

Southern Hills Plantation II Community Development District

Board of Supervisors

Matt Pallardy, Chairman
 John Franz, Vice Chairman
 Cheryl Bernal, Assistant Secretary
 Wesley Jones, Assistant Secretary
 Brian Spivey, Assistant Secretary

Staff:

Debby Wallace, District Manager
 Michelle T. Reiss, District Counsel
 Joe Calamari, District Engineer

Meeting Agenda Friday, October 10, 2025 – 10:30 a.m.

Teams Meeting Information

Meeting ID: 264 308 563 251 Passcode: phSszc

[Join the meeting now](#)

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

- 1. Call to Order and Roll Call**
- 2. Motion to approve the agenda**
- 3. Audience Comments – Three- (3) Minute Time Limit**
- 4. Staff Reports**
 - A. District Engineer
 - B. District Counsel
 - C. District Manager
- 5. Business Items**

A. Ratification of Egis FY 2025/2026 Insurance Agreement	Page 2
B. Consideration of Addendum to District Management Agreement	Page 11
C. Report on FY2024/2025 Goals and Objectives	Page 18
- 6. Business Administration**

A. Consideration of Minutes from the Meeting held August 15, 2025	Page 22
B. Consideration of August 2025 Financial Statements and Check Register	Page 25
- 7. Supervisor Requests**
- 8. Adjournment**

The next meeting is scheduled for Friday, November 14, 2025, at 10:30 a.m.



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Southern Hills Plantation II Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

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

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125344

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	Not Included
Loss of Business Income	Not Included
Additional Expense	Not Included
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	Not Applicable	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	Not Applicable	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of Not Applicable per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	Not Applicable	Not Included
Flood	Not Applicable	Not Included
Boiler & Machinery	Not Applicable	Not Included
TRIA		Not Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

Not Included

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
	A	Accounts Receivable	\$500,000 in any one occurrence
	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
	F	Duty to Defend	\$100,000 any one occurrence
	G	Errors and Omissions	\$250,000 in any one occurrence
	H	Expediting Expenses	\$250,000 in any one occurrence
	I	Fire Department Charges	\$50,000 in any one occurrence
	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
	L	Leasehold Interest	Included
	M	Air Conditioning Systems	Included
	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
	O	Personal property of Employees	\$500,000 in any one occurrence
	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
	Q	Professional Fees	\$50,000 in any one occurrence
	R	Recertification of Equipment	Included
	S	Service Interruption Coverage	\$500,000 in any one occurrence
	T	Transit	\$1,000,000 in any one occurrence
	U	Vehicles as Scheduled Property	Included
	V	Preservation of Property	\$250,000 in any one occurrence
	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
	Z	Ingress / Egress	45 Consecutive Days
	AA	Lock and Key Replacement	\$2,500 any one occurrence
	BB	Awnings, Gutters and Downspouts	Included
	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

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

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125344

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,078
Public Officials and Employment Practices Liability	\$3,308
Deadly Weapon Protection Coverage	Not Included
TOTAL PREMIUM DUE	\$6,386

IMPORTANT NOTE
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500.

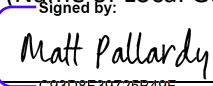


PARTICIPATION AGREEMENT **Application for Membership in the Florida Insurance Alliance**

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Southern Hills Plantation II Community Development District

(Name of Local Governmental Entity)	
By: 	Matt Pallardy
C93D8F39723B49F... Signature	Print Name
Witness By: 	Cheryl Bernal
0E69433DB0DA4E7 Signature	Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
 Administrator

**FIRST AMENDMENT TO THE MANAGEMENT
AND FINANCIAL SERVICES AGREEMENT BETWEEN
SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT
AND INFRAMARK, LLC**

THIS FIRST AMENDMENT is entered into and effective on October 1, 2025, as set forth by and between Southern Hills Plantation II Community Development District (“DISTRICT”) and Inframark, LLC (“MANAGER”);

WHEREAS, District Management Services, LLC, d/b/a Meritus Districts (“Meritus Districts”) and the DISTRICT entered into a Management and Financial Services Agreement with an effective date of May 9, 2015, where Meritus Districts would provide district management services to the DISTRICT, and

