

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
APRIL 10, 2020**

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

APRIL 10, 2020 at 10:30 a.m.

Southern Hills Temp Clubhouse

Located at 19761 Fort King Run, Brooksville, FL 34601

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

District Manager	Meritus	Brian Lamb
	Meritus	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 meeting will begin at **10:30 a.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The meeting will resume with the third section called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Vendor/Staff Reports**. This section allows the District Manager, 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 the District's needs and individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 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) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, 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.

April 10, 2020

Board of Supervisors
Southern Hills Plantation II Community Development District

Dear Board Members:

The Regular Meeting of Southern Hills Plantation II Community Development District will be held on **Thursday, April 10, 2020 at 10:30 a.m. via conference call at the information listed below:**

Call in Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of Funding Agreement and Promissory Note
 - B. Adoption and Certification of Assessment Roll and Authorizing Direct Bill Assessments
 - C. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Board of Supervisors Special Meeting January 30, 2020Tab 01
 - B. Consideration of Operations and Maintenance Expenditures January 2020.....Tab 02
 - C. Consideration of Operations and Maintenance Expenditures February 2020.....Tab 03
 - D. Review of Financial Statements through February 29, 2020.....Tab 04
 - E. General Matter of the District
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Brian Lamb
CEO/District Manager

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

January 30, 2020 Special Meeting

Minutes of the Special Meeting

The Special Meeting of the Board of Supervisors for Southern Hills Plantation II Community Development District was held on **Thursday, January 30, 2020 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

Brian Lamb called the Special Meeting of the Board of Supervisors of the Southern Hills Plantation II Community Development District to order on **Thursday, January 30, 2020 at 10:30 a.m.**

Board Members Present and Constituting a Quorum:

Devon Rushnell	Chair	
Matt Pallardy	Vice Chair	
Jon Franz	Supervisor	
Cheryl Bernal	Supervisor	<i>via conference call</i>

Staff Members Present:

Brian Lamb	District Manager, Meritus
Scott Clark	District Counsel, Clark & Albaugh
Don Lacey	District Engineer, Coastal Engineering

Wesley Jones	Developer Counsel, Glausier Knight Jones
--------------	--

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 2020-01; Establishing SPE, Authorizing an Assignment of Credit Bid and/or Conveyance of Delinquent Property to the SPE, Approving the Tri-Party Agreement, Approving Operating Agreement for the SPE and Related Agreements and Actions of the SPE

Mr. Lamb reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2020-01.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Franz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. Consideration of Agreement of Credit Bid

Mr. Lamb and Mr. Clark reviewed the Agreement of Credit Bid with the Board.

MOTION TO:	Approve the Agreement of Credit Bid in substantial form.
MADE BY:	Supervisor Franz
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Consideration of Tri-Party Agreement

The Board reviewed the Tri-Party Agreement.

MOTION TO:	Approve the Tri-Party Agreement.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Franz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

D. Consideration of Operating Agreement for the SPE

The Board reviewed the Operating Agreement for the SPE. Mr. Jones said that one change he was made was to change the members from the District to the Bond Holders.

MOTION TO:	Approve the Operating Agreement for the SPE in substantial form subject to the change as indicated by Mr. Jones.
MADE BY:	Supervisor Franz
SECONDED BY:	Supervisor Rushnell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

E. Consideration of Minutes of the Board of Supervisors Public Hearing & Regular Meeting August 9, 2019

F. Consideration of Minutes of the Board of Supervisors Regular & Shade Meeting September 20, 2019

G. Consideration of Operations and Maintenance Expenditures July 2019 – Sep. 2019

H. Consideration of Operations and Maintenance Expenditures Oct. 2019 – Dec. 2019

I. Review of Financial Statements Month Ending December 31, 2019

The Board reviewed Business Items E-I.

MOTION TO:	Approve Business Items E-1.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

J. General Matters of the District

4. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Clark provided an update on the upcoming sale. He had sent the repudiation of the Interlocal Agreement and had not received a response as of the last meeting. After that meeting, he received a two-sentence response from their District Counsel saying that they disagreed. They did not say why they disagreed. They also did not address the merits of the letter that Mr. Clark sent to them.

B. District Engineer

There was nothing additional to report from the Engineer at this time.

C. District Manager

Mr. Lamb reminded the Board that the budget process will be initiated in May, which is the next planned meeting, subject to any other special meetings that come up as a result of the sale and SPE. Mr. Lamb recommended for the Board to have a Supervisor work with District staff for the budget. Supervisor Pallardy said he would. Mr. Lamb said they will need to meet in April, as the agenda package will need to be prepared and sent out by May 1, 2020 for the May 8, 2020 budget meeting.

There was a question about title of the wetlands property after the foreclosure sale. Mr. Clark and Mr. Jones answered.

5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

6. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Franz
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

Printed Name

Title:

- Chairman**
- Vice Chairman**

Signature

Printed Name

Title:

- Secretary**
- Assistant Secretary**



Recorded by Records Administrator

Signature

Date

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9487	\$ 1,000.00		Management Services - January
Monthly Contract Sub-Total		\$ 1,000.00		
Variable Contract				
Clark & Albaugh, LLP	16834	\$ 313.50		Professional Services - v. CASHP 3 - 01/02/20
Clark & Albaugh, LLP	16835	627.00	\$ 940.50	Professional Services - TC 13 - 01/02/20
Variable Contract Sub-Total		\$ 940.50		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
ADA Site Compliance	837	\$ 1,500.00		Compliance Shield - 08/27/19
Tampa Bay Times	53665 011820	73.10		Special Meeting - 01/18/20
Regular Services Sub-Total		\$ 1,573.10		
Additional Services				
Southern Hills Plantation I CDD	OMR1119 2	\$ 1,363.99		O&M Expense Reimbursement - November
Additional Services Sub-Total		\$ 1,363.99		
TOTAL:		\$ 4,877.59		

Approved (with any necessary revisions noted):

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

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

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

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

INVOICE

Invoice Number: 9487
 Invoice Date: Jan 1, 2020
 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		1/2/20

