

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 14, 2020**

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT AGENDA
AUGUST 14, 2020 AT 10:30 A.M.
CALL IN NUMBER: 1-866-906-9330 ACCESS CODE: 4863181**

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	Brian Howell

District Engineer	Coastal Engineering	Don Lacey
--------------------------	---------------------	-----------

District Attorney	Appleton Reiss, PLLC	Michelle Reiss
-------------------	----------------------	----------------

All cellular phones and pagers must be turned off during the meeting

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.

August 14, 2020

Board of Supervisors
Southern Hills Plantation II Community Development District

Dear Board Members:

The Public Hearing & Regular Meeting of Southern Hills Plantation II Community Development District will be held on **Friday, August 14, 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. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2021 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2021 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2020-06; Adopting Fiscal Year 2021 BudgetTab 01
 - E. Close Public Hearing on Proposed Fiscal Year 2021 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 2020-07; Levying O&M Assessments.....Tab 02
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN AND PROCEED TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
 - A. Consideration of Resolution 2020-08; Setting Fiscal Year 2021 Meeting Schedule.....Tab 03
 - B. Acceptance of Financial Report for Fiscal Year Ended September 30, 2019Tab 04
 - C. Discussion on Dissemination Services Proposal..... Tab 05
 - D. General Matters of the District
- 8. CONSENT AGENDA**
 - A. Consideration of Minutes of the Board of Supervisors Meeting July 12, 2020.....Tab 06
 - B. Consideration of Operations and Maintenance Expenditures May 2020.....Tab 07
 - C. Consideration of Operations and Maintenance Expenditures June 2020.....Tab 08
 - D. Review of Financial Statements through June 30, 2020.....Tab 09
- 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 speaking with 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

RESOLUTION 2020-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE FINAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (the “Board) a proposed budget (“Proposed Budget”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“Fiscal Year 2020/2021”), pursuant to the provisions of Chapters 190, Florida Statutes; and

WHEREAS, the Board received the proposed budget and set August 14, 2020 as the date for a public hearing thereon to receive public comments; and

WHEREAS, the District Manager timely submitted a copy of the Proposed Budget to the local governing authorities having jurisdiction over the area included in the District pursuant to Chapter 190, Florida Statutes, caused notice of the public hearing to be given by publication pursuant to Fla. Sta. 190.008(2), and posted the proposed budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2), Florida Statutes, requires that, at the conclusion of the public hearing, the Board adopt by resolution the final approved budget for the ensuing fiscal year;

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

SECTION 1. BUDGET.

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes (“Adopted Budget”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Southern Hills Plantation II Community Development District for the Fiscal Year Ending September 30, 2021.”

d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020/2021, the sum of \$329,669.00 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$75,000.00
DEBT SERVICE FUND(S)	\$254,669.00
TOTAL ALL FUNDS*	\$329,669.00

*Exclusive of any collection costs.

SECTION 3. BUDGET AMENDMENTS. Pursuant to Section 189.016, Florida Statutes, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 may amend its Adopted Budget for that fiscal year as follows:

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

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

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

SECTION 4. The appropriate officer(s) of the District and the District Manager are authorized to execute any and all necessary transmittals, certifications, or other acknowledgements or writings, as necessary to comply with the intent of this Resolution.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 14th day of August, 2020.

ATTEST:

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair

Exhibit A: Fiscal Year 2020/ 2021 Budget

2021



**SOUTHERN HILLS
PLANTATION II**
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

AUGUST 14, 2020

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021 FINAL ANNUAL OPERATING BUDGET

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
I.	BUDGET INTRODUCTION	1
II.	FISCAL YEAR 2020 BUDGET ANALYSIS	2
III.	FINAL OPERATING BUDGET	3
IV.	GENERAL FUND 001 DESCRIPTIONS.....	4
V.	DEBT SERVICE FUND.....	6
VI.	SCHEDULE OF ANNUAL ASSESSMENTS	7

AUGUST 14, 2020

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 2021, which begins on October 1, 2020. 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 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
REVENUES					
INTEREST EARNINGS					
Interest Earnings	0.00	2.31	2.00	4.31	4.31
TOTAL INTEREST EARNINGS	\$0.00	\$2.31	\$2.00	\$4.31	\$4.31
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	83,895.00	33,649.27	78,381.77	112,031.04	28,136.04
Operations & Maintenance Assmts-Off Roll	136,000.00	0.00	0.00	0.00	(136,000.00)
TOTAL SPECIAL ASSESSMENTS	\$219,895.00	\$33,649.27	\$78,381.77	\$112,031.04	(\$107,863.96)
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	13,902.77	10,122.49	24,025.26	24,025.26
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00	\$13,902.77	\$10,122.49	\$24,025.26	\$24,025.26
OTHER MISCELLANEOUS REVENUES					
Miscellaneous Revenue	0.00	5,212.29	0.00	5,212.29	5,212.29
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$5,212.29	\$0.00	\$5,212.29	\$5,212.29
TOTAL REVENUES	\$219,895.00	\$52,766.64	\$88,506.26	\$141,272.90	(\$78,622.10)
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	5,000.00	0.00	5,000.00	5,000.00	0.00
Arbitrage Rebate Calculation	650.00	0.00	650.00	650.00	0.00
Postage, Phone, Faxes, Copies	0.00	2.10	0.00	2.10	2.10
Public Officials Liability Insurance	3,774.00	2,470.00	0.00	2,470.00	(1,304.00)
Legal Advertising	500.00	801.30	95.00	896.30	396.30
Bank Fees	310.00	0.00	0.00	0.00	(310.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
ADA website compliance	0.00	0.00	1,500.00	1,500.00	1,500.00
Website Development/Maintenance	900.00	1,875.00	525.00	2,400.00	1,500.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$34,309.00	\$10,323.40	\$23,270.00	\$33,593.40	(\$715.60)
LEGAL COUNSEL					
District Counsel	15,000.00	140.95	500.00	640.95	(14,359.05)
District Counsel - Foreclosure	125,000.00	26,056.06	70,000.00	96,056.06	(28,943.94)
TOTAL LEGAL COUNSEL	\$140,000.00	\$26,197.01	\$70,500.00	\$96,697.01	(\$43,302.99)
ELECTRIC UTILITY SERVICES					
Street Lights	16,525.00	0.00	0.00	0.00	(16,525.00)
TOTAL ELECTRIC UTILITY SERVICES	\$16,525.00	\$0.00	\$0.00	\$0.00	(\$16,525.00)
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	2,298.00	0.00	2,298.00	1,749.00
Entry & Walls Maintenance	600.00	0.00	0.00	0.00	(600.00)
Landscape Maintenance	16,908.00	81.56	0.00	81.56	(16,826.44)
Irrigation Repairs & Maintenance	3,500.00	8,597.70	0.00	8,597.70	5,097.70
Lake/Pond Repair	0.00	5.23	0.00	5.23	5.23
Landscape Replacement Plants, Trees, Mulch	5,000.00	0.00	0.00	0.00	(5,000.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$26,557.00	\$10,982.49	\$0.00	\$10,982.49	(\$15,574.51)
CONTINGENCY					
Miscellaneous Contingency	0.00	0.00	0.00	0.00	0.00
TOTAL CONTINGENCY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EXPENDITURES	\$219,895.00	\$47,502.90	\$93,770.00	\$141,272.90	(\$78,622.10)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$5,263.74	(\$5,263.74)	\$0.00	\$0.00

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Final Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
REVENUES					
INTEREST EARNINGS					
Interest Earnings	0.00	4.31	4.31	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$4.31	\$4.31	\$0.00	\$0.00
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	83,895.00	112,031.04	28,136.04	75,000.00	(8,895.00)
Operations & Maintenance Assmts-Off Roll	136,000.00	0.00	(136,000.00)	0.00	(136,000.00)
TOTAL SPECIAL ASSESSMENTS	\$219,895.00	\$112,031.04	(\$107,863.96)	\$75,000.00	(\$144,895.00)
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	24,025.26	24,025.26	0.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00	\$24,025.26	\$24,025.26	\$0.00	\$0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous Revenue	0.00	5,212.29	5,212.29	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$5,212.29	\$5,212.29	\$0.00	\$0.00
TOTAL REVENUES	\$219,895.00	\$141,272.90	(\$78,622.10)	\$75,000.00	(\$144,895.00)
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)	1,000.00	(1,500.00)
Disclosure Report	5,000.00	5,000.00	0.00	2,500.00	(2,500.00)
Trustees Fees	3,500.00	3,500.00	0.00	3,500.00	0.00
Auditing Services	5,000.00	5,000.00	0.00	6,100.00	1,100.00
Arbitrage Rebate Calculation	650.00	650.00	0.00	650.00	0.00
Postage, Phone, Faxes, Copies	0.00	2.10	2.10	0.00	0.00
Public Officials Liability Insurance	3,774.00	2,470.00	(1,304.00)	2,470.00	(1,304.00)
Legal Advertising	500.00	896.30	396.30	1,000.00	500.00
Bank Fees	310.00	0.00	(310.00)	282.00	(28.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
ADA website compliance	0.00	1,500.00	1,500.00	1,500.00	1,500.00
Website Development/Maintenance	900.00	2,400.00	1,500.00	900.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$34,309.00	\$33,593.40	(\$715.60)	\$32,077.00	(\$2,232.00)
LEGAL COUNSEL					
District Counsel	15,000.00	640.95	(14,359.05)	7,500.00	(7,500.00)
District Counsel - Foreclosure	125,000.00	96,056.06	(28,943.94)	0.00	(125,000.00)
TOTAL LEGAL COUNSEL	\$140,000.00	\$96,697.01	(\$43,302.99)	\$7,500.00	(\$132,500.00)
ELECTRIC UTILITY SERVICES					
Utility Services					
Street Lights	16,525.00	0.00	(16,525.00)	16,525.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	\$16,525.00	\$0.00	(\$16,525.00)	\$16,525.00	\$0.00
STORMWATER CONTROL					
Aquatic Contract	904.00	0.00	(904.00)	0.00	(904.00)
TOTAL STORMWATER CONTROL	\$904.00	\$0.00	(\$904.00)	\$0.00	(\$904.00)
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	549.00	2,298.00	1,749.00	2,298.00	1,749.00
Entry & Walls Maintenance	600.00	0.00	(600.00)	0.00	(600.00)
Landscape Maintenance	16,908.00	81.56	(16,826.44)	10,000.00	(6,908.00)
Irrigation Repairs & Maintenance	3,500.00	8,597.70	5,097.70	5,000.00	1,500.00
Lake/Pond Repair	0.00	5.23	5.23	0.00	0.00
Landscape Replacement Plants, Trees, Mulch	5,000.00	0.00	(5,000.00)	0.00	(5,000.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$26,557.00	\$10,982.49	(\$15,574.51)	\$17,298.00	(\$9,259.00)
CONTINGENCY					
Miscellaneous Contingency	0.00	0.00	0.00	0.00	0.00
TOTAL CONTINGENCY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EXPENDITURES	\$219,895.00	\$141,272.90	(\$78,622.10)	\$75,000.00	(\$144,895.00)
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	\$	254,669
TOTAL REVENUES	\$	254,669