WHEREAS, on January 1, 2022, the Agreement was assigned from Meritus Districts to Inframark, LLC (“MANAGER”); and

WHEREAS the DISTRICT and MANAGER now wish to amend the Agreement by adjusting the compensation and term as follows: and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to amend the Agreement as follows:

1. Both parties agree that Exhibit A to the Agreement shall be replaced in its entirety with Schedule A attached to this First Amendment.
2. Both parties agree that Exhibit B to the Agreement shall be replaced in its entirety with Schedule B attached to this First Amendment.
3. Except as provided in this First Amendment, the other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms of this First Amendment and the terms of the Agreement, the terms of this First Amendment shall prevail.
4. This First Amendment is binding upon the parties hereto and their respective legal representatives, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have duly executed this First Amendment as of this 1st day of October 2025.

Inframark, LLC

Southern Hills Plantation II Community
Development District

By: _____
Name: Chris Tarase
Title: President

By: _____
Name: _____
Title: Chairperson

Schedule A
Scope of Services

Specifically, the Manager shall provide the following services to, for, and on behalf of the District:

A- FINANCIAL ACCOUNTING SERVICES

- 1- Prepare the District's budget at the District's direction.
- 2- Implement the District's budget directives.
- 3- Preparation of monthly financial reports for the regular District meetings.
- 4- Submit preliminary budget to the District as required under applicable law or District policy.
- 5- Modify preliminary budget for consideration by the District at the District's advertised Public Hearing.
- 6- Coordinate budget preparation with District's Board, Engineer, and Attorney.
- 7- Prepare the budget resolution approving the District's budget and authorization to set public hearing.
- 8- Prepare budget and assessment resolutions as required by applicable law.
- 9- Prepare annual financial report for units of local government.
- 10- Prepare of Public Depositor's Report and distribution to State Treasurer.
- 11- Provide all required annual disclosure information to the local government in the county in which the District resides.
- 12- Coordinate and distribute Annual Public Facilities Report and distribute to appropriate agencies.
- 13- Prepare all required schedules for year-end audit.
- 14- Oversee capital and general fund accounts.
- 15- Prepare required investment policies and procedures at the District's direction.
- 16- Administer purchase order system, periodic payment of invoices.
- 17- Coordinate tax collection and miscellaneous receivables.
- 18- Establish Government Fund Accounting System in accordance with the Uniform Accounting System prescribed by Department of Banking and Finance for Government Accounting, Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB).
- 19- Prepare and coordinate applications for federal ID numbers and tax exemption certificates.

B- MANAGEMENT AND RECORDING SERVICES

- 1- Attend up to 13 meetings/workshops of the District Board of Supervisors and provide meaningful dialogue on the issues before the District Board of Supervisors for action.
- 2- Record all meetings of the District.
- 3- Organize, conduct, and provide summary minutes for all meetings of the District. This includes, but is not limited to, scheduling meetings, providing agenda packages and meeting materials in the form requested by the Board of Supervisors, and publishing Board meeting, public hearing notices, and landowner election notices as directed by the District; for avoidance of doubt, the Manager does not provide any legal advice and does not make any recommendations as to how to apply with applicable laws.
- 4- Consult with the Board of Supervisors and its designated representatives, and when necessary, organize such meetings, discussions, project site visits, workshops, and hearings as may pertain to the administration and accomplishment of the various projects and services provided by the District.
- 5- Provide Oath of Office and Notary Public for all newly elected members of the District Board of Supervisors.
- 6- Prepare agenda for budget hearings.
- 7- Prepare all the meeting agendas and coordination of receipt of sufficient material for the District's Board of Supervisors to make informed policy decisions.
- 8- Prepare and advertise all notices of meetings as required.
- 9- Maintain the District's seal.
- 10- Act as the primary point of contact for District-related matters
- 11- Ensure all required procedures for the District are properly followed and executed, including provision of required compliance and disclosure information to local governments; Manager shall work with the District as need be to ensure all required procedures are properly followed and executed.
- 12- Solicit bids for the District's contract services for the District's approval and serve as a liaison between the District and contractors to observe the monthly performance of the work of companies supplying the services related to the operation and maintenance of the District's public infrastructure
- 13- Make recommendations and assist in matters relating to solicitation, approval, rejection, amendment, renewal, and cancellation of contracts for services to the District. In advance of expiration of contracts, the Manager shall advise the District as to need for renewal or additional procurement activities and implement same. The Manager shall work with the District's attorney and engineer in fulfilling these requirements. The Manager's project management (the onsite management of

