

Southern Hills Plantation II Community Development District

May 8, 2026

Agenda Package

TEAMS MEETING INFORMATION

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

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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
Jon Franz, Vice Chairperson
Cheryl Bernal, Assistant Secretary
Wesley Jones, Assistant Secretary
Brian Spivey, Assistant Secretary

District Staff

Deborah Wallace, District Manager
Michelle T. Reiss, District Counsel
Joe Calamari, District Engineer
Fernand Thomas, District Accountant
Kelly Dattler, District Admin

Regular Meeting Agenda

Friday, May 08, 2026, at 10:30 a.m.

The Regular Meeting of the **Southern Hills Plantation II Community Development District** will be held on **May 08, 2026 at 10:30 a.m.** at the **Cascades Clubhouse, 5459 Cotillion Boulevard, Brooksville, FL 34601.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 288 681 830 666 8

Passcode: 4Ez2R8YN

Dial-in by Phone: +1 (646) 838-1601

Pin: 429 512 11#

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

- A. Consideration of Resolution 2026-04; Approving a Proposed O&M Budget for FY2026-2027 & Setting a Public Hearing
- B. Consideration of Resolution 2026-05; Re-Designating a Qualified Public Depository
- C. Annual Notice of Qualified Electors – 278

4. CONSENT AGENDA

- A. Approval of February 13, 2026 Regular Meeting Minutes
- B. Acceptance of Financials (January 2026 – March 2026)
- C. Acceptance of the Check Registers (January 2026 – March 2026)
- D. Consideration of Operations and Maintenance Report (January 2026 – March 2026)
- E. Ratification of FY2025 Goals & Objectives Report

5. STAFF REPORTS

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

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (“**Board**”) of the Southern Hills Plantation II Community Development District (“**District**”) prior to June 15, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set a public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt the final Budget for Fiscal Year 2026/2027.

2. **SETTING A PUBLIC HEARING.** A public hearing on the Budget for Fiscal Year 2026/2027 is hereby declared and set for the following date, time and location:

DATE: August 14, 2026
TIME: 10:30 a.m.
LOCATION: Cascades Clubhouse
5459 Cotillion Blvd.
Brooksville, FL 34601

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hernando County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth herein, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8TH DAY OF MAY, 2026.

ATTEST:

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT**

SECRETARY/ASST SECRETARY

CHAIR/VICE CHAIR
BOARD OF SUPERVISORS

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Southern Hills Plantation II
Community Development District

FISCAL YEAR 2027
PROPOSED BUDGET

May 8, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Southern Hills Plantation II

Community Development District

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OPERATING BUDGET

General Fund

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DEBT SERVICE BUDGETS

Series 2004

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Southern Hills Plantation II

Community Development District

Operating Budget

FY 2027



Southern Hills Plantation II

Community Development District

General Fund

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$2,810.00	\$4,027.67	\$6,837.67	0%	\$0.00
Special Assmnts- Tax Collector	\$135,275.00	\$73,768.00	\$61,507.00	\$135,275.00	0%	\$143,911.22
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$5,756.45
Special Assmnts- CDD Collected	\$0.00	\$18,625.00	\$0.00	\$18,625.00	0%	\$0.00
TOTAL REVENUES	\$135,275.00	\$95,203.00	\$65,534.67	\$160,737.67	19%	\$138,154.78
EXPENDITURES						
<i>Financial and Administrative</i>						
Supervisor Fees	\$1,600.00	\$0.00	\$0.00	\$0.00	-100%	\$4,000.00
District Management	\$18,540.00	\$9,270.00	\$9,270.00	\$18,540.00	0%	\$19,096.00
Disclosure Technology Services	\$0.00	\$5,000.00	\$0.00	\$5,000.00	0%	\$5,000.00
Website Admin Services	\$900.00	\$472.00	\$428.00	\$900.00	0%	\$900.00
District Engineer	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
District Counsel	\$7,500.00	\$2,094.00	\$5,406.00	\$7,500.00	0%	\$7,500.00
Trustees Fees	\$3,500.00	\$0.00	\$3,500.00	\$3,500.00	0%	\$3,500.00
Auditing Services	\$6,300.00	\$0.00	\$6,300.00	\$6,300.00	0%	\$6,300.00
Postage, Phone, Fax	\$50.00	\$0.00	\$50.00	\$50.00	0%	\$50.00
Legal Advertising	\$1,000.00	\$1,604.00	\$800.00	\$2,404.00	140%	\$2,500.00
Bank Fees	\$200.00	\$554.00	\$0.00	\$554.00	177%	\$0.00
Dues, Licenses & Fees	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Website ADA Compliance	\$1,500.00	\$3,125.00	\$0.00	\$3,125.00	108%	\$1,661.00
Disclosure Report	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
Arbitrage Rebate Calculation	\$650.00	\$0.00	\$650.00	\$650.00	0%	\$650.00
Interlocal Cost Share Agreement	\$44,801.00	\$22,401.00	\$22,400.00	\$44,801.00	0%	\$49,281.00
Misc-Assessment Collection Cost	\$0.00	\$6,184.00	\$0.00	\$6,184.00	0%	\$2,878.22
Total Financial and Administrative	\$90,216.00	\$50,879.00	\$52,304.00	\$103,183.00	14%	\$106,991.22
<i>Insurance</i>						
General Liability	\$3,267.00	\$3,078.00	\$189.00	\$3,267.00	0%	\$3,386.00
Public Officials Insurance	\$3,511.00	\$3,308.00	\$203.00	\$3,511.00	0%	\$3,639.00
Total Insurance	\$6,778.00	\$6,386.00	\$392.00	\$6,778.00	0%	\$7,025.00
<i>Amenity</i>						
MISC Contingency	\$13,781.00	\$0.00	\$5,000.00	\$5,000.00	-64%	\$5,395.00
Total Amenity	\$13,781.00	\$0.00	\$5,000.00	\$5,000.00	-64%	\$5,395.00

Southern Hills Plantation II

Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		Budget
Landscape and Pond Maintenance						
Waterway Management Program	\$24,500.00	\$0.00	\$18,000.00	\$18,000.00	-27%	\$24,500.00
Total Landscape and Pond Maintenance	\$24,500.00	\$0.00	\$18,000.00	\$18,000.00	-27%	\$24,500.00
TOTAL EXPENDITURES	\$135,275.00	\$57,265.00	\$75,696.00	\$132,961.00	-2%	\$143,911.22
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$37,938.00	-\$10,161.33	\$27,776.67	0%	-\$5,756.45
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$37,938.00	-\$10,161.33	\$27,776.67	0%	-\$5,756.45
FUND BALANCE, BEGINNING	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$27,776.67
FUND BALANCE, ENDING	\$0.00	\$37,938.00	-\$10,161.33	\$27,776.67	0%	\$22,020.22

Southern Hills Plantation II

Community Development District

Exhibit "A" Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$0.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	\$0.00
Estimated Funds Available - 9/30/2026	\$0.00

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	\$27,776.67
Less: First Quarter Operating Reserve	\$23,985.20
Less: Designated Reserves for Capital Projects	\$0.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
Estimated Remaining Undesignated Cash as of 9/30/2027	\$3,791.47

Notes

(1) Represents approximately 2 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessment – Tax Collector

The district will levy a Non-Ad Valorem assessment on all sold and plated parcels within the district in order to pay for the operating expenditures during the Fiscal Year.

