL COUNSEL	\$140,000.00	\$102,052.80	(\$37,947.20)	\$140,000.00	\$0.00
ELECTRIC UTILITY SERVICES					
Street Lights	16,525.00	9,064.80	(7,460.20)	16,525.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	\$16,525.00	\$9,064.80	(\$7,460.20)	\$16,525.00	\$0.00
STORMWATER CONTROL					
Aquatic Contract	904.00	0.00	(904.00)	904.00	0.00
TOTAL STORMWATER CONTROL	\$904.00	\$0.00	(\$904.00)	\$904.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	549.00	7,622.80	7,073.80	549.00	0.00
Entry & Walls Maintenance	600.00	0.00	(600.00)	600.00	0.00
Landscape Maintenance	16,908.00	85,190.40	68,282.40	16,908.00	0.00
Irrigation Repairs & Maintenance	3,500.00	21,511.80	18,011.80	3,500.00	0.00
Landscape Replacement Plants, Trees, Mulch	5,000.00	0.00	(5,000.00)	5,000.00	0.00
Inter Local Agreement	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$26,557.00	\$114,325.00	\$87,768.00	\$26,557.00	\$0.00
CONTINGENCY					
Miscellaneous Contingency	2,500.00	0.00	(2,500.00)	0.00	(2,500.00)
TOTAL CONTINGENCY	\$2,500.00	\$0.00	(\$2,500.00)	\$0.00	(\$2,500.00)
TOTAL EXPENDITURES	\$219,895.00	\$261,384.20	\$41,489.20	\$219,895.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 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
TOTAL REVENUES	\$	256,250

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
TOTAL EXPENDITURES	\$	256,250
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

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

* Includes delinquent Principal

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

Unit Count - Debt Service	Unit Count - O&M	FISCAL YEAR 2019			FISCAL YEAR 2020			Increase / (Decrease) from FY 2019 to FY 2020
		O&M Per Unit	Debt Service Per Unit	TOTAL Annual CDD	O&M Per Unit	Debt Service Per Unit	TOTAL Annual CDD ⁽¹⁾	
899	925	\$98.58	\$303.51	\$402.09	\$98.58	\$303.51	\$402.09	\$0.00

INCLUDED BY ACREAGE:

Parcel ID	Acreage	FISCAL YEAR 2020		
		O&M Per Unit	Debt Service Per Unit ⁽²⁾	TOTAL Annual CDD ⁽¹⁾
00381287	203.7	\$44,157.06	\$0.00	\$44,157.06
01563007	11.5	\$2,492.91	\$0.00	\$2,492.91
00382749	22.8	\$4,942.47	\$0.00	\$4,942.47

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

⁽²⁾ Subject to Accelerated Principal.

RESOLUTION 2019-06

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

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

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

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2019-2020 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2019-2020; and

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

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

WHEREAS, the District has previously levied an assessment for debt service, portions of which the District now desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

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

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

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

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

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

Section 1. Benefit

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

Section 2. Assessment Imposition

A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefited lands within the District in accordance with Exhibit “B.”

Section 3. Collection

The collection of the operation and maintenance special assessments shall be at the same time and in the same manner as Hernando County taxes in accordance with the Uniform Method. The District shall also collect its previously levied debt service assessment pursuant to the Uniform Method, as indicated on Exhibit “B.”

Section 4. Assessment Roll

The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified to the Hernando County Tax Collector and shall be collected by Hernando County Tax Collector in the same manner and time as Hernando County taxes. The proceeds therefrom shall be paid to the Southern Hills Plantation II Community Development District. Certain lots within the District as described in Exhibit "C" shall be subject to direct billing by the District for the assessments as shown in Exhibit "C". The due date for those assessments shall be November 1, 2019.

Section 5. Assessment Roll Amendment

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

Section 6. Severability

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

Section 7. Effective Date

This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Southern Hills Plantation II Community Development District.

PASSED AND ADOPTED this 9th day of **August** 2019.

ATTEST:

**BOARD OF SUPERVISORS OF THE
SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____

Its: _____

RESOLUTION 2019-07

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

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

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

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

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2020 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2020 annual public meeting schedule to Hernando County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 9TH DAY OF AUGUST 2019

ATTEST:

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020**

May 08, 2020 10:30 a.m.

August 14, 2020 10:30 a.m.

**All meetings will convene at Southern Hills Temp Clubhouse located at 19761 Fort King Run,
Brooksville, FL 34601**

RESOLUTION 2019-08

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:

<u>Devon Rushnell</u>	Chairman
<u>Matt Pallardy</u>	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Jon Franz</u>	Assistant Secretary
<u>Sara Flint</u>	Assistant Secretary
<u>Cheryl Bernal</u>	Assistant Secretary

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

PASSED AND ADOPTED THIS 9th DAY OF AUGUST 2019.

ATTEST:

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

Financial Report

September 30, 2018

Southern Hills Plantation II Community Development District

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

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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, 2018, 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.

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, 2018, 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 June 14, 2019 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.

McDiernit Davis & Company, LLC

Orlando, Florida
June 14, 2019

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, 2018. 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, 2018 by \$(1,445,108), a decrease in net position of \$209,900 in comparison with the prior year.
- At September 30, 2018, the District's governmental funds reported combined fund balance deficit of \$(1,805,671), a decrease in fund balance of \$267,521 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 \$(1,445,108) at September 30, 2018. 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

	September 30, 2018	September 30, 2017
Assets, excluding capital assets	\$ 198,329	\$ 155,086
Capital Assets, net of depreciation	<u>3,015,923</u>	<u>3,053,001</u>
Total assets	<u>3,214,252</u>	<u>3,208,087</u>
Liabilities, excluding long-term liabilities	2,084,221	1,773,457
Long-term Liabilities	<u>2,575,139</u>	<u>2,669,838</u>
Total liabilities	<u>4,659,360</u>	<u>4,443,295</u>
Net Position:		
Net investment in capital assets	(244,216)	(206,837)
Restricted for capital projects	2,274	2,250
Unrestricted	<u>(1,203,166)</u>	<u>(1,030,621)</u>
Total net position	<u>\$ (1,445,108)</u>	<u>\$ (1,235,208)</u>

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2018 and 2017.

Changes in Net Position
Year ended September 30,

	2018	2017
Revenues:		
Program revenues	\$ 171,556	\$ 311,138
General revenues	<u>2</u>	<u>-</u>
Total revenues	<u>171,558</u>	<u>311,138</u>
Expenses:		
General government	94,029	137,549
Maintenance and operations	96,126	111,162
Interest on long-term debt	<u>191,303</u>	<u>191,304</u>
Total expenses	<u>381,458</u>	<u>440,015</u>
Change in net position	(209,900)	(128,877)
Net Position - beginning	<u>(1,235,208)</u>	<u>(1,106,331)</u>
Net Position - ending	<u>\$ (1,445,108)</u>	<u>\$ (1,235,208)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2018 was \$381,458. 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, 2018, the District's governmental funds reported a combined ending fund balance of \$(1,805,671). Of this total, \$1,830 is nonspendable, \$2,274 is restricted, and the remainder is an unassigned negative fund balance of \$(1,809,775).

The fund balance of the general fund decreased by \$32,881 primarily because expenditures exceeded assessments received. The debt service fund balance decreased by \$234,664 because of developer nonpayment of assessments. The capital projects fund balance did not change significantly.

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, 2018, the District had \$3,015,923 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, 2018, the District had \$3,265,000 in bonds outstanding including \$685,000 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, 2018

	Governmental Activities
Assets:	
Cash	\$ 46,271
Investments	147
Other receivables	1,723
Deposits	1,830
Prepays	-
Restricted assets:	
Temporarily restricted investments	148,358
Capital assets:	
Capital assets not being depreciated	2,459,760
Capital assets being depreciated, net	556,163
Total assets	<u>3,214,252</u>
Liabilities:	
Accounts payable and accrued expenses	249,375
Matured bonds payable	685,000
Matured interest payable	1,069,625
Accrued interest payable	80,221
Noncurrent liabilities:	
Due within one year	105,000
Due in more than one year	<u>2,470,139</u>
Total liabilities	<u>4,659,360</u>
Net Position	
Net investment in capital assets	(244,216)
Restricted for capital projects	2,274
Unrestricted	<u>(1,203,166)</u>
Total net position	<u>\$ (1,445,108)</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, 2018

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Charges for Services</u>	<u>Program Revenue</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
			<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	
Governmental activities:					
General government	\$ 94,029	\$ 52,047	\$ 7,443	\$ -	\$ (34,539)
Maintenance and operations	96,126	53,207	-	-	(42,919)
Interest on long-term debt	191,303	57,697	1,138	24	(132,444)
Total governmental activities	<u>\$ 381,458</u>	<u>\$ 162,951</u>	<u>\$ 8,581</u>	<u>\$ 24</u>	<u>(209,902)</u>
General Revenues:					
Interest income					<u>2</u>
Total general revenues					<u>2</u>
Change in net position					(209,900)
Net Position - beginning					<u>(1,235,208)</u>
Net Position - ending					<u>\$ (1,445,108)</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, 2018