specific large maintenance and/or capital projects) will require an additional project management fee. Any such project management fee must be approved in advance by the District; provided, however, that in the event of an emergency, the Manager may provide project management services for a reasonable project management fee.

- 14- Coordinate and provide contract administration for any services provided to the District by outside vendors. Contract administration will not require any “project management” (i.e. oversight of construction and/or engineering work that may require professional certifications or other expertise that the Manager’s personnel may not possess).
- 15- If required, provide day-to-day management of in-house operations by performing the following:
 - a- Hire and maintain a highly qualified staff.
 - b- Coordinate all personnel applications, benefits, and payroll and submit in an accurate and timely manner.
 - c- Prepare and implement operating schedules.
 - d- Prepare and implement operating policies.
 - e- Interface with residents to ensure that anticipated levels of service are being met.
 - f- Implement internal purchasing policies.
 - g- Prepare and bid services and commodities as necessary.
 - h- Coordinate with the District’s residents to determine the services and levels of service provided as part of the District’s budget preparations.
- 16- Preparation of specifications and coordination for insurance and independent auditor services.
- 17- Process and assist in investigation of insurance claims, in coordination with District Counsel.
- 18- Responding to any community complaints or requests for service from residents.
- 19- Monitor certificates of insurance as needed per contracts.
- 20- Follow risk management policies and procedures.
- 21- Procure, renew, or maintain all necessary insurance for the District as directed and authorized by the District
- 22- Maintain an action item list of tasks and follow ups from meetings.
- 23- Coordinate with the District’s ADA document remediation vendor (and website vendor) to ensure the District’s website has the content required by Florida (and is on the website for the appropriate duration) and includes any additional information or materials requested by the Board.

C- SPECIAL ASSESSMENT SERVICES

- 1- Prepare assessment resolution levying the assessments on the property in the District

and prepare assessment rolls.

- 2- Prepare and maintain a property database by using information obtained by local Property Appraiser's secured roll.
- 3- Review and compare information received from the Property Appraiser to prior years' rolls, to ensure that the District rolls are in compliance with the law and that the Manager has obtained all the pertinent information to prepare accurate assessments.
- 4- Periodically update the database for all activity such as transfer of title, payment of annual assessment, prepayment of principal.
- 5- Act as the primary contact to answer property owner questions regarding special assessments, tax bills, etc. and provide pay off information upon request to property owner.
- 6- Upon adoption of the budget and assessments, coordinate with the office of the Property Appraiser and Tax Collector to ensure correct application of assessments and receipt of District funds.
- 7- Act as primary contact to answer property owners' questions regarding the Capital Assessment.

D- FIELD SERVICES – Available upon request and with mutually agreed upon scope and pricing. **Not included in current pricing.**

EXCLUSION TO SERVICES

Manager specifically excludes from its scope of services the following services to, for, and on behalf of the District:

- 1- Employing lifeguards for the benefit of the District, performing any lifeguard or similar services, or supervising or overseeing lifeguards hired by the District;
- 2- Direct contracting for lifeguard, lifeguard services, or similar services;
- 3- Evaluating lifeguard service providers' performance and making recommendation to the District;
- 4- Performing any pool operations or maintaining and repairing the pool and its related appurtenances;
- 5- Developing pool and amenity center rules or policies;
- 6- Verifying that the lifeguard or pool attendants are acting in accordance with their contracts or obligations under local or state guidelines;
- 7- Handling any performance issues or complaints regarding the lifeguard or pool attendants; and

- 8- Performing or providing any inspection services or walk throughs on lifeguard or pool attendants or at pool facilities.

