

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MAY 9, 2019**

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT AGENDA

MAY 9, 2019 at 9:00 a.m.

Offices of Lennar Homes

located at 4600 W. Cypress St. Suite 200, Tampa, FL 33607

District Board of Supervisors	Chairman Vice Chair Supervisor Supervisor Supervisor	Kelly Evans Laura Coffey David Jae Ben Gainer Lori Campaigna
District Manager	Meritus Meritus	Brian Lamb Nicole Hicks
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **9:00 a.m.** with the third section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Comments and Public Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

May 9, 2019

Board of Supervisors
Summit at Fern Hill Community Development District

Dear Board Members:

The Regular Meeting of Summit at Fern Hill Community Development District will be held on **Thursday, May 9, 2019 at 9:00 a.m.** at the offices of Lennar Homes located at 4600 W. Cypress St. Suite 200, Tampa, FL 33607. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Discussion on Towing PolicyTab 01
 - B. Consideration of Resolution 2019-02; Approving Fiscal Year 2020 Budget
& Setting Public HearingTab 02
 - C. Annual Disclosure of Qualified Electors.....*Under Separate Cover*
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting March 14, 2019.....Tab 03
 - B. Consideration of Operations and Maintenance Expenditures February 2019Tab 04
 - C. Consideration of Operations and Maintenance Expenditures March 2019Tab 05
 - D. Review of Financial Statements through March 31, 2019Tab 06
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District ManagerTab 07
 - i. Aquatics Report
 - ii. Community Inspection Report
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

Brian Lamb
District Manager

TARGET RECOVERY TOWING INC.

Target R/T

3745 N. FLORIDA AVE. TAMPA, FL. 33602

931 E 129th AVE. TAMPA, FL 33612

PH: 813-221-6800 FAX: 813-221-6822

WWW.TARGETRT.COM

IN CONSIDERATION WITH FLORIDA STATUTES §713.78, AND §715.07 TARGET RECOVERY TOWING INC., PROMISES TO PROVIDE 24 HOUR SERVICE TO

Date: _____ Name of Location: _____

Address: _____

Phone: _____ Fax: _____ Alt Phone: _____

Contact Name(s): _____

TO THE BEST OF ITS KNOWLEDGE, TARGET RECOVERY TOWING INC. HAS MET AND EXCEEDED ALL THE REQUIREMENTS OF THE FOLLOWING FLORIDA STATE STATUTES § 713.78 AND §715.07 AS WELL AS ALL HILLSBOROUGH COUNTY LOCAL LAWS AND ORDINANCES.

ANY AND ALL VEHICLES WILL BE TOWED TO TARGET RECOVERY TOWING INC'S STORAGE FACILITIES LOCATED AT 3745 N. FLORIDA AVENUE TAMPA FL, 33602 AND 931 E 129th AVE. TAMPA, FL 33612. ALL VEHICLES BEFORE BEING TOWED WILL BE DIGITALLY PHOTOGRAPHED AND AFTER BEING TOWED WILL BE LOGGED INTO THE LOCAL POLICE DEPARTMENT'S LOG SYSTEM WITHIN 30 MIN. OF ARRIVING AT OUR SECURED STORAGE FACILITY. THIS AGREEMENT SHALL BECOME EFFECTIVE UPON THE SIGNATURE OF BOTH PARTIES AND WILL BE AUTOMATICALLY RENEWED YEARLY FROM THE SAID DATE UNLESS TARGET RECOVERY TOWING INC. IS GIVEN A 30 DAY NOTICE TO DISCONTINUE SERVICES, WITHIN SUCH TIME ALL SIGNS FROM TARGET RECOVERY TOWING INC WILL BE REMOVED FROM THE PROPERTY WITH DUE CARE AND DILLIGENCE.

PLEASE CHECK THE APPROPRIATE REASON FOR TOW **(CHECK ALL THAT APPLIES)**.