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Assets:				
Cash	\$ 46,271	\$ -	\$ -	\$ 46,271
Investments	147	146,084	2,274	148,505
Assessments receivable	1,001	722	-	1,723
Due from other funds	-	104,566	-	104,566
Prepaid costs	-	-	-	-
Deposits	1,830	-	-	1,830
Total assets	<u>\$ 49,249</u>	<u>\$ 251,372</u>	<u>\$ 2,274</u>	<u>\$ 302,895</u>
Liabilities and Fund Balances:				
Liabilities:				
Accounts payable and accrued expenses	\$ 249,279	\$ 96	\$ -	\$ 249,375
Due to other funds	104,566	-	-	104,566
Matured bonds payable	-	685,000	-	685,000
Matured interest payable	-	1,069,625	-	1,069,625
Total liabilities	<u>353,845</u>	<u>1,754,721</u>	<u>-</u>	<u>2,108,566</u>
Fund Balances:				
Nonspendable	1,830	-	-	1,830
Restricted for capital projects	-	-	2,274	2,274
Unassigned	(306,426)	(1,503,349)	-	(1,809,775)
Total fund balances	<u>(304,596)</u>	<u>(1,503,349)</u>	<u>2,274</u>	<u>(1,805,671)</u>
Total liabilities and fund balances	<u>\$ 49,249</u>	<u>\$ 251,372</u>	<u>\$ 2,274</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. 3,015,923

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

Accrued interest payable	(80,221)	
Bonds payable	<u>(2,575,139)</u>	<u>(2,655,360)</u>

Net Position of Governmental Activities \$ (1,445,108)

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, 2018

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Revenues:				
Special assessments	\$ 105,254	\$ 57,697	\$ -	\$ 162,951
Developer Contributions	7,443	-	-	7,443
Investment income	<u>2</u>	<u>1,138</u>	<u>24</u>	<u>1,164</u>
Total revenues	<u>112,699</u>	<u>58,835</u>	<u>24</u>	<u>171,558</u>
Expenditures:				
Current:				
General government	86,532	7,497	-	94,029
Maintenance and operations	59,048	-	-	59,048
Debt Service:				
Interest	-	191,002	-	191,002
Principal	<u>-</u>	<u>95,000</u>	<u>-</u>	<u>95,000</u>
Total expenditures	<u>145,580</u>	<u>293,499</u>	<u>-</u>	<u>439,079</u>
Excess (Deficit) of Revenues Over Expenditures	<u>(32,881)</u>	<u>(234,664)</u>	<u>24</u>	<u>(267,521)</u>
Net change in fund balances	(32,881)	(234,664)	24	(267,521)
Fund Balances (Deficit) - beginning of year	<u>(271,715)</u>	<u>(1,268,685)</u>	<u>2,250</u>	<u>(1,538,150)</u>
Fund Balances (Deficit) - end of year	<u>\$ (304,596)</u>	<u>\$ (1,503,349)</u>	<u>\$ 2,274</u>	<u>\$ (1,805,671)</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, 2018

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

Net Change in Fund Balances - total governmental funds	\$ (267,521)
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)
Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.	95,000
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>
Change in Net Position of Governmental Activities	<u><u>\$ (209,900)</u></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 BALANCE
BUDGET AND ACTUAL - GENERAL FUND

Year Ended September 30, 2018

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Special Assessments	\$ 133,895	\$ 133,895	\$ 105,254	\$ (28,641)
Developer contributions	-	-	7,443	7,443
Investment income	-	-	2	2
Total revenues	<u>133,895</u>	<u>133,895</u>	<u>112,699</u>	<u>(21,196)</u>
Expenditures:				
Current:				
General government	87,409	87,409	86,532	877
Maintenance and operations	46,486	46,486	59,048	(12,562)
Total expenditures	<u>133,895</u>	<u>133,895</u>	<u>145,580</u>	<u>(11,685)</u>
Excess (deficit) of Revenues Over Expenditures	<u>-</u>	<u>-</u>	<u>(32,881)</u>	<u>(32,881)</u>
Net change in fund balance	-	-	(32,881)	(32,881)
Fund Balance (Deficit) - beginning of year	<u>(271,715)</u>	<u>(271,715)</u>	<u>(271,715)</u>	<u>-</u>
Fund Balance (Deficit) - end of year	<u>\$ (271,715)</u>	<u>\$ (271,715)</u>	<u>\$ (304,596)</u>	<u>\$ (32,881)</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, 2018

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 previous developers was sold to C.A.S.H. Holdings, LLC ("Developer"). All of the Board members are associated with the Developers at September 30, 2018.

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, 2018

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 1st and ends on September 30th. 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, 2018

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, 2018

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, 2018.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

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, 2018.

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, 2018

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, 2018

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

B. Excess Appropriations Over Estimated Revenues and Available Fund Balance

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, 2018, expenditures exceeded appropriations for the General Fund, due to increase in 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, 2018:

- Money market mutual funds of \$148,505 were valued using Level 2 inputs.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

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:

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

Investments made by the District at September 30, 2018 are summarized below. In accordance with GASB 31, investments are reported at fair value.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
Short-Term Money Market Funds	\$ 148,505	AAAm	36 days
Florida Prime	147	AAAm	33 days
Total Investments	<u>\$ 148,652</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, 2018, 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, 2018

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, 2018, 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, 2018 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental Activities:				
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	(333,702)	(37,078)	-	(370,780)
Total accumulated depreciation	(333,702)	(37,078)	-	(370,780)
Total capital assets being depreciated, net	593,241	(37,078)	-	556,163
Governmental activities capital assets, net	<u>\$ 3,053,001</u>	<u>\$ (37,078)</u>	<u>\$ -</u>	<u>\$ 3,015,923</u>

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

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, 2018, the deferred cost account was used to pay debt service at the direction of the majority bondholders.

Depreciation expense for 2018 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, 2018.

During the current fiscal year, the Developers did not pay most of the fiscal year 2018 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, 2017 and May 1, 2018, 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, 2018

Note 5 - Long-Term Liabilities (Continued):

Total principal and interest remaining on the Series 2004 Revenue Bonds at September 30, 2018 is \$6,413,717, including \$1,754,625 of matured bonds and interest payable. For the year ended September 30, 2018, principal and interest due of \$286,002 was not paid and was accrued to matured bonds and interest payable. Special assessment revenue pledged for the year was \$57,697.

Long-term debt activity for the year ended September 30, 2018 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental Activities:					
Bonds Payable:					
Series 2004	\$ 2,675,000	\$ -	\$ (95,000)	\$ 2,580,000	\$ 105,000
Less: issuance discount	(5,162)	-	301	(4,861)	-
Governmental activity long-term liabilities	<u>\$ 2,669,838</u>	<u>\$ -</u>	<u>\$ (94,699)</u>	<u>\$ 2,575,139</u>	<u>\$ 105,000</u>

The beginning balance in the schedule above includes a reduction of \$590,000 of principal due in prior years, which remains unpaid. The current year reduction of \$95,000 was accrued to matured bonds payable. At September 30, 2018, matured bonds payable totals \$685,000.

At September 30, 2018, the scheduled debt service requirements on the bonds payable were as follows:

<u>Year Ending September 30,</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2019	\$ 105,000	\$ 191,003
2020	110,000	184,860
2121	115,000	178,425
2022	125,000	171,698
2023	130,000	164,385
2024-2028	780,000	697,905
2029-2033	1,045,000	440,798
2034	170,000	50,018
	<u>\$ 2,580,000</u>	<u>\$ 2,079,092</u>

Note 6 - Interfund balances:

Interfund balances at September 30, 2018, were as follows:

- Due to/from other funds in the amount of \$104,566 for the portion of the debt service assessment collected in the general fund in prior years not yet remitted to the debt service fund.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

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, 2018, 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, 2018 the District did not reimburse Southern Hills Plantation I Community Development District for shared costs and owes \$240,195 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 \$155,874 of assessments from three major landowners, which is 95% 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, 2018

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, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 14, 2019.

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.

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 June 14, 2019.

We noted certain other matters that we reported to management of the District, in a separate letter dated June 14, 2019. 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.

McDiernit Davis & Company, LLC

Orlando, Florida
June 14, 2019

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, 2018, and have issued our report thereon dated June 14, 2019.

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 June 14, 2019, 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 #	2016-17 FY Finding #	2015-16 FY Finding #
2018-01	2017-01	2016-01
2018-02	2017-02	2016-02
2018-03	2017-03	2016-03

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.

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.

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
June 14, 2019

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

Year Ended September 30, 2018

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.

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, 2018, 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, 2018, 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, 2018

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, 2018. 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, 2018.

