

# *Southern Hills Plantation II Community Development District*

February 13, 2026

## Agenda Package

### TEAMS MEETING INFORMATION

MEETING ID: 288 681 830 666 8    PASSCODE: 4Ez2R8YN

[JOIN THE MEETING NOW](#)

2005 PAN AM CIRCLE SUITE 300  
TAMPA, FLORIDA 33607

## CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# 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:**

Deborah Wallace, District Manager  
Michelle T. Reiss, District Counsel  
Joe Calamari, District Engineer  
Nancy Hix, Accountant II  
Kelly Dattler, Administrative Assistant III

## Regular Meeting Agenda Friday, February 13, 2026 – 10:30 a.m.

The Regular Meeting of Southern Hills Plantation II Community Development District will be held at the **Cascades Clubhouse, 5459 Cotillion Boulevard, Brooksville, FL 34601.**

Microsoft Teams Meeting: [Join the meeting now](#)

**Meeting ID:** 288 681 830 666 8

**Call in (audio only):** +1 (646) 838-1601

**Passcode:** 4Ez2R8YN

**Phone Conference ID:** 429 512 11#

### 1. Call to Order/Roll Call

### 2. Audience Comments – *Three- (3) Minute Time Limit*

### 3. Business Items

- A. Consideration of Arbitrage Rebate Counselors, LLC - Proposal for Bond Series 2004 Annual Arbitrage Calculation
- B. Items Related to the Series 2004 Bonds
  - 1. GreenbergTraurig Engagement Letter (Jan 2026)
- C. Consideration of Resolution 2026-02; Designating a Date, Time & Location for a Landowners' Meeting
- D. Consideration of Resolution 2026-03; Removing Assistant Treasurer
- E. Consideration of Public Facilities Report Proposal
- F. Consideration of Payment of Interlocal Cost Share Agreement
- G. Ratification of Resolution 2026-01, Hernando County General Election
- H. Ratification of First Amendment to the Management & Financial Services Agreement Between SHP II CDD & Inframark
- I. Ratification of Egis Insurance Proposal for FY2026
- J. Ratification of Transferring General Funds from Truist to Valley Bank

**District Office:**

Pan Am Circle, Suite 300  
Tampa, FL 33607  
(813) 873-7300

**Meeting Location:**

In person: 5459 Cotillion Boulevard, Brooksville, FL  
Participate remotely: Microsoft Teams [Join the meeting now](#)  
OR dial in for audio only (646) 838-1601  
Meeting ID: 290 455 739 175 9  
Passcode: 5fi6rK9

**4. Staff Reports**

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

- 1. Update on Transfer to Interest Bearing Account

**5. Consent Agenda Items**

**A. Approval of Meeting Minutes**

- 1. August 15, 2025 Public Hearing & Regular Meeting Minutes

**B. Acceptance of Financials**

- 1. August 2025
- 2. September 2025
- 3. October 2025
- 4. November 2025
- 5. December 2025

**C. Acceptance of the Check Registers**

- 1. August 2025
- 2. September 2025
- 3. October 2025
- 4. November 2025
- 5. December 2025

**D. Consideration of Operations and Maintenance Report**

- 1. August 2025
- 2. September 2025
- 3. October 2025
- 4. November 2025
- 5. December 2025

**6. Supervisor Requests**

**7. Adjournment**

# **Third Order of Business**

**3A**

# Arbitrage Rebate Counselors, LLC

*Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds*

November 12, 2025

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

Re: Proposal – Annual Arbitrage Calculations – Southern Hills Plantation II CDD – \$3,610,000  
Capital Improvement Revenue Bonds, Series 2004 (the “2004 Series”)

Dear Southern Hills Plantation II Community Development District:

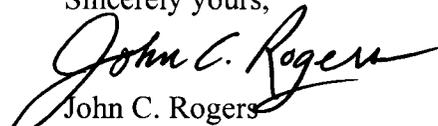
Arbitrage Rebate Counselors hereby contracts with Southern Hills Plantation II Community Development District to provide annual arbitrage calculations for the above-referenced 2004 Series.

The annual arbitrage calculations for the 2004 Series will cover the one-year period December 28, 2024 to December 28, 2025, and each successive one-year period thereafter ending on December 28<sup>th</sup>.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analysis, (6) preparing arbitrage opinion letter, and (7) assisting with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation for the 2004 Series is \$400.00. Southern Hills Plantation II CDD may terminate this contract at any time at its discretion.

Sincerely yours,

  
John C. Rogers  
President

Acknowledged and accepted:

Signed: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

# **Third Order of Business**

**3B**



Warren S. Bloom  
Tel. 407.999.2520  
Fax 407.420.5909  
bloomw@gtlaw.com

January 9, 2026

Southern Hills Plantation II Community  
Development District  
c/o Inframark  
Attn: Ms. Debby Wallace, Sr. District Manager, Developer Services  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

**Re: Engagement as Special Tax Counsel to the Southern Hills Plantation II Community Development District regarding its Capital Improvement Revenue Bonds, Series 2004 (the "Bonds") and related Trustee's Counsel services**

Dear Ms. Wallace:

Greenberg Traurig P.A. (the "Firm") is very pleased that Southern Hills Plantation II Community Development District (the "District") has selected the Firm to serve as Special Tax Counsel to the District. This representation will be in addition to the Firm's continuing representation of U.S. Bank Trust Company, National Association as trustee (the "Trustee") under that certain Master Trust Indenture, as supplemented by that certain First Supplemental Trust Indenture, each dated as of December 1, 2004 (together, the "Indenture"), each by and between the District and the Trustee, as successor in trust to Wachovia Bank, National Association. Capitalized terms used herein and not otherwise defined herein shall have the meanings assigned thereto in the Indenture.

Our service as Special Tax Counsel to the District will involve:

- (i) the review and analysis of the restructuring components of the above titled Bonds,
- (ii) the analysis of the affect on the Bonds as it relates to their tax-exempt status under the federal securities laws,
- (iii) the preparation and filing of a form 8038-G with the Internal Revenue Service, and
- (iv) the delivery of an Opinion to the District and Trustee confirming the tax exempt status of the right-sized Bonds.

Our services as Trustee's Counsel in connection with the restructuring of the Bonds, only, will involve:

- (i) the preparation of all requisite documentation, including indenture amendments, if any, resolutions, closing documents, and all other documentation customarily

prepared in connection with a restructuring of bond debt, including but not limited to:

- a. A direction and consent letter from the Holder of the Bonds regarding the restructuring, and
- b. Drafting documentation regarding the cancellation of a portion of Bond debt;
- (ii) Working with the Trustee to cancel and DWAC the debt through DTC;
- (iii) Corresponding and working with the District, its counsel, the Trustee and the Holder of the Bonds to facilitate the right-sizing; and
- (iv) Drafting a Notice in connection with the cancellation of Bonds and corresponding right-sizing.

In connection with our Firm's services relating to the restructuring of the Bonds as (i) Special Tax Counsel to the District, our fee shall be a flat fee of \$15,000.00 and (ii) Trustee's Counsel, our fee shall be a flat fee of \$35,000.00 (together, the "Restructuring Fees"). Our Restructuring Fees quote is based on the assumption that the transaction will proceed with due diligence to closing by February 27, 2026, and that the District would pay our Restructuring Fees, and/or the Holder of the Bonds would pay our Restructuring Fees, and/or assuming there are sufficient funds remaining, the Trustee would pay our Restructuring Fees from the Trust Estate for the Bonds. If for any reason the restructuring of the Bonds is ultimately delayed past February, 27, 2026, we reserve the right to discuss with the District an upward adjustment of our Restructuring Fees. In the unlikely event that for any reason the District is unable to complete a restructuring of the Bonds that the finance team has been working on, we would expect to be paid for our time and expenses at hourly rates subject to a cap equal to the otherwise applicable fixed fees set forth above from either the District or the Holder of the Bonds.

We hope these proposed arrangements meet with your approval, and we look forward to serving the District as its Special Tax Counsel and related Trustee's Counsel in connection with the restructuring of the Bonds.

Yours sincerely,



Warren S. Bloom, Esq., Shareholder  
Greenberg Traurig, P.A.

Acknowledged and Accepted:

**SOUTHERN HILLS PLANTATION II COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

# **Third Order of Business**

**3C**

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Southern Hills Plantation II Community Development District (“**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**, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors (“**Board**”) shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*, and the Board shall consist of five members; and

**WHEREAS**, Section 190.006(3)(a)(2)(a), *Florida Statutes*, provides that six (6) years from the initial appointment of members of the Board, and once the District has reached 250 qualified electors, the transition of Board seats from one-acre one-vote landowner elections to general elections is required as terms expire; and

**WHEREAS**, the District has previously been notified by the County's Supervisor of Elections (the “**SOE**”) that it has more than 250 qualified electors residing within its boundaries; and

**WHEREAS**, Seat 1 is up for election in November 2026 pursuant to a landowners' election in accordance with Section 190.006, *Florida Statutes*; and

**WHEREAS**, the District accordingly shall hold a meeting of the landowners of the District for the purpose of electing one Supervisor for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

**1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO LANDOWNER ELECTION.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Jon Franz	2026
2	Brian Spivey	2026

3	Matt Pallardy	2028
4	Wesley Jones	2026
5	Cheryl Bernal	2028

This year, **Seat 1**, currently held by Jon Franz is subject to a landowner election. The candidate receiving the highest number of votes shall be elected for a term of four (4) years. Seats 2 and 4 will be elected via the general election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the \_\_\_ day of November, 2026, at 10:30 a.m., and located at Cascades Clubhouse located at 5459 Cotillion Blvd, Brooksville, FL 34601.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its February 13, 2026 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office/District Manager's office, Inframark, located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607, Ph: (813) 873-7300.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 13TH DAY OF FEBRUARY, 2026.**

**SOUTHERN HILLS PLANTATION II  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

**ATTEST:**

\_\_\_\_\_  
SECRETARY/ASSISTANT SECRETARY

**Exhibit A:** Notice of Landowners' Meeting and Election, Proxy, Ballot Form and Instructions

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

**DATE OF MEETING:** November \_\_, 2026  
**TIME:** 10:30 A.M.  
**LOCATION:** Cascades Clubhouse, 5459 Cotillion Blvd., Brooksville, FL 34601

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("Board") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for the successful candidate shall commence upon election. Two (2) seats shall be elected at the general election conducted by the Supervisor of Elections for Hernando County and shall be elected from among the qualified electors of the District.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT  
DISTRICT HERNANDO COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER , 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Southern Hills Plantation II Community Development District to be held at the Cascades Clubhouse located at 5459 Cotillion Blvd, Brooksville, FL 34601 on November , 2026 at 10:30 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

<u>Parcel Description</u>	<u>Acreege</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

**Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.**

**TOTAL NUMBER OF AUTHORIZED VOTES:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**OFFICIAL BALLOT**

**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT  
HERNANDO COUNTY, FLORIDA  
LANDOWNERS' MEETING - NOVEMBER , 2026**

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**For Election (1 Supervisor):** The candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Southern Hills Plantation II Community Development District and described as follows:

<u>Parcel Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____
_____	_____

**Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.**

or

**Attach Proxy.**

I, \_\_\_\_\_ as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

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

# **Third Order of Business**

**3D**

**RESOLUTION 2026-03**

**A RESOLUTION REMOVING LEAH POPELKA AS ASSISTANT TREASURER AND APPOINTING BRIAN LAMB AS ASSISTANT TREASURER OF THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Southern Hills Plantation II Community Development District desires to remove Leah Popelka as Assistant Treasurer and appoint Brian Lamb as Assistant Treasurer;

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

1. Leah Popelka is removed as Assistant Treasurer.
2. Brian Lamb is appointed as Assistant Treasurer.

Adopted this 13<sup>th</sup> day of February, 2026.

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Chairman/Vice Chairman

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Secretary/Assistant Secretary

# **Third Order of Business**

**3E**



# Agreement for Services

To: Inframark

Date: November 11, 2025

Attn: Brian Lamb

From: Joe Calamari

Coastal Job# P-2461

Description: Southern Hills Plantation II CDD – Public Facilities Report

## **PROJECT DESCRIPTION:**

In accordance with the reporting requirements of Section 189.08, *Florida Statutes (F.S.)*, prepare a Special District Public Facilities Report for the Southern Hills Plantation II CDD. Where applicable, the report will include the following: general development information, water facilities (potable, reuse, irrigation, wastewater, stormwater management), recreational facilities, and any proposed expansion over the next seven years.

.02B-1 Public Facilities Report

## **PROFESSIONAL FEES:**

0.02 Environmental Services:

.02B-1 Public Facilities Report ..... Lump Sum: \$3,118.00

## **ACCEPTANCE:**

If the above scope and fees meet with your approval, please indicate in the space provided below and return one (1) signed copy to Lindsay Ollier, [Lollier@coastal-engineering.com](mailto:Lollier@coastal-engineering.com), within thirty (30) days of the date of this proposal which will constitute an "Agreement and Notice to Proceed" with the accomplishment of this work. COASTAL reserves the right to renegotiate or terminate any or all of the terms and conditions provided herein should Client fail to execute the proposal within thirty (30) days of the date of this proposal.