Schedule B
Rate Schedule

I. ANNUAL BASE FEE

The Annual Base Fee for the first Agreement year shall be \$ 21,940.00 (\$1,828.33 per month).
Below is a breakdown.

District Management	\$18,540
Website Admin	\$ 900
Disclosure Services	\$ 2,500

II. MISCELLANEOUS SCHEDULE OF CHARGES

Special Meetings - Beyond those defined in the negotiated agreement	\$125.00 per hour
Mail Distribution	
General Distribution- Includes label, folding, insertion of up to two items and delivery to the post office	\$0.35 per piece
General Distribution - Additional inserts over two	\$0.03 per additional page
Labels	\$0.07 each
Certified Mail	Current rate charged by postmaster plus handling charge of \$5.00
Postage	Current rate charged by postmaster (no add on}
Copies	
Black and white, single sided	\$0.18 per copy, up to 100 copies \$0.10 per copy thereafter
Color (single sided)	\$0.50 per copy
Black and white, duplex (two-sided)	\$0.21 per duplex copy
Special Services - includes court appearances, performance of tasks other than contract schedule(s), requested attendance for special committee functions and research for special projects	\$125.00 per hour
File Storage - Records preceding those included in base fee (current year records plus two years previous)	\$15.00 per box per month
Estoppel letters for Sellers of Property-the Manager will charge the seller directly	Per market rates



Memorandum

To: Board of Supervisors

From: District Management

Date: September 13, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Southern Hills Plantation II Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. *(or other deadline, as appropriate)*

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

MINUTES OF THE REGULAR MEETING SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Southern Hills Plantation II Community Development District was held on Friday, August 15, 2025, and called to order at 10:30 a.m. at the Cascades Clubhouse, located at 5459 Cotillion Boulevard, Brooksville, FL 34601.

Present and constituting a quorum were:

Matt Pallardy	Chairman
John Franz	Vice Chairperson
Cheryl Bernal	Assistant Secretary

Also present were:

Debby Wallace	District Manager
Michelle Reiss	District Counsel (via phone)

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Wallace called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comment on Agenda Items (Comments limited to (3) minutes per speaker)

None.

THIRD ORDER OF BUSINESS

Public Hearings

A. Fiscal Year 2026 Budget

i. Motion to Open Public Hearing

On MOTION by Mr. Pallardy seconded by Mr. Franz, with all in favor, the public hearing was opened. 3-0

ii. Public Comments

Ms. Wallace presented the budget.

No public comments.

iii. Motion to Close Public Hearing

On MOTION by Mr. Franz seconded by Mr. Pallardy, with all in favor, the public hearing was closed. 3-0

iv. Consideration of Resolution 2025-05; Adopting Fiscal Year 2026 Budget

On MOTION by Mr. Franz seconded by Mr. Pallardy, with all in favor, Resolution 2025-05 Fiscal Year 2026 budget was adopted. 3-0

B. Levy of O&M Assessments

i. Motion to Open Public Hearing

On MOTION by Mr. Pallardy seconded by Mr. Franz, with all in favor, the public hearing was opened. 3-0

ii. Public Comments

Ms. Wallace outlined the purpose of the public hearing.

No public comments.

iii. Motion to Close Public Hearing

On MOTION by Mr. Pallardy seconded by Mr. Franz, with all in favor, the public hearing was closed. 3-0

iv. Consideration of Resolution 2025-06; Levying O&M Assessment for Fiscal Year 2026

On MOTION by Mr. Franz seconded by Mr. Pallardy, with all in favor, Resolution 2025-06 levying O&M assessments for Fiscal Year 2026 was adopted. 3-0

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2025-07; Assistant Secretary

On MOTION by Mr. Franz seconded by Mr. Pallardy, with all in favor, Resolution 2025-07 appointing Ms. Wallace Assistant Secretary was adopted. 3-0

B. Consideration of Resolution 2025-08; Fiscal Year 2026 Meeting Schedule

On MOTION by Mr. Franz seconded by Mr. Pallardy, with all in favor, Resolution 2028-08 setting the Fiscal Year 2026 Meeting Schedule was adopted. 3-0