EXPENDITURES

Series 2004 May Bond Principal Payment	\$	115,000
Series 2004 May Bond Interest Payment	\$	71,516
Series 2004 November Bond Interest Payment	\$	68,153
TOTAL EXPENDITURES	\$	254,669
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		\$	115,000
Bonds Outstanding - Period Ending 11/1/2020		\$	3,150,000

* Includes delinquent Principal

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

Unit Count - Debt Service	Unit Count - O&M	FISCAL YEAR 2020			FISCAL YEAR 2021			Increase / (Decrease) from FY 2019 to FY 2020 ⁽³⁾
		O&M Per Unit	Debt Service Per Unit	TOTAL Annual CDD	O&M Per Unit	Debt Service Per Unit	TOTAL Annual CDD ⁽¹⁾	
899	382	\$98.58	\$303.51	\$402.09	\$208.87	\$303.51	\$512.38	\$110.29

UNDEVELOPED AGRICULTURAL USE NOT INCLUDED:

Parcel ID	Acreage	FISCAL YEAR 2021		
		O&M Per Unit	Debt Service Per Unit ⁽²⁾	TOTAL Annual CDD ⁽¹⁾
00381287	203.7	\$0.00	\$0.00	\$0.00
01563007	11.5	\$0.00	\$0.00	\$0.00
00382749	22.8	\$0.00	\$0.00	\$0.00

⁽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.

⁽³⁾ Total O&M budget decreased from FY20, however number of units to be assessed decreased from 925 to 382 resulting in a per unit increase.

RESOLUTION 2020-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2020; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s final approved budget (“**Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”), attached hereto as **Exhibit “A”** and incorporated herein by reference; 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 Budget; and

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2020/2021; and

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

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated herein by reference, and to certify the Assessment Roll in **Exhibit “B”** to the County Tax Collector pursuant to the Uniform Method; and

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

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED this 14th day of August, 2020.

ATTEST:

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)

2021



**SOUTHERN HILLS
PLANTATION II**
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

AUGUST 14, 2020

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021 FINAL ANNUAL OPERATING BUDGET

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
I.	BUDGET INTRODUCTION	1
II.	FISCAL YEAR 2020 BUDGET ANALYSIS	2
III.	FINAL OPERATING BUDGET	3
IV.	GENERAL FUND 001 DESCRIPTIONS.....	4
V.	DEBT SERVICE FUND.....	6
VI.	SCHEDULE OF ANNUAL ASSESSMENTS	7

AUGUST 14, 2020

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 2021, which begins on October 1, 2020. 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 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
REVENUES					
INTEREST EARNINGS					
Interest Earnings	0.00	2.31	2.00	4.31	4.31
TOTAL INTEREST EARNINGS	\$0.00	\$2.31	\$2.00	\$4.31	\$4.31
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	83,895.00	33,649.27	78,381.77	112,031.04	28,136.04
Operations & Maintenance Assmts-Off Roll	136,000.00	0.00	0.00	0.00	(136,000.00)
TOTAL SPECIAL ASSESSMENTS	\$219,895.00	\$33,649.27	\$78,381.77	\$112,031.04	(\$107,863.96)
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	13,902.77	10,122.49	24,025.26	24,025.26
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00	\$13,902.77	\$10,122.49	\$24,025.26	\$24,025.26
OTHER MISCELLANEOUS REVENUES					
Miscellaneous Revenue	0.00	5,212.29	0.00	5,212.29	5,212.29
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$5,212.29	\$0.00	\$5,212.29	\$5,212.29
TOTAL REVENUES	\$219,895.00	\$52,766.64	\$88,506.26	\$141,272.90	(\$78,622.10)
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	5,000.00	0.00	5,000.00	5,000.00	0.00
Arbitrage Rebate Calculation	650.00	0.00	650.00	650.00	0.00
Postage, Phone, Faxes, Copies	0.00	2.10	0.00	2.10	2.10
Public Officials Liability Insurance	3,774.00	2,470.00	0.00	2,470.00	(1,304.00)
Legal Advertising	500.00	801.30	95.00	896.30	396.30
Bank Fees	310.00	0.00	0.00	0.00	(310.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
ADA website compliance	0.00	0.00	1,500.00	1,500.00	1,500.00
Website Development/Maintenance	900.00	1,875.00	525.00	2,400.00	1,500.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$34,309.00	\$10,323.40	\$23,270.00	\$33,593.40	(\$715.60)
LEGAL COUNSEL					
District Counsel	15,000.00	140.95	500.00	640.95	(14,359.05)
District Counsel - Foreclosure	125,000.00	26,056.06	70,000.00	96,056.06	(28,943.94)
TOTAL LEGAL COUNSEL	\$140,000.00	\$26,197.01	\$70,500.00	\$96,697.01	(\$43,302.99)
ELECTRIC UTILITY SERVICES					
Street Lights	16,525.00	0.00	0.00	0.00	(16,525.00)
TOTAL ELECTRIC UTILITY SERVICES	\$16,525.00	\$0.00	\$0.00	\$0.00	(\$16,525.00)
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	2,298.00	0.00	2,298.00	1,749.00
Entry & Walls Maintenance	600.00	0.00	0.00	0.00	(600.00)
Landscape Maintenance	16,908.00	81.56	0.00	81.56	(16,826.44)
Irrigation Repairs & Maintenance	3,500.00	8,597.70	0.00	8,597.70	5,097.70
Lake/Pond Repair	0.00	5.23	0.00	5.23	5.23
Landscape Replacement Plants, Trees, Mulch	5,000.00	0.00	0.00	0.00	(5,000.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$26,557.00	\$10,982.49	\$0.00	\$10,982.49	(\$15,574.51)
CONTINGENCY					
Miscellaneous Contingency	0.00	0.00	0.00	0.00	0.00
TOTAL CONTINGENCY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EXPENDITURES	\$219,895.00	\$47,502.90	\$93,770.00	\$141,272.90	(\$78,622.10)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$5,263.74	(\$5,263.74)	\$0.00	\$0.00