## **AUTHORIZED:**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Name & Title: \_\_\_\_\_  
(please print)

copies: Project Manager  
Accounting  
File

Client Name: Inframark  
Address: 2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

966 Candlelight Blvd. • Brooksville, FL 34601  
(352) 796-9423 • Fax (352) 799-8359

3703 East Forest Drive. • Inverness, FL 34453  
(352) 344-2016

General Email: [coastal@coastal-engineering.com](mailto:coastal@coastal-engineering.com)

## **GENERAL CONDITIONS** **Effective January 2022**

### **Payment Schedule**

COASTAL shall invoice the Client at regular intervals based on the percent of work performed. Payments will be due and payable upon receipt of invoice. Payments will be considered past due thirty (30) days after receipt of invoice and will be charged at 1% per month (APR 12%) finance charge on the unpaid balance.

COASTAL will be reimbursed for direct expenses by Client at actual cost or in accordance with attached printing price list

1. Blueprints and/or reproductions for purposes other than in-house working drafts.
2. Outside printing services (including SWFWMD aerials, County aerials).
3. Special postage (Federal Express, FAX) when requested or required.
4. Long distance teleconference service between two or more parties.
5. County fees and regulatory agency fees (application fees, recording fees, public notice fees, review fees, etc.)

### **Insurance**

The Client agrees, to the fullest extent permitted by law, to limit the liability of COASTAL and his or her subconsultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of COASTAL and his or her subconsultants to all those named shall not exceed \$50,000, or COASTAL's total fee for services rendered on this project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law. COASTAL agrees to maintain workers' compensation and employer's liability insurance of a form and in an amount as required by state law; insurance coverage certificates for required insurance will be provided to Client based on Client's written notice to proceed and specific request.

### **Job Site Safety**

Neither the professional activities of COASTAL, nor the presence of COASTAL or its employees and subconsultants at a construction/project site, shall relieve the General Contractor of its obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending and coordinating the Work in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. COASTAL and its personnel have no authority to exercise any control over any construction contractor or its employees in connection with their work or any health or safety programs or procedures. The Client agrees that the General Contractor shall be solely responsible for jobsite safety and warrants that this intent shall be carried out in the Client's contract with the General Contractor. The Client also agrees that the Client, COASTAL and COASTAL'S subconsultants shall be indemnified by the General Contractor and shall be made additional insureds under the General Contractor's policies of general liability insurance.

### **Timeliness of Performance**

The Client and COASTAL are aware that many factors outside COASTAL's control may affect COASTAL's ability to complete the services to be provided under this Agreement. COASTAL will perform these services with reasonable diligence and expediency consistent with sound professional services.

### **Stepped Dispute Resolution**

In the event of a dispute arising out of or relating to this Agreement or the services to be rendered hereunder, the Client and COASTAL agree to attempt to resolve such disputes in the following manner. First, the parties agree to attempt to resolve such disputes through direct negotiations between the appropriate representatives of each party. Second, if such negotiations are not fully successful, the parties agree to attempt to resolve any remaining disputes by formal nonbinding mediation conducted in accordance with rules and procedures to be agreed upon by the parties.

### **Governing Law and Jurisdiction**

The Client and COASTAL agree that this Agreement and any legal actions concerning its validity, interpretation and performance shall be governed by the laws of Hernando County, Florida. It is further agreed that any legal action between the Client and COASTAL arising out of this Agreement or the performance of the services shall be brought in a court of competent jurisdiction in Hernando County, Florida.

### **Modification to the Terms of this Agreement**

In the event Client issues a Purchase Order or Memorandum or other Instrument covering the professional services described herein, it is hereby specifically agreed and understood that such Purchase Order, Memorandum or Instrument is for Client internal control purposes only and any and all terms and conditions contained therein, whether printed or written, shall be of no force or effect. This contract is the entire contract between the parties and there is no modification or waiver of any of the terms and conditions herein unless signed by both parties.

## STANDARD HOURLY RATES

### Effective January 2024

Principal/Expert Testimony ..... \$295.00

PLANNING

Principal Planner (Land Use/Transportation) ..... \$205.00  
 Planning Manager ..... \$195.00  
 Senior Planner ..... \$165.00  
 Staff Planner ..... \$125.00

ENVIRONMENTAL

Principal Environmental Scientist ..... \$195.00  
 Senior Environmental Scientist ..... \$165.00

ENGINEERING

Principal Engineer\* (Environmental/Transportation/Drainage) ..... \$235.00  
 Project Manager ..... \$195.00  
 Senior Project Engineer ..... \$180.00  
 Landscape Architect ..... \$180.00  
 Project Engineer ..... \$150.00  
 Senior Designer ..... \$124.00  
 Designer ..... \$100.00

\*(Professional Engineer Registered in the State of Florida)

CONSTRUCTION OBSERVATION

Principal..... \$225.00  
 Project Manager ..... \$180.00  
 Senior Construction Manager/Inspector ..... \$125.00  
 Construction Representative ..... \$80.00

SURVEY

Senior Land Surveyor..... \$175.00  
 Land Surveyor ..... \$115.00  
 Survey Crew ..... \$175.00  
 Senior Survey Technician..... \$95.00  
 Survey Technician ..... \$79.00

LANDSCAPING ARCHITECTURE & DESIGN

Landscape Architect ..... \$180.00

SUPPORT PERSONNEL

Administrative Support..... \$79.00

## REIMBURSABLES & REPROGRAPHICS PRICE LIST

Effective October 2022

Direct and Out-of-Pocket Expenses..... Invoice Plus 15%  
 Regulatory Permit/Filing Fees ..... Fee plus 15%  
 Travel..... \$0.625/Mile  
 Postage ..... Cost

<b>BLACK &amp; WHITE COPIES/PRINTS</b>	<b>PRICE PER COPY/PRINT</b>
8.5" X 11"	15¢
8.5" x 14"	25¢
11" X 17"	50¢
<b>COLOR COPIES/PRINTS</b>	<b>PRICE PER COPY/PRINT</b>
8.5" X 11"	65¢
8.5" x 14"	75¢
11" X 17"	\$1.00
<b>LARGE FORMAT COPIES/PRINTS</b>	<b>PRICE PER COPY/PRINT</b>
<b>Black &amp; White Copies/Prints</b>	
ARCH/ANSI	\$4.75
MYLAR	\$30.00
HIGH RESOLUTUION	\$35.00
<b>Color Copies/Prints</b>	<b>PRICE PER COPY/PRINT</b>
ARCH/ANSI	\$14.75
HIGH RESOLUTION	\$50.00
<b>ADDITIONAL</b>	
PUBLIC MEETING MAILOUT (price per each)	\$3.50
BOUND REPORTS (price per each)	\$7.50 + Print Cost
<b>ELECTRONIC MEDIA</b>	
CD (price per each)	\$8.50
USB (price per each)	\$10.00

**NOTE:** RATES ARE SUBJECT TO CHANGE WITHOUT NOTICE.  
 ADMINSTRATIVE BILLING WILL APPLY IN ADDITION TO PRINT COST.

# **Third Order of Business**

**3F**

# Southern Hills Plantation I CDD

# INVOICE

P.O. BOX 810036  
Boca Raton, FL 33481  
Phone 561.571.0010 Fax 561.571.0013

**DATE:** 1-Jan-2026  
**INVOICE #** OMR010126-2  
**DUE:** UPON RECEIPT

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

TYPE	DESCRIPTION	AMOUNT
OMR	FY2026 Operation & Maintenance Expense Reimbursement	\$ 22,400.50
<b>TOTAL</b>		<b>\$ 22,400.50</b>

Make all checks payable to Southern Hills Plantation I CDD

If you have any questions regarding this invoice please contact Jia Lu at 561-571-0010.

## Southern Hills Plantation

shared costs proforma

	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>	<u>2025-26</u>	<u>2026-27</u>
Base Annual Costs	134,640	134,640	148,104	162,914	0
Max increase over prior year (10%)	<u>0</u>	<u>13,464</u>	<u>14,810</u>	<u>16,291</u>	<u>0</u>
<b>Total</b>	<b>134,640</b>	<b>148,104</b>	<b>162,914</b>	<b>179,206</b>	<b>0</b>

### Base Costs

LS Maintenance	86,303	86,500	90,000	94,500	
Plant replacement	0	5,000	5,000	6,000	
Irrigation repair	10,000	10,000	10,000	15,000	
Pond Maintenance	3,624	3,624	3,624	3,624	
Lighting (Duke)	34,713	34,700	37,000	36,000	
Hardscape repair/maintenance	0	6,400	6,400	6,400	
Drainage Maint	0	2,500	2,500	2,680	
Other (Mulch)	<u>0</u>	<u>0</u>	<u>10,000</u>	<u>15,000</u>	<u>0</u>
<b>Total projected annual budget costs</b>	<b>134,640</b>	<b>148,724</b>	<b>164,524</b>	<b>179,204</b>	<b>0</b>
-Over / Under 10% Max. Increase	0	-620	-1,610	2	0
Percentage increase over base		0.42%	0.99%	0.00%	0

### Payment based upon agreement

District 1- 100% of remaining budget	82,596	93,475	105,750	91,752	
District 2- 2025/26 25% of < budget or 10% cap	20,000	20,000	20,000	<b>44,801</b>	
District 3- 23.80% of < budget or 10% cap	<u>32,044</u>	<u>35,249</u>	<u>38,774</u>	<u>42,651</u>	<u>0</u>
<b>Total</b>	<b>134,640</b>	<b>148,724</b>	<b>164,524</b>	<b>179,204</b>	<b>0</b>

### Effective payment percentage

District 1	61.35%	62.85%	64.28%	51.20%	0.00%
District 2	14.85%	13.45%	12.16%	25.00%	0.00%
District 3	<u>23.80%</u>	<u>23.70%</u>	<u>23.57%</u>	<u>23.80%</u>	<u>0.00%</u>
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>0.00%</b>

# **Third Order of Business**

**3G**

**RESOLUTION 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE HERNANDO COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

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

**WHEREAS**, pursuant to Section 190.006(3), *Florida Statutes*, as the District has been in existence for more than six (6) years and now contains at least 250 qualified electors, therefore, two (2) Board members shall be elected to 4-year terms by the qualified electors; and

**WHEREAS**, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Hernando County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by Brian Spivey, and Seat 4, currently held by Wesley Jones, are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hernando County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume

office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **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.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 20TH DAY OF JANUARY, 2026.**

**SOUTHERN HILLS PLANTATION II  
COMMUNITY DEVELOPMENT DISTRICT**

Signed by:

*Jon Franz*

4AD15DAE1C4C43E...

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

**ATTEST:**

Signed by:

*Deborah Wallace*

98D3C62D9F504DC...

SECRETARY/ASSISTANT SECRETARY

**EXHIBIT A**

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR  
THE BOARD OF SUPERVISORS OF  
SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Southern Hills Plantation II Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hernando County Supervisor of Elections located at 16264 Spring Hill Drive, Brooksville, FL 34604, Ph: (352) 754-4125. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hernando County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Southern Hills Plantation II Community Development District has two (2) seats up for election, specifically seats 2 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Hernando County Supervisor of Elections.

District Manager  
Southern Hills Plantation II Community Development District

# **Third Order of Business**

**3H**



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 <b>Manager</b> will charge the seller directly	Per market rates

# **Third Order of Business**

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## 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](http://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**

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

	<b>Valuation</b>	<b>Coinsurance</b>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

<b>DEDUCTIBLES:</b>		
	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

<b>Special Property Coverages</b>		
<b>Coverage</b>	<b>Deductibles</b>	<b>Limit</b>
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**

<b>Coverages</b>	<b>Covered Autos</b>	<b>Limit</b>	<b>Premium</b>
<b>Covered Autos Liability</b>	<b>8,9</b>	<b>\$1,000,000</b>	<b>Included</b>
<b>Personal Injury Protection</b>	<b>N/A</b>		<b>Not Included</b>
<b>Auto Medical Payments</b>	<b>N/A</b>		<b>Not Included</b>
<b>Uninsured Motorists including Underinsured Motorists</b>	<b>N/A</b>		<b>Not Included</b>
<b>Physical Damage Comprehensive Coverage</b>	<b>N/A</b>	<b>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.</b>  See item Four for Hired or Borrowed Autos.	<b>Not Included</b>
<b>Physical Damage Specified Causes of Loss Coverage</b>	<b>N/A</b>	<b>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</b>  See item Four for Hired or Borrowed Autos.	<b>Not Included</b>
<b>Physical Damage Collision Coverage</b>	<b>N/A</b>	<b>Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto</b>  See item Four for Hired or Borrowed Autos.	<b>Not Included</b>
<b>Physical Damage Towing And Labor</b>	<b>N/A</b>	<b>\$0 For Each Disablement Of A Private Passenger Auto</b>	<b>Not Included</b>

**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
<b>Crime</b>	<b>Not Included</b>
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
<b>TOTAL PREMIUM DUE</b>	<b>\$6,386</b>

#### 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

<hr/>	
(Name of Local Governmental Entity)	
By:	<div style="display: flex; justify-content: space-between;"> <div style="text-align: left;"> <small>Signed by:</small>    <small>C93D8F39723B49F...</small> </div> <div style="text-align: right;">           Matt Pallardy  <hr/>           Print Name         </div> </div>
Witness By:	<div style="display: flex; justify-content: space-between;"> <div style="text-align: left;"> <small>DocuSigned by:</small>    <small>0E69433DB0DA4E7</small> </div> <div style="text-align: right;">           Cheryl Bernal  <hr/>           Print Name         </div> </div>

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

By: \_\_\_\_\_  
Administrator

# **Fifth Order of Business**

**5A**

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

1  
2 The regular meeting of the Board of Supervisors of the Southern Hills Plantation II  
3 Community Development District was held on Friday, August 15, 2025, and called to order at  
4 10:30 a.m. at the Cascades Clubhouse, located at 5459 Cotillion Boulevard, Brooksville, FL  
5 34601.