Special Assessment – Discounts

Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 4 meetings.

District- Management

The district has currently a contract with Inframark-Infrastructure Management Services for the operation of the property and its contractors.

Disclosure Technology Services

refers to the use of technology to manage, document, or assist in the process of disclosing inventions, innovations, or information.

Website Admin Services

is a technical professional responsible for maintaining, updating, and securing a company's or organization's website so it functions properly, looks professional, and meets user needs.

District-Engineering

The district's engineer will provide general engineering services to the district, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

District-Counsel

The district's legal counsel will provide general legal services to the district, i.e. attendance and preparation for monthly meetings, review of operating and maintenance contracts, and other specifically requested assignments.

Trustee-Fees

The district pays US Bank an annual fee for trustee services on all Series Capital Improvement Revenue Bond. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2027

Auditing Services

The district is required to conduct an annual audit of its financial records by an independent Certified Public Accounting Firm. The budget amount for the fiscal year is based on contracted fees from prior year's engagement letter.

Postage, Phone, Faxes

Actual postage used for district mailings, and other special projects.

Liability /Property Insurance

The district's Property Insurance policy is with Public Risk Insurance Agency. Public Risk Insurance Agency specializes in providing insurance coverage to governmental agencies. The amount budgeted for the fiscal year is based on prior-year premiums plus any anticipated market adjustments.

Legal Advertising

The district is required to advertise various notices for Board meetings and other public hearings in a newspaper of general circulation.

Bank Fees

Bank fees are costs that banks for providing financial services.

Dues, Licenses, Subscriptions

The district is required to pay annual fee to the Department of Community Affairs and other due and subscriptions.

Website ADA Compliance

Cost of maintaining the website expenses.

Misc-Assessment Collection Cost

The district reimburses the County Tax Collector for her or his necessary administrative costs.

Insurance

General Liability

The District's General Liability insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Amenity

Misc-Contingency

Funds set aside for projects, as determined by the district's board.

Budget Narrative
Fiscal Year 2027

Landscape and Pond Maintenance

Waterway Management Program

Aim to protect, enhance, and sustainably manage waterways, focusing on community engagement, environmental health, and infrastructure development.



Southern Hills Plantation II

Community Development District

Debt Service Budget

FY 2027



Southern Hills Plantation II

Community Development District

Debt Service Fund

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2004 Bonds (Defaulted)

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$2,562.00	\$0.00	\$2,562.00	0%	\$0.00
Special Assmnts- Tax Collector	\$58,486.00	\$31,894.00	\$26,592.00	\$58,486.00	0%	\$62,219.55
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$2,488.78
Special Assmnts - CDD Collected	\$0.00	\$8,053.00	\$0.00	\$8,053.00	0%	\$0.00
TOTAL REVENUES	\$58,486.00	\$42,509.00	\$26,592.00	\$69,101.00	18%	\$59,730.77
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,244.39
Legal Fees	\$0.00	\$3,408.00	\$0.00	\$3,408.00	0%	\$0.00
Total Administrative	\$0.00	\$3,408.00	\$0.00	\$3,408.00	0%	\$1,244.39
<i>Debt Service</i>						
Principal Debt Retirement	\$145,000.00	\$0.00	\$145,000.00	\$145,000.00	0%	\$165,000.00
Interest Expense	\$108,956.00	\$0.00	\$108,956.00	\$108,956.00	0%	\$100,181.25
Total Debt Service	\$253,956.00	\$0.00	\$253,956.00	\$253,956.00	0%	\$265,181.25
TOTAL EXPENDITURES	\$253,956.00	\$3,408.00	\$253,956.00	\$257,364.00		\$266,425.64
Excess (deficiency) of revenues						
Over (under) expenditures	-\$195,470.00	\$39,101.00	-\$227,364.00	-\$188,263.00	-4%	-\$206,694.87
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$39,101.00	-\$227,364.00	-\$188,263.00	0%	-\$206,694.87
FUND BALANCE, BEGINNING		\$0.00	\$0.00	\$0.00	0%	-\$188,263.00
FUND BALANCE, ENDING	-\$195,470.00	\$39,101.00	-\$227,364.00	-\$188,263.00	-4%	-\$394,957.87

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2004 Bonds (Defaulted)	\$1,935,000.00	\$1,790,000.00	\$1,635,000.00	\$1,470,000.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.



Southern Hills Plantation II

Community Development District

Supporting Budget Schedule

FY 2027



Southern Hills Plantation II

Community Development District

Series 2004 Debt Service

Special Assessment Revenue Bonds, Series 2004					
Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
11/1/2026	\$1,635,000.00			\$52,357.50	\$255,181.25
5/1/2027	\$1,635,000.00	\$165,000.00	5.850%	\$47,823.75	
11/1/2027	\$1,470,000.00			\$47,823.75	\$255,821.25
5/1/2028	\$1,470,000.00	\$175,000.00	5.850%	\$42,997.50	
11/1/2028	\$1,295,000.00			\$42,997.50	\$255,876.25
5/1/2029	\$1,295,000.00	\$185,000.00	4.750%	\$30,756.25	
11/1/2029	\$1,110,000.00			\$30,756.25	\$246,512.50
5/1/2030	\$1,110,000.00	\$195,000.00	4.750%	\$26,362.50	
11/1/2030	\$915,000.00			\$26,362.50	\$247,725.00
5/1/2031	\$915,000.00	\$210,000.00	4.750%	\$21,731.25	
11/1/2031	\$705,000.00			\$21,731.25	\$253,462.50
5/1/2032	\$705,000.00	\$220,000.00	4.750%	\$16,743.75	
11/1/2032	\$485,000.00			\$16,743.75	\$253,487.50
5/1/2033	\$485,000.00	\$235,000.00	4.750%	\$11,518.75	
11/1/2033	\$250,000.00			\$11,518.75	\$258,037.50
5/1/2034	\$250,000.00	\$250,000.00	4.750%	\$5,937.50	
Totals		\$3,610,000.00		\$4,048,402.50	\$7,387,986.25