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

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

Received

JAN 06 2020

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

January 2, 2020

Attention: Brian Howell, District Manager

File # 7716-002
Inv #: 16834

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

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Dec-23-19	review of amended final judgment contents and legals; calendar sale dates	0.50	142.50	SDC
	review of correspondence containing tax deed notices; provide notices to manager and others; review of records regarding past due taxes	0.60	171.00	SDC
	Totals	1.10	\$313.50	
	Total Fee & Disbursements			\$313.50
	Previous Balance			60,479.23
	Balance Now Due			\$60,792.73

TAX ID Number 26-1572385

Received

JAN 06 2020

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

Received

JAN 06 2020

Phone: (407) 647-7600

Fax: (407) 647-7622

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

January 2, 2020

Attention: Brian Howell, District Manager

File # 7716-004
Inv #: 16835

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

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Dec-17-19	review of amended complaint; draft motion to abate and file same; telephone call with Wesley Jones regarding motion	1.80	513.00	SDC
Dec-26-19	review of Boomerang's response to motion to abate	0.40	114.00	SDC
	Totals	2.20	\$627.00	
	Total Fee & Disbursements			\$627.00
	Previous Balance			27.00
	Balance Now Due			\$654.00

TAX ID Number 26-1572385

51400-310.7
R

ADA Site Compliance

6400 Boynton Beach Blvd 742721
Boynton Beach, FL 33474
accounting@adasitecompliance.com



Invoice

BILL TO
Southern Hills Plantation II

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
837	08/27/2019	\$1,500.00	09/26/2019	Net 30	

DESCRIPTION	AMOUNT
Compliance Shield, Accessibility Policy, Technological Audit	1,500.00
BALANCE DUE	\$1,500.00

51300 - 5103
LR

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
01/18/20		SOUTHERN HILLS PLANTATION II	
Billing Date		Sales Rep	Customer Account
01/18/2020		Deirdre Almeida	69893
Total Amount Due			Ad Number
\$73.10			0000053665

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/18/20	01/18/20	0000053665	Times	Legals CLS	Special Meeting	1	2x44 L	\$73.10
01/18/20	01/18/20	0000053665	Tampabay.com	Legals CLS	Special Meeting	1	2x44 L	\$0.00

S1300-4801
GIL

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
01/18/20		SOUTHERN HILLS PLANTATION II	
Billing Date		Sales Rep	Customer Account
01/18/2020		Deirdre Almeida	69893
Total Amount Due			Ad Number
\$73.10			0000053665

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

SOUTHERN HILLS PLANTATION II
 2005 PAN AM CIRCLE #300
 TAMPA, FL 33607

Received

JAN 24 2020

REMIT TO:

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hernando, Citrus

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Special Meeting** was published in **Tampa Bay Times: 1/18/20** in said newspaper in the issues of **Baylink Hernando Citrus**

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

Signature Affiant

Sworn to and subscribed before me this **01/18/2020**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

NOTICE OF THE SPECIAL BOARD MEETING
SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Southern Hills Plantation II Community Development District will hold a meeting on Thursday, January 30, 2020 at 10:30 a.m. to be held at the Southern Hills Temp Clubhouse located at 19761 Fort King Run, Brooksville, FL 34601.

} SS

These meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the board's meetings may be obtained by contacting the District Manager's Office at (813) 873-7300. Affected parties and others interested may appear at these meetings and be heard.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

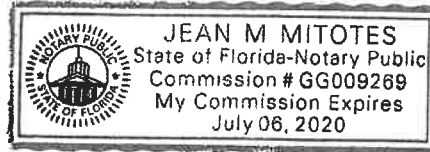
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb
District Manager

Run Date:01/18/2020

0000053665



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-Nov-2019
INVOICE # OMR1119-2
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	\$ 1,363.99
TOTAL		\$ 1,363.99

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
JAN 02 2020

Invoices Paid by Southern Hills I CDD
(costs shared by Southern Hills II and Southern Hills III)
11/30/2019

	39.60%	36.60%	23.80%	100.00%
	0.396	0.366	0.238	
	<u>Southern Hills I</u>	<u>Southern Hills II</u>	<u>Southern Hills III</u>	<u>InvoiceTotal</u>
Sitex Aquatics LLC.				
Invoice #3343A - 11/19 Service				3900.00
33 Ponds	3677.14			3677.14
2 Ponds	88.25	81.57	53.04	222.86
	<u>3765.39</u>			
Sitex Aquatics LLC. Total	3765.39	81.57	53.04	222.86
Duke Energy				
Account #14217 76311 11/19				
Utility Service 10/30/19-11/27/19	1387.54	1282.42	833.93	3503.89
Duke Energy Totals	1387.54	1282.42	833.93	3503.89
 TOTAL	 <u>\$ 5,152.93</u>	 <u>\$ 1,363.99</u>	 <u>\$ 886.97</u>	 <u>\$ 3,726.75</u>

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
11/30/2019	3343A

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

PAID
DEC 05 2019

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
1	Aquatic Lake Maintenance	3,900.00	3,900.00
<p>Please note that our remittance address has changed. Our new remittance address is:</p> <p>7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</p> <p>538.463 - 3765.37 131.006 - 81.57 131.007 - 53.04 001</p>			
Total			\$3,900.00

(Handwritten signature)



STATEMENT OF SERVICE

DECEMBER 2019



ACCOUNT NUMBER

14217 76311

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

WEB SITE: www.duke-energy.com

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

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

SERVICE ADDRESS
5374 BROAD ST LITE,
SOUTHERNHILLBLVD S/L

DUE DATE TOTAL AMOUNT DUE
DEC 23 2019 10,422.46

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

PIN: 340809449

METER READINGS

537.310 - 1387.54
131.006 - 1282.42
131.007 - 833.93

00f

LS-1 017 LIGHTING SER COMPANY OWNED/MAINTAINED

BILLING PERIOD..10-30-19 TO 11-27-19	28	DAYS	
CUSTOMER CHARGE			1.31
ENERGY CHARGE	4584 KWH @	2.92000¢	133.85
FUEL CHARGE	4584 KWH @	3.80500¢	174.42
ASSET SECURITIZATION CHARGE	4584 KWH @	0.03000¢	1.38

*TOTAL ELECTRIC COST 310.96

EQUIPMENT RENTAL FOR:

18	DEC CONC WASHNG 16
39	DEC CON DB WASH 16
92	SV FLAGLER ACR 9500L
4	54W MITCH LED PT CLR

FIXTURE TOTAL 3,002.71

MAINTENANCE TOTAL 163.80

GROSS RECEIPTS TAX 7.97

MUNICIPAL FRANCHISE FEE 18.45

TOTAL CURRENT BILL 3,503.89

BALANCE FORWARD 6,918.57

TOTAL DUE THIS STATEMENT \$10,422.46



Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account. If your previous unpaid balance has been paid, please disregard. Duke Energy will be closed on December 24 and 25, 2019 and January 1, 2020. You may visit duke-energy.com for self-service options. To report an outage, please call our outage line at 1-800-228-8485.