6  
7 Present and constituting a quorum were:

- |    |               |                     |
|----|---------------|---------------------|
| 8  |               |                     |
| 9  | Matt Pallardy | Chairman            |
| 10 | John Franz    | Vice Chairperson    |
| 11 | Cheryl Bernal | Assistant Secretary |

12  
13 Also present were:

- |    |                |                              |
|----|----------------|------------------------------|
| 14 |                |                              |
| 15 | Debby Wallace  | District Manager             |
| 16 | Michelle Reiss | District Counsel (via phone) |

17  
18 *The following is a summary of the discussions and actions taken.*

19  
20 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

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

22  
23 **SECOND ORDER OF BUSINESS** **Public Comment on Agenda Items**  
24 *(Comments limited to (3) minutes*  
25 *per speaker)*

26 None.

27  
28 **THIRD ORDER OF BUSINESS** **Public Hearings**

- 29 **A. Fiscal Year 2026 Budget**
- 30 **i. Motion to Open Public Hearing**

31  
32 On MOTION by Mr. Pallardy seconded by Mr. Franz, with all in  
33 favor, the public hearing was opened. 3-0

- 34 **ii. Public Comments**
- 35 Ms. Wallace presented the budget.

36 No public comments.

- 37
- 38
- 39 **iii. Motion to Close Public Hearing**

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

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**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

# **Fifth Order of Business**

**5B**

# **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)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2004 DEBT SERVICE FUND</b>	<b>CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>						
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
<b>TOTAL ASSETS</b>	<b>\$ 186,293</b>	<b>\$ 243,781</b>	<b>\$ 2,636</b>	<b>\$ 3,386,703</b>	<b>\$ 1,855,000</b>	<b>\$ 5,674,413</b>
<b><u>LIABILITIES</u></b>						
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
<b>TOTAL LIABILITIES</b>	<b>106,555</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,855,000</b>	<b>1,961,555</b>

**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
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	243,781	-	-	-	243,781
Capital Projects	-	-	2,636	-	-	2,636
Unassigned:	79,738	-	-	3,386,703	-	3,466,441
<b>TOTAL FUND BALANCES</b>	<b>79,738</b>	<b>243,781</b>	<b>2,636</b>	<b>3,386,703</b>	<b>-</b>	<b>3,712,858</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 186,293</b>	<b>\$ 243,781</b>	<b>\$ 2,636</b>	<b>\$ 3,386,703</b>	<b>\$ 1,855,000</b>	<b>\$ 5,674,413</b>

**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
<b>REVENUES</b>				
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%
<b>TOTAL REVENUES</b>	<b>135,275</b>	<b>186,251</b>	<b>50,976</b>	<b>137.68%</b>
<b>EXPENDITURES</b>				
<b><u>Administration</u></b>				
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%
<b>Total Administration</b>	<b>50,675</b>	<b>40,877</b>	<b>9,798</b>	<b>80.67%</b>
<b><u>Other Physical Environment</u></b>				
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%
<b>Total Other Physical Environment</b>	<b>84,600</b>	<b>34,501</b>	<b>50,099</b>	<b>40.78%</b>
<b>TOTAL EXPENDITURES</b>	<b>135,275</b>	<b>75,378</b>	<b>59,897</b>	<b>55.72%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	110,873	110,873	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>(31,135)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 79,738</b>		

**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
<b><u>REVENUES</u></b>				
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%
<b>TOTAL REVENUES</b>	<b>58,486</b>	<b>45,686</b>	<b>(12,800)</b>	<b>78.11%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	145,000	-	145,000	0.00%
Interest Expense	108,956	-	108,956	0.00%
<b>Total Debt Service</b>	<b>253,956</b>	<b>-</b>	<b>253,956</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>253,956</b>	<b>-</b>	<b>253,956</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	(195,470)	45,686	241,156	-23.37%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(195,470)	-	195,470	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(195,470)</b>	<b>-</b>	<b>195,470</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ (195,470)</u>	<u>\$ 45,686</u>	<u>\$ 632,096</u>	<u>-23.37%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>198,095</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 243,781</b></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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 100	\$ 100	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>100</b>	<b>100</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	100	100	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>2,536</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 2,636</u></b>		

# Bank Account Statement

Southernhills Plantation II CD

**Bank Account No.** 8371  
**Statement No.** 25\_08

**Statement Date** 08/31/2025

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

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
08/31/2025		JE000280	Interest - Investments	Interest Earned	0.25	0.25	0.00
<b>Total Deposits</b>					0.25	0.25	0.00
<b>Checks</b>							
							0.00
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 STEADFAST	Inv: 155301	-1,575.00	-1,575.00	0.00
08/13/2025	Payment	100031	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
<b>Total Checks</b>					-4,608.03	-4,608.03	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

# **Southern Hill Plantation II Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
September 30, 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 September 30, 2025

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2004 DEBT SERVICE FUND</b>	<b>CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b>ASSETS</b>						
Cash - Operating Account	\$ 49,698	\$ -	\$ -	\$ -	\$ -	\$ 49,698
Cash In Bank	125,306	-	-	-	-	125,306
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	179	-	-	-	-	179
Construction Fund	-	-	2,645	-	-	2,645
Deferred Cost	-	18	-	-	-	18
Prepayment Account	-	5,961	-	-	-	5,961
Revenue Fund	-	151,774	-	-	-	151,774
Prepaid Insurance	6,386	-	-	-	-	6,386
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
<b>TOTAL ASSETS</b>	<b>\$ 183,399</b>	<b>\$ 244,308</b>	<b>\$ 2,645</b>	<b>\$ 3,386,703</b>	<b>\$ 1,855,000</b>	<b>\$ 5,672,055</b>

**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of September 30, 2025

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2004 DEBT SERVICE FUND</b>	<b>CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b><u>LIABILITIES</u></b>						
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
<b>TOTAL LIABILITIES</b>	<b>106,555</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,855,000</b>	<b>1,961,555</b>
<b><u>FUND BALANCES</u></b>						
Nonspendable:						
Prepaid Insurance	6,386	-	-	-	-	6,386
Restricted for:						
Debt Service	-	244,308	-	-	-	244,308
Capital Projects	-	-	2,645	-	-	2,645
Unassigned:	70,458	-	-	3,386,703	-	3,457,161
<b>TOTAL FUND BALANCES</b>	<b>76,844</b>	<b>244,308</b>	<b>2,645</b>	<b>3,386,703</b>	<b>-</b>	<b>3,710,500</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 183,399</b>	<b>\$ 244,308</b>	<b>\$ 2,645</b>	<b>\$ 3,386,703</b>	<b>\$ 1,855,000</b>	<b>\$ 5,672,055</b>

**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 597	\$ 597	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%
<b>TOTAL REVENUES</b>	<b>135,275</b>	<b>186,676</b>	<b>51,401</b>	<b>138.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	1,600	-	1,600	0.00%
Arbitrage Rebate Calculation	650	-	650	0.00%
Trustees Fees	3,500	-	3,500	0.00%
Disclosure Report	2,500	-	2,500	0.00%
District Counsel	10,000	5,149	4,851	51.49%
District Engineer	1,000	3,428	(2,428)	342.80%
District Management	18,000	18,000	-	100.00%
Auditing Services	6,300	11,000	(4,700)	174.60%
Website ADA 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	735	(535)	367.50%
Website Admin Services	900	912	(12)	101.33%
Dues, Licenses & Fees	175	175	-	100.00%
<b>Total Administration</b>	<b>50,675</b>	<b>44,196</b>	<b>6,479</b>	<b>87.21%</b>
<b><u>Other Physical Environment</u></b>				
Waterway Management Program	24,500	5,600	18,900	22.86%
General Liability	3,100	3,025	75	97.58%
Landscape Maintenance	20,000	-	20,000	0.00%
Misc Contingency	37,000	25,876	11,124	69.94%
<b>Total Other Physical Environment</b>	<b>84,600</b>	<b>34,501</b>	<b>50,099</b>	<b>40.78%</b>
<b>TOTAL EXPENDITURES</b>	<b>135,275</b>	<b>78,697</b>	<b>56,578</b>	<b>58.18%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	107,979	107,979	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>(31,135)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 76,844</b>		

**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4,535	\$ 4,535	0.00%
Special Assmnts- Tax Collector	58,486	40,256	(18,230)	68.83%
Special Assmnts- CDD Collected	-	1,422	1,422	0.00%
<b>TOTAL REVENUES</b>	<b>58,486</b>	<b>46,213</b>	<b>(12,273)</b>	<b>79.02%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	145,000	-	145,000	0.00%
Interest Expense	108,956	-	108,956	0.00%
<b>Total Debt Service</b>	<b>253,956</b>	<b>-</b>	<b>253,956</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>253,956</b>	<b>-</b>	<b>253,956</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	(195,470)	46,213	241,683	-23.64%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(195,470)	-	195,470	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(195,470)</b>	<b>-</b>	<b>195,470</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ (195,470)</u>	<u>\$ 46,213</u>	<u>\$ 632,623</u>	<u>-23.64%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>198,095</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 244,308</u></b>		

**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 109	\$ 109	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>109</b>	<b>109</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	109	109	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>2,536</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 2,645</u></b>		

# Bank Account Statement

Southernhills Plantation II CD

**Bank Account No.** 8371  
**Statement No.** 25\_09

**Statement Date** 09/30/2025

<b>G/L Account No. 101001 Balance</b>	49,697.92	<b>Statement Balance</b>	49,697.92
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	49,697.92	<b>Subtotal</b>	49,697.92
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	0.00
<b>Ending G/L Balance</b>	49,697.92	<b>Ending Balance</b>	49,697.92

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
09/30/2025		JE000294	Interest - Investments	Interest Earned	118.33	118.33	0.00
<b>Total Deposits</b>					118.33	118.33	0.00
<b>Checks</b>							
							0.00
09/05/2025		JE000279		Wire to Fund new Valley	-125,000.00	-125,000.00	0.00
09/17/2025	Payment	1569	EGIS INSURANCE	Payment of Invoice 000291	-6,386.00	-6,386.00	0.00
09/17/2025	Payment	100032	APPLETON REISS, PLLC	Inv: 34343	-1,540.50	-1,540.50	0.00
09/17/2025	Payment	100033	INFRAMARK LLC	Inv: 158159	-1,575.00	-1,575.00	0.00
09/22/2025		JE000288	Bank Fees	Truist Bank Fee	-203.90	-203.90	0.00
<b>Total Checks</b>					-134,705.40	-134,705.40	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

# Bank Account Statement

Southernhills Plantation II CD

**Bank Account No.** 8903

**Statement No.** 25\_09

**Statement Date**

09/30/2025

<b>G/L Account No. 101002 Balance</b>	125,305.65	<b>Statement Balance</b>	125,305.65
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	125,305.65
<b>Subtotal</b>	125,305.65	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00		
	<hr/>	<b>Ending Balance</b>	125,305.65
<b>Ending G/L Balance</b>	125,305.65		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
09/05/2025		JE000279		Wire to Fund new Valley	125,000.00	125,000.00	0.00
09/30/2025		JE000296	Interest - Investments	Interest Earned	305.65	305.65	0.00
<b>Total Deposits</b>					125,305.65	125,305.65	0.00
<b>Checks</b>							
<b>Total Checks</b>							0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							0.00
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							0.00

# **Southern Hill Plantation II Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
October 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 October 31, 2025

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2004 DEBT SERVICE FUND</b>	<b>CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b>ASSETS</b>						
Cash - Operating Account	\$ 49,626	\$ -	\$ -	\$ -	\$ -	\$ 49,626
Cash In Bank	116,989	-	-	-	-	116,989
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	180	-	-	-	-	180
Construction Fund	-	-	2,653	-	-	2,653
Deferred Cost	-	18	-	-	-	18
Prepayment Account	-	5,981	-	-	-	5,981
Revenue Fund	-	152,267	-	-	-	152,267
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
<b>TOTAL ASSETS</b>	<b>\$ 168,625</b>	<b>\$ 244,821</b>	<b>\$ 2,653</b>	<b>\$ 3,386,703</b>	<b>\$ 1,855,000</b>	<b>\$ 5,657,802</b>