Southern Hills Plantation II

Community Development District

All Funds

Assessment Summary Fiscal Year 2027 vs. Fiscal Year 2026

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 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
Unit	382	205	\$376.73	\$376.73	\$0.00	\$303.51	\$303.51	\$0.00	\$680.24	\$680.24	\$0.00

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE DISTRICT; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO EXECUTE AND DELIVER ANY AND ALL FINANCIAL REPORTS REQUIRED BY RULE, STATUTE, LAW, ORDINANCE OR REGULATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (the "Board") is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280, *Florida Statutes*, and has been designated by the State Chief Financial Officer as a qualified public depository; and

WHEREAS, the District has furnished to the Chief Financial Officer its official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts; and

WHEREAS, the Board, having organized by appointing a Treasurer and other officers, is now in a position to select a new public depository and to comply with the requirements for public depositors; and

WHEREAS, the Board wishes to redesignate a public depository for District funds.

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

SECTION 1. Valley National Bank is hereby designated as the public depository for funds of the District.

SECTION 2. In accordance with Section 280.17(2), *Florida Statutes*, the District's Secretary is hereby directed to take the following steps:

A. Ensure that the name of the District is on the account or certificate or other form provided to the District by the qualified public depository in a manner sufficient to identify that the account is a Florida public deposit.

B. Execute the form prescribed by the Chief Financial Officer for identification of each public deposit account and obtain acknowledgement of receipt on

the form from the qualified public depository at the time of opening the account.

C. Maintain the current public deposit identification and acknowledgement form as a valuable record.

SECTION 3. The District's Treasurer, upon assuming responsibility for handling the funds of the District, is directed to furnish the Chief Financial Officer annually, not later than November 30 of each year, the information required in accordance with Section 280.17(6), *Florida Statutes*, and otherwise take the necessary steps to ensure that all other requirements of Section 280.17, *Florida Statutes*, have been met.

SECTION 4. The District Manager, Treasurer, and/or Assistant Treasurer are hereby authorized on behalf of the District to execute and deliver any and all other financial reports required by any other rule, statute, law, ordinance or regulation.

SECTION 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8TH DAY OF MAY, 2026.

ATTEST:

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT**

SECRETARY/ASST SECRETARY

CHAIR/VICE CHAIR
BOARD OF SUPERVISORS



Denise LaVancher

Hernando County Supervisor of Elections

16264 Spring Hill Drive
Brooksville, FL 34604
P: 352.754.4125 • F: 352.754.4425

April 15, 2026

Inframark Infrastructure Management Services
2005 Pan Am Circle Suite 300
Tampa, FL 33607

Re: Southern Hills Plantation II Community Development District

Dear Ms. Wallace:

As of April 15, 2026, there are 278 registered voters within the Southern Hills Plantation II Community Development District.

Should you need any further assistance, please do not hesitate to contact me.

Sincerely,

Claudia Billotte
Candidate Specialist/Voter Services
Hernando County Supervisor of Elections
16264 Spring Hill Drive
Brooksville, FL 34604

Enclosure

Date 4/15/2026
 Time 08:46 AM

Denise LaVancher
Supervisor of Elections
Active Voters by District/Precinct

Hernando County, FL

SOUTHERN HILLS 2

	<u>Dem</u>	<u>Rep</u>	<u>NPA</u>	<u>Other</u>	<u>Total</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other</u>	<u>Male</u>	<u>Female</u>	<u>Other</u>
510 JEROME BROWN COMMUN	54	178	44	2	278	257	3	14	4	131	146	1
SOUTHERN HILLS 2	54	178	44	2	278	257	3	14	4	131	146	1

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

1 The regular meeting of the Board of Supervisors of the Southern Hills Plantation II Community
2 Development District was held on Friday, February 13, 2026, and called to order at 10:34 a.m. at the
3 Cascades Clubhouse, located at 5459 Cotillion Boulevard, Brooksville, FL 34601.

4
5 Present and constituting a quorum were:

6		
7	Matt Pallardy	Chairperson
8	John Franz	Vice Chairperson
9	Cheryl Bernal	Assistant Secretary
10	Wesley Jones	Assistant Secretary

11
12 Also present were:

13			
14	Debby Wallace	District Manager	
15	Brian Lamb	VP Developer Services	(via phone)
16	Michelle Reiss	District Counsel	(via phone)
17	Warren Bloom	Greenberg-Traurig	(via phone)
18	Violeta Gonzales	Greenberg-Traurig	(via phone)

19
20 *This is not a certified or verbatim transcript but rather represents the context and summary*
21 *of the meeting. The full meeting is available in audio format upon request. Contact the District Office*
22 *for any related costs for an audio copy.*

23
24 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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

26
27 **SECOND ORDER OF BUSINESS**

Audience Comments

28 There being no members of the public present, the next order of business followed.

29
30 **THIRD ORDER OF BUSINESS**

Business Items

31 **A. Consideration of Arbitrage Rebate Counselors, LLC-Proposal for Bond Series**
32 **2004 Annual Arbitrage Calculation**

33
34 On MOTION by Mr. Pallardy seconded by Mr. Jones, with all in favor,
35 Arbitrage Rebate Counselors, LLC-Proposal for Bond Series 2004
36 Annual Arbitrage Calculation, was approved. 4-0

37
38 **B. Items Related to the Series 2004 Bonds**

1. Greenberg-Traurig Engagement Letter (January 2026)

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41 On MOTION by Mr. Pallardy seconded by Mr. Franz, with all in favor,
42 Items Related to the Series 2004 Bonds authorizing Staff to move forward
43 with looking into contraction of the District, excluding the Greenberg-
44 Traurig Engagement Letter (Jan 2026), was approved. 4-0

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C. Consideration of Resolution 2026-02; Designating Date, Time & Location for Landowners’ Meeting

On MOTION by Mr. Jones seconded by Mr. Franz, with all in favor, Resolution 2026-02; Designating Date, Time & Location for Landowners’ Meeting for November 13, 2026 at 10:30 a.m., at 5459 Cotillion Blvd, Brooksville FL 34601, was adopted. 4-0