ENERGY USE

DAILY AVG. USE - 164 KWH/DAY
USE ONE YEAR AGO - 150 KWH/DAY
*DAILY AVG. ELECTRIC COST -\$124.20

BF_BL_DEF_20191127_214428_2.CSV-374-000001275

DETACH AND RETURN THIS SECTION

MM 0001589

BILL # 1 OF 2 GRP 1246

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 14217 76311

000374 000001275



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

DEC 23 2019

TOTAL DUE

10,422.46

PLEASE ENTER
AMOUNT PAID

142177631180000104224670000069185770000035038930100000000009 20

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	9578	\$ 1,000.00		Management Services - February
Meritus Districts	9623	375.00	\$ 1,375.00	Website Administration - October-February
Monthly Contract Sub-Total		\$ 1,375.00		
Variable Contract				
Clark & Albaugh, LLP	16875	\$ 570.00		Professional Services - General Matters - thru 01/29/20
Clark & Albaugh, LLP	16876	8,159.35		Professional Services - v. CASHP 3 - thru 01/31/20
Clark & Albaugh, LLP	16877	1,207.50	\$ 9,936.85	Professional Services - TC13, LLC - thru 01/29/20
Variable Contract Sub-Total		\$ 9,936.85		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Tampa Bay Times	53967 013120	\$ 728.20		Affidavit/Material - 01/24/20
Regular Services Sub-Total		\$ 728.20		
Additional Services				
Southern Hills Plantation I CDD	OMR1219 2	\$ 4,120.06		O&M Expense Reimbursement - December
Additional Services Sub-Total		\$ 4,120.06		
TOTAL:		\$ 16,160.11		

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

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

Approved (with any necessary revisions noted):

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: 9578
Invoice Date: Feb 1, 2020
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			2/2/20

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

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

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

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

INVOICE

Invoice Number: 9623
 Invoice Date: Feb 11, 2020
 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		2/12/20

Quantity	Item	Description	Unit Price	Amount
		Difference between charges for services that should have been billed and actual billing for period 10/1/19 - 2/29/20: Website Administration		375.00



Subtotal	375.00
Sales Tax	
Total Invoice Amount	375.00
Payment/Credit Applied	
TOTAL	375.00

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

February 4, 2020

Attention: Brian Howell, District Manager

File # 7716-001
 Inv #: 16875

RE: General Matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Jan-24-20	review of agenda package and contents for special meeting	0.90	256.50	SDC
Jan-27-20	agenda package and financial review	0.70	199.50	SDC
Jan-29-20	additional review of and correspondence regarding meeting	0.40	114.00	SDC
	Totals	2.00	\$570.00	
	Total Fee & Disbursements			\$570.00
	Previous Balance			4,729.75
	Balance Now Due			\$5,299.75

B/A 5740
3/102

Received

FEB 06 2020

TAX ID Number 26-1572385

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

Phone: (407) 647-7600

Fax: (407) 647-7622

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

February 4, 2020

Attention: Brian Howell, District Manager

File # 7716-002
 Inv #: 16876

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

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Jan-09-20	telephone call with bondholder counsel regarding sale, bid rights, SPE formation and collateral issues	0.50	142.50	SDC
Jan-10-20	communications with manager; communications with Collins; review of timing and procedure for sale	0.70	210.00	SDC
Jan-14-20	review of sale provisions of judgment; correspondence with manager's office; office conference regarding documents needed for sale	0.60	171.00	SDC
	Confirming accuracy of client's list of "current" group lots estoppel; Office conference with SDC regarding upcoming judicial sale; Drafting Notice of Sale; Drafting Certificate of Sale.	3.20	864.00	MEA
Jan-15-20	Email correspondence from District Manager identifying Notice of Sale publisher; Modifying Notice of Sale; Email correspondence to/from District Manager forwarding Notice of Sale.	0.40	108.00	MEA
Jan-16-20	review of form of notice of sale; review of draft motion to reschedule; telephone call with bondholder counsel; correspondence regarding	2.30	655.50	SDC

SA 574w
 362

	sale date and timing; review of SPE documents and related correspondence; correspondence with opposing counsel			
	Office conference with SDC regarding status; Drafting motion to cancel and reschedule judicial sale; Email correspondence to opposing counsel regarding same.	1.90	513.00	MEA
Jan-17-20	correspondence regarding sale timing and notices; office conference regarding form of notice and publication; review of SPE documents	1.40	399.00	SDC
	Finalize and efile Notice of Sale; Email correspondence from Clerk confirming receipt; Email correspondence from Clerk forwarding filed copy; Email correspondence from Clerk confirming acceptance; Telephone call with Clerk regarding issuance of signed Notice; Office conference with SDC regarding legal description; Comparing Notice to Amended Judgment; Drafting and efilng Amended Notice of Sale; Email correspondence from Clerk confirming receipt; Email correspondence from Clerk forwarding filed copy; Email correspondence from Clerk confirming acceptance; Telephone call with Clerk regarding issuance of signed Amended Notice; Follow-up telephone call with Clerk regarding issuance of signed Amended Notice; Email correspondence from Clerk forwarding same; Email correspondence to Brittany Crutchfield regarding publication of signed Amended Notice.	3.70	999.00	MEA
Jan-21-20	review of draft notice of sale ad; review of various correspondence regarding questions on ad and review of source documents; review of public records on tax parcel descriptions; telephone call with Wesley Jones; begin review of SPE related documents and Trustee counsel comments	2.10	598.50	SDC
	Emails to/from Brittany Crutchfield and attorney Jones regarding accuracy of Notice of Sale; Examining publisher's proof and comparing to Amended Judgment for accuracy and consistency.	1.10	297.00	MEA