McDirmit Davis & Company, LLC

Orlando, Florida
June 14, 2019

**SOUTHERN HILLS PLANTATION II COMMUNITY
DEVELOPMENT DISTRICT**

May 10, 2019 Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Southern Hills Plantation II Community Development District was held on **Friday, May 10, 2019 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 Regular Meeting of the Board of Supervisors of the Southern Hills Plantation II Community Development District to order on **Friday, May 10, 2019 at 10:34 a.m.**

Board Members Present and Constituting a Quorum:

Devon Rushnell	Chair
Matt Pallardy	Vice Chair
Jon Franz	Supervisor
Cheryl Bernal	Supervisor

Staff Members Present:

Eric Davidson	Meritus
Scott Clark	District Counsel
Wesley Jones	Developer Counsel

There were no members of the general public in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of Resolution 2019-01; Canvassing and Certifying the Results of the Landowners Election

Mr. Davidson went over the resolution with the Board. It was noted that the spelling of Supervisor Franz's name needs to be corrected on the resolution.

MOTION TO:	Approve Resolution 2019-01.
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 2019-02; Designating Officers

Mr. Davidson went over the resolution with the Board. The Board wanted to keep the officers with the same with Supervisor Rushnell as the Chair and Supervisor Pallardy as the Vice Chair.

MOTION TO:	Approve Resolution 2019-02.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Consideration of Resolution 2019-03; Approving Proposed Budget and Setting Public Hearing

Mr. Davidson went over the resolution and budget line items with the Board. The public hearing is scheduled for August 9, 2019 at the current location. The Board changed the meeting time to 10:30 a.m.

MOTION TO:	Approve Resolution 2019-03.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

D. Acceptance of Financial Report for Fiscal Year Ended September 30, 2017

The Board reviewed the audit. The Board wanted to note that they contest the amount owed to the CDD I. The Board also went through some changes they wanted to make regarding the wording of some of the comments in the audit as they did not feel that the wording was accurate. Mr. Clark recommended going ahead and getting the audit filed since the deadline is June 30, but noted that it could be accepted subject to corrections that were stated on the record.

The full discussion is available on audio recording.

MOTION TO:	Accept the Financial Report for Fiscal Year Ended September 30, 2017 subject to changes from the Board.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

E. Consideration of Resolution 2019-04; Bondholders Reimbursement

Mr. Clark went over the resolution with the Board.

MOTION TO:	Approve Resolution 2019-04.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Franz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

4. CONSENT AGENDA

A. Consideration of Minutes of the Public Hearing and Regular Meeting Aug. 10, 2018

The Board reviewed the August 10, 2018 meeting minutes.

MOTION TO:	Approve the August 10, 2019 minutes.
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 Minutes of the Landowners Election November 9, 2018

The Board reviewed the Landowners Election minutes from November 9, 2018.

MOTION TO:	Approve the November 9, 2018 minutes.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

- C. Consideration of Operations and Maintenance Expenditures Jul. 2018 - Sep. 2018**
- D. Consideration of Operations and Maintenance Expenditures October 2018**
- E. Consideration of Operations and Maintenance Expenditures November 2018**
- F. Consideration of Operations and Maintenance Expenditures December 2018**
- G. Consideration of Operations and Maintenance Expenditures January 2019**
- H. Consideration of Operations and Maintenance Expenditures February 2019**
- I. Consideration of Operations and Maintenance Expenditures March 2019**

The Board reviewed the O&Ms and asked about the dissemination agent invoice. Mr. Clark will follow up with the company. The Board also asked about the Southern Hills Plantation I invoices. Mr. Clark said there will be an additional discussion about this item during the meeting, and he will make a recommendation. The Board said they approve the Meritus invoices, Clark & Albaugh, advertising fees, the audit, and Duke Energy.

MOTION TO:	Approve payments to Meritus, Clark & Albaugh, the newspaper, utilities, and the auditor.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

J. Review of Financial Statements Month Ending March 31, 2019

The Board reviewed the financials. They asked if the bond payments are on the tax roll. The Board approved the financials except for the tax portion.

5. VENDOR/STAFF REPORTS

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

Mr. Clark provided a litigation update. The pleadings have been combined into one case, and it was filed in January. The case was originally scheduled for early trial in early June, but now that

has been moved to continue to the beginning of October. Discovery is pending. The case has been ordered to mediation, which will occur on Friday, May 17, 2019. The Chair will be the representative. Anything that is agreed to will have to come back to the Board for a decision. If there's a settlement, a special meeting will need to be called to address it. If the mediation fails, the trial will be October 1-3, 2019.

Mr. Clark discussed the Interlocal Agreement. He received some documents and invoices from the CDD I in response to the request. The Interlocal Agreement was never recorded and should have been as part of the statute. There are exhibits to the agreement that cannot be located. Mr. Clark recommended for the District to state that they do not think it is enforceable and likely never was. The District and the CDD I can talk about entering into another agreement that makes more sense.

MOTION TO:	Direct Counsel to indicate to CDD I that the Interlocal Agreement is not enforceable.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	Supervisor Pallardy stated he also would maybe like for the District to get reimbursed for some of the fees since the Interlocal Agreement is not enforceable.
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

7. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Franz
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**These minutes were done in summary format.*

**An audio recording is available upon request.*

**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

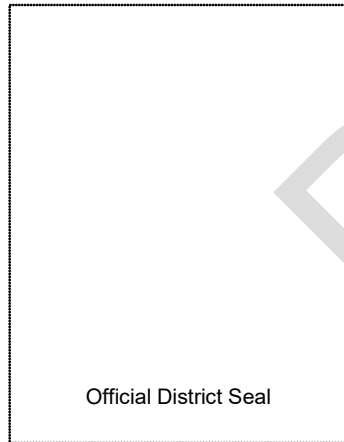
Printed Name

Title:

- Chairman**
- Vice Chairman**

Title:

- Secretary**
- Assistant Secretary**



Recorded by Records Administrator

Signature

Date

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9013	\$ 1,001.05		Management Services - April
Monthly Contract Sub-Total		\$ 1,001.05		
Variable Contract				
Clark & Albaugh, LLP	16456	\$ 7,111.00		Professional Services - thru 03/29/19
Disclosure Services LLC	3	5,000.00		FY2019 Dissemination Agent Services - 03/28/19
Variable Contract Sub-Total		\$ 12,111.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Southern Hills Plantation I CDD	OMR0319 2	\$ 4,440.27		O&M Expense Reimbursement - March
Regular Services Sub-Total		\$ 4,440.27		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 17,552.32		

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

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

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

INVOICE

Invoice Number: 9013
 Invoice Date: Apr 1, 2019
 Page: 1

Bill To:
Southern Hills Plantation II 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Southern Hills Plant		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		4/2/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - April		1,000.00
		Postage - February		1.05
		<i>fs</i>		

REVIEWED dthomas 3/19/2019

Subtotal	1,001.05
Sales Tax	
Total Invoice Amount	1,001.05
Payment/Credit Applied	
TOTAL	1,001.05

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

Received
 APR 05 2019

Phone: (407) 647-7600

Fax: (407) 647-7622

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

April 3, 2019

Attention: Brian Howell, District Manager

File # 7716-002
 Inv #: 16456

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

S 1400
 3102
 B1

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Mar-12-19	correspondence with opposing counsel regarding mediation and case issues	0.30	85.50	SDC
Mar-13-19	correspondence with trustee's counsel regarding bondholder funding agreement	0.20	57.00	SDC
	Office conference with SDC regarding locating John Greer.	0.10	27.00	MEA
Mar-14-19	Email correspondence to/from Mike Andrews of Andrews Agency regarding service of subpoena on John Greer; Preparing litigation summary regarding Cascades at Southern Hills Residents Association, Inc.	0.40	108.00	MEA
Mar-18-19	Email correspondence from Andrews Agency regarding non-serve as to John Greer subpoena.	0.10	27.00	MEA
Mar-19-19	Email correspondence from/to Orange Legal regarding cancellation of John Greer production.	0.10	27.00	MEA
Mar-20-19	Reviewing status of Boomerng's response to PL's second request for admissions; Drafting and efileing motion seeking order determining matters admitted; Email correspondence from Clerk confirming receipt of Motion; Email	2.20	594.00	MEA

REVIEWEDdthomas 4/11/2019

	correspondence from Clerk forwarding filed copy of Motion.			
Mar-25-19	office conference regarding discovery and case status; correspondence regarding deposition; review of draft motions	1.20	342.00	SDC
	Email correspondence from Clerk confirming acceptance of Motion to determine admissions; Reviewing status of outstanding discovery requests; Drafting PL's Motion to Compel DEF Boomerang to answer Interrogatories; Drafting PL's Motion to Compel DEF Boomerang to produce documents; Drafting PL's Motion to Compel DEF Cascades II to answer Interrogatories; Drafting PL's Motion to Compel DEF Cascades II to produce documents.	3.90	1,053.00	MEA
Mar-26-19	office conference to review discovery status and plan;; review of draft motions to compel	0.70	199.50	SDC
	Email correspondence to/from attorney Jones regarding scheduling of deposition of DEF Boomerang;; Scheduling same with Orange Legal; Finalizing and efileing Notice of Deposition; Email correspondence from Clerk confirming receipt of Notice; Email correspondence from Clerk forwarding filed copy of Notice; Email correspondence to Orange Legal forwarding copy of Notice; Email correspondence to/from attorney Sampson regarding good faith conference; Begin preparing for Boomerang deposition.	3.60	972.00	MEA
Mar-27-19	office conference regarding Sampson's position on discovery; review of prior correspondence and responses	0.40	114.00	SDC
	Email correspondence to/from attorney Sampson regarding rescheduling telephone conference; Continue preparing for Boomerang deposition; Good faith telephone conference with attorney Sampson regarding motions to compel discovery; Office conference with SDC regarding same; Email correspondence to/from attorney Sampson regarding same.	3.70	999.00	MEA
Mar-28-19	review of Boomerang filings and office	1.10	313.50	SDC

conference regarding response; review of draft responses and draft response to motion filed today