D. Consideration of Resolution 2026-03; Removing Assistant Treasurer

On MOTION by Mr. Jones seconded by Mr. Pallardy, with all in favor, Resolution 2026-03; Removing Leah Popelka and appointing Brian Lamb as Assistant Treasurer, was adopted. 4-0

E. Consideration of Public Facilities Report Proposal

On MOTION by Mr. Pallardy seconded by Mr. Franz, with all in favor, Public Facilities Report Proposal, was approved. 4-0

F. Consideration of Payment of Interlocal Cost Share Agreement

On MOTION by Mr. Jones seconded by Mr. Franz, with all in favor, Payment of Interlocal Cost Share Agreement, authorizing District Manager to pay invoices totaling \$44,801.00 for this fiscal year, was approved. 4-0

G. Ratification of Resolution 2026-01, Hernando County General Election

On MOTION by Mr. Franz seconded by Mr. Jones, with all in favor, Resolution 2026-01, Hernando County General Election, was adopted/ratified. 4-0

H. Ratification of First Amendment to the Management & Financial Services Agreement Between SHP II CDD & Inframark

On MOTION by Mr. Jones seconded by Mr. Pallardy, with all in favor, First Amendment to the Management & Financial Services Agreement Between SHP II CDD & Inframark, was ratified. 4-0

I. Ratification of Egis Insurance Proposal for FY2026

On MOTION by Mr. Franz seconded by Mr. Jones, with all in favor, *Egis Insurance* Proposal for FY2026, as per adopted budget, was ratified. 4-0

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J. Ratification of Transferring General Funds from Truist to Valley Bank

On MOTION by Mr. Pallardy seconded by Mr. Franz, with all in favor, the Transferring of General Funds from *Truist* to *Valley Bank* completion, to avoid future bank fees and provide a higher interest rate, was ratified. 4-0

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

B. District Engineer

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

C. District Manager

Ms. Wallace advised of the next scheduled meeting for March 13th., 2026 at 10:30 a.m.

FIFTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of Meeting Minutes August 15, 2025 Public Hearing & Regular Meeting

B. Acceptance of Financials August, September, October, November & December 2025

C. Acceptance of the Check Registers August, September, October, November & December 2025

D. Consideration of Operations and Maintenance Report August, September, October, November & December 2025

On MOTION by Mr. Jones seconded by Mr. Franz, with all in favor, the Consent Agenda was approved. 4-0

SIXTH ORDER OF BUSINESS **Board of Supervisors' Requests and Comments**

- The Board decided to have the Proposed Budget on Friday May 8th., 2026 and Final Budget Friday August 14th., 2026.

SEVENTH 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 11:07 a.m. 4-0

Deborah Wallace
District Manager

Matt Palardy
Chairperson

*Southern Hills
Plantation II
Community
Development
District*

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2004 DEBT SERVICE FUND</u>	<u>CAPITAL PROJECTS FUND</u>	<u>GENERAL FIXED ASSETS FUND</u>	<u>GENERAL LONG-TERM DEBT FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>						
Cash In Bank	\$ 229,030	\$ -	\$ -	\$ -	\$ -	\$ 229,030
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	182	-	-	-	-	182
Construction Fund	-	-	2,679	-	-	2,679
Deferred Cost	-	18	-	-	-	18
Prepayment Account	-	6,038	-	-	-	6,038
Revenue Fund	-	183,205	-	-	-	183,205
Deposits	1,830	-	-	-	-	1,830
Fixed Assets						
Improvements Other Than Buildings (IOTB)	-	-	-	2,459,760	-	2,459,760
Infrastructure	-	-	-	926,943	-	926,943
Amount Avail In Debt Services	-	-	-	-	243,313	243,313
Amount To Be Provided	-	-	-	-	1,611,687	1,611,687
TOTAL ASSETS	\$ 231,042	\$ 275,816	\$ 2,679	\$ 3,386,703	\$ 1,855,000	\$ 5,751,240
<u>LIABILITIES</u>						
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	-
Due To Other Districts	20,000	-	-	-	-	20,000
Bonds Payable - Series 2004	-	-	-	-	1,855,000	1,855,000
Due To Other Funds	86,555	-	-	-	-	86,555
TOTAL LIABILITIES	106,555	-	-	-	1,855,000	1,961,555

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2004 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	275,816	-	-	-	275,816
Capital Projects	-	-	2,679	-	-	2,679
Unassigned:	124,487	-	-	3,386,703	-	3,511,190
TOTAL FUND BALANCES	124,487	275,816	2,679	3,386,703	-	3,789,685
TOTAL LIABILITIES & FUND BALANCES	\$ 231,042	\$ 275,816	\$ 2,679	\$ 3,386,703	\$ 1,855,000	\$ 5,751,240

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2026

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
REVENUES				
Interest - Investments	\$ -	\$ 2,158	\$ 2,158	0.00%
Special Assmnts- Tax Collector	135,275	62,726	(72,549)	46.37%
Special Assmnts- CDD Collected	-	13,356	13,356	0.00%
TOTAL REVENUES	135,275	78,240	(57,035)	57.84%
EXPENDITURES				
<u>Administration</u>				
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	6,180	12,360	33.33%
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	554	(354)	277.00%
Website Admin Services	900	322	578	35.78%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	96,994	30,597	66,397	31.55%
<u>Other Physical Environment</u>				
Waterway Management Program	24,500	-	24,500	0.00%
Total Other Physical Environment	24,500	-	24,500	0.00%

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Amenities</u>				
Misc Contingency	13,781	-	13,781	0.00%
Total Amenities	13,781	-	13,781	0.00%
TOTAL EXPENDITURES	135,275	30,597	104,678	22.62%
Excess (deficiency) of revenues				
Over (under) expenditures	-	47,643	47,643	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		76,844		
FUND BALANCE, ENDING		\$ 124,487		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2026

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
REVENUES				
Interest - Investments	\$ -	\$ 2,023	\$ 2,023	0.00%
Special Assmnts- Tax Collector	58,486	27,119	(31,367)	46.37%
Special Assmnts- CDD Collected	-	5,774	5,774	0.00%
TOTAL REVENUES	58,486	34,916	(23,570)	59.70%
EXPENDITURES				
Administration				
Legal Fees	-	3,408	(3,408)	0.00%
Total Administration	-	3,408	(3,408)	0.00%
Debt Service				
Principal Debt Retirement	145,000	-	145,000	0.00%
Interest Expense	108,956	-	108,956	0.00%
Total Debt Service	253,956	-	253,956	0.00%
TOTAL EXPENDITURES	253,956	3,408	250,548	1.34%
Excess (deficiency) of revenues Over (under) expenditures	(195,470)	31,508	226,978	-16.12%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(195,470)	-	195,470	0.00%
TOTAL FINANCING SOURCES (USES)	(195,470)	-	195,470	0.00%
Net change in fund balance	\$ (195,470)	\$ 31,508	\$ 617,918	-16.12%
FUND BALANCE, BEGINNING (OCT 1, 2025)		244,308		
FUND BALANCE, ENDING		\$ 275,816		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2026