C. Consideration of Campus Suites Proposal for Website Services

On MOTION by Mr. Franz seconded by Mr. Pallardy, with all in favor, the Campus Suites proposal for website services was approved. 3-0

D. Consideration of Goals & Objectives

On MOTION by Mr. Pallardy seconded by Mr. Franz, with all in favor, the Goals & Objectives effective October 1, 2025 were approved. 3-0

FIFTH ORDER OF BUSINESS

Staff Reports

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

- There being no reports, the next order of business followed.

SIXTH ORDER OF BUSINESS

Consent Agenda

- A. Consideration of Board of Supervisors' Minutes of the June 13, 2025 Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures from June 2025**
- C. Acceptance of the Financials and Approval of the Check Register - June 2025**
- D. Acceptance of the Fiscal Year 2024 Audit**

On MOTION by Mr. Pallardy seconded by Mr. Franz, with all in favor, the Consent Agenda was approved. 3-0

SEVENTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

On MOTION by Mr. Pallardy seconded by Mr. Franz, with all in favor, authorizing the District Manager and Treasurer to add available funds to an interest-bearing account that is FDIC insured was approved. 3-0

EIGHTH ORDER OF BUSINESS

Public Comments

None.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Franz seconded by Mr. Pallardy with all in favor, the meeting was adjourned at 11:00 a.m. 3-0

District Manager

Chairperson/Vice Chair

Southern Hill Plantation II Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2004 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Operating Account	\$ 184,285	\$ -	\$ -	\$ -	\$ -	\$ 184,285
Assessments Receivable - Tax Collector	40,969	98,082	-	-	-	139,051
Assessments Receivable - District Collected	458,633	513,469	-	-	-	972,102
Allowance Uncollected Assessments	(499,602)	(611,551)	-	-	-	(1,111,153)
Due From Other Funds	-	86,555	-	-	-	86,555
Investments:						
SBA Account	178	-	-	-	-	178
Construction Fund	-	-	2,636	-	-	2,636
Deferred Cost	-	18	-	-	-	18
Prepayment Account	-	5,941	-	-	-	5,941
Revenue Fund	-	151,267	-	-	-	151,267
Deposits	1,830	-	-	-	-	1,830
Fixed Assets						
Improvements Other Than Buildings (IOTB)	-	-	-	2,459,760	-	2,459,760
Infrastructure	-	-	-	926,943	-	926,943
Amount Avail In Debt Services	-	-	-	-	243,313	243,313
Amount To Be Provided	-	-	-	-	1,611,687	1,611,687
TOTAL ASSETS	\$ 186,293	\$ 243,781	\$ 2,636	\$ 3,386,703	\$ 1,855,000	\$ 5,674,413
LIABILITIES						
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due To Other Districts	20,000	-	-	-	-	20,000
Bonds Payable - Series 2004	-	-	-	-	1,855,000	1,855,000
Due To Other Funds	86,555	-	-	-	-	86,555
TOTAL LIABILITIES	106,555	-	-	-	1,855,000	1,961,555

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2004 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	243,781	-	-	-	243,781
Capital Projects	-	-	2,636	-	-	2,636
Unassigned:	79,738	-	-	3,386,703	-	3,466,441
TOTAL FUND BALANCES	79,738	243,781	2,636	3,386,703	-	3,712,858
TOTAL LIABILITIES & FUND BALANCES	\$ 186,293	\$ 243,781	\$ 2,636	\$ 3,386,703	\$ 1,855,000	\$ 5,674,413