Additional email correspondence from attorney Sampson regarding good faith conference; Office conference with SDC regarding same; Finalizing and efileing PL's motions to compel against DEFs Boomerang and Cascades 2; Email correspondence from Clerk confirming receipt of same; Email correspondence from Clerk forwarding filed copies of same; Receiving and reviewing Order denying DEF Boomerang's Motion for More Definite Statement; Drafting Reply/Response regarding Requests for Admissions to DEF Boomerang.	6.40	1,728.00	MEA
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Mar-29-19	correspondence from Sampson and response; review of response to motion; review of motion to continue and office conference	1.10	313.50	SDC
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Email correspondence from Clerk confirming acceptance of PL's motions to compel.; Email correspondence from attorney Sampson regarding filing of motion for continuance; Email correspondence from Clerk confirming acceptance of PL's Reply/Response.	0.30	81.00	MEA
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Totals	25.80	\$7,041.00	
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DISBURSEMENTS

Mar-18-19	Service of Process - Return of Non-Service on John C. Greer by Andrews Agency		70.00	
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Totals		\$70.00	
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Total Fee & Disbursements	\$7,111.00
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Previous Balance	22,735.50
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Balance Now Due	\$29,846.50
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Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
3/28/2019	3

Bill To
Southern Hills Plantation II CDD C/O Meritus

Terms	Due Date
Net 30	4/27/2019

Description	Amount
Dissemination Agent Services FY2019: Series 2004	5,000.00
Total	\$5,000.00
Payments/Credits	\$0.00
Balance Due	\$5,000.00

REVIEWEDdtThomas 4/11/2019

Southern Hills Plantation I CDD

INVOICE

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

DATE: 31-Mar-2019
INVOICE # OMR0319-2
DUE: UPON RECEIPT

Bill To:

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

TYPE	DESCRIPTION	AMOUNT
OMR	Operation & Maintenance Expense Reimbursement	\$ 4,440.27
TOTAL		\$ 4,440.27

REVIEWED dthomas 5/1/2019

Make all checks payable to Southern Hills Plantation I CDD

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

Received

APR 29 2019

Invoices Paid by Southern Hills I CDD
(costs shared by Southern Hills II and Southern Hills III)
3/31/2019

	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>
Sitex Land LLC.				
Invoice #6926 - Spring / Summer Annuals	1271.16	1174.86	763.98	3210.00
		<u>1174.86</u>	<u>763.98</u>	
Invoice #6976 - Replacement of roto popups and nozzles	193.64	178.97	116.38	489.00
		<u>178.97</u>	<u>116.38</u>	
Sitex Land LLC. Total	1464.80	1353.83	880.36	3699.00
Tampa Bay Irrigation Services				
Inv #INV-000128 - Irrigation entry way change order	1663.20	1537.20	999.60	4200.00
Inv #INV-000130 - Service call for 2 mainline leaks	322.15	297.74	193.62	813.51
	1985.35	1834.94	1193.22	5013.51
Duke Energy				
Account #14217 76311 03/19 Utility Service 03/01/19-04/02/19	1328.63	1227.97	798.52	3355.12
Account #97029 56320 03/19 Utility Service 03/01/19-04/02/19	25.44	23.52	15.29	64.25
Duke Energy Totals	1354.07	1251.49	813.81	3419.37
TOTAL	<u>\$ 4,804.22</u>	<u>\$ 4,440.27</u>	<u>\$ 2,887.39</u>	<u>\$ 12,131.88</u>



Sitex Land LLC

P.O. Box 744941
Atlanta, GA 30374-4941

941-468-6267

office@sitexlandscape.com

Invoice

Date	Invoice #
3/27/2019	6926

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

P.O. No.	Terms	Project
SHP104	Net 30	

Quantity	Description	Rate	Amount
	Spring/Summer Annuals		
15	Installation- Flats Annuals "periwinkle" mix at monument/nose of center island	45.00	675.00
18	Installation- Flats Annuals periwinkle mix at right side of entrance as well Bedded area at exit	45.00	810.00
15	Installation - Annuals periwinkle mix - at three center island beds on Boulevard across from sales center	45.00	675.00
6	Installation 6 yards of fresh plant mix * price includes slow release fertilizer	175.00	1,050.00

539.464 = \$1,271.16
081
131.007 = \$1,174.86
131.007 = \$1,174.86

Total			\$3,210.00
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4/5 REPLACE PLANTS

CA SHARED

Invoice



Sitex Land LLC

P.O. Box 744941
Atlanta, GA 30374-4941

941-468-6267

office@sitexlandscape.com

Date	Invoice #
4/5/2019	6976

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
	Southern Hills CDD) As I was going through all the zones to setup and program the controller to water all the new annuals that we recently installed along the blvd., I found several broken heads on these zones. I repaired broken heads. On zone 2, I replaced two rotors. Zone 7, I replaced four 6" popups. Zone 9, three 6" popups. Zone 11, two 6" popups. Zone 16, three rotors. And zone 17, four 6" popups. I also replaced 14 clogged nozzles on these zones as well. All of our annual zones now have great coverage, and are programmed to water accordingly. I found no other issues on these zones at this time.		
5	Hunter PGP Rotors	30.00	150.00
13	Rainbird 6" Popups	14.25	185.25
14	Rainbird Nozzles	3.00	42.00
1.5	Labor	74.50	111.75
<p><i>539-463-001</i></p> <p><i>APR 22 2019</i></p> <p><i>131-006-\$193.64</i></p> <p><i>131-007-\$178.97</i></p> <p><i>131-007-\$116.38</i></p>			
Total			\$489.00

*GA IRR.
R+M
SHARED*



STATEMENT OF SERVICE



14217 76311

APRIL 2019

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

WEB SITE: www.duke-energy.com

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

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

SERVICE ADDRESS
5374 BROAD ST LITE,
SOUTHERNHILLBLVD S/L

DUE DATE
APR 24 2019

TOTAL AMOUNT DUE
3,355.12

NEXT READ
DATE ON OR
ABOUT

DEPOSIT AMOUNT
ON ACCOUNT
5,000.00

PIN: 340809449

METER READINGS

PAYMENTS RECEIVED AS OF MAR 25 2019

3,355.12 THANK YOU

LS-1 017 LIGHTING SER COMPANY OWNED/MAINTAINED

BILLING PERIOD..03-01-19 TO 04-02-19 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 @	0.02700¢	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.

5374 BROAD ST LITE - \$1,227.87

131.00¢ - \$1,227.87

1817 1 9758 071

ENERGY USE

DAILY AVG. USE - 141 KWH/DAY
 USE ONE YEAR AGO - 141 KWH/DAY
 *DAILY AVG. ELECTRIC COST - \$104.04

BF_BL_DEF_20190402_011730_2.CSV-420-000001222

DETACH AND RETURN THIS SECTION

MM 0001713

BILL # 1 OF 2 GRP 1239

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 14217 76311

000420 000001222

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

APR 24 2019

TOTAL DUE

3,355.12

PLEASE ENTER
AMOUNT PAID

14217763118000003355120000000000000000000000335512001000000000009

INVOICE

INV-000128



Balance Due
\$4,200.00

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

Invoice Date : 29 Mar 2019
Terms : Due on Receipt
Due Date : 29 Mar 2019

Bill To
Southern Hills CDD

#	Item & Description	Qty	Rate	Amount
1	Irrigation entry way change order complete	1.00	4,200.00	4,200.00
			Sub Total	4,200.00
			Total	\$4,200.00
			Balance Due	\$4,200.00

*CA REPAIRS
IER. SHARED*

Notes

Change order complete for Southern Hills entry way. Clock now has zones 35, 36, and 37 added to it. All 3 zones have been reconditioned and operate from irrigation entry way timer.
Thanks for your business.