Jan-22-20	correspondence with bondholder counsel; review of various drafts of documents regarding SPE formation and bid; preparation of edits to triparty agreement and review of subsequent drafts; correspondence	3.20	912.00	SDC
	Drafting assignment of judgment and bid rights in appropriate format.	0.30	81.00	MEA
Jan-23-20	continued review of and edits to SPE related documents; correspondence with manager's office regarding meeting agenda and publication; review of triparty edits; telephone call with Wesley Jones; review of further edits	3.40	969.00	SDC
Jan-27-20	review of publication affidavit and office conference regarding filing of necessary sale items	0.50	142.50	SDC
	Receiving and reviewing publisher's affidavit; Office conference with SDC regarding same; Drafting Notice of Filing same.	0.40	108.00	MEA
Jan-29-20	Modifying Certificates of Sale and Title; Office conference with SDC regarding submission to Clerk; Modifying notice of filing proof of publication; Finalizing Assignment of Judgment and Bid Rights.	0.50	135.00	MEA
Jan-30-20	attendance at special meeting regarding SPE and foreclosure sale process; meet with clerk's office regarding procedure for sale	4.70	1,339.50	SDC
Jan-31-20	review of documents package for clerk regarding sale; correspondence to manager, supervisor and bond counsel regarding sale process; preparation of calculations and letter to manager regarding surplus proceeds	0.80	228.00	SDC
	Office conference with SDC regarding status of sale; Office conference with staff regarding submission to Clerk of sale fee and certificates; Finalizing and efileing in both cases Notice of Filing Publisher's Affidavit and Assignment of Judgment and Bid Rights; Email correspondence from Clerk confirming receipt in both cases; Email correspondence from Clerk forwarding filed copy in both cases.	0.80	216.00	MEA

	32.50	\$9,088.50
--	-------	------------

DISBURSEMENTS

Jan-23-20	Mediation Fee (1/3) paid directly to Gibbons Neuman	-945.00
Jan-31-20	Postage - FedEx to Hernando County Clerk	9.16
	Postage - FedEx to Brian Lamb at Meritus.	6.69

Totals		-\$929.15
--------	--	-----------

Total Fee & Disbursements	\$8,159.35
--------------------------------------	-------------------

Previous Balance	60,792.73
------------------	-----------

Balance Now Due	\$68,952.08
------------------------	--------------------

TAX ID Number 26-1572385

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

Phone: (407) 647-7600

Fax: (407) 647-7622

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

February 4, 2020

Attention: Brian Howell, District Manager

File # 7716-004
Inv #: 16877

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

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Jan-27-20	review of court order regarding abatement and conference regarding next steps in pleadings	0.60	171.00	SDC
Jan-28-20	Drafting answer to Amended Complaint.	3.10	837.00	MEA
Jan-29-20	review of amended complaint and draft response	0.70	199.50	SDC
	Totals	4.40	<u>\$1,207.50</u>	
	Total Fee & Disbursements			<u>\$1,207.50</u>
	Previous Balance			654.00
	Balance Now Due			<u>\$1,861.50</u>

TAX ID Number 26-1572385

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
01/24/20 - 01/31/20		SOUTHERN HILLS PLANTATION II	
Billing Date	Sales Rep	Customer Account	
01/31/2020	Deirdre Almeida	69893	
Total Amount Due		Ad Number	
\$728.20		0000053967	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/24/20	01/31/20	0000053967	Times	Legals CLS	11-CA-989	2	2x214 L	\$724.20
01/24/20	01/31/20	0000053967	Tampabay.com	Legals CLS	11-CA-989 AffidavitMaterial	2	2x214 L	\$0.00 \$4.00

Handwritten:
B5
51300/
4801

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

SOUTHERN HILLS PLANTATION II
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

Advertising Run Dates		Advertiser Name	
01/24/20 - 01/31/20		SOUTHERN HILLS PLANTATION II	
Billing Date	Sales Rep	Customer Account	
01/31/2020	Deirdre Almeida	69893	
Total Amount Due		Ad Number	
\$728.20		0000053967	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

Received

FEB 05 2020

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

53967

Tampa Bay Times

Published Daily

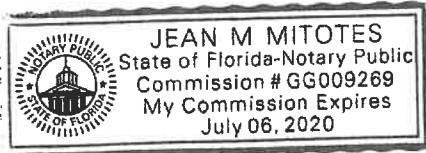
STATE OF FLORIDA } ss
COUNTY OF **Hernando & Citrus Counties**

Before the undersigned authority personally appeared Deirdre Almeida who on oath says that he/she is a Legal Clerk of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida that the attached copy of advertisement being a Legal Notice in the matter **RE: 11-CA-989** was published in Tampa Bay Times **Hernando** edition: **01/24/2020, 01/31/2020** in said newspaper in the issues of **BayLink Hernando/Citrus**.

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

Signature of Affiant
Sworn to and subscribed before me
January 31, 2020.

Signature of Notary of Public
Personally known _____ or produced
identification
Type of identification produced _____



IN THE CIRCUIT COURT FOR THE FIFTH JUDICIAL CIRCUIT
IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL DIVISION
Case No. 11-CA-989 Consolidated with Case No: 17-CA-9

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government,
Plaintiff,

CASHP 3, LLC, a Florida Limited Liability Company; BOOMERANG SH, LLC, a Florida Limited Liability Company; TC 13, LLC, a Florida Limited Liability Company; and SOUTHERN HILLS PLANTATION HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation.