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Final Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
REVENUES					
INTEREST EARNINGS					
Interest Earnings	0.00	4.31	4.31	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$4.31	\$4.31	\$0.00	\$0.00
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	83,895.00	112,031.04	28,136.04	75,000.00	(8,895.00)
Operations & Maintenance Assmts-Off Roll	136,000.00	0.00	(136,000.00)	0.00	(136,000.00)
TOTAL SPECIAL ASSESSMENTS	\$219,895.00	\$112,031.04	(\$107,863.96)	\$75,000.00	(\$144,895.00)
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	24,025.26	24,025.26	0.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00	\$24,025.26	\$24,025.26	\$0.00	\$0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous Revenue	0.00	5,212.29	5,212.29	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$5,212.29	\$5,212.29	\$0.00	\$0.00
TOTAL REVENUES	\$219,895.00	\$141,272.90	(\$78,622.10)	\$75,000.00	(\$144,895.00)
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)	1,000.00	(1,500.00)
Disclosure Report	5,000.00	5,000.00	0.00	2,500.00	(2,500.00)
Trustees Fees	3,500.00	3,500.00	0.00	3,500.00	0.00
Auditing Services	5,000.00	5,000.00	0.00	6,100.00	1,100.00
Arbitrage Rebate Calculation	650.00	650.00	0.00	650.00	0.00
Postage, Phone, Faxes, Copies	0.00	2.10	2.10	0.00	0.00
Public Officials Liability Insurance	3,774.00	2,470.00	(1,304.00)	2,470.00	(1,304.00)
Legal Advertising	500.00	896.30	396.30	1,000.00	500.00
Bank Fees	310.00	0.00	(310.00)	282.00	(28.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
ADA website compliance	0.00	1,500.00	1,500.00	1,500.00	1,500.00
Website Development/Maintenance	900.00	2,400.00	1,500.00	900.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$34,309.00	\$33,593.40	(\$715.60)	\$32,077.00	(\$2,232.00)
LEGAL COUNSEL					
District Counsel	15,000.00	640.95	(14,359.05)	7,500.00	(7,500.00)
District Counsel - Foreclosure	125,000.00	96,056.06	(28,943.94)	0.00	(125,000.00)
TOTAL LEGAL COUNSEL	\$140,000.00	\$96,697.01	(\$43,302.99)	\$7,500.00	(\$132,500.00)
ELECTRIC UTILITY SERVICES					
Utility Services					
Street Lights	16,525.00	0.00	(16,525.00)	16,525.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	\$16,525.00	\$0.00	(\$16,525.00)	\$16,525.00	\$0.00
STORMWATER CONTROL					
Aquatic Contract	904.00	0.00	(904.00)	0.00	(904.00)
TOTAL STORMWATER CONTROL	\$904.00	\$0.00	(\$904.00)	\$0.00	(\$904.00)
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	549.00	2,298.00	1,749.00	2,298.00	1,749.00
Entry & Walls Maintenance	600.00	0.00	(600.00)	0.00	(600.00)
Landscape Maintenance	16,908.00	81.56	(16,826.44)	10,000.00	(6,908.00)
Irrigation Repairs & Maintenance	3,500.00	8,597.70	5,097.70	5,000.00	1,500.00
Lake/Pond Repair	0.00	5.23	5.23	0.00	0.00
Landscape Replacement Plants, Trees, Mulch	5,000.00	0.00	(5,000.00)	0.00	(5,000.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$26,557.00	\$10,982.49	(\$15,574.51)	\$17,298.00	(\$9,259.00)
CONTINGENCY					
Miscellaneous Contingency	0.00	0.00	0.00	0.00	0.00
TOTAL CONTINGENCY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EXPENDITURES	\$219,895.00	\$141,272.90	(\$78,622.10)	\$75,000.00	(\$144,895.00)
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	\$	254,669
TOTAL REVENUES	\$	254,669

EXPENDITURES

Series 2004 May Bond Principal Payment	\$	115,000
Series 2004 May Bond Interest Payment	\$	71,516
Series 2004 November Bond Interest Payment	\$	68,153
TOTAL EXPENDITURES	\$	254,669
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		\$	115,000
Bonds Outstanding - Period Ending 11/1/2020		\$	3,150,000

* Includes delinquent Principal

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

Unit Count - Debt Service	Unit Count - O&M	FISCAL YEAR 2020			FISCAL YEAR 2021			Increase / (Decrease) from FY 2019 to FY 2020 (3)
		O&M Per Unit	Debt Service Per Unit	TOTAL Annual CDD	O&M Per Unit	Debt Service Per Unit	TOTAL Annual CDD (1)	
899	382	\$98.58	\$303.51	\$402.09	\$208.87	\$303.51	\$512.38	\$110.29

UNDEVELOPED AGRICULTURAL USE NOT INCLUDED:

Parcel ID	Acreage	FISCAL YEAR 2021		
		O&M Per Unit	Debt Service Per Unit (2)	TOTAL Annual CDD (1)
00381287	203.7	\$0.00	\$0.00	\$0.00
01563007	11.5	\$0.00	\$0.00	\$0.00
00382749	22.8	\$0.00	\$0.00	\$0.00

(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.

(3) Total O&M budget decreased from FY20, however number of units to be assessed decreased from 925 to 382 resulting in a per unit increase.

01633888	BOOMERANG SH LLC		9625 WES KEARNEY WAY	RIVERVIEW FL 33578-0506
01633897	BOOMERANG SH LLC		9625 WES KEARNEY WAY	RIVERVIEW FL 33578-0506
01633904	BOOMERANG SH LLC		9625 WES KEARNEY WAY	RIVERVIEW FL 33578-0506
01633913	SHP 3 LLC	C/O WESLEY K JONES ESQ	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
01633922	SHP 3 LLC	C/O WESLEY K JONES ESQ	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
01633931	SHP 3 LLC	C/O WESLEY K JONES ESQ	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
01633940	SHP 3 LLC	C/O WESLEY K JONES ESQ	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
01633959	SHP 3 LLC	C/O WESLEY K JONES ESQ	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
01633968	SHP 3 LLC	C/O WESLEY K JONES ESQ	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
01633977	SHP 3 LLC	C/O WESLEY K JONES ESQ	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
01633986	SHP 3 LLC	C/O WESLEY K JONES ESQ	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
01633995	SHP 3 LLC	C/O WESLEY K JONES ESQ	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
01634002	SHP 3 LLC	C/O WESLEY K JONES ESQ	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
01634011	SHP 3 LLC	C/O WESLEY K JONES ESQ	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
01634020	SHP 3 LLC	C/O WESLEY K JONES ESQ	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
01634039	SHP 3 LLC	C/O WESLEY K JONES ESQ	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
01634048	SHP 3 LLC	C/O WESLEY K JONES ESQ	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
01634057	SHP 3 LLC	C/O WESLEY K JONES ESQ	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
01634066	SHP 3 LLC	C/O WESLEY K JONES ESQ	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
01634075	SHP 3 LLC	C/O WESLEY K JONES ESQ	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
01634084	SHP 3 LLC	C/O WESLEY K JONES ESQ	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
01634093	SHP 3 LLC	C/O WESLEY K JONES ESQ	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
01634100	SHP 3 LLC	C/O WESLEY K JONES ESQ	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
01634119	SHP 3 LLC	C/O WESLEY K JONES ESQ	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
01634128	SHP 3 LLC	C/O WESLEY K JONES ESQ	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
01634137	SHP 3 LLC	C/O WESLEY K JONES ESQ	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
01634146	BOOMERANG SH LLC		9625 WES KEARNEY WAY	RIVERVIEW FL 33578-0506
01634155	BOOMERANG SH LLC		9625 WES KEARNEY WAY	RIVERVIEW FL 33578-0506
01634164	BOOMERANG SH LLC		9625 WES KEARNEY WAY	RIVERVIEW FL 33578-0506
01634173	BOOMERANG SH LLC		9625 WES KEARNEY WAY	RIVERVIEW FL 33578-0506
01634182	BOOMERANG SH LLC		9625 WES KEARNEY WAY	RIVERVIEW FL 33578-0506
00380554	LANDBUILDER LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01599826	CASCADES AT SOUTHERN HILLS RESIDENTS	ASSOC INC C/O MERITUS ASSOCIATIONS	2005 PAN AM CIR STE 120	TAMPA FL 33607
01599835	CASCADES AT SOUTHERN HILLS RESIDENTS	ASSOC INC C/O MERITUS ASSOCIATIONS	2005 PAN AM CIR STE 120	TAMPA FL 33607
01599844	CASCADES AT SOUTHERN HILLS RESIDENTS	ASSOC INC C/O MERITUS ASSOCIATIONS	2005 PAN AM CIR STE 120	TAMPA FL 33607
01599853	CASCADES AT SOUTHERN HILLS RESIDENTS	ASSOC INC C/O MERITUS ASSOCIATIONS	2005 PAN AM CIR STE 120	TAMPA FL 33607
01599862	CASCADES AT SOUTHERN HILLS RESIDENTS	ASSOC INC C/O MERITUS ASSOCIATIONS	2005 PAN AM CIR STE 120	TAMPA GA 33607
01599871	CASCADES AT SOUTHERN HILLS RESIDENTS	ASSOC INC C/O MERITUS ASSOCIATIONS	2005 PAN AM CIR STE 120	TAMPA FL 33607-2529
01599880	CASCADES AT SOUTHERN HILLS COMM DEV DIST	ASSOC C/O MERITUS ASSOCIATIONS	3527 PALM HARBOR BLVD	PALM HARBOR FL 34683-1416
01599899	CASCADES AT SOUTHERN HILLS RESIDENTS	ASSOC INC C/O MERITUS ASSOCIATIONS	2005 PAN AM CIR STE 120	TAMPA FL 33607
01599906	BROOKSVILLE CITY OF		201 HOWELL AVE	BROOKSVILLE FL 34601
01599915	CASCADES AT SOUTHERN HILLS RESIDENTS	ASSOC INC C/O MERITUS ASSOCIATIONS	2005 PAN AM CIR STE 120	TAMPA FL 33607
01599924	CASCADES AT SOUTHERN HILLS COMM DEV DIST	C/O MELROSE MANAGEMENT PARTNERSHIP	3527 PALM HARBOR BLVD	PALM HARBOR FL 34683-1416
01599933	CASCADES AT SOUTHERN HILLS RESIDENTS	ASSOC INC C/O MERITUS ASSOCIATIONS	2005 PAN AM CIR STE 120	TAMPA FL 336607
01599942	CASCADES AT SOUTHERN HILLS COMM DEV DIST	C/O MELROSE MANAGEMENT PARTNERSHIP	3527 PALM HARBOR BLVD	PALM HARBOR FL 34683-1416
01599951	CASCADES AT SOUTHERN HILLS COMM DEV DIST	C/O MELROSE MANAGEMENT PARTNERSHIP	3527 PALM HARBOR BLVD	PALM HARBOR FL 34683-1416
01676092	CASCADES AT SOUTHERN HILLS RESIDENTS	ASSOC INC C/O MERITUS CORP	2005 PAN AM CIR # 300	TAMPA FL 33607-2359
01599960	JINES MONTIE, HATHORNE JANA S		5308 NOTTAWAY PL	BROOKSVILLE FL 34601-6463
01599979	FRASCA ANTHONY, FRASCA BARBARA L		5318 NOTTAWAY PL	BROOKSVILLE FL 34601-6463
01599988	PECCHIE FATHER PAUL		20428 CORTEZ BLVD	BROOKSVILLE FL 34601-5601
01599997	LOCH THOMAS J, LOCH DOLORES A		5346 NOTTAWAY PL	BROOKSVILLE FL 34601-6463
01600002	JOHANNNTGES CARL M, JOHANNNTGES BARBARA		5362 NOTTAWAY PL	BROOKSVILLE FL 34601-6463
01600011	KOSSMAN RAYMOND, KOSSMAN DOROTHY		5373 NOTTAWAY PL	BROOKSVILLE FL 34601
01600020	MARRERO LUIS R LIFE ESTATE, MARRERO	NYDIA LIFE ESTATE	5363 NOTTAWAY PL	BROOKSVILLE FL 34601-6463
01600039	BERNARD SCOTT C		5355 NOTTAWAY PL	BROOKSVILLE FL 34601-6463
01600048	JOHNSON JOAN E, JOHNSON CLEMENT J JR		5347 NOTTAWAY PL	BROOKSVILLE FL 34601-6463
01600057	HUTSKO PETER JR TTEE, HUTSKO JOLENE M	TTEE	5339 NOTTAWAY PL	BROOKSVILLE FL 34601-6463
01600066	MARRERO LUIS R LIFE ESTATE, MARRERO	NYDIA LIFE ESTATE	5363 NOTTAWAY PL	BROOKSVILLE FL 34601-6463
01600075	FRASER TERRY, FRASER TINA		5319 NOTTAWAY PL	BROOKSVILLE FL 34601
01600084	BRITNEY SUSAN		5309 NOTTAWAY PL	BROOKSVILLE FL 34601-6463
01600093	CUMMINGS BEVERLY A		5301 NOTTAWAY PL	BROOKSVILLE FL 34601-6463
01600100	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600119	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600128	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600137	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600146	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600155	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600164	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600173	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600182	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600191	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600208	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600217	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600226	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600235	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600244	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600253	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600262	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600271	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600280	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600299	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600306	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600315	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600324	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600333	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600342	DEMPERIO GARY T, DEMPERIO TARA K		19495 FORT KING RUN	BROOKSVILLE FL 34601-6466
01600351	PRIBIL DAVID F, PRIBIL SUSAN E		19487 FORT KING RUN	BROOKSVILLE FL 34601-6466