*53-1112 - \$1,000.00
131-0000 - \$1,000.00
131-0000 - \$999.00
000*

INVOICE

INV-000130



Balance Due
\$813.51

Tampa Bay Irrigation LLC

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

Invoice Date : 29 Mar 2019

Terms : Due on Receipt

Due Date : 29 Mar 2019

Bill To
Southern Hills CDD

#	Item & Description	Qty	Rate	Amount
1	Service call Service Call for 2 mainline leaks	1.00	125.00	125.00
2	Labor Test invoice	9.25	65.00	601.25
3	Parts Misc PVC parts	1.00	87.26	87.26

Sub Total 813.51

Total \$813.51

Balance Due \$813.51

589 463 - \$320.00
131 000 - \$290.00
131 000 - \$203.51

CA IRR. REPAIRS
E SHARED

Notes

Service call for 2 mainline leaks in main entry way on the right hand side while exiting. Both leaks were caused from bell ends being pulled apart by roots. Repaired both leaks with 2" slip fix, Both pipes were under other pipes. cut and repaired sub lines as needed. Everything leak checks good for both repairs. Thanks for your business.

Terms & Conditions

One year parts and labor warranty.

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9079	\$ 1,000.00		Management Services - May
Monthly Contract Sub-Total		\$ 1,000.00		
Variable Contract				
Clark & Albaugh, LLP	16498	\$ 114.00		Professional Services - General - thru 04/01/19
Clark & Albaugh, LLP	16499	27,697.74	\$ 27,811.74	Professional Services - CASHP 3 - thru 05/01/19
Variable Contract Sub-Total		\$ 27,811.74		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 28,811.74		

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

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

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

INVOICE

Invoice Number: 9079
 Invoice Date: May 1, 2019
 Page: 1

Bill To:
Southern Hills Plantation II 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Southern Hills Plant		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		5/2/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - May		1,000.00
		H		

REVIEWED thomas 4/18/2019

Subtotal	1,000.00
Sales Tax	
Total Invoice Amount	1,000.00
Payment/Credit Applied	
TOTAL	1,000.00

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

May 1, 2019

Attention: Brian Howell, District Manager

File # 7716-001

Inv #: 16498

RE: General Matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Apr-01-19	correspondence regarding and review of quarterly disclosure information	0.40	114.00	SDC
	Totals	0.40	\$114.00	
	Total Fee & Disbursements			\$114.00
	Previous Balance			85.50
	Balance Now Due			\$199.50

Handwritten notes:
 VSB
 SDC
 BLD

Received

MAY 03 2019

TAX ID Number 26-1572385

REVIEWED dthomas 5/29/2019

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

May 1, 2019

Attention: Brian Howell, District Manager

File # 7716-002
 Inv #: 16499

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

BSK
3/10/19

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Apr-01-19	review of draft opposition to continuance and office conference; review of prior communications with counsel regarding discovery compliance and further conference; review of draft deposition outline and correspondence regarding same	1.30	370.50	SDC
	Receiving and reviewing DEF Boomerang's motion to continue trial; Office conference with SDC regarding same; Drafting and efileing PL's response to DEF Boomerang's motion to continue trial; Email correspondence from Clerk confirming receipt of Response; Email correspondence from Clerk forwarding filed copy of Response; Email correspondence to Court submitting courtesy copy of response per Court's procedures.	5.10	1,377.00	MEA
Apr-02-19	review of pleadings and correspondence; strategy meeting regarding discovery pending; telephone call with counsel regarding mediation and discovery	1.60	456.00	SDC
	Email correspondence from JA confirming receipt of Response; Email correspondence from JA requesting proposed order; Drafting proposed order denying Boomerang's motion to continue trial; Email correspondence to JA	5.70	1,539.00	MEA

REVIEWED dt Thomas 5/29/2019

	regarding same.; Office conference with SDC regarding status and strategy; Preparing for deposition of Boomerang organizational representative.			
Apr-03-19	office conference regarding discovery and trial preparation; review of exhibits and land documents	1.70	484.50	SDC
	Drafting and efilng amended notice of non-party production from John Greer; Email correspondence from Clerk confirming receipt of Amended Notice; Email correspondence from Clerk forwarding filed copy of Amended Notice; Receiving and reviewing order setting DEF Boomerang's Motion to Continue for hearing; Continue preparing for deposition of Boomerang's organizational representative.	6.50	1,755.00	MEA
Apr-04-19	review of and office conference regarding Boomerang deposition; review of exhibits; review of correspondence regarding payments and estoppel; trial preparation	1.80	513.00	SDC
	Email correspondence from Clerk confirming acceptance of Amended Notice regarding production from John Greer; Continue preparing for Boomerang deposition.	4.40	1,188.00	MEA
Apr-05-19	Drafting and efilng Notice of NP Production as to Lucy Crawford, with attached subpoena; Drafting and efilng Notice of NP Production as to FATIC with attached subpoena; Email correspondence from Clerk confirming receipt of Notices; Email correspondence from Clerk forwarding filed copies of Notices; Continue preparing for Boomerang deposition.	7.50	2,025.00	MEA
Apr-08-19	office conference regarding Sampson motion; review of draft response; review of answer and defenses and research regarding defenses	2.60	741.00	SDC
	Receiving and reviewing DEFs Boomerang and Association 2's Answer and Affirmative Defenses to the Omnibus Amended Complaint; Receiving and reviewing DEF Boomerang's Motion to Strikes Deposition Notice and for protective order; Drafting and efilng Response to Boomerang's Motion to Strike; Email correspondence from Clerk confirming receipt of Response; Email	7.60	2,052.00	MEA

	correspondence from Clerk forwarding filed copy of Response; Drafting proposed order denying Boomerang's Motion to strike; Email correspondence to Court forwarding courtesy copy of Response and proposed order. Email correspondence from attorney Sampson forwarding Boomerang's Motion to Strike to the Court with a proposed order granting same. Continue preparing for deposition.			
Apr-09-19	further review of affirmative defenses; office conference regarding response; telephone call with and correspondence with opposing counsel regarding pleadings, mediation and case status	2.40	684.00	SDC
	conference regarding defenses; correspondence regarding mediation	0.50	142.50	SDC
	review of TC 13 filings	0.40	114.00	SDC
	Drafting and e-filing Reply to DEFs Boomerang and Association 2's Affirmative Defenses; Email correspondence from Clerk confirming receipt of Reply; Email correspondence from Clerk forwarding filed copy of Reply; Email correspondence from Clerk confirming acceptance of Response to DEF's Boomerang's motion to strike deposition notice; Email correspondence from attorney Sampson regarding scheduling mediation; Continue preparing for Boomerang deposition; Receiving and reviewing DEF TC-13's Answer and Affirmative Defenses to Omnibus Amended Complaint; Drafting Re-Notice for Trial.	7.60	2,052.00	MEA
Apr-10-19	extensive office conference regarding defenses raised by Boomerang; review of avoidances; review of depo outline of Boomerang	1.70	484.50	SDC
	Receiving and reviewing DEF TC-13's Answer and Affirmative Defenses to Omnibus Amended Complaint; Final preparations for Boomerang deposition.	6.50	1,755.00	MEA
Apr-11-19	Attend Boomerang deposition in Tampa; Email correspondence from Clerk confirming acceptance of PL's Reply to DEFs Boomerang and Association 2's Affirmative Defenses;	9.00	2,430.00	MEA

	Finalizing and efilng PL's Re-Notice for Trial; Email correspondence from Clerk confirming receipt of Re-Notice; Email correspondence from Clerk forwarding filed copy of Re-Notice; Preparing for trial.			
Apr-12-19	Drafting and efilng Motion for Sanctions against DEF Boomerang for failing to attend its deposition; Email correspondence from Clerk confirming receipt of Motion; Email correspondence from Clerk forwarding filed copy of Motion; Email correspondence to Court forwarding courtesy copy of Motion; Continue preparing for trial; Receiving and reviewing Boomerang's Response to PL's motions to compel; Receiving and reviewing Boomerang's Reply to PL's Response to Boomerang's motion to continue trial.	6.50	1,755.00	MEA
Apr-15-19	office conference regarding order on continuance and new schedule for trial and discovery	0.30	85.50	SDC
	Attend hearing on DEF Boomerang's Motion to Continue Trial; Email correspondence from Clerk confirming acceptance of PL's Re-Notice for Trial; Receiving and reviewing Certificate of Non-Appearance as to DEF Boomerang; Drafting and efilng Notice of Filing Certificate of Non-Appearance; Email correspondence from Clerk confirming receipt of Notice; Email correspondence from Clerk forwarding filed copy of Notice; Email correspondence to Court forwarding courtesy copy of Notice; Revising motion for summary judgment.	8.10	2,187.00	MEA
Apr-16-19	Email correspondence from Clerk confirming acceptance of Notice of Filing Certificate of Non-Appearance; Continue revising PL's motion for summary judgment; Issuing non-party subpoenas; Email to Andrews Agency regarding service of same.	5.40	1,458.00	MEA
Apr-17-19	Email correspondence from Tara at Andrews Agency confirming receipt of non-party subpoenas; Office conference with staff regarding scheduling non-party document productions; Receiving and reviewing order on DEF Boomerang's motion to strike deposition	0.50	135.00	MEA