And

BOOMERANG SH, LLC, a Florida Limited Liability Company; CASCADES AT SOUTHERN HILLS RESIDENTS' ASSOCIATION II, INC., a Florida non-profit corporation; and CASCADES AT SOUTHERN HILLS RESIDENTS' ASSOCIATION, INC., a Florida non-profit corporation,

Defendants

NOTICE OF JUDICIAL SALE PURSUANT TO SECTION 45.031(1), FLORIDA STATUTES

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY given that pursuant to the Amended Final Judgment of Foreclosure entered on December 18, 2019, in consolidated Case Nos. 11-CA-989 and 17-CA-9 of the Circuit Court of the 5TH Judicial Circuit in and for Hernando County, Florida, in which SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT is plaintiff and CASHP 3, LLC, BOOMERANG SH, LLC, TC 13, LLC, SOUTHERN HILLS PLANTATION HOMEOWNERS ASSOCIATION, INC., CASCADES AT SOUTHERN HILLS RESIDENTS' ASSOCIATION II, INC., and CASCADES AT SOUTHERN HILLS RESIDENTS' ASSOCIATION, INC., are defendants, I, Doug Chorvat, Jr., Clerk of the Circuit Court, will sell at public sale the following described real property:

Exhibit "A"

JUDGMENT AS TO DEFENDANT BOOMERANG SH, LLC

Parcel 1: Unplatted Parcel 00382749 (Powell Road Property)

That portion of the North 1/2 of the Northeast 1/4 of Section 16, Township 23 South, Range 19 East, Hernando County, Florida, lying North of present right of way of Powell Road and West of railroad right-of-way. (also known as tax parcel 382749).

Parcel 2: Lots 198-230, 245-280, 283-299, 301-310, 314-321, 323-327, 346-350, and 355-377, of CASCADES AT SOUTHERN HILLS PLANTATION, PHASE TWO, according to the map or plat thereof as recorded in Plat Book 37, Pages 38 through 44, Public Records of Hernando County, Florida.

JUDGMENT AS TO DEFENDANT TC 13, LLC

Parcel 1: Unplatted Parcel 00381287

A parcel of land lying in and being a part of Sections 9, 10 & 16, Township 23 South, Range 19 East, and being more particularly described as follows:
For a Point of Beginning, commence at the Southwest corner of "Cascades At Southern Hills Plantation Phase Two" as recorded in Plat Book 37, Pages 38 through 44, Public Records of Hernando County, Florida; thence along the South boundary of said plat 5 89°35'27"E a distance of 196.47 feet; thence N 81°20'06"E a distance of 126.55 feet; thence N 68°11'01"E a distance of 80.00 feet; thence N 79°59'17"E a distance of 188.88 feet to a point on a curve that is concave to the North, said curve having a radius of 420.00 feet, a delta angle of 48°29'54", a chord distance of 344.99 feet, and a chord bearing of N 75°31'26"E; thence along the arc of said curve a distance of 355.51 feet to a point of tangency; thence N 51°16'29"E a distance of 278.21 feet to the point of curvature of a curve that is concave to the Southeast, said curve having a radius of 180.00 feet, a delta angle of 13°25'45", a chord distance of 42.09 feet, and a chord bearing of N 57°59'22"E; thence along the arc of said curve a distance of 42.19 feet to a point of tangency; thence N 64°42'14"E a distance of 260.83 feet; thence N 80°45'13"E a distance of 52.03 feet; thence N 64°42'14"E a distance of 145.00 feet to the Southeast corner of said "Cascades at Southern Hills Plantation Phase Two", said point lying on the West boundary of "Southern Hills Plantation Phase Two" as recorded in Plat Book 36, Page 40, Public Records of Hernando County, Florida; thence along the West boundary of "Southern Hills Plantation Phase Two" S 25°17'46"E a distance of 141.46 feet; thence S 03°48'51"E a distance of 991.52 feet; thence S 69°56'33"E a distance of 1013.97 feet; thence S 39°12'36"E a distance of 1221.85 feet to the Southwest corner of "Southern Hills Plantation Phase Two", said point lying on the Northwesterly right of way of Seaboard Coastline Railroad; thence along said railroad right of way S 52°10'42"W a distance of 855.95 feet to a point on the East boundary of the Southeast 1/4 of said Section 9; thence along said line S 00°19'09"W a distance of 38.32 feet; thence continuing along said railroad right of way S 52°10'33"W a distance of 134.72 feet; thence N 89°46'13"W a distance of 32.51 feet; thence S 52°12'18"W a distance of 1452.72 feet to the intersection of the Northwesterly right of way of said railroad and the Northerly right of way of Powell Road; thence along the Northerly right of way of Powell Road N 37°34'05"W a distance of 132.86 feet to the point of curvature of a curve that is concave to the Southwest, said curve having a radius of 785.30 feet, a delta angle of 18°45'12", a chord distance of 255.89 feet, and a chord bearing of N 47°52'08"W; thence along the arc of said curve a distance of 257.04 feet to a point of tangency; thence N 57°14'45"W a distance of 448.10 feet; thence N 57°12'10"W a distance of 551.70 feet to a point of curvature of a curve that is concave to the Southwest, said curve having a radius of 1388.82 feet, a delta angle of 05°18'14", a chord distance of 128.50 feet, and a chord bearing of N 59°52'29"W; thence along the arc of said curve a distance of 128.55 feet to a point of tangency; thence N 89°52'27"E a distance of 6.50 feet to the Southwest corner of said "Cascades at Southern Hills Plantation Phase Two";

Parcel 3: (Lots 231-244)
Lots 231-244, of CASCADES AT SOUTHERN HILLS PLANTATION, PHASE TWO, according to the map or plat thereof as recorded in Plat Book 37, Pages 37 through 44, Public Records of Hernando County, Florida.

THE SALE will be on February 6, 2020, at 11:00 a.m. in Room 245 of the Hernando County Courthouse, 20 N. Main St., Brooksville, FL 34601, in accordance with Chapter 45, Florida Statutes.

DATED on January 17, 2020.
DOUG CHORVAT, JR.,
Clerk of the Circuit Court
By: /s/ Elizabeth Markidis, Deputy Clerk

0000053967

53967

Tampa Bay Times

Published Daily

STATE OF FLORIDA) ss

COUNTY OF **Hernando & Citrus Counties**

Before the undersigned authority personally appeared Deirdre Almeida who on oath says that he/she is a Legal Clerk of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida that the attached copy of advertisement being a Legal Notice in the matter **RE: 11-CA-989** was published in Tampa Bay Times **Hernando** edition: **01/24/2020, 01/31/2020** in said newspaper in the issues of **BayLink Hernando/Citrus**.