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
REVENUES				
Interest - Investments	\$ -	\$ 34	\$ 34	0.00%
TOTAL REVENUES	-	34	34	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	34	34	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		2,645		
FUND BALANCE, ENDING		<u>\$ 2,679</u>		

Bank Account Statement

Southernhills Plantation II CD

Bank Account No. 8371

Statement No. 26_01

Statement Date

01/31/2026

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

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
01/14/2026		JE000335		Truist Bank to cover truist	96.80	96.80	0.00
Total Deposits					96.80	96.80	0.00
Checks							
01/21/2026		JE000336	Bank Fees	Truist Bank Fee - December	-144.58	-144.58	0.00
Total Checks					-144.58	-144.58	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

Southernhills Plantation II CD

Bank Account No. 8903
Statement No. 26_01

Statement Date 01/31/2026

G/L Account No. 101002 Balance	229,030.11	Statement Balance	229,030.11
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	229,030.11	Subtotal	229,030.11
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	229,030.11	Ending Balance	229,030.11

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/05/2026		JE000334	Special Assmnts-Tax Collector	Valley Bank	38,351.62	38,351.62	0.00
01/31/2026		JE000338	Interest - Investments	Interest Earned	695.86	695.86	0.00
Total Deposits					39,047.48	39,047.48	0.00
Checks							
							0.00
01/06/2026	Payment	100009	INFRAMARK LLC	Inv: 167787	-1,620.00	-1,620.00	0.00
01/06/2026	Payment	100010	SCHOOLSTATUS LLC	Inv: INV-SS-5618	-3,125.00	-3,125.00	0.00
01/12/2026	Payment	1006	SOUTHERN HILLS PLANTATION II	Check for Vendor V00012	-11,576.34	-11,576.34	0.00
01/14/2026		JE000335		Valley Bank to cover trust	-96.80	-96.80	0.00
Total Checks					-16,418.14	-16,418.14	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

*Southern Hills
Plantation II
Community
Development
District*

Financial Report

February 28, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2004 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash In Bank	\$ 227,997	\$ -	\$ -	\$ -	\$ -	\$ 227,997
Accounts Receivable	-	2,075	-	-	-	2,075
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	-	93,607	-	-	-	93,607
Investments:						
SBA Account	182	-	-	-	-	182
Construction Fund	-	-	2,686	-	-	2,686
Deferred Cost	-	18	-	-	-	18
Prepayment Account	-	6,056	-	-	-	6,056
Revenue Fund	-	181,653	-	-	-	181,653
Deposits	1,830	-	-	-	-	1,830
Fixed Assets						
Improvements Other Than Buildings (IOTB)	-	-	-	2,459,760	-	2,459,760
Infrastructure	-	-	-	926,943	-	926,943
Amount Avail In Debt Services	-	-	-	-	243,313	243,313
Amount To Be Provided	-	-	-	-	1,611,687	1,611,687
TOTAL ASSETS	\$ 230,009	\$ 283,409	\$ 2,686	\$ 3,386,703	\$ 1,855,000	\$ 5,757,807

LIABILITIES

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	93,607	-	-	-	-	93,607
TOTAL LIABILITIES	115,227	-	-	-	1,855,000	1,970,227

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2004 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	283,409	-	-	-	283,409
Capital Projects	-	-	2,686	-	-	2,686
Unassigned:	114,782	-	-	3,386,703	-	3,501,485
TOTAL FUND BALANCES	114,782	283,409	2,686	3,386,703	-	3,787,580
TOTAL LIABILITIES & FUND BALANCES	\$ 230,009	\$ 283,409	\$ 2,686	\$ 3,386,703	\$ 1,855,000	\$ 5,757,807

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,810	\$ 2,810	0.00%
Special Assmnts- Tax Collector	135,275	73,768	(61,507)	54.53%
Special Assmnts- CDD Collected	-	18,625	18,625	0.00%
TOTAL REVENUES	135,275	95,203	(40,072)	70.38%
<u>EXPENDITURES</u>				
<u>Administration</u>				
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	2,094	5,406	27.92%
District Engineer	1,000	-	1,000	0.00%
District Management	18,540	9,270	9,270	50.00%
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	554	(354)	277.00%
Website Admin Services	900	472	428	52.44%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	96,994	34,864	62,130	35.94%
<u>Other Physical Environment</u>				
Waterway Management Program	24,500	-	24,500	0.00%
Misc Contingency	-	22,401	(22,401)	0.00%
Total Other Physical Environment	24,500	22,401	2,099	91.43%
<u>Amenities</u>				
Misc Contingency	13,781	-	13,781	0.00%
Total Amenities	13,781	-	13,781	0.00%
TOTAL EXPENDITURES	135,275	57,265	78,010	42.33%
Excess (deficiency) of revenues				
Over (under) expenditures	-	37,938	37,938	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		76,844		
FUND BALANCE, ENDING		\$ 114,782		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2026

Series 2004 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,562	\$ 2,562	0.00%
Special Assmnts- Tax Collector	58,486	31,894	(26,592)	54.53%
Special Assmnts- CDD Collected	-	8,053	8,053	0.00%
TOTAL REVENUES	58,486	42,509	(15,977)	72.68%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Legal Fees	-	3,408	(3,408)	0.00%
Total Administration	-	3,408	(3,408)	0.00%
<u>Debt Service</u>				
Principal Debt Retirement	145,000	-	145,000	0.00%
Interest Expense	108,956	-	108,956	0.00%
Total Debt Service	253,956	-	253,956	0.00%
TOTAL EXPENDITURES	253,956	3,408	250,548	1.34%
Excess (deficiency) of revenues Over (under) expenditures	(195,470)	39,101	234,571	-20.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(195,470)	-	195,470	0.00%
TOTAL FINANCING SOURCES (USES)	(195,470)	-	195,470	0.00%
Net change in fund balance	<u>\$ (195,470)</u>	<u>\$ 39,101</u>	<u>\$ 625,511</u>	<u>-20.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		244,308		
FUND BALANCE, ENDING		<u>\$ 283,409</u>		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2026