	notice; Email correspondence to/from attorney Sampson requesting deposition dates.			
Apr-22-19	Reviewing Order scheduling October NJ Trial and calendaring pre-trial compliance dates.	0.30	81.00	MEA
Apr-23-19	Email correspondence from Andrews Agency confirming service of subpoena on non-party FATIC; Email correspondence from Andrews Agency confirming service on non-party Lucy Crawford.	0.20	54.00	MEA
Apr-24-19	coordination regarding mediation	0.20	57.00	SDC
	Receiving and reviewing Return of Service as to subpoena to non-party FATIC.	0.10	27.00	MEA
Apr-26-19	correspondence regarding discovery and mediation schedule; review of motions	0.40	114.00	SDC
	review of orders and correspondence regarding discovery	0.50	142.50	SDC
	Email correspondence to/from Andrews Agency regarding failure of service of process on John Greer.; Receiving and reviewing Orders granting motions to compel and denying Motion to deem matters admitted.	0.50	135.00	MEA
Apr-29-19	telephone call with client and correspondence regarding mediation and case status	0.30	85.50	SDC
	Email correspondence to/from counsel regarding scheduling of Boomerang deposition; Drafting and efileing 2nd Amended Notice of Deposition; Email correspondence from Clerk confirming receipt of Notice; Email correspondence from Clerk forwarding filed copy of Notice; Office conference with staff regarding scheduling court reporter.	0.50	135.00	MEA
Apr-30-19	Modifying Boomerang deposition outline to address potential for multiple deponents.	2.00	540.00	MEA
May-01-19	Email correspondence from Clerk confirming acceptance of 2nd Amended Notice of taking Boomerang deposition Telephone call with non-party John Greer regarding subpoena he received.; Email correspondence from	0.40	108.00	MEA

Andrews Agency regarding status of SOP on John Greer.

Totals	100.10	\$27,262.50
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DISBURSEMENTS

Apr-11-19	Travel to Tampa for deposition (196 miles) plus parking.	119.68
Apr-15-19	Travel to Hernando County Courthouse for hearing (182 miles @ \$0.58 ea.)	105.56
Apr-24-19	Court Reporter - Non-Appearance for Deposition of Boomerang SH, LLC	125.00
	Service of Process on First American Title by Andrews Agency	85.00

Totals	\$435.24
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Total Fee & Disbursements	\$27,697.74
Previous Balance	29,846.50
Previous Payments	29,846.50
Balance Now Due	\$27,697.74

TAX ID Number 26-1572385

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9133	\$ 1,000.00		Management Services - June
Monthly Contract Sub-Total		\$ 1,000.00		
Variable Contract				
Clark & Albaugh, LLP	16546	\$ 2,964.00		Professional Services - General - thru 05/13/19
Clark & Albaugh, LLP	16547	17,123.02		Professional Services - v. CASHP 3 - thru 05/20/19
Clark & Albaugh, LLP	16548	27.00	\$ 20,114.02	Professional Services - TC 13 -thru 05/06/19
Variable Contract Sub-Total		\$ 20,114.02		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Southern Hills Plantation I CDD	OMR0419 2	\$ 14,695.46		O&M Expense Reimbursement - April
Southern Hills Plantation I CDD	OMR0519 2	4,361.97	\$ 19,057.43	O&M Expense Reimbursement - May
Additional Services Sub-Total		\$ 19,057.43		
TOTAL:		\$ 40,171.45		

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 300
 Tampa, FL 33607

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

INVOICE

Invoice Number: 9133
 Invoice Date: Jun 1, 2019
 Page: 1

Bill To:
Southern Hills Plantation II 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Southern Hills Plant		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		6/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - June		1,000.00
		<i>M</i>		

REVIEWED thomas 5/29/2019

Subtotal	1,000.00
Sales Tax	
Total Invoice Amount	1,000.00
Payment/Credit Applied	
TOTAL	1,000.00

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

May 31, 2019

Attention: Brian Howell, District Manager

File # 7716-001
 Inv #: 16546

RE: General Matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
May-06-19	review of agenda package, proposed budget, audit report and other contents; work on draft funding resolution	1.50	427.50	SDC
	review of audit report and financials	1.10	313.50	SDC
May-09-19	additional review of meeting materials; telephone call with Wesley Jones	0.70	199.50	SDC
May-10-19	review of and correspondence regarding draft resolution; review of amended budget presentation; attendance at board meeting	6.10	1,738.50	SDC
May-13-19	preparation of audit response	1.00	285.00	SDC
	Totals	10.40	\$2,964.00	

Total Fee & Disbursements

\$2,964.00

Previous Balance

199.50

Balance Now Due

\$3,163.50

Handwritten:
 315
 5740

Received

JUN 03 2019

REVIEWED dthomas 6/17/2019

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

May 31, 2019

Attention: Brian Howell, District Manager

File # 7716-002
 Inv #: 16547

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

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
May-01-19	Drafting confidential mediation summary.	3.50	945.00	MEA
May-02-19	edits to mediation summary; review of engagement letter; office conference regarding discovery status	0.80	228.00	SDC
May-03-19	Receiving and reviewing confirmation of court reporter for 5/16 deposition.	0.10	27.00	MEA
May-06-19	Receiving and reviewing documents produced by John Greer; Office conference with SDC regarding same.	0.60	162.00	MEA
	Receiving and reviewing attorney Jones' notice of appearance; Receiving and reviewing Judge Scaglione's order giving Boomerang 10 days to respond.	0.20	54.00	MEA
May-07-19	Drafting and e-filing PL's Second Motion to Determine Matters Admitted; Email correspondence from Clerk confirming receipt of Second Motion; Email correspondence from Clerk forwarding filed copy of Second Motion; Email correspondence to/from Orange Legal regarding cancellation of Greer non-deposition; Email correspondence to/from attorney Dulin regarding FATIC/Crawford response to subpoena.	1.20	324.00	MEA

Handwritten:
 3107
 51400

REVIEWED dthomas 6/17/2019

May-08-19	review of documents produced by First American	0.20	57.00	SDC
	Receiving and reviewing DEF Boomerang's response to PL's motion to determine admissions; Receiving and reviewing DEF Boomerang's answers to PL's requests for admissions; Office conference with Issue Statement of Claim regarding same; Receiving and reviewing documents produced by nonparty FATIC; Office conference with SDC regarding same; Email correspondence to/from Orange Legal cancelling non-deposition as to FATIC; Email correspondence to attorney Michael Dulin regarding communications between FATIC and the Venerable Law Firm.	1.40	378.00	MEA
May-09-19	review of litigation funding agreement and related correspondence	0.30	85.50	SDC
	Receiving and reviewing additional documents from nonparty FATIC; Office conference with SDC regarding same.	1.60	432.00	MEA
May-10-19	Office conference with SDC regarding lis pendens.	0.40	108.00	MEA
May-13-19	review of Boomerang discovery responses and conference regarding motions to compel	0.50	142.50	SDC
	Drafting Amended Notice of Lis Pendens; Drafting and efileing Certification of Authority for upcoming mediation; Email correspondence from Clerk confirming receipt; Email correspondence from Clerk forwarding filed copy, Email correspondence from Mediator's office regarding mediation summary; Receiving and review DEF Boomerang and Cascade's purported responses to discovery.	2.70	729.00	MEA
May-14-19	office conferences (4) regarding discovery motions; review of documents produced by Boomerang; review of legals in lis pendens	4.30	1,225.50	SDC
	Office conference with SDC regarding status and strategy; Receiving and reviewing DEF TC-13's certification of authority and Bush Ross motion to withdraw/substitute; Drafting motion for sanctions against DEF Boomerang	6.60	1,782.00	MEA

	for failing to comply with Court's discovery order.			
May-15-19	review of materials and conferences regarding mediation; telephone call with client; review of lis pendens legal	1.40	399.00	SDC
	office conferences regarding deposition strategy; review of motion to compel	0.80	228.00	SDC
	Email correspondence from Clerk confirming acceptance of Certification of Authority; Finalize and efile Amended Notice of Lis Pendens; Email correspondence from Clerk confirming receipt; Email correspondence from Clerk forwarding filed Copy; Office conference with staff regarding recording of Amended Notice of Lis Pendens; Finalize and transmit Plaintiff's Confidential Mediation Summary; Continue drafting motion for sanctions; Finalize and efile motion for sanctions; Email correspondence from Clerk confirming receipt; Email correspondence from Clerk forwarding filed copy; Email Correspondence to Court forwarding courtesy copy Final preparations for Boomerang deposition.	6.50	1,755.00	MEA
May-16-19	prepare materials for mediation	0.40	114.00	SDC
	Attend Boomerang deposition; Office conference with SDC regarding same.	9.70	2,619.00	MEA
May-17-19	attendance at mediation	10.30	2,935.50	SDC
	Receiving, reviewing and evaluating DEF Boomerang's response to PL's motion for sanctions regarding deposition; Email correspondence from Clerk confirming acceptance of Amended Notice of Lis Pendens.	1.30	351.00	MEA
May-20-19	various correspondence and conferences regarding scheduling of depositions	0.20	57.00	SDC
	review of and provide edits to response on sanctions motion	0.40	114.00	SDC
	Email correspondence to/from attorney Sampson regarding DEF Boomerang's request for CDD rep deposition; Email correspondence	6.30	1,701.00	MEA

from Clerk confirming acceptance of additional motion for sanctions against Boomerang; Drafting and efileing Reply to DEF Boomerang's Response to PL's motion for sanctions for failing to attend deposition; Email correspondence from Clerk confirming receipt of reply; Email correspondence from Clerk forwarding filed copy of Reply; Email correspondence to Court forwarding courtesy copy of Reply to Court.