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

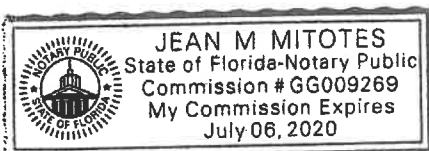
Signature of Affiant

Sworn to and subscribed before me
January 31, 2020.

Signature of Notary of Public

Personally known _____ or produced identification

Type of identification produced _____



IN THE CIRCUIT COURT FOR THE FIFTH JUDICIAL CIRCUIT
IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL DIVISION
Case No. 11-CA-989 Consolidated with Case No: 17-CA-9

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government,
Plaintiff,

CASHP 3, LLC, a Florida Limited Liability Company; BOOMERANG SH, LLC, a Florida Limited Liability Company; TC 13, LLC, a Florida Limited Liability Company; and SOUTHERN HILLS PLANTATION HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation.

And

BOOMERANG SH, LLC, a Florida Limited Liability Company; CASCADES AT SOUTHERN HILLS RESIDENTS' ASSOCIATION II, INC., a Florida non-profit corporation; and CASCADES AT SOUTHERN HILLS RESIDENTS' ASSOCIATION, INC., a Florida non-profit corporation.
Defendants

NOTICE OF JUDICIAL SALE PURSUANT TO SECTION 45.031(1), FLORIDA STATUTES

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY given that pursuant to the Amended Final Judgment of Foreclosure entered on December 18, 2019, in consolidated Case Nos. 11-CA-989 and 17-CA-9 of the Circuit Court of the 5th Judicial Circuit in and for Hernando County, Florida, in which SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT is plaintiff and CASHP 3, LLC, BOOMERANG SH, LLC, TC 13, LLC, SOUTHERN HILLS PLANTATION HOMEOWNERS ASSOCIATION, INC., CASCADES AT SOUTHERN HILLS RESIDENTS' ASSOCIATION II, INC., and CASCADES AT SOUTHERN HILLS RESIDENTS' ASSOCIATION, INC., are defendants, I, Doug Chorvat, Jr., Clerk of the Circuit Court, will sell at public sale the following described real property:

Exhibit "A"

JUDGMENT AS TO DEFENDANT BOOMERANG SH, LLC

Parcel 1: Unplatted Parcel 00302740 (Powell Road Property)

That portion of the North 1/4 of the Northeast 1/4 of Section 16, Township 23 South, Range 19 East, Hernando County, Florida, lying North of present right of way of Powell Road and West of railroad right-of-way. (also known as tax parcel 382749).

Parcel 2: Lots 198-230, 245-280, 283-299, 301-310, 314-321, 323-327, 346-350, and 355-377, of CASCADES AT SOUTHERN HILLS PLANTATION, PHASE TWO, according to the map or plat thereof as recorded in Plat Book 37, Pages 38 through 44, Public Records of Hernando County, Florida.

JUDGMENT AS TO DEFENDANT TC 13, LLC

Parcel 1: Unplatted Parcel 00381287

A parcel of land lying in and being a part of Sections 9, 10 & 16, Township 23 South, Range 19 East, and being more particularly described as follows:
For a Point of Beginning, commence at the Southwest corner of "Cascades At Southern Hills Plantation Phase Two" as recorded in Plat Book 37, Pages 38 through 44, Public Records of Hernando County, Florida; thence along the South boundary of said plat S 89°35'27"E a distance of 196.47 feet; thence N 81°20'06"E a distance of 1364.55 feet; thence N 56°21'10"E a distance of 80.00 feet; thence N 79°59'17"E a distance of 188.86 feet to a point on a curve that is concave to the North, said curve having a radius of 470.00 feet, a delta angle of 48°29'54", a chord distance of 344.99 feet, and a chord bearing of N 75°31'26"E; thence along the arc of said curve a distance of 355.51 feet to a point of tangency; thence N 51°16'29"E a distance of 278.21 feet to the point of curvature of a curve that is concave to the Southeast, said curve having a radius of 180.00 feet, a delta angle of 13°25'45", a chord distance of 42.09 feet, and a chord bearing of N 57°59'22"E; thence along the arc of said curve a distance of 42.19 feet to a point of tangency; thence N 64°42'14"E a distance of 260.83 feet; thence N 80°45'13"E a distance of 141.46 feet; thence S 03°48'51"E a distance of 145.00 feet to the Southeast corner of said "Cascades at Southern Hills Plantation Phase Two", said point lying on the West boundary of "Southern Hills Plantation Phase Two" as recorded in Plat Book 36, Page 40, Public Records of Hernando County, Florida; thence along the West boundary of "Southern Hills Plantation Phase Two" S 25°17'46"E a distance of 1013.97 feet; thence S a distance of 991.52 feet; thence S 69°56'33"E a distance of 1013.97 feet; thence S 39°12'36"E a distance of 1221.85 feet to the Southwest corner of "Southern Hills Plantation Phase Two", said point lying on the Northwesterly right of way of Seaboard Coastline Railroad; thence along said railroad right of way S 52°10'42"W a distance of 855.95 feet to a point on the East boundary of the Southeast 1/4 of said Section 9; thence along said line S 00°19'09"W a distance of 38.32 feet; thence continuing along said railroad right of way S 52°10'33"W a distance of 134.72 feet; thence N 89°46'13"W a distance of 32.51 feet; thence S 52°12'18"W a distance of 1452.72 feet to the intersection of the Northwesterly right of way of said railroad and the Northerly right of way of Powell Road; thence along the Northerly right of way of Powell Road N 37°34'05"W a distance of 132.86 feet to the point of curvature of a curve that is concave to the Southwest, said curve having a radius of 785.30 feet, a delta angle of 18°45'12", a chord distance of 255.89 feet, and a chord bearing of N 47°52'08"W; thence along the arc of said curve a distance of 257.04 feet to a point of tangency; thence N 57°14'45"W a distance of 448.10 feet; thence N

Parcel 3: (Lots 231-244)

Lots 231-244, of CASCADES AT SOUTHERN HILLS PLANTATION, PHASE TWO, according to the map or plat thereof as recorded in Plat Book 37, Pages 37 through 44, Public Records of Hernando County, Florida.