**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of October 31, 2025

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2004 DEBT SERVICE FUND</b>	<b>CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b><u>LIABILITIES</u></b>						
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
<b>TOTAL LIABILITIES</b>	<b>106,555</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,855,000</b>	<b>1,961,555</b>
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	244,821	-	-	-	244,821
Capital Projects	-	-	2,653	-	-	2,653
Unassigned:	62,070	-	-	3,386,703	-	3,448,773
<b>TOTAL FUND BALANCES</b>	<b>62,070</b>	<b>244,821</b>	<b>2,653</b>	<b>3,386,703</b>	<b>-</b>	<b>3,696,247</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 168,625</b>	<b>\$ 244,821</b>	<b>\$ 2,653</b>	<b>\$ 3,386,703</b>	<b>\$ 1,855,000</b>	<b>\$ 5,657,802</b>

**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending October 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 505	\$ 505	0.00%
Special Assmnts- Tax Collector	135,275	-	(135,275)	0.00%
<b>TOTAL REVENUES</b>	<b>135,275</b>	<b>505</b>	<b>(134,770)</b>	<b>0.37%</b>
<b>EXPENDITURES</b>				
<b><u>Administration</u></b>				
Supervisor Fees	1,600	-	1,600	0.00%
Arbitrage Rebate Calculation	650	-	650	0.00%
Trustees Fees	3,500	-	3,500	0.00%
Disclosure Report	2,500	-	2,500	0.00%
District Counsel	7,500	672	6,828	8.96%
District Engineer	1,000	-	1,000	0.00%
District Management	18,540	1,545	16,995	8.33%
Auditing Services	6,300	-	6,300	0.00%
Website ADA Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	50	-	50	0.00%
General Liability	3,267	3,078	189	94.21%
Public Officials Insurance	3,511	3,308	203	94.22%
Legal Advertising	1,000	87	913	8.70%
Interlocal Cost Share Agreement	44,801	6,184	38,617	13.80%
Bank Fees	200	155	45	77.50%
Website Admin Services	900	75	825	8.33%
Dues, Licenses & Fees	175	175	-	100.00%
<b>Total Administration</b>	<b>96,994</b>	<b>15,279</b>	<b>81,715</b>	<b>15.75%</b>
<b><u>Other Physical Environment</u></b>				
Waterway Management Program	24,500	-	24,500	0.00%
<b>Total Other Physical Environment</b>	<b>24,500</b>	<b>-</b>	<b>24,500</b>	<b>0.00%</b>

**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending October 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
<b><u>Amenities</u></b>				
Misc Contingency	13,781	-	13,781	0.00%
<b>Total Amenities</b>	<b>13,781</b>	<b>-</b>	<b>13,781</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>135,275</b>	<b>15,279</b>	<b>119,996</b>	<b>11.29%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(14,774)	(14,774)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>76,844</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 62,070</b>		

**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending October 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 513	\$ 513	0.00%
Special Assmnts- Tax Collector	58,486	-	(58,486)	0.00%
<b>TOTAL REVENUES</b>	<b>58,486</b>	<b>513</b>	<b>(57,973)</b>	<b>0.88%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	145,000	-	145,000	0.00%
Interest Expense	108,956	-	108,956	0.00%
<b>Total Debt Service</b>	<b>253,956</b>	<b>-</b>	<b>253,956</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>253,956</b>	<b>-</b>	<b>253,956</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(195,470)	513	195,983	-0.26%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(195,470)	-	195,470	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(195,470)</b>	<b>-</b>	<b>195,470</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ (195,470)</u>	<u>\$ 513</u>	<u>\$ 586,923</u>	<u>-0.26%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>244,308</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 244,821</b></u>		

**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending October 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 8	\$ 8	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>8</b>	<b>8</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	8	8	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>2,645</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 2,653</u></b>		

# Bank Account Statement

Southernhills Plantation II CD

**Bank Account No.** 8371  
**Statement No.** 25\_10

**Statement Date** 10/31/2025

<b>G/L Account No. 101001 Balance</b>	49,626.39	<b>Statement Balance</b>	49,626.39
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	49,626.39	<b>Subtotal</b>	49,626.39
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	0.00
<b>Ending G/L Balance</b>	49,626.39	<b>Ending Balance</b>	49,626.39

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
10/31/2025		JE000299	Interest - Investments	Interest Earned	83.71	83.71	0.00
<b>Total Deposits</b>					83.71	83.71	0.00
<b>Checks</b>							
							0.00
10/31/2025		JE000300	Bank Fees	Service Charges	-155.24	-155.24	0.00
<b>Total Checks</b>					-155.24	-155.24	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

# Bank Account Statement

Southernhills Plantation II CD

**Bank Account No.** 8903  
**Statement No.** 25\_10

**Statement Date** 10/31/2025

<b>G/L Account No. 101002 Balance</b>	116,989.43	<b>Statement Balance</b>	116,989.43
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	116,989.43	<b>Subtotal</b>	116,989.43
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	0.00
<b>Ending G/L Balance</b>	116,989.43	<b>Ending Balance</b>	116,989.43

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
10/31/2025		JE000301	Interest - Investments	Interest Earned	421.19	421.19	0.00
<b>Total Deposits</b>					421.19	421.19	0.00
<b>Checks</b>							
							0.00
10/17/2025	Payment	100000	TIMES PUBLISHING COM	Inv: 57930-100125	-87.00	-87.00	0.00
10/17/2025	Payment	100001	APPLETON REISS, PLLC	Inv: 34879	-671.50	-671.50	0.00
10/17/2025	Payment	100002	INFRAMARK LLC	Inv: 160696	-1,620.00	-1,620.00	0.00
10/21/2025	Payment	100003	HERNANDO COUNTY PROPERTY APPRAISER	Inv: 10172025 - 01	-6,183.91	-6,183.91	0.00
10/21/2025	Payment	1001	FLORIDA COMMERCE	Payment of Invoice 000294	-175.00	-175.00	0.00
<b>Total Checks</b>					-8,737.41	-8,737.41	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

# **Southern Hill Plantation II Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
November 30, 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 November 30, 2025

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2004 DEBT SERVICE FUND</b>	<b>CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>						
Cash - Operating Account	\$ 48,054	\$ -	\$ -	\$ -	\$ -	\$ 48,054
Cash In Bank	112,189	-	-	-	-	112,189
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	180	-	-	-	-	180
Construction Fund	-	-	2,662	-	-	2,662
Deferred Cost	-	18	-	-	-	18
Prepayment Account	-	6,000	-	-	-	6,000
Revenue Fund	-	150,819	-	-	-	150,819
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
<b>TOTAL ASSETS</b>	<b>\$ 162,253</b>	<b>\$ 243,392</b>	<b>\$ 2,662</b>	<b>\$ 3,386,703</b>	<b>\$ 1,855,000</b>	<b>\$ 5,650,010</b>
<b><u>LIABILITIES</u></b>						
Accounts Payable	\$ 1,620	\$ -	\$ -	\$ -	\$ -	\$ 1,620
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
<b>TOTAL LIABILITIES</b>	<b>108,175</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,855,000</b>	<b>1,963,175</b>

**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of November 30, 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
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	243,392	-	-	-	243,392
Capital Projects	-	-	2,662	-	-	2,662
Unassigned:	54,078	-	-	3,386,703	-	3,440,781
<b>TOTAL FUND BALANCES</b>	<b>54,078</b>	<b>243,392</b>	<b>2,662</b>	<b>3,386,703</b>	<b>-</b>	<b>3,686,835</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 162,253</b>	<b>\$ 243,392</b>	<b>\$ 2,662</b>	<b>\$ 3,386,703</b>	<b>\$ 1,855,000</b>	<b>\$ 5,650,010</b>

**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 30, 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 943	\$ 943	0.00%
Special Assmnts- Tax Collector	135,275	1,849	(133,426)	1.37%
<b>TOTAL REVENUES</b>	<b>135,275</b>	<b>2,792</b>	<b>(132,483)</b>	<b>2.06%</b>
<b>EXPENDITURES</b>				
<b><u>Administration</u></b>				
Supervisor Fees	1,600	-	1,600	0.00%
Arbitrage Rebate Calculation	650	-	650	0.00%
Trustees Fees	3,500	-	3,500	0.00%
Disclosure Report	2,500	5,000	(2,500)	200.00%
District Counsel	7,500	1,067	6,433	14.23%
District Engineer	1,000	-	1,000	0.00%
District Management	18,540	4,635	13,905	25.00%
Auditing Services	6,300	-	6,300	0.00%
Website ADA Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	50	-	50	0.00%
General Liability	3,267	3,078	189	94.21%
Public Officials Insurance	3,511	3,308	203	94.22%
Legal Advertising	1,000	1,604	(604)	160.40%
Interlocal Cost Share Agreement	44,801	6,184	38,617	13.80%
Bank Fees	200	282	(82)	141.00%
Website Admin Services	900	225	675	25.00%
Dues, Licenses & Fees	175	175	-	100.00%
<b>Total Administration</b>	<b>96,994</b>	<b>25,558</b>	<b>71,436</b>	<b>26.35%</b>
<b><u>Other Physical Environment</u></b>				
Waterway Management Program	24,500	-	24,500	0.00%
<b>Total Other Physical Environment</b>	<b>24,500</b>	<b>-</b>	<b>24,500</b>	<b>0.00%</b>
<b><u>Amenities</u></b>				
Misc Contingency	13,781	-	13,781	0.00%
<b>Total Amenities</b>	<b>13,781</b>	<b>-</b>	<b>13,781</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>135,275</b>	<b>25,558</b>	<b>109,717</b>	<b>18.89%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(22,766)	(22,766)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>76,844</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 54,078</b>		

**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1,039	\$ 1,039	0.00%
Special Assmnts- Tax Collector	58,486	800	(57,686)	1.37%
<b>TOTAL REVENUES</b>	<b>58,486</b>	<b>1,839</b>	<b>(56,647)</b>	<b>3.14%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Legal Fees	-	2,755	(2,755)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>2,755</b>	<b>(2,755)</b>	<b>0.00%</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	145,000	-	145,000	0.00%
Interest Expense	108,956	-	108,956	0.00%
<b>Total Debt Service</b>	<b>253,956</b>	<b>-</b>	<b>253,956</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>253,956</b>	<b>2,755</b>	<b>251,201</b>	<b>1.08%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(195,470)	(916)	194,554	0.47%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(195,470)	-	195,470	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(195,470)</b>	<b>-</b>	<b>195,470</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ (195,470)</u>	<u>\$ (916)</u>	<u>\$ 585,494</u>	<u>0.47%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>244,308</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 243,392</b></u>		

**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 17	\$ 17	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>17</b>	<b>17</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	17	17	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>2,645</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 2,662</u></b>		

# Bank Account Statement

Southernhills Plantation II CD

**Bank Account No.** 8371  
**Statement No.** 25\_11

**Statement Date** 11/30/2025

<b>G/L Account No. 101001 Balance</b>	48,053.76	<b>Statement Balance</b>	49,570.76
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	48,053.76	<b>Subtotal</b>	49,570.76
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-1,517.00
<b>Ending G/L Balance</b>	48,053.76	<b>Ending Balance</b>	48,053.76

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
11/30/2025		JE000308	Interest - Investments	Interest Earned	71.37	71.37	0.00
<b>Total Deposits</b>					71.37	71.37	0.00
<b>Checks</b>							
							0.00
11/30/2025		JE000309	Bank Fees	Service Charges	-127.00	-127.00	0.00
<b>Total Checks</b>					-127.00	-127.00	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Checks</b>							
11/25/2025	Payment	1570	TIMES PUBLISHING COM	Check for Vendor V00023			-1,517.00
<b>Total Outstanding Checks</b>							-1,517.00
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

# Bank Account Statement

Southernhills Plantation II CD

**Bank Account No.** 8903  
**Statement No.** 25\_11

**Statement Date** 11/30/2025

<b>G/L Account No. 101002 Balance</b>	112,189.04	<b>Statement Balance</b>	117,189.04
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	112,189.04	<b>Subtotal</b>	117,189.04
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-5,000.00
<b>Ending G/L Balance</b>	112,189.04	<b>Ending Balance</b>	112,189.04

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
11/07/2025		JE000307	Special Assmnts-Tax Collector	Valley Bank	2,649.04	2,649.04	0.00
11/30/2025		JE000310	Interest - Investments	Interest Earned	365.18	365.18	0.00
<b>Total Deposits</b>					3,014.22	3,014.22	0.00
<b>Checks</b>							
							0.00
11/11/2025	Payment	1003	SOUTHERN HILLS PLANTATION II	Check for Vendor V00012	-799.61	-799.61	0.00
11/13/2025	Payment	100004	APPLETON REISS, PLLC	Inv: 35387	-395.00	-395.00	0.00
11/21/2025	Payment	100005	INFRAMARK LLC	Inv: 163537	-1,620.00	-1,620.00	0.00
<b>Total Checks</b>					-2,814.61	-2,814.61	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Checks</b>							
11/21/2025	Payment	100006	DISCLOSURE SERVICES, LLC.	Inv: 9			-5,000.00
<b>Total Outstanding Checks</b>							-5,000.00
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