01600360	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600379	BECCRAFT ROBERT T, BECCRAFT TERRI M		19469 FORT KING RUN	BROOKSVILLE FL 34601-6466
01600388	IH CENTRAL FLORIDA LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600397	IH CENTRAL FLORIDA LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600404	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600413	SARAO THOMAS J LIFE ESTATE, SARAO	MADELINE A LIFE ESTATE	19435 FORT KING RUN	BROOKSVILLE FL 34601-6466
01600422	MCCULLOCH SUSAN, MCCULLOCH MICHAEL		19425 FORT KING RUN	BROOKSVILLE FL 34601-6466
01600431	COUGHLIN MAUREEN		19417 FORT KING RUN	BROOKSVILLE FL 34601-6466
01600440	SANTINI JOHN JR, SANTINI HOLLY ANN		2727 WILDEMER DR	MILFORD MI 48380-3569
01600459	KEELEY PHILIP W TTEE, KEELEY JANICE TTEE		19403 FORT KING RUN	BROOKSVILLE FL 34601-6466
01600468	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600477	BROOKS LISA S		19381 FORT KING RUN	BROOKSVILLE FL 34601-6473
01600486	POZO CARIDAD		19373 FORT KING RUN	BROOKSVILLE FL 34601-6473
01600495	BRETT TELL TIMOTHY R TTEE		19363 FORT KING RUN	BROOKSVILLE FL 34601-6473
01600501	ROWLANDS LEE LIFE ESTATE, ROWLANDS	KATHLEEN LIFE ESTATE	19347 FORT KING RUN	BROOKSVILLE FL 34601-6473
01600510	HILDEBRAND ROBERT J		19333 FORT KING RUN	BROOKSVILLE FL 34601-6473
01600529	STROMSKI GEORGE J TTEE, STROMSKI	TERESA B TTEE	PO BOX 58	FRANKFORT MI 49625-0058
01600538	BOATMAN JAY D LIFE ESTATE, BOATMAN	MARGARET A LIFE ESTATE	5097 ENDVIEW PASS	BROOKSVILLE FL 34601-6468
01600547	GRAVES DALE, GRAVES MARY		5089 ENDVIEW PASS	BROOKSVILLE FL 34601
01600556	LEHMAN A RICHARD TTEE, LEHMAN MARLENE A	TTEE	5081 ENDVIEW PASS	BROOKSVILLE FL 34601-6468
01600565	NICHOLAS ROBERT T, NICHOLAS HOLLY L		5071 ENDVIEW PASS	BROOKSVILLE FL 34601-6468
01600574	DAY ROBERT M, DAY DARLENE B		5061 ENDVIEW PASS	BROOKSVILLE FL 34601-6468
01600583	BROOKS RICHARD, BROOKS JEANNE		5051 ENDVIEW PASS	BROOKSVILLE FL 34601-6468
01600592	JOHNSON STEPHEN W TTEE		5060 ENDVIEW PASS	BROOKSVILLE FL 34601-6468
01600609	BMQ 2 PROPERTY LLC		7102 BLUFF RUN	SAN ANTONIO TX 78257-1441
01600618	KLEIN JAY B, KLEIN GUANG GENG		PO BOX 10058	BROOKSVILLE FL 34603-0058
01600627	HOMEOWNER		5088 ENDVIEW PASS	BROOKSVILLE FL 34601
01600636	HALLAL LOUIS, HALLAL MONA LISA		5096 ENDVIEW PASS	BROOKSVILLE FL 34601
01600645	MAIN PAMELA, BRIDGES LAURA, ZEUMER	MICHELE	5421 CAPPLEMAN LOOP	BROOKSVILLE FL 34601-6471
01600654	KLIMEK PAUL S, KLIMEK JULIE C		5411 CAPPLEMAN LOOP	BROOKSVILLE FL 34601-6471
01600663	WINGROVE CHARLES O, WINGROVE ANNINETTE		5401 CAPPLEMAN LOOP	BROOKSVILLE FL 34601-6471
01600672	ROMERO LUCRETIA A TTEE		19484 AUTUMN OAK LN	BROOKSVILLE FL 34601-6457
01600681	KENISON COLEMAN D JR, KENISON MARY L		5383 CAPPLEMAN LOOP	BROOKSVILLE FL 34601-6470
01600690	DOLAN MICHAEL J, JARVIS TINA J		5373 CAPPLEMAN LOOP	BROOKSVILLE FL 34601-6470
01600707	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600716	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600725	LEDFORD VINCE		5347 CAPPLEMAN LOOP	BROOKSVILLE FL 34601-6470
01600734	HORKEY MICHAEL, HORKEY MARY		5339 CAPPLEMAN LOOP	BROOKSVILLE FL 34601
01600743	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600752	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600761	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600770	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600789	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600798	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600805	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600814	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600823	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600832	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600841	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600850	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600869	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600878	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600887	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600896	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600903	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600912	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600921	IH CENTRAL FLORIDA LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01600930	CAREY MARY L		5165 CAPPLEMAN LOOP	BROOKSVILLE FL 34601-6472
01600949	MITCHIE CURTIS B, MITCHE LIDA M		5166 CAPPLEMAN LOOP	BROOKSVILLE FL 34601-6472
01600958	GOMES FRANK J, GOMES ANTONETTE J		5176 CAPPLEMAN LOOP	BROOKSVILLE FL 34601-6472
01600967	MESCALL WILLIAM, MESCALL DONNA		5194 CAPPLEMAN LOOP	BROOKSVILLE FL 34601-6472
01600976	DEROSA ROBERT W, DEROSA DOROTHY A		PO BOX 10216	BROOKSVILLE FL 34603-0216
01600985	BUHL LINDA MARIE TTEE		5220 CAPPLEMAN LOOP	BROOKSVILLE FL 34601-6469
01600994	IH CENTRAL FLORIDA LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601001	NOBLE NOREEN A TTEE		5252 CAPPLEMAN LOOP	BROOKSVILLE FL 34601-6469
01601010	FISH ROBERT, FISH DONNA		5264 CAPPLEMAN LOOP	BROOKSVILLE FL 34601-6469
01601029	LEE KIMBALL, LEE SANDRA		5280 CAPPLEMAN LOOP	BROOKSVILLE FL 34601-6469
01601038	HIPLEY STEPHEN J, WARFEL PAMELA K		5296 CAPPLEMAN LOOP	BROOKSVILLE FL 34601-6469
01601047	FOBELL TIMOTHY J, FOBELL DIANE G		5316 CAPPLEMAN LOOP	BROOKSVILLE FL 34601-6470
01601056	SIETSEMA DANETTE, SIETSEMA VICTOR A		5356 CAPPLEMAN LOOP	BROOKSVILLE FL 34601
01601065	ZEUMER MICHELE		58 TYBURN LN	SOUTH SETAUKET NY 11720-1426
01601074	DZURILLA JOSEPH R, DZURILLA BARBARA M		5382 CAPPLEMAN LOOP	BROOKSVILLE FL 34601-6470
01601083	ROBBINS CALVIN P, ROBBINS NELIDA I		5392 CAPPLEMAN LOOP	BROOKSVILLE FL 34601-6470
01601092	CULP MARLEETA		5400 CAPPLEMAN LOOP	BROOKSVILLE FL 34601-6471
01601109	LEE RICHARD D, LEE MARILYN KAY		5410 CAPPLEMAN LOOP	BROOKSVILLE FL 34601-6471
01601118	RUNGE RANDALL J, RUNGE DENISE M		5420 CAPPLEMAN LOOP	BROOKSVILLE FL 34601
01601127	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601136	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601145	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601154	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601163	IH CENTRAL FLORIDA LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601172	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601181	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601190	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601207	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601216	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601225	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022