THE SALE will be on February 6, 2020, at 11:00 a.m. in Room 245 of the Hernando County Courthouse, 20 N. Main St., Brooksville, FL 34601, in accordance with Chapter 45, Florida Statutes.

DATED on January 17, 2020.
DOUG CHORVAT, JR.,
Clerk of the Circuit Court
By: /s/ Elizabeth Markidis, Deputy Clerk

01/24/20, 01/31/20

0000053967

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-Dec-2019
INVOICE # OMR1219-2
DUE: UPON RECEIPT

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

Received
FEB 03 2020

TYPE	DESCRIPTION	AMOUNT
OMR	Operation & Maintenance Expense Reimbursement	\$ 4,120.06
TOTAL		\$ 4,120.06

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.

Invoices Paid by Southern Hills I CDD
(costs shared by Southern Hills II and Southern Hills III)
12/31/2019

	39.60% 0.396	36.60% 0.366	23.80% 0.238	100.00%
	<u>Southern Hills I</u>	<u>Southern Hills II</u>	<u>Southern Hills III</u>	<u>InvoiceTotal</u>
Sitex Aquatics LLC.				
Invoice #3201B - 12/19 Service				3900.00
33 Ponds	3677.14			3677.14
2 Ponds	88.25	81.57	53.04	222.86
	<u>3765.39</u>			
Sitex Aquatics LLC. Total	3765.39	81.57	53.04	7800.00
Sitex Land LLC.				
Invoice #9239 - 12/19 Service	2854.34	2638.10	1715.48	7207.92
Sitex Land LLC. Total	2854.34	2638.10	1715.48	7207.92
Duke Energy				
Account #14217 76311 12/19				
Utility Service 11/27/19 - 12/31/19	1473.83	1362.18	885.79	3721.80
Account #97029 56320 12/19				
Utility Service 11/27/19 - 12/31/19	41.35	38.22	24.85	104.43
Duke Energy Totals	1515.19	1400.40	910.64	3826.23
TOTAL	<u>\$ 8,134.92</u>	<u>\$ 4,120.06</u>	<u>\$ 2,679.17</u>	<u>\$ 18,834.15</u>



STATEMENT OF SERVICE

JANUARY 2020



ACCOUNT NUMBER

14217 76311

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

WEB SITE: www.duke-energy.com

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

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

SERVICE ADDRESS
5374 BROAD ST LITE,
SOUTHERNHILLBLVD S/L

DUE DATE TOTAL AMOUNT DUE
JAN 23 2020 14,144.26

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

PIN: 340809449

METER READINGS

LS-1 017 LIGHTING SER COMPANY OWNED/MAINTAINED

BILLING PERIOD...11-27-19 TO 12-31-19 34 DAYS

CUSTOMER CHARGE			1.42
ENERGY CHARGE	4584 KWH @	2.93500¢	134.54
FUEL CHARGE	4584 KWH @	3.18100¢	145.82
ASSET SECURITIZATION CHARGE	4584 KWH @	0.03000¢	1.38

*TOTAL ELECTRIC COST 283.16

EQUIPMENT RENTAL FOR:

18	DEC CONC WASHNG 16
39	DEC CON DB WASH 16
92	SV FLAGLER ACR 9500L
4	54W MITCH LED PT CLR

FIXTURE TOTAL 3,002.71

MAINTENANCE TOTAL 163.80

GROSS RECEIPTS TAX 7.26

MUNICIPAL FRANCHISE FEE 16.80

MUNICIPAL UTILITY TAX 19.34

STATE AND OTHER TAXES ON ELECTRIC 22.90

SALES TAX ON EQUIPMENT RENTAL 205.83

TOTAL CURRENT BILL 3,721.80

BALANCE FORWARD 10,422.46

TOTAL DUE THIS STATEMENT \$14,144.26

Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account. If your previous unpaid balance has been paid, please disregard.

ENERGY USE

DAILY AVG. USE -	135 KWH/DAY
USE ONE YEAR AGO -	141 KWH/DAY
*DAILY AVG. ELECTRIC COST	-\$101.46

BF_BL_DEF_20191231_205806_2.CSV-396-000001201

DETACH AND RETURN THIS SECTION

MM 0001647

BILL # 1 OF 2 GRP 1215

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 14217 76311

000396 000001201


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

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

DUE DATE

JAN 23 2020

TOTAL DUE

14,144.26

PLEASE ENTER
AMOUNT PAID

142177631180000141442650000104224670000037218000100000000009

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
12/31/2019	3201B

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

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
1	Aquatic Lake Maintenance	3,900.00	3,900.00

Please note that our remittance address has changed.
Our new remittance address is:

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

538,463 - 3,765.39
131.006 - 86.57
131.007 - 53.04
001

Total \$3,900.00



Invoice



Sitex Land LLC

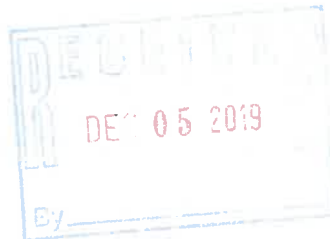
7643 Gate Parkway
Ste 104-127
Jacksonville, FL 32256

941-468-6267

office@sitexlandscape.com

Date	Invoice #
12/1/2019	9239

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 - December 539.461 - 2,854.34 <i>Hold</i> 131.006 - 2,038.10 131.007 - 1,715.48 001	7,207.92	7,207.92
		Total	\$7,207.92

Please note that our payment remittance address has changed. Our new remittance address is:

7643 Gate Parkway
Suite #104-127
Jacksonville, FL 32256

a

Southern Hills Plantation II Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 2020