*Southern Hills  
Plantation II  
Community  
Development  
District  
Financial Report*

*December 31, 2025*

**CLEAR PARTNERSHIPS**



**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of December 31, 2025

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2004 DEBT SERVICE FUND</b>	<b>CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>						
Cash - Operating Account	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ 48
Cash In Bank	206,401	-	-	-	-	206,401
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	181	-	-	-	-	181
Construction Fund	-	-	2,670	-	-	2,670
Deferred Cost	-	18	-	-	-	18
Prepayment Account	-	6,019	-	-	-	6,019
Revenue Fund	-	171,157	-	-	-	171,157
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
<b>TOTAL ASSETS</b>	<b>\$ 208,460</b>	<b>\$ 263,749</b>	<b>\$ 2,670</b>	<b>\$ 3,386,703</b>	<b>\$ 1,855,000</b>	<b>\$ 5,716,582</b>
<b><u>LIABILITIES</u></b>						
Accounts Payable	\$ 3,125	\$ -	\$ -	\$ -	\$ -	\$ 3,125
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
<b>TOTAL LIABILITIES</b>	<b>109,680</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,855,000</b>	<b>1,964,680</b>

**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of December 31, 2025

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2004 DEBT SERVICE FUND</b>	<b>CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	263,749	-	-	-	263,749
Capital Projects	-	-	2,670	-	-	2,670
Unassigned:	98,780	-	-	3,386,703	-	3,485,483
<b>TOTAL FUND BALANCES</b>	<b>98,780</b>	<b>263,749</b>	<b>2,670</b>	<b>3,386,703</b>	<b>-</b>	<b>3,751,902</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 208,460</b>	<b>\$ 263,749</b>	<b>\$ 2,670</b>	<b>\$ 3,386,703</b>	<b>\$ 1,855,000</b>	<b>\$ 5,716,582</b>

**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 1,462	\$ 1,462	0.00%
Special Assmnts- Tax Collector	135,275	35,950	(99,325)	26.58%
Special Assmnts- CDD Collected	-	13,356	13,356	0.00%
<b>TOTAL REVENUES</b>	<b>135,275</b>	<b>50,768</b>	<b>(84,507)</b>	<b>37.53%</b>
<b>EXPENDITURES</b>				
<b><u>Administration</u></b>				
Supervisor Fees	1,600	-	1,600	0.00%
Arbitrage Rebate Calculation	650	-	650	0.00%
Trustees Fees	3,500	-	3,500	0.00%
Disclosure Report	2,500	5,000	(2,500)	200.00%
District Counsel	7,500	1,067	6,433	14.23%
District Engineer	1,000	-	1,000	0.00%
District Management	18,540	4,635	13,905	25.00%
Auditing Services	6,300	-	6,300	0.00%
Website ADA Compliance	1,500	3,125	(1,625)	208.33%
Postage, Phone, Faxes, Copies	50	-	50	0.00%
General Liability	3,267	3,078	189	94.21%
Public Officials Insurance	3,511	3,308	203	94.22%
Legal Advertising	1,000	1,604	(604)	160.40%
Interlocal Cost Share Agreement	44,801	6,184	38,617	13.80%
Bank Fees	200	409	(209)	204.50%
Website Admin Services	900	247	653	27.44%
Dues, Licenses & Fees	175	175	-	100.00%
<b>Total Administration</b>	<b>96,994</b>	<b>28,832</b>	<b>68,162</b>	<b>29.73%</b>
<b><u>Other Physical Environment</u></b>				
Waterway Management Program	24,500	-	24,500	0.00%
<b>Total Other Physical Environment</b>	<b>24,500</b>	<b>-</b>	<b>24,500</b>	<b>0.00%</b>
<b><u>Amenities</u></b>				
Misc Contingency	13,781	-	13,781	0.00%
<b>Total Amenities</b>	<b>13,781</b>	<b>-</b>	<b>13,781</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>135,275</b>	<b>28,832</b>	<b>106,443</b>	<b>21.31%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	21,936	21,936	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>76,844</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 98,780</b>		

**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1,532	\$ 1,532	0.00%
Special Assmnts- Tax Collector	58,486	15,543	(42,943)	26.58%
Special Assmnts- CDD Collected	-	5,774	5,774	0.00%
<b>TOTAL REVENUES</b>	<b>58,486</b>	<b>22,849</b>	<b>(35,637)</b>	<b>39.07%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Legal Fees	-	3,408	(3,408)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>3,408</b>	<b>(3,408)</b>	<b>0.00%</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	145,000	-	145,000	0.00%
Interest Expense	108,956	-	108,956	0.00%
<b>Total Debt Service</b>	<b>253,956</b>	<b>-</b>	<b>253,956</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>253,956</b>	<b>3,408</b>	<b>250,548</b>	<b>1.34%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(195,470)	19,441	214,911	-9.95%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(195,470)	-	195,470	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(195,470)</b>	<b>-</b>	<b>195,470</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ (195,470)</u>	<u>\$ 19,441</u>	<u>\$ 605,851</u>	<u>-9.95%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>244,308</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 263,749</b></u>		

**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 25	\$ 25	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>25</b>	<b>25</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	25	25	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>2,645</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 2,670</u></b>		

# Bank Account Statement

Southernhills Plantation II CD

Monday, January 5, 2026

Page 1

Z-NKULKARNI

**Bank Account No.** 8371

**Statement No.** 25\_12

**Statement Date**

12/31/2025

<b>G/L Account No. 101001 Balance</b>	47.78	<b>Statement Balance</b>	47.78
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	47.78	<b>Subtotal</b>	47.78
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	0.00
<b>Ending G/L Balance</b>	47.78	<b>Ending Balance</b>	47.78

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
12/22/2025		JE000321	Bank Fees	Truist December Bank Fee	127.00	127.00	0.00
12/31/2025		JE000325	Interest - Investments	Interest Earned	47.78	47.78	0.00
<b>Total Deposits</b>					174.78	174.78	0.00
<b>Checks</b>							
11/25/2025	Payment	1570	TIMES PUBLISHING COM	Check for Vendor V00023	-1,517.00	-1,517.00	0.00
12/22/2025		JE000321	Bank Fees	Truist December Bank Fee	-127.00	-127.00	0.00
12/22/2025		JE000322	Bank Fees	Truist December bank Fee	-127.00	-127.00	0.00
12/23/2025		JE000324		Transfer to Valley to Close	-47,926.76	-47,926.76	0.00
<b>Total Checks</b>					-49,697.76	-49,697.76	0.00

**Adjustments**

**Total Adjustments**

**Outstanding Deposits**

**Total Outstanding Deposits**

# Bank Account Statement

Southernhills Plantation II CD

Monday, January 5, 2026

Page 1

Z-NKULKARNI

**Bank Account No.** 8903  
**Statement No.** 25\_12

**Statement Date** 12/31/2025

<b>G/L Account No. 101002 Balance</b>	206,400.77	<b>Statement Balance</b>	206,400.77
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	206,400.77
<b>Subtotal</b>	206,400.77	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	206,400.77
<b>Ending G/L Balance</b>	206,400.77		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
12/05/2025		JE000320	Special Assmnts-CDD Collected	Valley Bank	19,129.89	19,129.89	0.00
12/23/2025		JE000323	Special Assmnts-Tax Collector	Tax Collector Distribution #25-103	48,844.35	48,844.35	0.00
12/23/2025		JE000324		Transfer to Valley to Close	47,926.76	47,926.76	0.00
12/31/2025		JE000326	Interest - Investments	Interest Earned	470.96	470.96	0.00
<b>Total Deposits</b>					116,371.96	116,371.96	0.00
<b>Checks</b>							
							0.00
11/21/2025	Payment	100006	DISCLOSURE SERVICES, LLC.	Inv: 9	-5,000.00	-5,000.00	0.00
12/03/2025	Payment	100007	INFRAMARK LLC	Inv: 165663	-1,620.00	-1,620.00	0.00
12/12/2025	Payment	1004	SOUTHERN HILLS PLANTATION II	Check for Vendor V00012	-5,774.31	-5,774.31	0.00
12/16/2025	Payment	100008	INFRAMARK LLC	Inv: 164580	-22.38	-22.38	0.00
12/24/2025	Payment	1005	SOUTHERN HILLS PLANTATION II	Check for Vendor V00012	-14,743.54	-14,743.54	0.00
<b>Total Checks</b>					-27,160.23	-27,160.23	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

# **Fifth Order of Business**

**5C**

**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	100027	08/04/25	TIMES PUBLISHING COM	47203-072325	Legal Notice - Budget Notice	Legal Advertisement	548002-51301	\$85.30
001	100028	08/13/25	TIMES PUBLISHING COM	47439-072725	Legal Advertising	Legal Advertising	548002-51301	\$1,519.00
001	100029	08/13/25	APPLETON REISS, PLLC	33873	District Counsel	LEGAL COUNSEL	531146-51401	\$197.50
001	100030	08/13/25	INFRAMARK LLC	155301	District Management Contract Aug 2025	DISTRICT MANGEMENT	531150-51301	\$1,500.00
001	100030	08/13/25	INFRAMARK LLC	155301	District Management Contract Aug 2025	WESITE MAINT	549936-51301	\$75.00
001	100031	08/13/25	STEADFAST CONTRACTORS ALLIANCE LLC	SA-14128	Aquatic Maintenance	Waterway Management	531085-53908	\$700.00
<b>Fund Total</b>								<b>\$4,076.80</b>

<b>Total Checks Paid</b>	<b>\$4,076.80</b>
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**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**GENERAL FUND - 001**

001	100032	09/17/25	V00025	APPLETON REISS, PLLC	34343	District Counsel	LEGAL COUNSEL	531146-51401	\$1,540.50
001	100033	09/17/25	V00038	INFRAMARK LLC	158159	District Management	DISTRICT MANGEMENT	531150-51301	\$1,500.00
001	100033	09/17/25	V00038	INFRAMARK LLC	158159	District Management	WESITE MAINT	549936-51301	\$75.00
001	1569	09/17/25	V00014	EGIS INSURANCE	29070	FY25/26 Insurance	Public Officials Insurance	545008-51301	\$3,308.00
001	1569	09/17/25	V00014	EGIS INSURANCE	29070	FY25/26 Insurance	General Liability	545002-51301	\$3,078.00

<b>Fund Total</b>	<b>\$9,501.50</b>
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<b>Total Checks Paid</b>	<b>\$9,501.50</b>
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**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>									
001	100000	10/17/25	V00023	TIMES PUBLISHING COM	57930-100125	Legal Advertising	Legal Advertising	548002-51301	\$87.00
001	100001	10/17/25	V00025	APPLETON REISS, PLLC	34879	District Counsel	LEGAL COUNSEL	531146-51401	\$671.50
001	100002	10/17/25	V00038	INFRAMARK LLC	160696	District Management	DISTRICT MANGEMENT	531150-51301	\$1,545.00
001	100002	10/17/25	V00038	INFRAMARK LLC	160696	District Management	WESITE MAINT	549936-51301	\$75.00
001	100003	10/21/25	V00047	HERNANDO COUNTY PROPERTY APPRAISER	10172025 - 01	INTERLOCAL AGREEMENT NON AD VALOREM	Interlocal Cost Share Agreement	549029-51301	\$6,183.91
001	1001	10/21/25	V00006	FLORIDA COMMERCE	92869	Special District Fee	Dues, Licenses & Fees	554020-51301	\$175.00
<b>Fund Total</b>									<b>\$8,737.41</b>

<b>Total Checks Paid</b>	<b>\$8,737.41</b>
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**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**GENERAL FUND - 001**

001	100004	11/13/25	V00025	APPLETON REISS, PLLC	35387	District Counsel	LEGAL COUNSEL	531146-51301	\$395.00
001	100005	11/21/25	V00038	INFRAMARK LLC	163537	District Management	WESITE ADMIN	549936-51301	\$75.00
001	100005	11/21/25	V00038	INFRAMARK LLC	163537	District Management	DISTRICT MANGEMENT	531150-51301	\$1,545.00
001	100006	11/21/25	V00019	DISCLOSURE SERVICES, LLC.	9	Dissemination Services	DISS SVCS	531142-51301	\$5,000.00
001	1570	11/25/25	V00023	TIMES PUBLISHING COM	47439-072725 2	LEGAL AD	Legal Advertising	548002-51301	\$1,517.00
								<b>Fund Total</b>	<b>\$8,532.00</b>

**SERIES 2004 DEBT SERVICE FUND - 200**

200	1003	11/11/25	V00012	SOUTHERN HILLS PLANTATION II	11072025 - 01	SERIES 2004 DS	Cash in Transit	103200	\$799.61
								<b>Fund Total</b>	<b>\$799.61</b>

<b>Total Checks Paid</b>	<b>\$9,331.61</b>
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**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**GENERAL FUND - 001**