01601234	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601243	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601252	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601261	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601270	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601289	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601298	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601305	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601314	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601323	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601332	IH CENTRAL FLORIDA LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601341	IH CENTRAL FLORIDA LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601350	KOSS THOMAS M, INGLES MARJORIE J		19724 FORT KING RUN	BROOKSVILLE FL 34601-6464
01601369	FOLK ROBERT SR, FOLK ILENE		19734 FORT KING RUN	BROOKSVILLE FL 34601-6464
01601378	71EAC LLC		6333 W MACLAURIN DR	TAMPA FL 33647-1159
01601387	86MJS LLC		6333 W MACLAURIN DR	TAMPA FL 33647-1159
01601396	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601403	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601412	SANAGORSKI ALEXANDER, SANAGORSKI	JACQUELINE R	5233 JENNINGS TRL	BROOKSVILLE FL 34601-6460
01601421	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601430	THOMAS JEFFREY J, CERRONI-THOMAS	VIRGINIA A	5207 JENNINGS TRL	BROOKSVILLE FL 34601-6460
01601449	SCHULIN ROXANNA, SCHULIN ROY		5189 JENNINGS TRL	BROOKSVILLE FL 34601-6462
01601458	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601467	GREENMAN JAYNIE, GREENMAN ERIC		5165 JENNINGS TRL	BROOKSVILLE FL 34601-6462
01601476	RUSS PHILIP N, RUSS DIANA E		5149 JENNINGS TRL	BROOKSVILLE FL 34601-6462
01601485	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601494	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601500	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601519	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601528	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601537	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601546	LOTZ WILLIAM G, LOTZ LEE W		19851 TATTNALL WAY	BROOKSVILLE FL 34601-6476
01601555	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601564	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601573	FONG GEORGE S, FONG DEBORAH P		19795 TATTNALL WAY	BROOKSVILLE FL 34601-6477
01601582	WHITTINGHAM NEAL E, WHITTINGHAM KATHY L		19771 TATTNALL WAY	BROOKSVILLE FL 34601-6477
01601591	SALVATO THOMAS J, SALVATO ELANIE		19770 TATTNALL WAY	BROOKSVILLE FL 34601-6477
01601608	EMPRIC THOMAS W, EMPRIC DANA A		19784 TATTNALL WAY	BROOKSVILLE FL 34601-6477
01601617	HALE KENNETH E, HALE SHARON A		19796 TATTNALL WAY	BROOKSVILLE FL 34601
01601626	STEVENS RONALD, STEVENS DORIS		19808 TATTNALL WAY	BROOKSVILLE FL 34601-6476
01601635	BROWN HAROLD, BROWN JEAN		19820 TATTNALL WAY	BROOKSVILLE FL 34601
01601644	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601653	HOMEOWNER		19850 TATTNALL WAY	BROOKSVILLE FL 34601-6476
01601662	MUENINGHOFF LESTER R, MUENINGHOFF LOIS		19864 TATTNALL WAY	BROOKSVILLE FL 34601-6476
01601671	BARSON SANDRA E TTEE		19878 TATTNALL WAY	BROOKSVILLE FL 34601-6476
01601680	KAY THOMAS R, FIORILLO ELIZABETH A		19894 TATTNALL WAY	BROOKSVILLE FL 34601-6476
01601699	DECOLA ALDO C, DECOLA GRACE K		19478 BRISTOL WOOD PL	BROOKSVILLE FL 34601-6553
01601706	HAAS WILLIAM C, HAAS ANNABELLE R		19922 TATTNALL WAY	BROOKSVILLE FL 34601-6475
01601715	SCHOELLER KEVIN P, Schoeller ROSE A		5068 JENNINGS TRL	BROOKSVILLE FL 34601-6461
01601724	IH CENTRAL FLORIDA LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601733	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601742	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601751	HUNTERS LAKE LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601760	CRUZ HUMBERTO L		5136 JENNINGS TRL	BROOKSVILLE FL 34601-6462
01601779	IH CENTRAL FLORIDA LLC		6522 GUNN HWY	TAMPA FL 33625-4022
01601788	WILSON REBECCA L, LEONARD WILLIAM M		5164 JENNINGS TRL	BROOKSVILLE FL 34601-6462
01601797	BRIDGES LAURA, BRIDGES WILLIAM R		5178 JENNINGS TRL	BROOKSVILLE FL 34601
01601804	SAVERLINE NEILA M		5190 JENNINGS TRL	BROOKSVILLE FL 34601-6462
01601813	LOTZ WILLIAM P, LOTZ BARBARA J		5206 JENNINGS TRL	BROOKSVILLE FL 34601
01601822	MARRERO JOSE A, MARRERO LINDA M		5220 JENNINGS TRL	BROOKSVILLE FL 34601-6460
01601831	YOUNG DEBORAH D		5234 JENNINGS TRL	BROOKSVILLE FL 34601-6460
01601840	HOLLAND ROGER, HOLLAND JANICE	CHRISTINE M TTEE	5252 JENNINGS TRL	BROOKSVILLE FL 34601-6460
01601859			5260 JENNINGS TRL	BROOKSVILLE FL 34601-6460
00381287		W/O WESLEY K JONES ESQ	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
01563007		SHP 3 LLC	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311
00382749		SHP 3 LLC	400 N ASHLEY DR STE 2020	TAMPA FL 33602-4311

RESOLUTION 2020-08

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 2021 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 14TH DAY OF AUGUST 2020.

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 2021**

October 09, 2020	10:30 a.m.
November 13, 2020	10:30 a.m.
December 11, 2020	10:30 a.m.
January 08, 2021	10:30 a.m.
February 12, 2021	10:30 a.m.
March 12, 2021	10:30 a.m.
April 09, 2021	10:30 a.m.
May 14, 2021	10:30 a.m.
June 11, 2021	10:30 a.m.
July 09, 2021	10:30 a.m.
August 13, 2021	10:30 a.m.
September 10, 2021	10:30 a.m.

**All meetings will convene at the Southern Hills Plantation Clubhouse located at 5458 Cotillion Blvd,
Brooksville, FL 34601.**

Financial Report

September 30, 2019

Southern Hills Plantation II Community Development District

	<u>Page</u>
I. Financial Section:	
Independent Auditor's Report	1
Management's Discussion and Analysis	3
Financial Statements:	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet - Governmental Funds	9
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	10
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	11
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	12
Notes to Financial Statements	13
II. 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 <i>Government Auditing Standards</i>	23
Management Comments	25
Independent Accountant's Report on Compliance with the Requirements of Section 218.415, Florida Statutes	29

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, 2019, 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, 2019, 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 May 18, 2020 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.

McDiarmid Davis

Orlando, Florida
May 18, 2020

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, 2019. 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, 2019 by \$(1,830,464), a decrease in net position of \$385,356 in comparison with the prior year.
- At September 30, 2019, the District's governmental funds reported combined fund balance deficit of \$(2,258,648), a decrease in fund balance of \$452,977 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.

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 \$(1,830,464) at September 30, 2019. The following analysis focuses on the net position of the District's governmental activities.

	<u>2019</u>	<u>2018</u>
Assets, excluding capital assets	\$ 178,951	\$ 198,329
Capital assets, net of depreciation	<u>2,978,845</u>	<u>3,015,923</u>
Total assets	<u>3,157,796</u>	<u>3,214,252</u>
Liabilities, excluding long-term liabilities	2,517,820	2,084,221
Long-term liabilities	<u>2,470,440</u>	<u>2,575,139</u>
Total liabilities	<u>4,988,260</u>	<u>4,659,360</u>
Net Position:		
Net investment in capital assets	(281,595)	(244,216)
Restricted for capital projects	2,319	2,274
Unrestricted	<u>(1,551,188)</u>	<u>(1,203,166)</u>
Total net position	<u>\$ (1,830,464)</u>	<u>\$ (1,445,108)</u>

Southern Hills Plantation II Community Development District
Management's Discussion and Analysis

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2019 and 2018.

	<u>2019</u>	<u>2018</u>
Revenues:		
Program revenues	\$ 150,749	\$ 171,556
General revenues	7	2
Total revenues	<u>150,756</u>	<u>171,558</u>
Expenses:		
General government	229,176	94,029
Maintenance and operations	115,633	96,126
Interest on long-term debt	191,303	191,303
Total expenses	<u>536,112</u>	<u>381,458</u>
Change in net position	(385,356)	(209,900)
Net position, beginning	<u>(1,445,108)</u>	<u>(1,235,208)</u>
Net position, ending	<u>\$ (1,830,464)</u>	<u>\$ (1,445,108)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2019 was \$536,112. The majority of these costs are comprised of general government and interest on long term debt.