Totals	61.70	\$16,953.00
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DISBURSEMENTS

May-05-19	Service of Process on John C. Greer by Andrews Agency	70.00
	Service of Process on Lucy M. Crawford by Andrews Agency	70.00
May-15-19	Recording fees - Amended Notice of Lis Pendens	30.02

Totals	\$170.02
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Total Fee & Disbursements	\$17,123.02
Previous Balance	27,697.74
Balance Now Due	\$44,820.76

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

May 31, 2019

Attention: Brian Howell, District Manager

File # 7716-004
 Inv #: 16548

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

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
May-06-19	Receiving and reviewing attorney Jones' notice of appearance;	0.10	27.00	MEA
	Totals	0.10	\$27.00	
	Total Fee & Disbursements			\$27.00
	Previous Balance			27.00
	Previous Payments			27.00
	Balance Now Due			\$27.00

5/14/00

(B) 3/00

TAX ID Number 26-1572385

REVIEWED dthomas 6/17/2019

Southern Hills Plantation I CDD

INVOICE

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

DATE: 30-Apr-2019
INVOICE # OMR0419-2
DUE: UPON RECEIPT

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

TYPE	DESCRIPTION	AMOUNT
OMR	Operation & Maintenance Expense Reimbursement	\$ 14,695.46
TOTAL		\$ 14,695.46

Make all checks payable to Southern Hills Plantation I CDD

Revised

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

REVIEWED dthomas 6/17/2019

Invoices Paid by Southern Hills I CDD
(costs shared by Southern Hills II and Southern Hills III)
4/30/2019

	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>
Sitex Land LLC.				
Invoice #7032 - Irrigation Repairs	276.41	255.47	166.12	698.00
Invoice #6102 - 12/18 Service	2854.34	2638.10	1715.48	7207.92
Invoice #6294 01/19 Service	2854.34	2638.10	1715.48	7207.92
Invoice #6442 02/19 Service	2854.34	2638.10	1715.48	7207.92
Invoice #6551 03/19 Service	2854.34	2638.10	1715.48	7207.92
Invoice #6763 04/19 Service	2854.34	2638.10	1715.48	7207.92
Sitex Land LLC. Total	\$ 14,548.09	\$ 13,445.96	\$ 8,743.55	\$ 36,737.60
Duke Energy				
Account #14217 76311 04/19				
Utility Service 04/02/19-05/02/19	1328.63	1227.97	798.52	3355.12
Account #97029 56320 04/19				
Utility Service 04/02/19-05/02/19	23.28	21.52	14.00	58.80
Duke Energy Totals	1351.91	1249.49	812.52	3413.92
TOTAL	<u>\$ 15,900.00</u>	<u>\$ 14,695.46</u>	<u>\$ 9,556.07</u>	<u>\$ 40,151.52</u>



Sitex Land LLC

P.O. Box 744941
Atlanta, GA 30374-4941

941-468-6267

office@sitexlandscape.com

Invoice

Date	Invoice #
4/19/2019	7032

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

RECEIVED
APR 30 REC'D

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	1. This is the main blvd. that has not been in operation for almost the past two years due to shorted out wires all over the place. A contractor recently got all the zones re-wired for the most part and I am now able to conduct maintenance on the zones. Beings these zones have not run in so long, a lot of the popups and rotors have dried out seals and do not either want to popup or retract, so most of them will have to be changed out with new ones. I have started this process, which is going to be a long process. This is what I have so far, and will continue to bill as I go along.		
10	Hunter PGP Rotors	30.00	300.00
8	Rainbird 6" Popups	14.25	114.00
6	3/4"x 1/2" street 90's	1.75	10.50
8	1/2" street 90's	1.50	12.00
4	1/2" couplings	1.50	6.00
4	Rainbird 4" Popups	11.25	45.00
18	Rainbird Nozzles	3.00	54.00
6	1/2" poly Nipples (note: : if this was a normal monthly wet check and I could tell that our mowers had cut the heads, I would just change them out, without charging any labor. But under these circumstances, labor and material must be charged.)	1.25	7.50
2	Labor	74.50	149.00
<p>539 463 - \$276.41</p> <p>131-006 - \$255.47</p> <p>131-007 - \$166.12</p>			

Total \$698.00

GI IRR REPAIRS SHARED



Sitex Land LLC

7643 Gate Parkway #104-127
 Jacksonville, FL 32256

941-468-6267

office@sitexlandscape.com

Invoice

Date	Invoice #
12/1/2018	6102

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 OR 1			

Total		\$7,207.92
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Ch Skates



Sitex Land LLC

P.O. Box 744941
Atlanta, GA 30374-4941

941-468-6267

office@sitexlandscape.com

Invoice

Date	Invoice #
1/1/2019	6294

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

CS SHARED



Sitex Land LLC

P.O. Box 744941
Atlanta, GA 30374-4941

941-468-6267

office@sitexlandscape.com

Invoice

Date	Invoice #
2/1/2019	6442

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
	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



Sitex Land LLC

P.O. Box 744941
Atlanta, GA 30374-4941

941-468-6267

office@sitexlandscape.com

Invoice

Date	Invoice #
3/1/2019	6551

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
	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

CA
SHARED
105



Sitex Land LLC

P.O. Box 744941
Atlanta, GA 30374-4941

941-468-6267

office@sitexlandscape.com

Invoice

Date	Invoice #
4/1/2019	6763

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
	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

CA
SITEX
106

Southern Hills Plantation I CDD

INVOICE

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

DATE: 30-May-2019
INVOICE # OMR0519-2
DUE: UPON RECEIPT

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

Received
 JUN 28 2019

TYPE	DESCRIPTION	AMOUNT
OMR	Operation & Maintenance Expense Reimbursement	\$ 4,361.97
TOTAL		\$ 4,361.97

Make all checks payable to Southern Hills Plantation I CDD

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

REVIEWEDdthomas 7/1/2019

Invoices Paid by Southern Hills I CDD
(costs shared by Southern Hills II and Southern Hills III)
5/30/2019

	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>
Sitex Aquatics LLC.				
Invoice # 2936A - 05/19 Service				3900.00
33 Ponds	3677.14			3677.14
2 Ponds	88.25	81.57	53.04	222.86
	3765.39			
Sitex Aquatics LLC. Total	3765.39	81.57	53.04	222.86
Sitex Land LLC.				
Invoice #7069 - 05/19 Service	2854.34	2638.10	1715.48	7207.92
		2638.10	1715.48	
Invoice #7144 - Replaced rotors & po	217.21	200.75	130.54	548.50
Invoice #7129 - Replaced rotors & po	269.97	249.52	162.26	681.75
Sitex Land LLC. Total	3341.52	3088.37	2008.28	8438.17
Duke Energy				
Account #14217 76311 05/19				
Utility Service 05/02/19-06/03/19	1269.23	1173.07	762.82	3205.12
Account #97029 56320 05/19				
Utility Service 05/02/19-06/03/19	20.52	18.96	12.33	51.81
Duke Energy Totals	1289.74	1192.04	775.15	3256.93
TOTAL	<u>\$ 8,396.65</u>	<u>\$ 4,361.97</u>	<u>\$ 2,836.47</u>	<u>\$ 11,917.96</u>



Invoice

P.O. Box 744939
Atlanta, GA 30374-4939

Date	Invoice #
5/1/2019	2936A

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

MAY 14 2019

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
1	Aquatic Lake Maintenance	3,900.00	3,900.00
Total			\$3,900.00

538 463 - \$3745.30
131 001 - 482.00
131 007 - 583.00

G



Sitex Land LLC

P.O. Box 744941
Atlanta, GA 30374-4941

941-468-6267

office@sitexlandscape.com

Invoice

Date	Invoice #
5/1/2019	7069

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

MAY 1 2019

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Landscape Maintenance CDD	7,207.92	7,207.92
	539.461 - \$2,854.34		
	131.006 - \$2,637.12		
	131.007 - \$1,715.46		
	501		
Total			\$7,207.92