<input type="checkbox"/> FIRE LANE	<input type="checkbox"/> LEAKING FLUID
<input type="checkbox"/> GARBAGE AREA	<input type="checkbox"/> FLAT OR MISSING TIRE
<input type="checkbox"/> DOUBLE PARKED	<input type="checkbox"/> ILLEGALLY PARKED
<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> JUNK ABANDONED VEHICLE
<input type="checkbox"/> EXPIRED TAG	<input type="checkbox"/> BACKED IN PARKING
<input type="checkbox"/> NO PARKING PERMIT	
<input type="checkbox"/> PARKING IN HANDICAPPED WITHOUT DECAL	

ADDITIONAL COMMENTS

PLEASE CIRCLE whether tow will be initiated by: **On Call** or **PATROLLING**.

DATED THIS ____ DAY OF _____, 20____.

ACCEPTED AND APPROVED BY: _____

TARGET RECOVERY TOWING INC. AGENT _____

PATROL ENFORCEMENT AGREEMENT

Please place a C, P, T or N/A next to the service type for which vehicles may be removed from property described on page 1 of the contract.

C= Property calls in P= Towing company patrols T= Towing company tags N/A= Not applicable

1. _____ No valid permit, no valid residents, tenant, or visitors permit.
2. _____ Tow away zone, sign posted and or pavement drawings
3. _____ Abandonment/ inoperable vehicles. Flat tires, vehicles on jacks, blocks, missing wheels, major parts, remain parked in same locations longer than ____ hours, expired inspection or license plates. If tagging rules apply, please state length of warning.
4. _____ Fire lanes, vehicles parked in a designated fire lane.
5. _____ Security office may call to have vehicle removed.
6. _____ Management requests an abandoned vehicle removal.
7. _____ Vehicle wrecked or obviously inoperable.
8. _____ No tractor, trailer, or large (over 1 ton) commercial vehicles parked on property.
9. _____ Vehicles parked on grass, off pavement or on landscaping.
10. _____ Vehicles parked in handicap space, ramp, or unloading zone with no handicap permit.
11. _____ Vehicle blocking or in isle or roadway.
12. _____ No after hours parking (vehicle parked on property after business is closed) or (same as no overnight parking)
13. _____ Hindering access. Blocking dumpster, building entrances, loading docks or zones. Etc
14. _____ "For Sale" vehicle. Vehicle is parked out front displaying a for sale sign. Tow immediately.
15. _____ Vehicle parked in a reserved/ assigned/ designated space
16. _____ Vehicle is parked in a non-parking space that is primarily used for pedestrian access.
17. _____ No parking at any time. Vehicle is parked on property where its posted "NO PARKING"
18. _____ Non-Customer. Vehicle operator is not a customer of this business located on the property
19. _____ Vehicle is parked on the sidewalk
20. _____ Double parked behind another vehicle
21. _____ Vehicle parked in Manager's or Maintenance space.

Can residents/ tenants call to have vehicles removed from their assigned spaces? (Yes or No)

Furthermore, I understand that if an agent, manager or representative listed herein calls the company to have vehicle removed from the property, therefore authorizing removal the client will NOT hold TARGET RECOVERY TOWING INC or its employees responsible for any charges that may be accumulated by said vehicle in Company's possession.

—

(Signature)

(Printed Name)

(Date)

RESOLUTION 2019-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“Board”) of the Summit at Fern Hill Community Development District (“District”) prior to June 15, 2019, a proposed operations and maintenance budget for Fiscal Year 2019/2020; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT:

1. **BUDGET APPROVED.** The operating budget proposed by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: August 8, 2019

HOUR: 9:00 a.m.

LOCATION: Lennar Homes
4600 W. Cypress Street, Suite 200
Tampa, Florida 33607

3. **TRANSMITTAL OF BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the proposed budget to Hillsborough County, Florida at least 60 days prior to the hearing date set above.