Capital Projects Fund (300)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 41	\$ 41	0.00%
TOTAL REVENUES	-	41	41	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	41	41	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		2,645		
FUND BALANCE, ENDING		\$ 2,686		

Bank Account Statement

Southernhills Plantation II CD

Bank Account No. 8903
Statement No. 26_02

Statement Date 02/28/2026

G/L Account No. 101002 Balance	227,996.74	Statement Balance	250,397.24
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	227,996.74	Subtotal	250,397.24
Negative Adjustments	0.00	Outstanding Checks	-22,400.50
Ending G/L Balance	227,996.74	Ending Balance	227,996.74

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/24/2026		JE000344	Special Assmnts- CDD Collected	Valley Bank	7,548.13	7,548.13	0.00
02/28/2026		JE000345	Interest - Investments	Interest Earned	649.67	649.67	0.00
02/04/2026		JE000350	Special Assmnts- Tax Collector	Valley Bank	15,816.33	15,816.33	0.00
Total Deposits					24,014.13	24,014.13	0.00
Checks							
							0.00
02/05/2026	Payment	100011	INFRAMARK LLC	Inv: 170635	-1,620.00	-1,620.00	0.00
02/12/2026	Payment	100012	APPLETON REISS, PLLC	Inv: 37084	-1,027.00	-1,027.00	0.00
Total Checks					-2,647.00	-2,647.00	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
02/18/2026	Payment	100013	SOUTHERN HILLS PLANTATION I CDD	Inv: OMR010126-2			-22,400.50
Total Outstanding Checks							-22,400.50
Outstanding Deposits							
Total Outstanding Deposits							

*Southern Hills
Plantation II
Community
Development
District*

Financial Report

March 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2004 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash In Bank	\$ 218,345	\$ -	\$ -	\$ -	\$ -	\$ 218,345
Accounts Receivable	-	2,075	-	-	-	2,075
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	183	-	-	-	-	183
Construction Fund	-	-	2,693	-	-	2,693
Deferred Cost	-	18	-	-	-	18
Prepayment Account	-	6,071	-	-	-	6,071
Revenue Fund	-	189,178	-	-	-	189,178
Deposits	1,830	-	-	-	-	1,830
Fixed Assets						
Improvements Other Than Buildings (IOTB)	-	-	-	2,459,760	-	2,459,760
Infrastructure	-	-	-	926,943	-	926,943
Amount Avail In Debt Services	-	-	-	-	243,313	243,313
Amount To Be Provided	-	-	-	-	1,611,687	1,611,687
TOTAL ASSETS	\$ 220,358	\$ 283,897	\$ 2,693	\$ 3,386,703	\$ 1,855,000	\$ 5,748,651
LIABILITIES						
Accounts Payable	\$ 1,857	\$ -	\$ -	\$ -	\$ -	\$ 1,857
Due To Other Districts	20,000	-	-	-	-	20,000
Bonds Payable - Series 2004	-	-	-	-	1,855,000	1,855,000
Due To Other Funds	86,555	-	-	-	-	86,555
TOTAL LIABILITIES	108,412	-	-	-	1,855,000	1,963,412

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2004 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	283,897	-	-	-	283,897
Capital Projects	-	-	2,693	-	-	2,693
Unassigned:	111,946	-	-	3,386,703	-	3,498,649
TOTAL FUND BALANCES	111,946	283,897	2,693	3,386,703	-	3,785,239
TOTAL LIABILITIES & FUND BALANCES	\$ 220,358	\$ 283,897	\$ 2,693	\$ 3,386,703	\$ 1,855,000	\$ 5,748,651

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,490	\$ 3,490	0.00%
Special Assmnts- Tax Collector	135,275	73,768	(61,507)	54.53%
Special Assmnts- CDD Collected	-	18,625	18,625	0.00%
TOTAL REVENUES	135,275	95,883	(39,392)	70.88%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	1,600	-	1,600	0.00%
Arbitrage Rebate Calculation	650	-	650	0.00%
Disclosure Technology Services	-	5,000	(5,000)	0.00%
ProfServ-Property Appraiser	-	6,184	(6,184)	0.00%
Trustees Fees	3,500	-	3,500	0.00%
Disclosure Report	2,500	-	2,500	0.00%
District Counsel	7,500	3,990	3,510	53.20%
District Engineer	1,000	-	1,000	0.00%
District Management	18,540	10,815	7,725	58.33%
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	22,401	22,400	50.00%
Bank Fees	200	554	(354)	277.00%
Website Admin Services	900	547	353	60.78%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	96,994	60,781	36,213	62.66%
<u>Other Physical Environment</u>				
Waterway Management Program	24,500	-	24,500	0.00%
Total Other Physical Environment	24,500	-	24,500	0.00%
<u>Amenities</u>				
Misc Contingency	13,781	-	13,781	0.00%
Total Amenities	13,781	-	13,781	0.00%
TOTAL EXPENDITURES	135,275	60,781	74,494	44.93%

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2026

General Fund (001)

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
Excess (deficiency) of revenues				
Over (under) expenditures	-	35,102	35,102	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		76,844		
FUND BALANCE, ENDING		<u>\$ 111,946</u>		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2026

Series 2004 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,050	\$ 3,050	0.00%
Special Assmnts- Tax Collector	58,486	31,894	(26,592)	54.53%
Special Assmnts- CDD Collected	-	8,053	8,053	0.00%
TOTAL REVENUES	58,486	42,997	(15,489)	73.52%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Legal Fees	-	3,408	(3,408)	0.00%
Total Administration	-	3,408	(3,408)	0.00%
<u>Debt Service</u>				
Principal Debt Retirement	145,000	-	145,000	0.00%
Interest Expense	108,956	-	108,956	0.00%
Total Debt Service	253,956	-	253,956	0.00%
TOTAL EXPENDITURES	253,956	3,408	250,548	1.34%
Excess (deficiency) of revenues Over (under) expenditures	(195,470)	39,589	235,059	-20.25%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(195,470)	-	195,470	0.00%
TOTAL FINANCING SOURCES (USES)	(195,470)	-	195,470	0.00%
Net change in fund balance	<u>\$ (195,470)</u>	<u>\$ 39,589</u>	<u>\$ 625,999</u>	<u>-20.25%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		244,308		
FUND BALANCE, ENDING		<u>\$ 283,897</u>		