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, 2019, the District's governmental funds reported a combined ending fund balance of \$(2,258,648). Of this total, \$1,830 is nonspendable, \$2,319 is restricted, and the remainder is an unassigned negative fund balance of \$(2,262,797).

The fund balance of the general fund decreased by \$210,327 primarily because expenditures exceeded assessments received. The debt service fund balance decreased by \$242,695 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, 2019, the District had \$2,978,845 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, 2019, the District had \$3,265,000 in bonds outstanding including \$790,000 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 300, Tampa, FL 33607.

FINANCIAL STATEMENTS

Southern Hills Plantation II Community Development District
Statement of Net Position
September 30, 2019

	Governmental Activities
Assets:	
Cash	\$ 3,715
Investments	151
Other receivables	1,337
Deposits	1,830
Restricted assets:	
Temporarily restricted investments	171,918
Capital assets:	
Capital assets not being depreciated	2,459,760
Capital assets being depreciated, net	519,085
Total assets	3,157,796
Liabilities:	
Accounts payable and accrued expenses	386,972
Matured bonds payable	790,000
Matured interest payable	1,260,627
Accrued interest payable	80,221
Noncurrent liabilities:	
Due within one year	110,000
Due in more than one year	2,360,440
Total liabilities	4,988,260
Net Position	
Net investment in capital assets	(281,595)
Restricted for capital projects	2,319
Unrestricted	(1,551,188)
Total net position	\$ (1,830,464)

Southern Hills Plantation II Community Development District
Statement of Activities
Year Ended September 30, 2019

Functions/Programs	Expenses	Charges for Services	Program Revenue		Net (Expense) Revenue and Changes in Net Position
			Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental activities:					
General government	\$ 229,176	\$ 64,735	\$ -	\$ -	\$ (164,441)
Maintenance and operations	115,633	32,662	-	-	(82,971)
Interest on long-term debt	191,303	50,329	2,978	45	(137,951)
Total governmental activities	\$ 536,112	\$ 147,726	\$ 2,978	\$ 45	(385,363)
General Revenues:					
Interest income					7
Total general revenues					7
Change in net position					(385,356)
Net position, beginning					(1,445,108)
Net position, ending					\$ (1,830,464)

Balance Sheet - Governmental Funds

September 30, 2019

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Assets:				
Cash	\$ 3,715	\$ -	\$ -	\$ 3,715
Investments	151	169,599	2,319	172,069
Assessments receivable	766	571	-	1,337
Due from other funds	-	104,566	-	104,566
Deposits	1,830	-	-	1,830
Total assets	<u>\$ 6,462</u>	<u>\$ 274,736</u>	<u>\$ 2,319</u>	<u>\$ 283,517</u>
Liabilities and Fund Balances:				
Liabilities:				
Accounts payable and accrued expenses	\$ 386,972	\$ -	\$ -	\$ 386,972
Due to other funds	104,566	-	-	104,566
Matured bonds payable	-	790,000	-	790,000
Matured interest payable	-	1,260,627	-	1,260,627
Total liabilities	<u>491,538</u>	<u>2,050,627</u>	<u>-</u>	<u>2,542,165</u>
Fund Balances:				
Nonspendable	1,830	-	-	1,830
Restricted for capital projects	-	-	2,319	2,319
Unassigned	(486,906)	(1,775,891)	-	(2,262,797)
Total fund balances	<u>(485,076)</u>	<u>(1,775,891)</u>	<u>2,319</u>	<u>(2,258,648)</u>
Total liabilities and fund balances	<u>\$ 6,462</u>	<u>\$ 274,736</u>	<u>\$ 2,319</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. 2,978,845

Liabilities not due and payable from current available resources are not reported in governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.

Accrued interest payable	(80,221)	
Bonds payable	<u>(2,470,440)</u>	<u>(2,550,661)</u>
Net Position of Governmental Activities		<u>\$ (1,830,464)</u>

Southern Hills Plantation II Community Development District
Statement of Revenues, Expenditures and Changes in the Fund Balances
Governmental Funds
Year Ended September 30, 2019

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Revenues:				
Special assessments	\$ 97,397	\$ 50,329	\$ -	\$ 147,726
Investment income	7	2,978	45	3,030
Total revenues	<u>97,404</u>	<u>53,307</u>	<u>45</u>	<u>150,756</u>
Expenditures:				
Current:				
General government	199,329	29,847	-	229,176
Maintenance and operations	78,555	-	-	78,555
Debt Service:				
Interest	-	191,002	-	191,002
Principal	-	105,000	-	105,000
Total expenditures	<u>277,884</u>	<u>325,849</u>	<u>-</u>	<u>603,733</u>
Excess (Deficit) of Revenues Over Expenditures	<u>(180,480)</u>	<u>(272,542)</u>	<u>45</u>	<u>(452,977)</u>
Fund balances (deficit), beginning of year	<u>(304,596)</u>	<u>(1,503,349)</u>	<u>2,274</u>	<u>(1,805,671)</u>
Fund balances (deficit), end of year	<u>\$ (485,076)</u>	<u>\$ (1,775,891)</u>	<u>\$ 2,319</u>	<u>\$ (2,258,648)</u>

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, 2019

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

Net Change in Fund Balances - total governmental funds	\$ (452,977)
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.	105,000
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>\$ (385,356)</u></u>

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, 2019

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Special Assessments	\$ 219,895	\$ 219,895	\$ 97,397	\$ (122,498)
Investment income	-	-	7	7
Total revenues	219,895	219,895	97,404	(122,491)
Expenditures:				
Current:				
General government	173,409	173,409	199,329	(25,920)
Maintenance and operations	46,486	46,486	78,555	(32,069)
Total expenditures	219,895	219,895	277,884	(57,989)
Excess (deficit) of Revenues Over Expenditures	-	-	(180,480)	(180,480)
Net change in fund balance	-	-	(180,480)	(180,480)
Fund balance (deficit), beginning of year	(304,596)	(304,596)	(304,596)	-
Fund balance (deficit), end of year	\$ (304,596)	\$ (304,596)	\$ (485,076)	\$ (180,480)

NOTES TO FINANCIAL STATEMENTS

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, 2019.

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.

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.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

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.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (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, 2019.

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, 2019.

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.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

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.

Other Disclosures

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.

New Accounting Standards Issued

In fiscal year 2019, the District implemented Government Accounting Standards Board (GASB) Statement No. 88, Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements. This statement requires additional note disclosures for certain debt issues. There was no effect on beginning balances of the District.

Additionally, the GASB has issued Statement No. 83, Certain Asset Retirement Obligations that is effective for the fiscal year. The District has reviewed this statement and determined that this pronouncement has no discernable impact on these financial statements.

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.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY (CONTINUED)

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.

B. Appropriations in Excess of Revenues and Available Fund Balance

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

C. Excess Expenditures Over Appropriations

For the year ended September 30, 2019, 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.

NOTE 3 DEPOSITS AND 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, 2019 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	\$ 171,918	N/A	N/A
Florida Prime	151	AAAm	37 days
Total Investments	<u>\$ 172,069</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, 2019, all of the District's bank deposits were in qualified public depositories.

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, 2019, 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, 2019 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Governmental Activities:				
Capital Assets Not Being Depreciated:				
Infrastructure under construction	\$ 2,459,760	\$ -	\$ -	\$ 2,459,760
Total capital assets not being depreciated	<u>2,459,760</u>	<u>-</u>	<u>-</u>	<u>2,459,760</u>
Capital Assets Being Depreciated:				
Stormwater system	926,943	-	-	926,943
Total capital assets being depreciated	<u>926,943</u>	<u>-</u>	<u>-</u>	<u>926,943</u>
Less Accumulated Depreciation for:				
Stormwater system	(370,780)	(37,078)	-	(407,858)
Total accumulated depreciation	<u>(370,780)</u>	<u>(37,078)</u>	<u>-</u>	<u>(407,858)</u>
Total capital assets being depreciated, net	<u>556,163</u>	<u>(37,078)</u>	<u>-</u>	<u>519,085</u>
Governmental activities capital assets, net	<u>\$ 3,015,923</u>	<u>\$ (37,078)</u>	<u>\$ -</u>	<u>\$ 2,978,845</u>

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

Depreciation expense for 2019 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, 2019.

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

The Bond Indenture has certain 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 agreed to levy special assessments in annual amounts adequate to provide payment of debt service. Payment of principal and interest on the 2004 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue. The District is in compliance with the requirements of the Bond Indenture.

During the current fiscal year, the Developers did not pay most of the fiscal year 2019 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, 2018 and May 1, 2019, 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.

Total principal and interest remaining on the Series 2004 Revenue Bonds at September 30, 2019 is \$6,505,855, including \$2,050,627 of matured bonds and interest payable. For the year ended September 30, 2019, principal and interest due of \$296,002 was not paid and was accrued to matured bonds and interest payable. Special assessment revenue pledged for the year was \$50,329.

Long-term debt activity for the year ended September 30, 2019 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	\$ 2,580,000	\$ -	\$ (105,000)	\$ 2,475,000	\$ 110,000
Less: issuance discount	(4,861)	-	301	(4,560)	-
Governmental activity long-term liabilities	<u>\$ 2,575,139</u>	<u>\$ -</u>	<u>\$ (104,699)</u>	<u>\$ 2,470,440</u>	<u>\$ 110,000</u>

The beginning balance in the schedule above includes a reduction of \$685,000 of principal due in prior years, which remains unpaid. The current year reduction of \$105,000 was accrued to matured bonds payable. At September 30, 2019, matured bonds payable totals \$790,000.