4. **POSTING OF BUDGETS.** 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 in section 2.

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

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

PASSED AND ADOPTED THIS 9TH DAY OF MAY, 2019.

ATTEST:

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT
DISTRICT**

Signature

Signature

Printed Name

Printed Name

Title:

- ☐ Secretary
- ☐ Assistant Secretary

Title:

- ☐ Chair of the Board of Supervisors
- ☐ Vice Chair of the Board of Supervisors

Exhibit A: Proposed FY 2019/2020 Budget

2020



SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020
PROPOSED ANNUAL OPERATING BUDGET

MAY 9, 2019



SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020 PROPOSED ANNUAL OPERATING BUDGET

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MAY 9, 2019

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Summit at Fern Hill Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2020, which begins on October 1, 2019. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2016 Special Assessment Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018 Special Assessment Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Current Period Actuals 10/1/18 - 2/28/19	Projected Revenues & Expenditures 3/1/19 to 9/30/19	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	175,651.88	141,798.00	33,853.88	175,651.88	0.00
Operations & Maintenance Assmts-Off Roll	91,853.12	52,528.00	43,959.72	96,487.72	4,634.60
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$267,505.00	\$194,326.00	\$77,813.60	\$272,139.60	\$4,634.60
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	3,256.00	0.00	3,256.00	3,256.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00	\$3,256.00	\$0.00	\$3,256.00	\$3,256.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	250.00	0.00	250.00	250.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$250.00	\$0.00	\$250.00	\$250.00
TOTAL REVENUES	\$267,505.00	\$197,832.00	\$77,813.60	\$275,645.60	\$8,140.60
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	14,063.00	19,687.00	33,750.00	0.00
District Engineer	2,250.00	0.00	1,500.00	1,500.00	(750.00)
Disclosure Report	8,400.00	0.00	8,400.00	8,400.00	0.00
Trustees Fees	8,500.00	1,684.00	6,416.00	8,100.00	(400.00)
Accounting Services	750.00	0.00	3,000.00	3,000.00	2,250.00
Auditing Services	6,000.00	1,546.00	4,954.00	6,500.00	500.00
Postage, Phone, Faxes, Copies	500.00	100.00	140.00	240.00	(260.00)
Public Officials Insurance	1,500.00	912.00	1,588.00	2,500.00	1,000.00
Legal Advertising	750.00	959.00	791.00	1,750.00	1,000.00
Bank Fees	430.00	142.00	198.80	340.80	(89.20)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	250.00	100.00	100.00	200.00	(50.00)
Website Administration	0.00	0.00	0.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$63,255.00	\$19,681.00	\$46,774.80	\$66,455.80	\$3,200.80
LEGAL COUNSEL					
District Counsel	6,000.00	3,616.00	5,062.40	8,678.40	2,678.40
TOTAL LEGAL COUNSEL	\$6,000.00	\$3,616.00	\$5,062.40	\$8,678.40	\$2,678.40
ELECTRIC UTILITY SERVICES					
Electric Utility Services	40,000.00	8,748.00	21,252.00	30,000.00	(10,000.00)
TOTAL ELECTRIC UTILITY SERVICES	\$40,000.00	\$8,748.00	\$21,252.00	\$30,000.00	(\$10,000.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	3,000.00	886.00	2,114.00	3,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$3,000.00	\$886.00	\$2,114.00	\$3,000.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	7,750.00	2,625.00	3,375.00	6,000.00	(1,750.00)
Property & Casualty Insurance	7,000.00	2,271.00	4,229.00	6,500.00	(500.00)
Club Facility Maintenance	15,000.00	4,801.00	10,199.00	15,000.00	0.00
Landscape Maintenance - Contract	85,000.00	29,231.00	40,769.00	70,000.00	(15,000.00)
Landscape Maintenance - Other	17,500.00	1,919.00	8,081.00	10,000.00	(7,500.00)
Plant Replacement Program	2,500.00	0.00	2,500.00	2,500.00	0.00
Irrigation Maintenance	3,500.00	2,189.00	1,311.00	3,500.00	0.00
Pool Maintenance	10,000.00	2,707.00	4,793.00	7,500.00	(2,500.00)
Park Facility Maintenance	7,000.00	0.00	3,500.00	3,500.00	(3,500.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$155,250.00	\$45,743.00	\$78,757.00	\$124,500.00	(\$30,750.00)
RESERVE					
Capital Reserve	0.00	0.00	43,011.40	43,011.40	43,011.40
TOTAL RESERVE	\$0.00	\$0.00	\$43,011.40	\$43,011.40	\$43,011.40
TOTAL EXPENDITURES	\$267,505.00	\$78,674.00	\$196,971.60	\$275,645.60	\$8,140.60
EXCESS REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$119,158.00	(\$119,158.00)	\$0.00	\$0.00