001	100007	12/03/25	V00038	INFRAMARK LLC	165663	District Management	DISTRICT MANGEMENT	531150-51301	\$1,545.00
001	100007	12/03/25	V00038	INFRAMARK LLC	165663	District Management	WESITE MAINT	549936-51301	\$75.00
001	100008	12/16/25	V00038	INFRAMARK LLC	164580	OCT 2025 MGMNT SVCS	DISTRICT MANGEMENT	549936-51301	\$22.38
								<b>Fund Total</b>	<b><u>\$1,642.38</u></b>

**SERIES 2004 DEBT SERVICE FUND - 200**

200	1004	12/12/25	V00012	SOUTHERN HILLS PLANTATION II	12052025-1205	SERIES 2004 FY26 DS	Cash in Transit	103200	\$5,774.31
200	1005	12/24/25	V00012	SOUTHERN HILLS PLANTATION II	12232025-1223	SERIES 2004 FY26 DS	Cash in Transit	103200	\$14,743.54
								<b>Fund Total</b>	<b><u>\$20,517.85</u></b>

<b>Total Checks Paid</b>	<b>\$22,160.23</b>
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# **Fifth Order of Business**

**5D**

**SOUTHERN HILLS PLANTATION II CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
INFRAMARK LLC	8/1/2025	155301	\$1,500.00		DISTRICT MANGEMENT
INFRAMARK LLC	8/1/2025	155301	\$75.00	\$1,575.00	WESITE MAINT
STEADFAST CONTRACTORS ALLIANCE LLC	8/1/2025	SA-14128	\$700.00	\$700.00	Aquatic Maintenance
<b>Monthly Contract Subtotal</b>			<b>\$2,275.00</b>	<b>\$2,275.00</b>	
<b>Regular Services</b>					
APPLETON REISS, PLLC	7/31/2025	33873	\$197.50	\$197.50	LEGAL COUNSEL
TIMES PUBLISHING COM	7/27/2025	47439-072725	\$1,519.00	\$1,519.00	Legal Advertising
<b>Regular Services Subtotal</b>			<b>\$1,716.50</b>	<b>\$1,716.50</b>	
<b>TOTAL</b>			<b>\$3,991.50</b>	<b>\$3,991.50</b>	



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

155301

**DATE**

8/1/2025

**BILL TO**

Southern Hills Plantation II CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C2289

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

8/1/2025

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	1,500.00		1,500.00
Website Maintenance / Admin	1	Ea	75.00		75.00
<b>Subtotal</b>					<b>1,575.00</b>

<b>Subtotal</b>	\$1,575.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$1,575.00

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



# Steadfast Alliance

30435 Commerce Drive, Suite 102  
 San Antonio, FL 33576  
 844-347-0702 | ar@steadfastalliance.com

## Invoice

Date	Invoice #
8/1/2025	SA-14128

Please make all Checks payable to:  
**Steadfast Alliance**

Bill To
Southern Hills Plantation II c/o Inframark Infrastructure Management 2654 Cypress Ridge Blvd., Suite 101 Wesley Chapel, FL 33544

Ship To
SE1444 Cascades at Southern Hills RAM

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SE1444 Cascades at Southern Hills RAM

Quantity	Description	Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.	700.00		700.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

<b>Total</b>	\$700.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$700.00

# Appleton Reiss, PLLC

215 N. Howard Ave.

Suite 200

Tampa, FL 33606

813-542-8888

Tax ID No. 83-0953659

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

July 31, 2025  
**Invoice # 33873**

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

<b>Date</b>	<b>Services</b>	<b>Hours</b>	<b>Amount</b>
07/18/25	MTR Prepare notice of public hearing on budget. Email to client.	0.50	197.50

## Recapitulation

<b>Name</b>	<b>Hours</b>	<b>Amount</b>
MTR Michelle T. Reiss	0.50	197.50
<b>For Current Services Rendered</b>	<b>0.50</b>	<b>\$197.50</b>
<b>Total Current Work</b>		<b>\$197.50</b>

# Please return this page with remittance

to  
Appleton Reiss, PLLC  
215 N. Howard Ave.  
Suite 200  
Tampa, FL 33606

Invoice # 33873  
Bill Date: July 31, 2025  
Client Code: 000394  
Client Name: Southern Hills Plantation II Community Development District  
Matter Code: 00000  
Matter Name: General

**Total Current Work**

**\$197.50**

Amount enclosed: \_\_\_\_\_

# Tampa Bay Times

tampabay.com

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

## DVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
7/27/25-8/3/25		SOUTHERN HILLS PLANTATION II	
Billing Date	Sales Rep	Customer Account	
7/27/2025	Deirdre Bonett	TB69893	
Total Amount Due		Invoice Number	
\$1,519.00		47439-072725	

### INVOICE 1 OF 2

#### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/27/25	8/3/25	47439	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	4.00x10.25 IN	\$1,517.00
					Affidavit Fee			\$2.00
7/27/25	8/3/25	47439	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	4.00x10.25 IN	\$0.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

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

Advertising Run Dates		Advertiser Name	
7/27/25-8/3/25		SOUTHERN HILLS PLANTATION II	
Billing Date	Sales Rep	Customer Account	
7/27/2025	Deirdre Bonett	TB69893	
Total Amount Due		Invoice Number	
\$1,519.00		47439-072725	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

SOUTHERN HILLS PLANTATION II  
 2005 Pan Am Cir Ste 300  
 Tampa, FL 33607-6008

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

# Tampa Bay Times

Published Daily

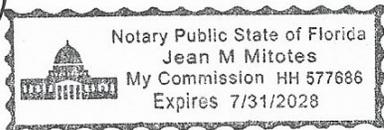
STATE OF FLORIDA} ss  
COUNTY OF HERNANDO, CITRUS, PASCO,  
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Assessments was published in said newspaper by print in the issues of 07/27/25, 08/03/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant \_\_\_\_\_  
Sworn to and subscribed before me this 08/03/2025

Signature of Notary of Public  
Personally known  or produced identification.  
Type of identification produced \_\_\_\_\_



# SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE 2025/2026 FISCAL YEAR BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF A FINAL ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors (the "Board") for the Southern Hills Plantation II Community Development District (the "District") will hold the following public hearings and a regular meeting on:

DATE: **August 15, 2025**  
 TIME: **10:30 a.m.**  
 LOCATION: **Cascades Clubhouse  
 5459 Cotillion Boulevard  
 Brooksville, Florida 34601**

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments

("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

### Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, the properties to be improved, and the properties benefitted from the O&M Assessments, are all set forth in the Proposed Budget and can be obtained at the offices of the District Manager located at 2654 Cypress Ridge Blvd., Suite 101, Wesley Chapel, FL 33544, Phone: 813-809-0912.

A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Assessment Summary  
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION											
Assessment Area One- Series 2004 Defaulted											
Product	OM Units	DS Units	O&M Assessment			Debt Service Series 2004 Defaulted			Total Assessments per Unit		
			FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change
Unit	382	205	\$ 378.73	\$ 378.73	\$ (0.00)	\$ 303.51	\$ 303.51	\$ -	\$ 680.24	\$ 680.24	\$ (0.00)

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Hernando County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include any debt service assessments previously levied by the District.

For FY 2026, the District intends to have the County Tax Collector collect the assessments imposed on all benefitted property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

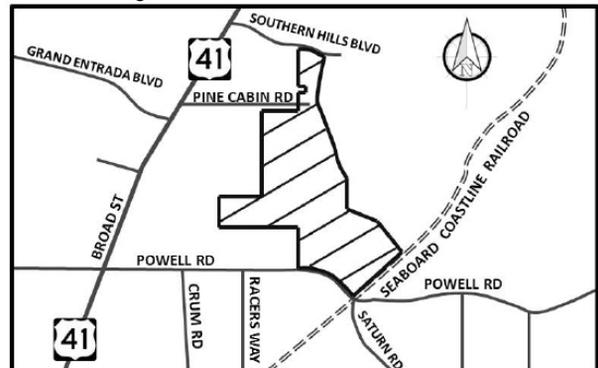
### Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, 2654 Cypress Ridge Blvd., Suite 101, Wesley Chapel, FL 33544, at (813) 809-0912 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued in progress to a date, time, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at (813) 344-4844 at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Brenden Crawford  
District Manager



<p><b>SOUTHERN HILLS PLANTATION II CDD</b>  <b>Summary of Operations and Maintenance Invoices</b></p>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
INFRAMARK LLC	9/5/2025	158159	\$1,500.00		DISTRICT MANGEMENT
INFRAMARK LLC	9/5/2025	158159	\$75.00	\$1,575.00	WESITE MAINT
<b>Monthly Contract Subtotal</b>			<b>\$1,575.00</b>	<b>\$1,575.00</b>	
<b>Regular Services</b>					
APPLETON REISS, PLLC	8/31/2025	34343	\$1,540.50	\$1,540.50	LEGAL COUNSEL
EGIS INSURANCE	9/8/2025	29070	\$3,308.00		FY25/26 Insurance
EGIS INSURANCE	9/8/2025	29070	\$3,078.00	\$6,386.00	FY25/26 Insurance
<b>Regular Services Subtotal</b>			<b>\$7,926.50</b>	<b>\$7,926.50</b>	
<b>TOTAL</b>			<b>\$9,501.50</b>	<b>\$9,501.50</b>	



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

158159

**DATE**

9/5/2025

**BILL TO**

Southern Hills Plantation II CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C2289

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

9/5/2025

Services provided for the Month of: **September 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	1,500.00		1,500.00
Website Maintenance / Admin	1	Ea	75.00		75.00
<b>Subtotal</b>					<b>1,575.00</b>

<b>Subtotal</b>	\$1,575.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$1,575.00

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

# Appleton Reiss, PLLC

215 N. Howard Ave.

Suite 200

Tampa, FL 33606

813-542-8888

Tax ID No. 83-0953659

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

August 31, 2025  
**Invoice # 34343**

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

<b>Date</b>		<b>Services</b>	<b>Hours</b>	<b>Amount</b>
08/05/25	MTR	Review requirements for annual goals and objectives and respond to email from client.	0.20	79.00
08/14/25	MTR	Phone call with client regarding meeting agenda and budget.	0.40	158.00
08/14/25	MTR	Correspondence regarding meeting.	0.20	79.00
08/15/25	MTR	Attend Board meeting.	0.40	158.00
08/15/25	MTR	Review and respond to correspondence regarding director terms and elections.	0.40	158.00
08/18/25	MTR	Review and analyze supporting documentation for interlocal agreement expenses. Email to client regarding same.	0.40	158.00
08/26/25	MTR	Review school status contract. Prepare contract addendum. Email to client.	0.60	237.00
08/27/25	MTR	Review email regarding drainage issue and request from Mike Dolan for meeting. Review engineering report and property records. Phone call with manager. Email to engineer.	0.60	237.00
08/27/25	MTR	Phone call with engineer. Email to client regarding response to Mike Dolan's request for meeting as to drainage issue.	0.50	197.50
08/28/25	MTR	Review response from SHP I. Correspondence with client.	0.20	79.00

Client Ref: 000394 - 00000  
Invoice # 34343

August 31, 2025  
Page 2

**Recapitulation**

<b>Name</b>		<b>Hours</b>	<b>Amount</b>
MTR	Michelle T. Reiss	3.90	1,540.50
<b>For Current Services Rendered</b>		<b>3.90</b>	<b>\$1,540.50</b>
<b>Total Current Work</b>			<b><u>\$1,540.50</u></b>

# Please return this page with remittance

to  
Appleton Reiss, PLLC  
215 N. Howard Ave.  
Suite 200  
Tampa, FL 33606

Invoice # 34343  
Bill Date: August 31, 2025  
Client Code: 000394  
Client Name: Southern Hills Plantation II Community Development District  
Matter Code: 00000  
Matter Name: General

**Total Current Work**

**\$1,540.50**

Amount enclosed: \_\_\_\_\_



# INVOICE

<b>Customer</b>	Southern Hills Plantation II Community Development District
<b>Acct #</b>	807
<b>Date</b>	09/08/2025
<b>Customer Service</b>	Christina Wood
<b>Page</b>	1 of 1

**Southern Hills Plantation II Community Development District**  
 c/o Meritus  
 2005 Pan Am Circle, Suite 120  
 Tampa, FL 33607

Payment Information	
<b>Invoice Summary</b>	\$ 6,386.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#29070
	100125344

**Thank You**

Please detach and return with payment



Customer: Southern Hills Plantation II Community Development District

Invoice	Effective	Transaction	Description	Amount
29070	10/01/2025	Renew policy	Policy #100125344 10/01/2025-10/01/2026 Florida Insurance Alliance  Package - Renew policy Due Date: 9/8/2025	6,386.00

Please Remit Payment To:  
 Egis Insurance and Risk Advisors  
 P.O. Box 748555

Total
\$ 6,386.00

**Thank You**

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349  
 TO PAY VIA ACH: Accretive Global Insurance Services LLC  
 Routing ACH: 121000358 Account: 1291776914

<b>Remit Payment To: Egis Insurance Advisors</b>	(321)233-9939	<b>Date</b>
P.O. Box 748555	accounting@egisadvisors.com	09/08/2025
Atlanta, GA 30374-8555		



## 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](http://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**

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

	<b>Valuation</b>	<b>Coinsurance</b>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

<b>DEDUCTIBLES:</b>		
	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

<b>Special Property Coverages</b>		
<b>Coverage</b>	<b>Deductibles</b>	<b>Limit</b>
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.