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 172	\$ 172	0.00%
Special Assmnts- Tax Collector	135,275	158,289	23,014	117.01%
Special Assmnts- CDD Collected	-	3,290	3,290	0.00%
Other Miscellaneous Revenues	-	24,500	24,500	0.00%
TOTAL REVENUES	135,275	186,251	50,976	137.68%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	1,600	-	1,600	0.00%
ProfServ-Arbitrage Rebate	650	-	650	0.00%
ProfServ-Trustee Fees	3,500	-	3,500	0.00%
Disclosure Report	2,500	-	2,500	0.00%
District Counsel	10,000	3,609	6,391	36.09%
District Engineer	1,000	3,428	(2,428)	342.80%
District Manager	18,000	16,500	1,500	91.67%
Auditing Services	6,300	11,000	(4,700)	174.60%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	50	2	48	4.00%
Public Officials Insurance	3,300	3,000	300	90.91%
Legal Advertising	1,000	1,795	(795)	179.50%
Bank Fees	200	531	(331)	265.50%
Website Administration	900	837	63	93.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	50,675	40,877	9,798	80.67%
<u>Other Physical Environment</u>				
Waterway Management	24,500	5,600	18,900	22.86%
Insurance - General Liability	3,100	3,025	75	97.58%
Landscape Maintenance	20,000	-	20,000	0.00%
Misc-Contingency (Interlocal)	37,000	25,876	11,124	69.94%
Total Other Physical Environment	84,600	34,501	50,099	40.78%
TOTAL EXPENDITURES	135,275	75,378	59,897	55.72%
Excess (deficiency) of revenues				
Over (under) expenditures	-	110,873	110,873	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(31,135)		
FUND BALANCE, ENDING		\$ 79,738		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2025

Series 2004 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,008	\$ 4,008	0.00%
Special Assmnts- Tax Collector	58,486	40,256	(18,230)	68.83%
Special Assmnts- CDD Collected	-	1,422	1,422	0.00%
TOTAL REVENUES	58,486	45,686	(12,800)	78.11%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	145,000	-	145,000	0.00%
Interest Expense	108,956	-	108,956	0.00%
Total Debt Service	253,956	-	253,956	0.00%
TOTAL EXPENDITURES	253,956	-	253,956	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	(195,470)	45,686	241,156	-23.37%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(195,470)	-	195,470	0.00%
TOTAL FINANCING SOURCES (USES)	(195,470)	-	195,470	0.00%
Net change in fund balance	<u>\$ (195,470)</u>	<u>\$ 45,686</u>	<u>\$ 632,096</u>	<u>-23.37%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		198,095		
FUND BALANCE, ENDING		<u>\$ 243,781</u>		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2025

Capital Projects Fund (300)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 100	\$ 100	0.00%
TOTAL REVENUES	-	100	100	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	100	100	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,536		
FUND BALANCE, ENDING		<u>\$ 2,636</u>		

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Southernhills Plantation II CD

Bank Account No. 8371

Statement No. 25_08

Statement Date

08/31/2025

G/L Account No. 101001 Balance	184,284.99	Statement Balance	184,284.99
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	184,284.99
Subtotal	184,284.99	Outstanding Checks	0.00
Negative Adjustments	0.00		
		Ending Balance	184,284.99
Ending G/L Balance	184,284.99		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
08/31/2025		JE000280	Interest - Investments	Interest Earned	0.25	0.25	0.00
Total Deposits					0.25	0.25	0.00
Checks							
08/04/2025	Payment	100027	TIMES PUBLISHING COM	Inv: 47203-072325	-85.30	-85.30	0.00
08/13/2025	Payment	100028	TIMES PUBLISHING COM	Inv: 47439-072725	-1,519.00	-1,519.00	0.00
08/13/2025	Payment	100029	APPLETON REISS, PLLC	Inv: 33873	-197.50	-197.50	0.00
08/13/2025	Payment	100030	INFRAMARK LLC	Inv: 155301	-1,575.00	-1,575.00	0.00
08/13/2025	Payment	100031	STEADFAST CONTRACTORS ALLIANCE LLC	Inv: SA-14128	-700.00	-700.00	0.00
08/27/2025		JE000278	Bank Fees	Truist Bank	-531.22	-531.22	0.00
08/31/2025		JE000281	Bank Fees	Truist Bank-Bank Fees Adj	-0.01	-0.01	0.00
Total Checks					-4,608.03	-4,608.03	0.00

Adjustments

Total Adjustments

Outstanding Deposits

Total Outstanding Deposits