FISCAL YEAR 2019 BUDGET ANALYSIS

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19	Fiscal Year 2020 Proposed Operating Budget	Increase / (Decrease) from FY 2019 to FY 2020
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	175,651.88	175,651.88	0.00	216,094.30	40,442.42
Operations & Maintenance Assmts-Off Roll	91,853.12	96,487.72	4,634.60	51,410.70	(40,442.42)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$267,505.00	\$272,139.60	\$4,634.60	\$267,505.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	3,256.00	3,256.00	0.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00	\$3,256.00	\$3,256.00	\$0.00	\$0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	250.00	250.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$250.00	\$250.00	\$0.00	\$0.00
TOTAL REVENUES	\$267,505.00	\$275,645.60	\$8,140.60	\$267,505.00	\$0.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	33,750.00	0.00	33,750.00	0.00
District Engineer	2,250.00	1,500.00	(750.00)	2,250.00	0.00
Disclosure Report	8,400.00	8,400.00	0.00	8,400.00	0.00
Trustees Fees	8,500.00	8,100.00	(400.00)	8,500.00	0.00
Accounting Services	750.00	3,000.00	2,250.00	0.00	(750.00)
Auditing Services	6,000.00	6,500.00	500.00	6,500.00	500.00
Postage, Phone, Faxes, Copies	500.00	240.00	(260.00)	200.00	(300.00)
Public Officials Insurance	1,500.00	2,500.00	1,000.00	2,500.00	1,000.00
Legal Advertising	750.00	1,750.00	1,000.00	1,500.00	750.00
Bank Fees	430.00	340.80	(89.20)	400.00	(30.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	250.00	200.00	(50.00)	200.00	(50.00)
Website Administration	0.00	0.00	0.00	4,000.00	4,000.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$63,255.00	\$66,455.80	\$3,200.80	\$68,375.00	\$5,120.00
LEGAL COUNSEL					
District Counsel	6,000.00	8,678.40	2,678.40	6,000.00	0.00
TOTAL LEGAL COUNSEL	\$6,000.00	\$8,678.40	\$2,678.40	\$6,000.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	40,000.00	30,000.00	(10,000.00)	40,000.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	\$40,000.00	\$30,000.00	(\$10,000.00)	\$40,000.00	\$0.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	3,000.00	3,000.00	0.00	3,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	7,750.00	6,000.00	(1,750.00)	7,750.00	0.00
Property & Casualty Insurance	7,000.00	6,500.00	(500.00)	6,500.00	(500.00)
Club Facility Maintenance	15,000.00	15,000.00	0.00	15,000.00	0.00
Landscape Maintenance - Contract	85,000.00	70,000.00	(15,000.00)	85,000.00	0.00
Landscape Maintenance - Other	17,500.00	10,000.00	(7,500.00)	14,880.00	(2,620.00)
Plant Replacement Program	2,500.00	2,500.00	0.00	2,500.00	0.00
Irrigation Maintenance	3,500.00	3,500.00	0.00	3,500.00	0.00
Pool Maintenance	10,000.00	7,500.00	(2,500.00)	10,000.00	0.00
Park Facility Maintenance	7,000.00	3,500.00	(3,500.00)	5,000.00	(2,000.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$155,250.00	\$124,500.00	(\$30,750.00)	\$150,130.00	(\$5,120.00)
RESERVE					
Capital Reserve	0.00	43,011.40	43,011.40	0.00	0.00
TOTAL RESERVE	\$0.00	\$43,011.40	\$43,011.40	\$0.00	\$0.00
TOTAL EXPENDITURES	\$267,505.00	\$275,645.60	\$8,140.60	\$267,505.00	\$0.00
EXCESS REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2020
PROPOSED ANNUAL OPERATING BUDGET