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 2/29/2020
(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	29,697	0	0	0	0	29,697
Investment - Revenue 2004 (412)	0	195,761	0	0	0	195,761
Investment - Prepayment 2004 (449)	0	5,222	0	0	0	5,222
Investment - Reserve 2004 (458)	0	8,132	0	0	0	8,132
Investment - Construction 2004 (467)	0	0	2,316	0	0	2,316
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	152	0	0	0	0	152
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	274,165	274,165
Amount To Be Provided-Debt Service	0	0	0	0	2,705,835	2,705,835
Other	0	0	0	0	0	0
Total Assets	31,680	313,680	2,333	3,386,703	2,980,000	6,714,397
Liabilities						
Accounts Payable	233,973	0	0	0	0	233,973
Accounts Payable Other	600	0	0	0	0	600
Due To Debt Service Fund	104,566	0	0	0	0	104,566
Accrued Expenses Payable	0	0	0	0	0	0
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	516,734	1,468,623	0	0	2,980,000	4,965,357
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	(1,193,887)	2,318	0	0	(1,191,569)
Fund Balance-Unreserved	(485,075)	0	0	0	0	(485,075)
Investment In General Fixed Assets	0	0	0	3,386,703	0	3,386,703
Other	21	38,945	15	0	0	41 38,981
Total Fund Equity & Other Credits	(485,055)	(1,154,943)	2,333	3,386,703	0	1,749,040

Southern Hills Plantation II Community Development District

Balance Sheet

As of 2/29/2020

(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>31,680</u>	<u>313,680</u>	<u>2,333</u>	<u>3,386,703</u>	<u>2,980,000</u>	<u>6,714,397</u>

Southern Hills Plantation II Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2019 Through 2/29/2020
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	2	2	0.00%
Special Assessments				
Tax Roll	83,895	33,649	(50,246)	(59.89)%
Off Roll	136,000	0	(136,000)	(100.00)%
Other Miscellaneous Revenues				
Miscellaneous Revenue	0	5,212	5,212	0.00%
Total Revenues	219,895	38,864	(181,031)	(82.33)%
Expenditures				
Legislative				
Supervisor Fees	1,600	0	1,600	100.00%
Financial & Administrative				
District Management	12,000	5,000	7,000	58.33%
District Engineer	2,500	0	2,500	100.00%
Disclosure Report	5,000	0	5,000	100.00%
Trustees Fees	3,500	0	3,500	100.00%
Auditing Services	5,000	0	5,000	100.00%
Arbitrage Rebate Calculation	650	0	650	100.00%
Postage, Phone, Faxes, Copies	0	2	(2)	0.00%
Public Officials Liability Insurance	3,774	2,470	1,304	34.55%
Legal Advertising	500	801	(301)	(60.26)%
Bank Fees	310	0	310	100.00%
Dues, Licenses & Fees	175	175	0	0.00%
Website Development/Maintenance	900	1,875	(975)	(108.33)%
Legal Counsel				
District Counsel	15,000	12,394	2,606	17.37%
Foreclosure Expenses	125,000	13,662	111,338	89.07%
Electric Utility Services				
Street Lights	16,525	5,384	11,141	67.41%
Stormwater Control				
Aquatic Contract	904	0	904	100.00%
Other Physical Environment				
General Liability Insurance	549	2,298	(1,749)	(318.57)%
Entry & Walls Maintenance	600	0	600	100.00%
Landscape Maintenance	16,908	82	16,826	99.51%
Irrigation Repairs & Maintenance	3,500	8,598	(5,098)	(145.64)%
Lake/Pond Repair	0	5	(5)	0.00%
Landscape Replacement Plants, Trees, Mulch	5,000	0	5,000	100.00%
Total Expenditures	219,895	52,746	167,149	76.01%
Other Financing Sources				
Interfund Transfer	0	13,903	13,903	0.00%
Excess of Revenue Over(Under) Expenditures	0	21	21	0.00%
Fund Balance, Beginning of Period	0	(485,075)	(485,075)	0.00%
Fund Balance, End of Period	0	(485,055)	(485,055)	0.00%

Southern Hills Plantation II Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund
From 10/1/2019 Through 2/29/2020
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,072	1,072	0.00%
Special Assessments				
Tax Roll	256,250	25,060	(231,190)	(90.22)%
Other Miscellaneous Revenues				
Miscellaneous Revenue	0	38,043	38,043	0.00%
Total Revenues	256,250	64,175	(192,075)	(74.96)%
Expenditures				
Legal Counsel				
District Counsel	0	11,328	(11,328)	0.00%
Debt Service				
Interest	146,250	0	146,250	100.00%
Principal	110,000	0	110,000	100.00%
Total Expenditures	256,250	11,328	244,922	95.58%
Other Financing Sources				
Interfund Transfer	0	(13,903)	(13,903)	0.00%
Excess of Revenue Over(Under) Expenditures	0	38,945	38,945	0.00%
Fund Balance, Beginning of Period	0	(1,193,887)	(1,193,887)	0.00%
Fund Balance, End of Period	0	(1,154,943)	(1,154,943)	0.00%

Southern Hills Plantation II Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund
 From 10/1/2019 Through 2/29/2020
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	15	15	0.00%
Total Revenues	0	15	15	0.00%
Excess of Revenue Over(Under) Expenditures	0	15	15	0.00%
Fund Balance, Beginning of Period	0	2,318	2,318	0.00%
Fund Balance, End of Period	0	2,333	2,333	0.00%

Southern Hills Plantation II Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash Account Suntrust #8371
Reconciliation ID: 02/29/20
Reconciliation Date: 2/29/2020
Status: Locked

Bank Balance	29,697.41
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	29,697.41
Balance Per Books	<u>29,697.41</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: 02/29/20

Reconciliation Date: 2/29/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1367	1/30/2020	Series 2004 FY20 Tax Dist ID 19-105	396.09	Southern Hills Plantation II CDD
1366	2/3/2020	System Generated Check/Voucher	73.10	Times Publishing Company
1368	2/5/2020	Series 2004 Surplus Proceeds to Bond Indebtedness	38,043.43	Southern Hills Plantation II CDD
1369	2/6/2020	System Generated Check/Voucher	728.20	Times Publishing Company
Cleared Checks/Vouchers			39,240.82	
			39,240.82	

Southern Hills Plantation II Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash Account Suntrust #8371
Reconciliation ID: 02/29/20
Reconciliation Date: 2/29/2020
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	112574	2/5/2020	Tax Deed Auction Surplus Proceeds - 01.31.20	43,255.72
	CR308	2/28/2020	Interest	<u>0.54</u>
Cleared Deposits				<u><u>43,256.26</u></u>