At September 30, 2019, 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>
2020	\$ 110,000	\$ 191,003
2021	115,000	184,568
2022	125,000	177,840
2023	130,000	170,528
2024	140,000	162,923
2025-2029	825,000	682,988
2030-2034	1,030,000	410,378
	<u>\$ 2,475,000</u>	<u>\$ 1,980,228</u>

NOTE 6 INTERFUND BALANCES

Interfund balances at September 30, 2019, 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.

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, 2019, 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, 2019 the District did not reimburse Southern Hills Plantation I Community Development District for shared costs and owes \$316,509 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 \$136,268 of assessments from three major landowners, which is 88% 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.

NOTE 10 MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial 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 and Creation of Special Purpose Entity

During the current year, the District was seeking foreclosure on a portion of the land owned by the Developer for which there are delinquent assessments. The case was tried in October 2019 and resulted in the District obtaining a judgment of foreclosure.

Subsequent to the end of the fiscal year, a judicial sale occurred, at which time a special purpose entity established by the bondholder gained title to the delinquent property. Additionally, the District was named as a party in an action by a former landowner seeking to quiet title to property within the District and seeking to eliminate some of the District's claims on that property. 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, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated May 18, 2020.

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 May 18, 2020.

We noted certain other matters that we reported to management of the District, in a separate letter dated May 18, 2020. 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.

McDiarmid Davis

Orlando, Florida
May 18, 2020



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, 2019, and have issued our report thereon dated May 18, 2020.

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 May 18, 2020, 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 #	2017-18 FY Finding #	2016-17 FY Finding #
2019-01	2018-01	2017-01
2019-02	2018-02	2017-02
2019-03	2018-03	2017-03

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.b. 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

Orlando, Florida
May 18, 2020

2019-01 - 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, 2019, 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.

2019-02 - 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, 2019, 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.

2019-01 - 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.

2019-03 - 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.



934 North Magnolia Avenue, Suite 100
Orlando, Florida 32803
407-843-5406
www.mcdermittdavis.com

**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, 2019. 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, 2019.

McDermitt Davis

Orlando, Florida
May 18, 2020

**DISSEMINATION AGREEMENT BETWEEN
SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT
AND DISSEMINATION SERVICES LLC**

THIS AGREEMENT, made and entered into on this _____ day of _____, 2020, by and between the SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT, hereinafter referred to as "DISTRICT", and the firm of DISSEMINATION SERVICES LLC, hereinafter or the "Dissemination Agent", whose mailing address is 3820 Muirfield Ct, Palm Harbor FL 34685.

Dissemination Services LLC, hereby agrees with the SOUTHERN HILLS PLANTATION II Community Development District to act as the District's Dissemination Agent. The duties of the Dissemination Agent are set forth in this Dissemination Agreement (the "Agreement") and in that certain Continuing Disclosure Agreement dated _____, 2020 (the "Continuing Disclosure Agreement"). The purpose of this Agreement is to facilitate the District's compliance with the Securities and Exchange Commission's (the "SEC's") Rule 15c2-12(b)(5) (the "Rule") related to continuing disclosure. Dissemination Services LLC is acting as an Independent contractor for purposes of facilitating the District's Rules obligations and is not an agent of the District. Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Continuing Disclosure Agreement.

1. The Dissemination Agreement shall have only such duties as are specifically set forth in the Continuing Disclosure Agreement.
2. Dissemination Services LLC will be responsible for all out-of-pocket expenses. The annual fee for Dissemination Services LLC's services under this Agreement is \$2,500.00, subject to the disclosure requirements.
3. Dissemination Services LLC reserves the right to engage a third party for the purpose of carrying out the services outlined in this Agreement.
4. Both the District and Dissemination Services LLC will have the right to terminate this Agreement upon 30 days' prior written notice.
5. The obligations of the District and the Dissemination Agent under this Agreement shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds, when the Issuer is no longer an obligated person with respect to the Bonds, or upon delivery by the Disclosure Representative to the Dissemination Agent of an opinion of nationally recognized bond counsel to the effect that continuing disclosure is no longer required.
6. The District represents and warrants that it will not withhold any information necessary for Dissemination Services LLC to carry out its duties under this Agreement and that it will supply all information requested by Dissemination Services LLC.
7. To the extent permitted by law, the District will indemnify Dissemination Services LLC for any action or actions brought by Owners as a result of the failure (including omission and misrepresentation) of the District to meet its requirements under this Agreement and the Continuing Disclosure Agreement. To the extent permitted by law, Dissemination Services LLC will indemnify the District for any action or actions brought by Owners as a result of Dissemination Services LLC gross negligence or willful misconduct as determined by a court of competent jurisdiction.

8. The District acknowledges and agrees that the information to be collected and disseminated by the Dissemination Agent will be produced by the District and the Developer. The Dissemination Agent's duties are those of collection and collation and not of authorship or production, consequently the Dissemination Agent shall have no responsibility for the content of the information disseminated by it and any and all securities law liabilities, including compliance with the Rule, will remain with the District and Developer.
9. EACH OF THE DISTRICT AND DISSEMINATION SERVICES LLC KNOWINGLY WAIVE ANY RIGHT TO TRIAL BY JURY.
10. This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce the Agreement will be held in Hillsborough County. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof. In any action brought by either party for the enforcement of the obligations of the other party, the prevailing party shall be entitled to recover reasonable attorney's fees.
11. No amendments and/or modifications of this Agreement shall be valid unless in writing and signed by each of the parties.

IN WITNESS WHEREOF, the Board of Supervisors of the SOUTHERN HILLS PLANTATION II Community Development District has made and executed this Contract on behalf of the DISTRICT and the MANAGER have each, respectively, by an authorized person or agent, hereunder set their hands and seals on the date and year first above written.

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

Signature

_____, Chairman
(Print Name)

Date

DISSEMINATION SERVICES LLC

Signature

Date

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Southern Hills Plantation II Community Development District was held on **Thursday, June 12, 2020 at 10:30 a.m.** via conference call at call-in number 1-866-906-9330 with access code 9074748.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Southern Hills Plantation II Community Development District to order on **Thursday, June 12, 2020 at 10:35 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:

Brian Lamb	District Manager, Meritus
Brittany Crutchfield	Administrative Assistant, Meritus
Michelle Reiss	District Counsel, Appleton Reiss

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 2020-02; Approving Fiscal Year 2021 Proposed Budget & Setting Public Hearing

Mr. Lamb reviewed the proposed budget and resolution with the Board. The proposed budget shows a slight decrease from fiscal year 2020 to fiscal year 2021. The Board discussed the budget and said they are ready to move forward. The resolution will set the public hearing for August 14, 2020 at 10:30 a.m. The Board noted that the location for the public hearing will need to be moved from the Southern Hills temporary clubhouse to the new clubhouse. Mr. Lamb noted that the resolution will be revised to reflect the updated location and address.

MOTION TO:	Approve Resolution 2020-02 with the adjustment as stated.
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 2020-03; Adopting Statutory Alternative Investment Policies

Mr. Lamb went over the resolution with the Board.

MOTION TO:	Approve Resolution 2020-03.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Franz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Consideration of Resolution 2020-04; Appointment of District Counsel

The Board reviewed the resolution to appoint Appleton Reiss as District Counsel.

MOTION TO:	Approve Resolution 2020-04.
MADE BY:	Supervisor Pallardy
SECONDED BY:	Supervisor Rushnell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

D. Discussion on Settlement Agreement – Clark & Albaugh, LLP

The Board reviewed the Settlement Agreement with Clark & Albaugh, LLP.

MOTION TO:	Ratify the Settlement Agreement with Clark & Albaugh, LLP.
MADE BY:	Supervisor Pallardy
SECONDED BY:	Supervisor Rushnell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

E. Ratification of Operating Agreement of SHP 3, LLC

The Board reviewed the Operating Agreement of SHP 3, LLC.

MOTION TO:	Ratify the Operating Agreement of SHP 3, LLC.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Franz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

F. Annual Disclosure of Qualified Electors

Mr. Lamb announced that as of April 15, 2020, Southern Hills Plantation II CDD had 154 qualified electors.

G. Consideration of Resolution 2020-05; Announcing Landowners Election

Mr. Lamb reviewed the resolution with the Board. The Landowners Election is set for November 13, 2020 at 10:30 a.m. Seats 3, 4, and 5 will be up for election.

MOTION TO:	Approve Resolution 2020-05.
MADE BY:	Supervisor Franz
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

H. General Matters of the District

There were no general matters of the District to discuss at this time.

4. CONSENT AGENDA

- A. Consideration of Minutes of the Board of Supervisors Meeting June 12, 2020**
- B. Consideration of Operations and Maintenance Expenditures March 2020**
- C. Consideration of Operations and Maintenance Expenditures April 2020**
- D. Review of Financial Statements Month Ending April 30, 2020**

The Board reviewed the Consent Agenda items

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

5. VENDOR/STAFF REPORTS

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

There were no additional reports from staff at this time.