Go SHARED



Sitex Land LLC

P.O. Box 744941
Atlanta, GA 30374-4941

941-468-6267

office@sitexlandscape.com

Invoice

Date	Invoice #
5/13/2019	7144

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

MAY 24 REC'D

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	1. In going through all the zones checking them, doing a wet check, I found several rotors that were no longer oscillating due to being not used in so long. The gears are bad in them and the seals are dried out and spraying water up into the air. I also found several popups that also had bad seals and clogged nozzles. The popups would not retract after shutting down, due to seals and springs being not used in so long. This system has been down for a few years, so all seals are dried out. I replaced a lot of the rotors and popups as they are no longer working properly and eventually with the shafts not retracting back into the ground, the mowers will eventually cut them off when they are mowing.		
8	Rainbird 6" Popups	14.25	114.00
6	Rainbird 4" Popups	11.25	67.50
5	Hunter PGP Rotors	30.00	150.00
15	Rainbird Nozzles	3.00	45.00
8	Poly Risers	1.25	10.00
3	1/2" street 90's	1.50	4.50
2	3/4" street 90's	1.75	3.50
4	1/2" poly nipples	1.25	5.00
2	Labor	74.50	149.00

589,463 - \$217.21

131 nozzles \$20.00

131 rotors \$15.00

Total

\$548.50

CA IRR. R&M SHARED



Sitex Land LLC

P.O. Box 744941
Atlanta, GA 30374-4941

941-468-6267

office@sitexlandscape.com

Invoice

Date	Invoice #
5/21/2019	7129

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

MAY 24 10:11

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Along the main blvd. I continued to go through all the zones and replace broken heads. These zones haven't run in a few years and a lot of the heads are dried out and have bad seals. I replaced 8 Rainbird 6" popups that had bad seals and I also replaced 9 rotors that also had bad seals and were shooting water straight up into the air. I also replaced 5 Rainbird 4" popups that also had bad seals. I also repaired a lot of bad bubbler lines that had missing bubblers and were just shooting across the blvd.. These bubblers are no longer needed as the oak trees they were watering are well established and can live on there own now. I capped the lines off. Also I replaced a lot of clogged nozzles that were not spraying.		
8	Rainbird 6" popups	14.25	114.00
9	Hunter PGP Rotors	30.00	270.00
8	1/2" slip caps	1.25	10.00
10	Rainbird nozzles	3.00	30.00
5	4" Rainbird popups	11.25	56.25
4	3/4" street 90's	1.75	7.00
3	1/2" street 90's	1.50	4.50
3	1/2" poly risers	1.25	3.75
2.5	Labor	74.50	186.25

539,463 - #269 97
131,000 - #247 52
131,000 - #168-310
CDD

Total		\$681.75
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GA IRR. R+M SHARED
114

Southern Hills Plantation II Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 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 6/30/2019
(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Projects Fund	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Assets						
Cash Account Suntrust #8371	11,937	0	0	0	0	11,937
Investment - Revenue 2004 (412)	0	144,166	0	0	0	144,166
Investment - Prepayment 2004 (449)	0	5,162	0	0	0	5,162
Investment - Reserve 2004 (458)	0	19,237	0	0	0	19,237
Investment - Construction 2004 (467)	0	0	2,289	0	0	2,289
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	150	0	0	0	0	150
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
Total Assets	13,918	273,132	2,307	3,386,703	2,980,000	6,656,060
Liabilities						
Accounts Payable	124,476	0	0	0	0	124,476
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	1,468,623	0	0	0	1,468,623
Revenue Bonds Payable-Series 2004	0	0	0	0	2,980,000	2,980,000
Other	0	0	0	0	0	0
Total Liabilities	407,238	1,468,623	0	0	2,980,000	4,855,861
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	(1,217,347)	2,274	0	0	(1,215,073)
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	(88,726)	21,856	33	0	0	(66,837)
Total Fund Equity & Other Credits	(393,320)	(1,195,491)	2,307	3,386,703	0	118 1,800,199

Southern Hills Plantation II Community Development District

Balance Sheet

As of 6/30/2019

(In Whole Numbers)

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>General Fixed Assets Account Group</u>	<u>General Long-Term Debt Account Group</u>	<u>Total</u>
Total Liabilities & Fund Equity	<u>13,918</u>	<u>273,132</u>	<u>2,307</u>	<u>3,386,703</u>	<u>2,980,000</u>	<u>6,656,060</u>

Southern Hills Plantation II Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 6/30/2019
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	6	6	0.00%
Special Assessments				
Tax Roll	83,895	66,519	(17,376)	(20.71)%
Off Roll	136,000	0	(136,000)	(100.00)%
Total Revenues	219,895	66,525	(153,370)	(69.75)%
Expenditures				
Legislative				
Supervisor Fees	1,600	0	1,600	100.00%
Financial & Administrative				
District Management	12,000	9,000	3,000	25.00%
District Engineer	2,500	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	68	(68)	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	49,493	(34,493)	(229.95)%
Foreclosure Expenses	125,000	56,269	68,731	54.98%
Electric Utility Services				
Street Lights	16,525	7,470	9,055	54.79%
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	42,944	(26,036)	(153.98)%
Irrigation Repairs & Maintenance	3,500	8,244	(4,744)	(135.52)%
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	185,097	34,798	15.82%
Other Financing Sources				
Interfund Transfer	0	29,847	29,847	0.00%
Excess of Revenue Over(Under) Expenditures	0	(88,726)	(88,726)	0.00%
Fund Balance, Beginning of Period	0	(304,594)	(304,594)	0.00%
Fund Balance, End of Period	0	(393,320)	(393,320)	0.00%

Southern Hills Plantation II Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2018 Through 6/30/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	2,141	2,141	0.00%
Special Assessments				
Tax Roll	281,003	49,561	(231,442)	(82.36)%
Total Revenues	<u>281,003</u>	<u>51,702</u>	<u>(229,301)</u>	<u>(81.60)%</u>
Expenditures				
Debt Service				
Interest	191,003	0	191,003	100.00%
Principal	90,000	0	90,000	100.00%
Total Expenditures	<u>281,003</u>	<u>0</u>	<u>281,003</u>	<u>100.00%</u>
Other Financing Sources				
Interfund Transfer	0	(29,847)	(29,847)	0.00%
Excess of Revenue Over(Under) Expenditures	<u>0</u>	<u>21,856</u>	<u>21,856</u>	<u>0.00%</u>
Fund Balance, Beginning of Period				
	0	(1,217,347)	(1,217,347)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(1,195,491)</u>	<u>(1,195,491)</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 6/30/2019
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	33	33	0.00%
Total Revenues	0	33	33	0.00%
Excess of Revenue Over(Under) Expenditures	0	33	33	0.00%
Fund Balance, Beginning of Period	0	2,274	2,274	0.00%
Fund Balance, End of Period	0	2,307	2,307	0.00%

Southern Hills Plantation II Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash Account Suntrust #8371
Reconciliation ID: 06/30/19
Reconciliation Date: 6/30/2019
Status: Locked

Bank Balance	11,937.48
Less Outstanding Checks/Vouchers	0.00
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	11,937.48
Balance Per Books	<u>11,937.48</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Southern Hills Plantation II Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash Account Suntrust #8371

Reconciliation ID: 06/30/19

Reconciliation Date: 6/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1342	6/1/2019	System Generated Check/Voucher	1,000.00	Meritus Districts
1343	6/14/2019	Series 2004 FY19 Tax Dist ID 18-112	20,154.22	Southern Hills Plantation II CDD
1344	6/20/2019	System Generated Check/Voucher	44,820.76	Clark & Albaugh, LLP
Cleared Checks/Vouchers			<u>65,974.98</u>	

Southern Hills Plantation II Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash Account Suntrust #8371
Reconciliation ID: 06/30/19
Reconciliation Date: 6/30/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	30600	6/11/2019	Tax Distribution - 06.11.19	47,216.04
	CR274	6/28/2019	Interest	<u>0.56</u>
Cleared Deposits				<u><u>47,216.60</u></u>

06/30/2019



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		06/01/2019 - 06/30/2019
	Description	Amount	Description
	Beginning Balance	\$30,695.86	Average Balance
	Deposits/Credits	\$47,216.60	Average Collected Balance
	Checks	\$65,974.98	Number of Days in Statement Period
	Withdrawals/Debits	\$.00	Annual Percentage Yield Earned
	Ending Balance	\$11,937.48	Interest Paid Year to Date
			30
			.02%
			\$1.89

Overdraft Protection
 Account Number: _____ Protected By: Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	06/18	47,216.04		DEPOSIT				
	06/28	.56		INTEREST PAID THIS STATEMENT THRU 06/30				
Deposits/Credits: 2				Total Items Deposited: 1				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1342	1,000.00	06/04	1343	20,154.22	06/18	1344	44,820.76	06/26
Checks: 3									

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	06/01	30,695.86	30,695.86	06/26	11,936.92	11,936.92
	06/04	29,695.86	29,695.86	06/28	11,937.48	11,937.48
	06/18	56,757.68	56,757.68			

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.

As of 7/1/19, Mastercard(R) will update their Guide to Benefits for debit cards and will no longer offer the Price Protection benefit. A new Mastercard Guide to Benefits will be available on 7/1/19 at suntrust.com/debitcards.