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2026

Capital Projects Fund (300)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 48	\$ 48	0.00%
TOTAL REVENUES	-	48	48	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	48	48	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		2,645		
FUND BALANCE, ENDING		\$ 2,693		

Bank Account Statement

Southernhills Plantation II CD

Friday, April 17, 2026

Page 1

HYI

Bank Account No. 8903
Statement No. 3-2026

Statement Date 03/31/2026

G/L Account No. 101002 Balance	218,344.81	Statement Balance	218,344.81
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	218,344.81
Subtotal	218,344.81	Outstanding Checks	0.00
Negative Adjustments	0.00	Ending Balance	218,344.81
Ending G/L Balance	218,344.81		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
03/31/2026		INTEREST REVENUE	Interest - Investments	Interest Revenue Current Month	679.57	679.57	0.00
Total Deposits					679.57	679.57	0.00
Checks							
							0.00
02/18/2026	Payment	100013	SOUTHERN HILLS PLANTATION I CDD	Inv: OMR010126-2	-22,400.50	-22,400.50	0.00
03/02/2026	Payment	1007	SOUTHERN HILLS PLANTATION II	Check for Vendor V00012	-2,278.38	-2,278.38	0.00
03/03/2026	Payment	1008	SOUTHERN HILLS PLANTATION II	Check for Vendor V00012	-4,774.12	-4,774.12	0.00
03/09/2026	Payment	100014	INFRAMARK LLC	Inv: 173032	-1,620.00	-1,620.00	0.00
03/18/2026	Payment	100015	APPLETON REISS, PLLC	Inv: 37510, Inv: 37511	-1,659.00	-1,659.00	0.00
Total Checks					-32,732.00	-32,732.00	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(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
GENERAL FUND - 001									
001	100009	01/06/26	V00038	INFRAMARK LLC	167787	District Management	DISTRICT MANGEMENT	531150-51301	\$1,545.00
001	100009	01/06/26	V00038	INFRAMARK LLC	167787	District Management	WESITE MAINT	549936-51301	\$75.00
001	100010	01/06/26	V00053	SCHOOLSTATUS LLC	INV-SS-5618	website design and maintenance	WEBSITE DESIGN	534397-51301	\$3,125.00
								Fund Total	\$4,745.00

SERIES 2004 DEBT SERVICE FUND - 200

200	1006	01/12/26	V00012	SOUTHERN HILLS PLANTATION II	01052026-0105	SERIES 2004 FY26 DS	Cash in Transit	103200	\$11,576.34
								Fund Total	\$11,576.34

Total Checks Paid	\$16,321.34
--------------------------	--------------------

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(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
GENERAL FUND - 001									
001	100011	02/05/26	V00038	INFRAMARK LLC	170635	District Management	DISTRICT MANGEMENT	531150-51301	\$1,545.00
001	100011	02/05/26	V00038	INFRAMARK LLC	170635	District Management	WESITE MAINT	549936-51301	\$75.00
001	100012	02/12/26	V00025	APPLETON REISS, PLLC	37084	District Counsel	LEGAL COUNSEL	531146-51301	\$1,027.00
001	100013	02/18/26	V00045	SOUTHERN HILLS PLANTATION I CDD	OMR010126-2	FY2026 OPERATION & MAINT EXPENSE	FY2026 OP & MAINT EXPENSE	549899-53908	\$22,400.50
Fund Total									\$25,047.50

Total Checks Paid	\$25,047.50
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SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2026 to 03/31/2026

(Sorted by Check / ACH No.)

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

001	100014	03/09/26	INFRAMARK LLC	173032	District Management	District Management	531150-51301	\$1,545.00
001	100014	03/09/26	INFRAMARK LLC	173032	District Management	Website Admin Services	549936-51301	\$75.00
001	100015	03/18/26	APPLETON REISS, PLLC	37511	District Counsel	District Counsel	531146-51401	\$39.50
001	100015	03/18/26	APPLETON REISS, PLLC	37510	District Counsel	District Counsel	531146-51401	\$1,619.50
Fund Total								\$3,279.00

SERIES 2004 DEBT SERVICE FUND - 200

200	1007	03/02/26	SOUTHERN HILLS PLANTATION II	03022026-0302	SERIES 2024 FY26 DS	Cash in Transit	103200	\$2,278.38
200	1008	03/03/26	SOUTHERN HILLS PLANTATION II	03032026-0303	SERIES 2004 FY26 DS	Cash in Transit	103200	\$4,774.12
Fund Total								\$7,052.50

Total Checks Paid	\$10,331.50
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SOUTHERN HILLS PLANTATION II CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	1/2/2026	167787	\$1,545.00			DISTRICT MANGEMENT
INFRAMARK LLC	1/2/2026	167787	\$75.00	\$1,620.00	\$1,620.00	WESITE MAINT
Monthly Contract Subtotal			\$1,620.00			
Additional Services						
SOUTHERN HILLS PLANTATION II	1/5/2026	01052026-0105	\$11,576.34			SERIES 2004 FY26 DS
Additional Services Subtotal			\$11,576.34			
TOTAL			\$13,196.34			



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

167787

DATE

1/2/2026

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**

1/2/2026

Services provided for the Month of: January 2026

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
Subtotal					1,620.00

Subtotal	\$1,620.00
Tax	\$0.00
Total Due	\$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.

SOUTHERN HILLS PLANTATION II CDD

DISTRICT CHECK REQUEST

Today's Date 1/5/2026

Check Amount \$11,576.34

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

Authorization

<p>SOUTHERN HILLS PLANTATION II CDD Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	2/1/2026	170635	\$1,545.00			DISTRICT MANGEMENT
INFRAMARK LLC	2/1/2026	170635	\$75.00	\$1,620.00	\$1,620.00	WESITE MAINT
Monthly Contract Subtotal			\$1,620.00			
Regular Services						
APPLETON REISS, PLLC	1/31/2026	37084	\$1,027.00			LEGAL COUNSEL
Regular Services Subtotal			\$1,027.00			
Additional Services						
SOUTHERN HILLS PLANTATION I CDD	1/1/2026	OMR010126-2	\$22,400.50			FY2026 OP & MAINT EXPENSE
Additional Services Subtotal			\$22,400.50			
TOTAL			\$25,047.50			



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

170635

DATE

2/1/2026

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**

2/1/2026

Services provided for the Month of: February 2026

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
Subtotal					1,620.00

Subtotal	\$1,620.00
Tax	\$0.00
Total Due	\$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