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

7. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Rushnell
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	9761	\$ 1,075.00		Management Services - May
Monthly Contract Sub-Total		\$ 1,075.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 1,075.00		

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: 9761
 Invoice Date: May 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		5/2/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - May		1,000.00
		Website Administration		75.00
				

Subtotal	1,075.00
Sales Tax	
Total Invoice Amount	1,075.00
Payment/Credit Applied	
TOTAL	1,075.00

**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	9842	\$ 1,075.00		Management Services - June
Monthly Contract Sub-Total		\$ 1,075.00		
Variable Contract				
Appleton Reiss, PLLC	6721	\$ 1,120.00		Professional Services - 05/31/20
Mcdirmitt Davis	45243	4,900.00		FY19 Audit - 06/05/20
Variable Contract Sub-Total		\$ 6,020.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 7,095.00		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

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

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

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: 9842
 Invoice Date: Jun 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		6/2/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - June		1,000.00
		Website Administration		75.00
		<i>JA</i>		

Subtotal	1,075.00
Sales Tax	
Total Invoice Amount	1,075.00
Payment/Credit Applied	
TOTAL	1,075.00

Appleton Reiss, PLLC

501 E. Kennedy Blvd
Suite 802
Tampa, FL 33602
813-542-8888
Tax ID No. 83-0953659

Southern Hills Plantation II Community Development District
c/o Meritus Corp.
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

May 31, 2020
Invoice # 6721

CLIENT: 000394 - Southern Hills Plantation II Community Development District
Re: 00000 General

Date		Services	Hours	Amount
05/26/20	MTR	Review complaint. Review proposed settlement agreement. Correspondence regarding agreement and release.	1.00	350.00
05/27/20	MTR	Draft and revise settlement agreement.	0.80	280.00
05/28/20	MTR	Review revised settlement. Revise same. Phone call with Scott Clark. Email correspondence regarding revisions.	0.50	175.00
05/28/20	MTR	Correspondence with client regarding settlement terms.	0.20	70.00
05/28/20	MTR	Review final revisions. Email correspondence regarding same.	0.20	70.00
05/28/20	MTR	Review executed agreement. Correspondence regarding same.	0.10	35.00
05/29/20	MTR	Exchange correspondence with parties regarding settlement.	0.20	70.00
05/29/20	MTR	Correspondence regarding settlement agreement.	0.20	70.00

Recapitulation

	Name	Hours	Amount
MTR	Michelle T. Reiss	3.20	1,120.00
For Current Services Rendered		3.20	\$1,120.00

Client Ref: 000394 - 00000
Invoice # 6721

May 31, 2020
Page 2

Total Current Work

\$1,120.00

Please return this page with remittance

to
Appleton Reiss, PLLC
501 E. Kennedy Blvd
Suite 802
Tampa, FL 33602

Invoice # 6721
Bill Date: May 31, 2020
Client Code: 000394
Client Name: Southern Hills Plantation II Community Development District
Matter Code: 00000
Matter Name: General

Total Current Work

\$1,120.00

Amount enclosed: _____



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

(407) 843-5406
www.mcdermittdavis.com

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

Date: 6/5/2020
Invoice Number: 45243
Client: 27271.

Accounting services rendered in connection with the preparation and issuance of audited financial statements for SOUTHERN HILLS PLANTATION II CDD for the year ended September 30, 2019.

*0730
By 3202*

Total Due This Invoice \$4,900.00

Received
JUN 08 2020

Thank you for your business.

Southern Hills Plantation II Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 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 6/30/2020
(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	9,372	0	0	0	0	9,372
Investment - Revenue 2004 (412)	0	230,210	0	0	0	230,210
Investment - Prepayment 2004 (449)	0	5,235	0	0	0	5,235
Investment - Reserve 2004 (458)	0	2,373	0	0	0	2,373
Investment - Construction 2004 (467)	0	0	2,322	0	0	2,322
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	11,355	342,384	2,340	3,386,703	2,980,000	6,722,782
Liabilities						
Accounts Payable	20,372	0	0	0	0	20,372
Accounts Payable Other	600	0	0	0	0	600
Due To Debt Service Fund	104,566	0	0	0	0	104,566
Matured Interest Payable	0	1,260,627	0	0	0	1,260,627
Matured Bonds Payable	0	790,000	0	0	0	790,000
Accrued Expenses Payable	0	0	0	0	0	0
Long Term Payable- SHPI CDD	0	0	0	0	0	0
Debt Service Obligations - Current	0	0	0	0	0	0
Revenue Bonds Payable-Series 2004	0	0	0	0	2,980,000	2,980,000
Other	0	0	0	0	0	0
Total Liabilities	125,538	2,050,627	0	0	2,980,000	5,156,165
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	(1,775,891)	2,318	0	0	(1,773,573)
Fund Balance-Unreserved	(168,566)	0	0	0	0	86 (168,566)
Investment In General Fixed Assets	0	0	0	3,386,703	0	3,386,703

Southern Hills Plantation II Community Development District

Balance Sheet

As of 6/30/2020
(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Projects Fund	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Other	54,383	67,648	21	0	0	122,052
Total Fund Equity & Other Credits	(114,183)	(1,708,243)	2,340	3,386,703	0	1,566,617
Total Liabilities & Fund Equity	11,355	342,384	2,340	3,386,703	2,980,000	6,722,782

Southern Hills Plantation II Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2019 Through 6/30/2020
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	5	5	0.00%
Special Assessments				
Tax Roll	83,895	93,418	9,523	11.35%
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	98,635	(121,260)	(55.14)%
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	5,000	4,900	100	2.00%
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	895	(395)	(79.08)%
Bank Fees	310	65	245	79.03%
Dues, Licenses & Fees	175	175	0	0.00%
Website Development/Maintenance	900	2,175	(1,275)	(141.66)%
Legal Counsel				
District Counsel	15,000	1,436	13,564	90.42%
Foreclosure Expenses	125,000	29,739	95,261	76.20%
Electric Utility Services				
Street Lights	16,525	0	16,525	100.00%
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	0	16,908	100.00%
Irrigation Repairs & Maintenance	3,500	0	3,500	100.00%
Landscape Replacement Plants, Trees, Mulch	5,000	0	5,000	100.00%
Total Expenditures	219,895	58,155	161,740	73.55%
Other Financing Sources				
Interfund Transfer	0	13,903	13,903	0.00%
Excess of Revenue Over(Under) Expenditures	0	54,383	54,383	0.00%
Fund Balance, Beginning of Period				
	0	(168,566)	(168,566)	0.00%
Fund Balance, End of Period	0	(114,183)	(430,693)	0.00%

Southern Hills Plantation II Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2019 Through 6/30/2020

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,600	1,600	0.00%
Special Assessments				
Tax Roll	256,250	69,573	(186,677)	(72.84)%
Other Miscellaneous Revenues				
Miscellaneous Revenue	<u>0</u>	<u>38,043</u>	<u>38,043</u>	<u>0.00%</u>
Total Revenues	<u>256,250</u>	<u>109,216</u>	<u>(147,034)</u>	<u>(57.38)%</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	10,549	(10,549)	0.00%
Legal Counsel				
District Counsel	0	17,117	(17,117)	0.00%
Debt Service				
Interest	146,250	0	146,250	100.00%
Principal	<u>110,000</u>	<u>0</u>	<u>110,000</u>	<u>100.00%</u>
Total Expenditures	<u>256,250</u>	<u>27,666</u>	<u>228,584</u>	<u>89.20%</u>
Other Financing Sources				
Interfund Transfer	0	(13,903)	(13,903)	0.00%
Excess of Revenue Over(Under) Expenditures	<u>0</u>	<u>67,648</u>	<u>67,648</u>	<u>0.00%</u>
Fund Balance, Beginning of Period				
	0	(1,775,891)	(1,775,891)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(1,708,243)</u></u>	<u><u>(1,708,243)</u></u>	<u><u>0.00%</u></u>

Southern Hills Plantation II Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund
 From 10/1/2019 Through 6/30/2020
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	21	21	0.00%
Total Revenues	0	21	21	0.00%
Excess of Revenue Over(Under) Expenditures	0	21	21	0.00%
Fund Balance, Beginning of Period	0	2,318	2,318	0.00%
Fund Balance, End of Period	0	2,340	2,340	0.00%

Southern Hills Plantation II Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash Account Suntrust #8371
Reconciliation ID: 06/30/20
Reconciliation Date: 6/30/2020
Status: Locked

Bank Balance	9,630.40
Less Outstanding Checks/Vouchers	258.21
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	9,372.19
Balance Per Books	<u>9,372.19</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: 06/30/20
Reconciliation Date: 6/30/2020
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1378	6/11/2020	Series 2004 FY20 Tax Dist. ID 19-110	42.48	Southern Hills Plantation II CDD
1379	6/15/2020	Series 2004 FY20 Tax Dist ID 19-111	215.73	Southern Hills Plantation II CDD
Outstanding Checks/Vouchers			258.21	

Southern Hills Plantation II Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash Account Suntrust #8371

Reconciliation ID: 06/30/20

Reconciliation Date: 6/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1376	5/14/2020	Series 2004 FY20 Tax Dist ID 19-109	22,239.65	Southern Hills Plantation II CDD
1375	5/15/2020	Series 2004 FY20 Tax Dist ID 19-207	20,954.24	Southern Hills Plantation II CDD
1377	6/4/2020	System Generated Check/Voucher	94.10	Times Publishing Company
CD030	6/18/2020	Bank Fee	<u>65.00</u>	
Cleared Checks/Vouchers			<u>43,352.99</u>	

Southern Hills Plantation II Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash Account Suntrust #8371
Reconciliation ID: 06/30/20
Reconciliation Date: 6/30/2020
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	33752	6/4/2020	Tax Distribution - 06.04.20	99.51
	33799	6/11/2020	Tax Distribution - 06.11.20	505.39
	CR323	6/30/2020	Interest	<u>0.19</u>
Cleared Deposits				<u><u>605.09</u></u>