<b>(X)</b>	<b>Code</b>	<b>Extension of Coverage</b>	<b>Limit of Liability</b>
	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
<b>TOTAL PREMIUM DUE</b>	<b>\$6,386</b>

#### 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: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Witness By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

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

By: \_\_\_\_\_  
Administrator

**SOUTHERN HILLS PLANTATION II CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
INFRAMARK LLC	10/8/2025	160696	\$1,545.00		DISTRICT MANGEMENT
INFRAMARK LLC	10/8/2025	160696	\$75.00	\$1,620.00	WESITE MAINT
<b>Monthly Contract Subtotal</b>			<b>\$1,620.00</b>	<b>\$1,620.00</b>	
<b>Regular Services</b>					
APPLETON REISS, PLLC	9/30/2025	34879	\$671.50	\$671.50	LEGAL COUNSEL
FLORIDA COMMERCE	10/1/2025	92869	\$175.00	\$175.00	Special District Fee
HERNANDO COUNTY PROPERTY APPRAISER	10/17/2025	10172025 - 01	\$6,183.91	\$6,183.91	INTERLOCAL AGREEMENT NON AD VALOREM
TIMES PUBLISHING COM	10/1/2025	57930-100125	\$87.00	\$87.00	Legal Advertising
<b>Regular Services Subtotal</b>			<b>\$7,117.41</b>	<b>\$7,117.41</b>	
<b>TOTAL</b>			<b>\$8,737.41</b>	<b>\$8,737.41</b>	



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

160696

**DATE**

10/8/2025

**BILL TO**

Southern Hills Plantation II CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C2289

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

10/8/2025

Services provided for the Month of: **October 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	1,545.00		1,545.00
Website Maintenance / Admin	1	Ea	75.00		75.00
<b>Subtotal</b>					<b>1,620.00</b>

<b>Subtotal</b>	\$1,620.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$1,620.00

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

*To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.*

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice Number on your form of payment.*

# Appleton Reiss, PLLC

215 N. Howard Ave.

Suite 200

Tampa, FL 33606

813-542-8888

Tax ID No. 83-0953659

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

September 30, 2025  
**Invoice # 34879**

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

<b>Date</b>		<b>Services</b>	<b>Hours</b>	<b>Amount</b>
09/15/25	MTR	Review prior correspondence related to bond cancellation. Email to client.	0.30	118.50
09/15/25	MTR	Correspondence regarding response to IG.	0.10	39.50
09/17/25	MTR	Review issues related to bond right-sizing. Phone and email correspondence regarding same.	1.00	395.00
09/29/25	MTR	Review revisions to school status agreement. Email to client regarding same.	0.30	118.50

## Recapitulation

	<b>Name</b>	<b>Hours</b>	<b>Amount</b>
MTR	Michelle T. Reiss	1.70	671.50
<b>For Current Services Rendered</b>		<b>1.70</b>	<b>\$671.50</b>
		<b>Total Current Work</b>	<b>\$671.50</b>

# Please return this page with remittance

to  
Appleton Reiss, PLLC  
215 N. Howard Ave.  
Suite 200  
Tampa, FL 33606

Invoice # 34879  
Bill Date: September 30, 2025  
Client Code: 000394  
Client Name: Southern Hills Plantation II Community Development District  
Matter Code: 00000  
Matter Name: General

**Total Current Work**

\$671.50

Amount enclosed: \_\_\_\_\_

**FloridaCommerce, Special District Accountability Program**

*check mailed separately*

**Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update**

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

<b>Date Invoiced:</b> 10/01/2025				<b>Invoice No:</b> 92869
<b>Annual Fee:</b> \$175.00	<b>1st Late Fee:</b> \$0.00	<b>2nd Late Fee:</b> \$0.00	<b>Received:</b> \$0.00	<b>Total Due, Postmarked by 12/02/2025:</b> \$175.00

**STEP 1:** Review the following profile and make any needed changes.

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



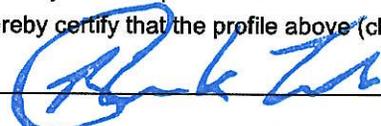
**Southern Hills Plantation II Community Development District**

Mr. Brian Lamb  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607

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

**STEP 2:** Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 10/7/2025

**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

**a. Pay the Annual Fee:** Pay the annual fee by following the instructions at [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee).

**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- 1. \_\_\_ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- 2. \_\_\_ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: \_\_\_ Denied: \_\_\_ Reason: \_\_\_\_\_

**STEP 4:** Make a copy of this document for your records.

**STEP 5:** Email this document to [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov) or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

**RANDY MAZOUREK**  
**HERNANDO COUNTY PROPERTY APPRAISER**  
**PHONE: (352) 754-4190**  
**WEBSITE: WWW.HERNANDOPA-FL.US**



◆ **BROOKSVILLE OFFICE** ◆  
201 Howell Avenue, Suite 300  
Brooksville, FL 34601-2042



◆ **WESTSIDE OFFICE** ◆  
7525 Forest Oaks Blvd.  
Spring Hill, FL 34606-2400

Inframark  
Attn: Accounts Payable Dept.  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Re: Southern Hills Plantation Community Development District II

This notice serves as a reminder of fees due to the Hernando County Property Appraiser's Office that pertain to an inter-local agreement for the Southern Hills Plantation Community Development District II (CDD) Non Ad Valorem Assessment Roll for Fiscal Year 2025-2026:

Total value of the certified Non Ad Valorem Assessment Roll: \$206,130.41

**Amount Due By January 14, 2026: \$6,183.91**

(Fee: 3% of certified Non Ad Valorem Assessment Roll)

**Checks should be made payable directly to the Hernando County Property Appraiser at 201 Howell Ave., Suite 300, Brooksville, FL 34601-2042.**

Sincerely,

A handwritten signature in black ink, appearing to be "Randy Mazourek".

Randy Mazourek  
Hernando County Property Appraiser



**CERTIFICATE TO  
NON-AD VALOREM ASSESSMENT ROLL**

I, the undersigned, hereby certify that I am the Chairman of the Board, or authorized agent of: Southern Hills Plantation II Community Development District located in Hernando County, Florida; as such I have satisfied myself that all property included or includable on the Non-Ad Valorem Assessment Roll for the aforesaid county is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I further certify that, upon completion of this certificate and the attachment of same to the herein described Non-Ad Valorem Assessment Roll as a part thereof, that said Non-Ad Valorem Assessment Roll will be delivered to the Tax Collector of this county.

In witness whereof, I have subscribed this certificate and caused the same to be attached to and made a part of the above described Non-Ad Valorem Assessment Roll this 28<sup>th</sup> day of August, 2025.

Total Record Count	<u>413</u>
Zeroed Item Count	<u>31</u>
Assessment Record Count	<u>382</u>
Total Assessment	<u>\$206.130.41</u>

(Chairman of the Board or Authorized Agent)

of: Southern Hills Plantation II CDD  
Hernando County, Florida

206.130.41  
0.03  
6.183.9123

0\*\*

# Tampa Bay Times

tampabay.com

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

## DVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
10/1/25-10/1/25		SOUTHERN HILLS PLANTATION II	
Billing Date	Sales Rep	Customer Account	
10/1/2025	Deirdre Bonett	TB69893	
Total Amount Due		Invoice Number	
\$87.00		57930-100125	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/1/25	10/1/25	57930	Baylink Hernando , tampabay.com	Legal-CLS 2 col	Meetings Schedule	2	1.00x53.00 L	\$85.00
					Affidavit Fee			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

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

Advertising Run Dates		Advertiser Name	
10/1/25-10/1/25		SOUTHERN HILLS PLANTATION II	
Billing Date	Sales Rep	Customer Account	
10/1/2025	Deirdre Bonett	TB69893	
Total Amount Due		Invoice Number	
\$87.00		57930-100125	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

SOUTHERN HILLS PLANTATION II  
 2005 Pan Am Cir Ste 300  
 Tampa, FL 33607-6008

**REMIT TO:**

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

# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus County, Florida that the attached copy of advertisement being a Legal Notice in the matter Meetings Schedule was published in said newspaper by print in the issues of 10/01/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

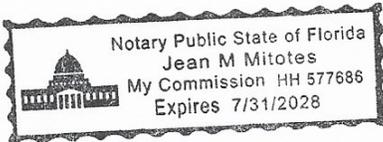
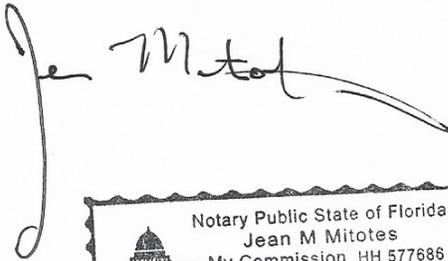


Sworn to and subscribed before me this 10/01/2025

Signature of Notary of Public

Personally known  or produced identification.

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



### Notice of Fiscal Year 2026 Meetings Southern Hills Plantation II Community Development District

The Board of Supervisors of the Southern Hills Plantation II Community Development District will hold the meetings for Fiscal Year 2026 at the Offices of Cascades Clubhouse, 5459 Cotillion Boulevard Brooksville, Florida 34601 on the second Friday of every month at 10:30 a.m. at as follows:

- October 10, 2025
- November 14, 2025
- December 12, 2025
- January 9, 2026
- February 13, 2026
- March 13, 2026
- April 10, 2026
- May 8, 2026
- June 12, 2026
- July 10, 2026
- August 14, 2026
- September 11, 2026

There may be occasions when one or more Supervisors will participate by telephone. The meeting may be continued to a date, time, and place to be specified on the record at the meetings without additional publication of notice.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (813) 873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that 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 such appeal is to be based.

Debby Wallace, District Manager  
October 1, 2025

**SOUTHERN HILLS PLANTATION II CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
INFRAMARK LLC	11/11/2025	163537	\$75.00			WESITE ADMIN
INFRAMARK LLC	11/11/2025	163537	\$1,545.00	\$1,620.00	\$1,620.00	DISTRICT MANGEMENT
<b>Monthly Contract Subtotal</b>			<b>\$1,620.00</b>			
<b>Regular Services</b>						
APPLETON REISS, PLLC	10/31/2025	35387	\$395.00			LEGAL COUNSEL
DISCLOSURE SERVICES, LLC.	3/18/2025	9	\$5,000.00			DISS SVCS
TIMES PUBLISHING COM	8/3/2025	47439-072725 2	\$1,517.00			LEGAL AD
<b>Regular Services Subtotal</b>			<b>\$6,912.00</b>			
<b>Additional Services</b>						
SOUTHERN HILLS PLANTATION II	11/7/2025	11072025 - 01	\$799.61			SERIES 2004 DS
<b>Additional Services Subtotal</b>			<b>\$799.61</b>			
<b>Miscellaneous</b>						
VOID	11/4/2025	VOID	\$0.01			Postage and Freight
<b>Miscellaneous Subtotal</b>			<b>\$0.01</b>			
<b>TOTAL</b>			<b>\$9,331.62</b>			



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

163537

**DATE**

11/11/2025

**BILL TO**

Southern Hills Plantation II CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C2289

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

11/11/2025

Services provided for the Month of: **November 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	1,545.00		1,545.00
Website Maintenance / Admin	1	Ea	75.00		75.00
<b>Subtotal</b>					<b>1,620.00</b>

<b>Subtotal</b>	\$1,620.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$1,620.00

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

*To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.*

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice Number on your form of payment.*

# Appleton Reiss, PLLC

215 N. Howard Ave.

Suite 200

Tampa, FL 33606

813-542-8888

Tax ID No. 83-0953659

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

October 31, 2025  
**Invoice # 35387**

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

<b>Date</b>		<b>Services</b>	<b>Hours</b>	<b>Amount</b>
10/03/25	MTR	Review revisions to Campus Suites contract. Revise and complete. Email to client.	0.30	118.50
10/06/25	MTR	Correspondence regarding payment terms for Schoolstatus contract.	0.20	79.00
10/07/25	MTR	Correspondence with client regarding action required between meetings. Review proposed addendum to management agreement.	0.30	118.50
10/09/25	MTR	Correspondence regarding contract.	0.10	39.50
10/24/25	MTR	Correspondence regarding bond cancellation.	0.10	39.50

## Recapitulation

	<b>Name</b>	<b>Hours</b>	<b>Amount</b>
MTR	Michelle T. Reiss	1.00	395.00
<b>For Current Services Rendered</b>		<b>1.00</b>	<b>\$395.00</b>
			<hr/>
<b>Total Current Work</b>			<b>\$395.00</b>
			<hr/> <hr/>

# Please return this page with remittance

to  
Appleton Reiss, PLLC  
215 N. Howard Ave.  
Suite 200  
Tampa, FL 33606

Invoice # 35387  
Bill Date: October 31, 2025  
Client Code: 000394  
Client Name: Southern Hills Plantation II Community Development District  
Matter Code: 00000  
Matter Name: General