January 31, 2026
Invoice # 37084

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

Date		Services	Hours	Amount
01/14/26	MTR	Correspondence regarding election.	0.20	79.00
01/16/26	MTR	Review email correspondence. Prepare resolution for general election.	0.60	237.00
01/16/26	MTR	Prepare resolutions for landowner election and notice and proxy form.	0.80	316.00
01/19/26	MTR	Revise and complete resolution for general election, resolution for landowner election, and notice and proxy for landowner election. Email to client regarding approval of resolutions.	0.60	237.00
01/20/26	MTR	Correspondence regarding election resolutions.	0.10	39.50
01/20/26	MTR	Correspondence with manager and Board regarding election.	0.20	79.00
01/21/26	MTR	Correspondence regarding election notices and resolutions.	0.10	39.50

Recapitulation

	Name	Hours	Amount
MTR	Michelle T. Reiss	2.60	1,027.00
For Current Services Rendered		2.60	\$1,027.00
			<hr/>
		Total Current Work	\$1,027.00
			<hr/> <hr/>

Please return this page with remittance

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

Invoice # 37084
Bill Date: January 31, 2026
Client Code: 000394
Client Name: Southern Hills Plantation II Community Development District
Matter Code: 00000
Matter Name: General

Total Current Work

\$1,027.00

Amount enclosed: _____

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
TOTAL		\$ 22,400.50

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>
Total	134,640	148,104	162,914	179,206	0
<u>Base Costs</u>					
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>
Total projected annual budget costs	134,640	148,724	164,524	179,204	0
-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	44,801	
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>
Total	134,640	148,724	164,524	179,204	0
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>
Total	100.00%	100.00%	100.00%	100.00%	0.00%

SOUTHERN HILLS PLANTATION II CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	3/1/2026	173032	\$1,545.00			DISTRICT MANGEMENT
INFRAMARK LLC	3/1/2026	173032	\$75.00	\$1,620.00	\$1,620.00	WESITE MAINT
Monthly Contract Subtotal			\$1,620.00			
Regular Services						
APPLETON REISS, PLLC	2/28/2026	37511	\$39.50			LEGAL COUNSEL
APPLETON REISS, PLLC	2/28/2026	37510	\$1,619.50		\$1,659.00	LEGAL COUNSEL
Regular Services Subtotal			\$1,659.00			
Additional Services						
SOUTHERN HILLS PLANTATION II	3/2/2026	03022026-0302	\$2,278.38			SERIES 2024 FY26 DS
SOUTHERN HILLS PLANTATION II	3/3/2026	03032026-0303	\$4,774.12		\$7,052.50	SERIES 2004 FY26 DS
Additional Services Subtotal			\$7,052.50			
TOTAL			\$10,331.50			



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

173032

DATE

3/1/2026

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**

3/1/2026

Services provided for the Month of: March 2026

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
Subtotal					1,620.00

Subtotal	\$1,620.00
Tax	\$0.00
Total Due	\$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

February 28, 2026
Invoice # 37511

CLIENT: 000394 - Southern Hills Plantation II Community Development District
Re: 00003 Petition to Amend District Boundaries

Date		Services	Hours	Amount
02/18/26	MTR	Correspondence with city regarding petition to contract boundaries.	0.10	39.50

Recapitulation

	Name		Hours	Amount
MTR	Michelle T. Reiss		0.10	39.50
For Current Services Rendered			0.10	\$39.50
				<hr/>
Total Current Work				\$39.50
				<hr/> <hr/>

Please return this page with remittance

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

Invoice # 37511
Bill Date: February 28, 2026
Client Code: 000394
Client Name: Southern Hills Plantation II Community Development District
Matter Code: 00003
Matter Name: Petition to Amend District Boundaries

Total Current Work

\$39.50

Amount enclosed: _____

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

February 28, 2026
Invoice # 37510

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

Date		Services	Hours	Amount
02/05/26	MTR	Receive and review notice and Agenda Package.	0.20	79.00
02/12/26	MTR	Review agenda items. Email to client.	0.20	79.00
02/12/26	MTR	Phone call with client regarding agenda items.	0.20	79.00
02/12/26	MTR	Review file materials regarding bond right sizing, interlocal agreement, and other agenda matters.	0.70	276.50
02/13/26	MTR	Attend Board meeting.	0.60	237.00
02/13/26	MTR	Attend Board meeting.	1.00	395.00
02/17/26	MTR	Phone call with supervisor and manager regarding contraction and bond write down.	0.20	79.00
02/18/26	MTR	Correspondence with Warren Bloom.	0.10	39.50
02/23/26	MTR	Phone call with Warren Bloom regarding bonds.	0.50	197.50
02/23/26	MTR	Correspondence with Warren Bloom. Correspondence with client.	0.20	79.00
02/26/26	MTR	Correspondence with client regarding bond rightsizing process.	0.20	79.00

Recapitulation

	Name	Hours	Amount
MTR	Michelle T. Reiss	4.10	1,619.50
For Current Services Rendered		4.10	\$1,619.50

Client Ref: 000394 - 00000
Invoice # 37510

February 28, 2026
Page 2

Total Current Work

\$1,619.50

Please return this page with remittance

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

Invoice # 37510
Bill Date: February 28, 2026
Client Code: 000394
Client Name: Southern Hills Plantation II Community Development District
Matter Code: 00000
Matter Name: General

Total Current Work

\$1,619.50

Amount enclosed: _____

SOUTHERN HILLS PLANTATION II CDD

DISTRICT CHECK REQUEST

Today's Date 3/2/2026

Check Amount \$2,278.38

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

Authorization

SOUTHERN HILLS PLANTATION II CDD

DISTRICT CHECK REQUEST

Today's Date	<u>3/3/2026</u>
Check Amount	<u>\$4,774.12</u>
Payable To	<u>Southern Hills Plantation II CDD</u>
Check Description	<u>2024 DS Transfer of Tax Collector Funds Rec'd</u>
Code:	<u>200.103200.1000</u>

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

Nancy

Authorization



Memorandum

To: Board of Supervisors

From: District Management

Date: September 13, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

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

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

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

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

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

Exhibit A:
Goals, Objectives, and Annual Reporting Form

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

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

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

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

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

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes No


Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes No

SIGNATURES:  Signed by: _____ Date: 7 October 2025
Chair/Vice Chair: _____
Printed Name: Matt Pallardy
Southern Hills Plantation II Community Development District

 Signed by: _____ Date: 7 October 2025
District Manager: _____
Printed Name: Debby Wallace
Southern Hills Plantation II Community Development District