**Total Current Work**

**\$395.00**

Amount enclosed: \_\_\_\_\_

Disclosure Services LLC

1005 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
3/18/2025	9

Bill To
Southern Hills Plantation II CDD C/O Meritus

Terms	Due Date
Net 30	4/17/2025

Description	Amount
Dissemination Agent Services FY 2025 Series 2004	5,000.00
<div style="border: 1px solid black; height: 80px; width: 100%;"></div>	

<b>Total</b>	\$5,000.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$5,000.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

# Tampa Bay Times

tampabay.com

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

## DVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
7/27/25-8/3/25		SOUTHERN HILLS PLANTATION II	
Billing Date	Sales Rep	Customer Account	
8/3/2025	Deirdre Bonett	TB69893	
Total Amount Due		Invoice Number	
\$1,517.00		47439-072725	

INVOICE 2 OF 2

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
8/3/25	8/3/25	47439	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	4.00x10.25 IN	\$0.00
7/27/25	8/3/25	47439	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	4.00x10.25 IN	\$1,517.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

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

Advertising Run Dates		Advertiser Name	
7/27/25-8/3/25		SOUTHERN HILLS PLANTATION II	
Billing Date	Sales Rep	Customer Account	
8/3/2025	Deirdre Bonett	TB69893	
Total Amount Due		Invoice Number	
\$1,517.00		47439-072725	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

SOUTHERN HILLS PLANTATION II  
 2005 Pan Am Cir Ste 300  
 Tampa, FL 33607-6008

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

# Tampa Bay Times

Published Daily

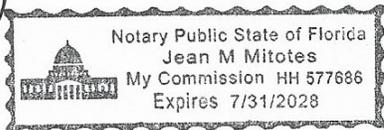
STATE OF FLORIDA} ss  
COUNTY OF HERNANDO, CITRUS, PASCO,  
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Assessments was published in said newspaper by print in the issues of 07/27/25, 08/03/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant \_\_\_\_\_  
Sworn to and subscribed before me this 08/03/2025

Signature of Notary of Public  
Personally known  or produced identification.  
Type of identification produced \_\_\_\_\_



# SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE 2025/2026 FISCAL YEAR BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF A FINAL ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors (the "Board") for the Southern Hills Plantation II Community Development District (the "District") will hold the following public hearings and a regular meeting on:

DATE: **August 15, 2025**  
 TIME: **10:30 a.m.**  
 LOCATION: **Cascades Clubhouse  
 5459 Cotillion Boulevard  
 Brooksville, Florida 34601**

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments

("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

### Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, the properties to be improved, and the properties benefitted from the O&M Assessments, are all set forth in the Proposed Budget and can be obtained at the offices of the District Manager located at 2654 Cypress Ridge Blvd., Suite 101, Wesley Chapel, FL 33544, Phone: 813-809-0912.

A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Assessment Summary  
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION											
Assessment Area One- Series 2004 Defaulted											
Product	OM Units	DS Units	O&M Assessment			Debt Service Series 2004 Defaulted			Total Assessments per Unit		
			FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change
Unit	382	205	\$ 378.73	\$ 378.73	\$ (0.00)	\$ 303.51	\$ 303.51	\$ -	\$ 680.24	\$ 680.24	\$ (0.00)

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Hernando County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include any debt service assessments previously levied by the District.

For FY 2026, the District intends to have the County Tax Collector collect the assessments imposed on all benefitted property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

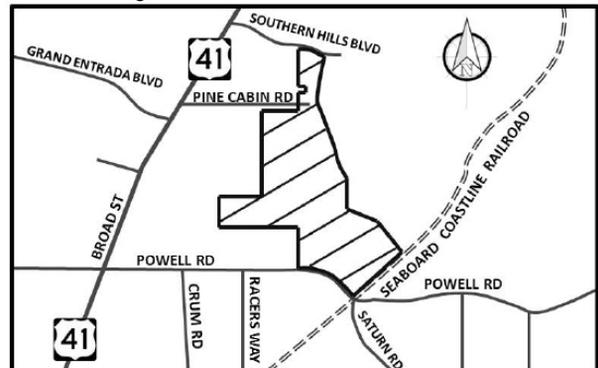
### Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, 2654 Cypress Ridge Blvd., Suite 101, Wesley Chapel, FL 33544, at (813) 809-0912 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued in progress to a date, time, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at (813) 344-4844 at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Brenden Crawford  
District Manager



# SOUTHERN HILLS PLANTATION II CDD

## DISTRICT CHECK REQUEST

**Today's Date** 11/7/2025

**Check Amount** \$799.61

**Payable To** Southern Hills Plantation II CDD

**Check Description** #N/A SERIES 2004

**Code:** 200.103200.100

(Please attach all supporting documentation: invoices, receipts, etc.)

*Nancy*

\_\_\_\_\_  
Authorization

DM	_____		
Fund	<u>001</u>	_____	
G/L	<u>20702</u>	_____	
Object Code	_____		
Chk #	_____	Date	_____

# SOUTHERN HILLS PLANTATION II CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026 / TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	135,275.00	69.815%	69.820%	
Net DS	58,486.38	30.185%	30.180%	1%
Net Total	193,761.38	100.0000%	100.000%	

		69.82%	30.18%			
		Raw Numbers	Raw Numbers			
Date Received	Amount Received	Operations Revenue, Occupied Units	2004 Debt Service Revenue	Proof	Distribution Number & Date Transferred	Payments / CDD check #
11/7/2025	\$2,649.04	1,849.43	799.61	-		
		-	-	-		
		-	-	-		
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		-	-	-		
<b>TOTAL</b>	\$2,649.04	\$1,849.43	\$799.61			
<b>Net Total on Roll</b>	193,761.38					
<b>Collection Surplus / (Deficit)</b>	(191,112.34)					

**SOUTHERN HILLS PLANTATION II CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
INFRAMARK LLC	12/1/2025	165663	\$1,545.00			DISTRICT MANGEMENT
INFRAMARK LLC	12/1/2025	165663	\$75.00	\$1,620.00		WESITE MAINT
INFRAMARK LLC	11/25/2025	164580	\$22.38		\$1,642.38	DISTRICT MANGEMENT
<b>Monthly Contract Subtotal</b>			<b>\$1,642.38</b>			
<b>Regular Services</b>						
SCHOOLSTATUS LLC	12/11/2025	INV-SS-5618	\$3,125.00			WEBSITE DESIGN
<b>Regular Services Subtotal</b>			<b>\$3,125.00</b>			
<b>Additional Services</b>						
SOUTHERN HILLS PLANTATION II	12/5/2025	12052025-1205	\$5,774.31			SERIES 2004 FY26 DS
SOUTHERN HILLS PLANTATION II	12/23/2025	12232025-1223	\$14,743.54		\$20,517.85	SERIES 2004 FY26 DS
<b>Additional Services Subtotal</b>			<b>\$20,517.85</b>			
<b>TOTAL</b>			<b>\$25,285.23</b>			



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

165663

**DATE**

12/1/2025

**BILL TO**

Southern Hills Plantation II CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C2289

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

12/1/2025

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	1,545.00		1,545.00
Website Maintenance / Admin	1	Ea	75.00		75.00
<b>Subtotal</b>					<b>1,620.00</b>

<b>Subtotal</b>	\$1,620.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$1,620.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

164580

**DATE**

11/25/2025

**BILL TO**

Southern Hills Plantation II CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C2289

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

11/25/2025

Services provided for the Month of: **October 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric J Davidson- 9-8-25 DNH*GODADDY: \$22.38	1	Ea	22.38		22.38
<b>Subtotal</b>					<b>22.38</b>

<b>Subtotal</b>	\$22.38
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$22.38

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

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Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

**Bill To**  
 Southern Hills Plantation II CDD  
 2005 Pan Am Circle Suite 300  
 Tampa FL 33607  
 United States

<b>Total Due:</b>	\$3,125.00
<b>Due Date:</b>	1/10/2026

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	1/10/2026		6/16/2025	6/15/2026

Item	Amount
<b>SchoolNow Implementation</b> One time fee for Website design, remediation and launch, SIS integration and data set-up	\$1,512.00
<b>SchoolNow ADA</b> Monthly reporting, error correction and training resources	\$938.00
<b>SchoolNow CMS</b> Full-featured websites and intranet with unlimited storage and users	\$60.00
<b>SchoolNow Service Fee</b> Annual service fee for website hosting	\$615.00

<b>Subtotal</b>	\$3,125.00
<b>Tax Total</b>	\$0.00
<b>Total</b>	\$3,125.00
<b>Amount Paid</b>	\$0.00
<b>Amount Due</b>	\$3,125.00

**For Payment by EFT:**

**Remittance Contact:** ar@schoolstatus.com  
**Bank Name:** Stifel Bank  
**Bank Address:** 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105  
**Routing #:** 081018998  
**Account #:** 16763806  
**SWIFT:** STLFUS44XXX  
**Please include the invoice number in the description if possible.**

**For Payment by Check:**

SchoolStatus, LLC  
 P.O. Box 771470  
 St. Louis, MO 63177-9816  
 United States



**Invoice #** INV-SS-5618  
**Date:** 12/11/2025

[Click Here to pay with Credit Card](#)

[Click here](#) to view our W-9.

**SOUTHERN HILLS PLANTATION II CDD**  
**DISTRICT CHECK REQUEST**

**Today's Date** 12/5/2025  
**Check Amount** \$5,774.31  
**Payable To** Southern Hills Plantation II CDD  
**Check Description** 2024 DS  
**Code:** 200.103200.100

(Please attach all supporting documentation: invoices, receipts, etc.)

*Nancy*  
\_\_\_\_\_   
Authorization

DM	_____
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____
Date	_____

# SOUTHERN HILLS PLANTATION II CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026 / TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	135,275.00	69.815%	69.820%	
Net DS	58,486.38	30.185%	30.180%	11%
Net Total	193,761.38	100.0000%	100.000%	

		69.82%	30.18%			
		<b>Raw Numbers</b> Operations Revenue, Occupied Units	<b>Raw Numbers</b> 2004 Debt Service Revenue	Proof	Distribution Number & Date Transferred	Payments / CDD check #
Date Received	Amount Received					
11/7/2025	\$2,649.04	1,849.43	799.61	-		
12/5/2025	\$17,131.40	11,960.33	5,171.07	-		
12/5/2025	\$1,998.49	1,395.25	603.24	-		
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<b>TOTAL</b>	\$21,778.93	\$15,205.02	\$6,573.91			
<b>Net Total on Roll</b>	193,761.38					
<b>Collection Surplus / (Deficit)</b>	(171,982.45)					

# SHELL POINT CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	851,955.00	47.222%	0.472200	
Net DS	952,202.14	52.778%	0.527800	89%
Net Total	1,804,157.14	100.0000%	1.000000	

201

Date Received	Amount Received	47.22%	52.78%	Proof	Distribution Number & Date Transferred	Payments / CDD check #
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue			
11/3/2025	10,184.69	4,809.39	5,375.30	0.00	Excess	1111
11/7/2025	2,508.14	1,184.39	1,323.75	(0.00)	748	
11/14/2025	5,684.79	2,684.46	3,000.33	(0.00)	749	
11/21/2025	26,150.00	12,348.49	13,801.51	0.00	750	
12/5/2025	1,560,676.52	736,979.13	823,697.39	0.00	753	
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<b>TOTAL</b>	1,605,204.14	758,005.86	847,198.28	0.00		
<b>Net Total on Roll</b>	1,804,157.14					
<b>Collection Surplus / (Deficit)</b>	(198,953.00)					

# SOUTHERN HILLS PLANTATION II CDD

## DISTRICT CHECK REQUEST

**Today's Date** 12/23/2025

**Check Amount** \$14,743.54

**Payable To** Southern Hills Plantation II CDD

**Check Description** 2024 DS Transfer of Tax Collector Funds Rec'd

**Code:** 200.103200.1000

(Please attach all supporting documentation: invoices, receipts, etc.)

*Nancy*

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Authorization

# SOUTHERN HILLS PLANTATION II CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026 / TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	135,275.00	69.815%	69.820%	
Net DS	58,486.38	30.185%	30.180%	36%
Net Total	193,761.38	100.0000%	100.000%	

		69.82%	30.18%			
		<b>Raw Numbers</b> Operations Revenue, Occupied Units	<b>Raw Numbers</b> 2004 Debt Service Revenue	Proof	Distribution Number & Date Transferred	Payments / CDD check #
Date Received	Amount Received					
11/7/2025	\$2,649.04	1,849.43	799.61	-		1003
12/5/2025	\$17,131.40	11,960.33	5,171.07	-		1004
12/5/2025	\$1,998.49	1,395.25	603.24	-		1004
12/23/2025	\$48,844.35	34,100.81	14,743.54	-	Dist #25-103	
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<b>TOTAL</b>	\$70,623.28	\$49,305.82	\$21,317.46			
<b>Net Total on Roll</b>	193,761.38					
<b>Collection Surplus / (Deficit)</b>	(123,138.10)					