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Miscellaneous Administration

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the District's official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity

Garbage/Solid Waste Control Services

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Property Taxes

This item is for property taxes assessed to lands within the District.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2016

REVENUES

CDD Debt Service Assessments	\$	242,280
TOTAL REVENUES	\$	242,280

EXPENDITURES

Series 2016 May Bond Principal Payment	\$	72,000
Series 2016 May Bond Interest Payment	\$	85,815
Series 2016 November Bond Interest Payment	\$	84,465
TOTAL EXPENDITURES	\$	242,280
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	3,631,000
Principal Payment Applied Toward Series 2016 Bonds	\$	72,000
Bonds Outstanding - Period Ending 11/1/2020	\$	3,559,000

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2018

REVENUES

CDD Debt Service Assessments	\$	138,510
TOTAL REVENUES	\$	138,510

EXPENDITURES

Series 2018 May Bond Principal Payment	\$	35,000
Series 2018 May Bond Interest Payment	\$	52,105
Series 2018 November Bond Interest Payment	\$	51,405
TOTAL EXPENDITURES	\$	138,510
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	2,122,000
Principal Payment Applied Toward Series 2018 Bonds	\$	35,000
Bonds Outstanding - Period Ending 11/1/2020	\$	2,087,000

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment ⁽¹⁾	FY 2019 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2016 BONDS - PHASE 1							
Single Family 50'	1.25	205	\$1,302.08	\$931.34	\$2,233.42	\$2,233.42	\$0.00
SERIES 2018 BONDS - PHASES 2 & 3							
Single Family 40'	1.00	59	\$1,063.83	\$745.08	\$1,808.91	\$1,808.91	\$0.00
Single Family 50'	1.25	60	\$1,462.77	\$931.34	\$2,394.11	\$2,394.11	\$0.00

Notations:

⁽¹⁾ Annual assessments are adjusted for the County collection costs and statutory discounts for early payment.

FISCAL YEAR 2020
PROPOSED ANNUAL OPERATING BUDGET

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

March 14, 2019 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of the Summit at Fern Hill Community Development District was scheduled to be held on **Thursday, March 14, 2019 at 9:00 a.m.** at The Offices of Lennar located at 4600 W. Cypress St., Suite 200, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Nicole Hicks called the Regular Meeting of the Board of Supervisors of the Summit at Fern Hill Community Development District to order on **Thursday, March 14, 2019 at approximately 9:00 a.m.** and identified the Supervisors present constituting a quorum.

Supervisors Present and Constituting a Quorum at the onset of the meeting:

Kelly Evans	Chair
Laura Coffey	Vice Chair
David Jae	Supervisor
Lori Campagna	Supervisor

Staff Members Present:

Nicole Hicks	Meritus
Gene Roberts	Meritus
Vivek Babbar	District Counsel

There were no members of the general public in attendance.

2. AUDIENCE QUESTIONS OR COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. BUSINESS ITEMS

A. Acceptance on Financial Report for FY Ending September 30, 2018

The Board reviewed the report. Ms. Hicks stated that the audit was clean.

MOTION TO:	Accept the Financial Report for FY Ending September 30, 2018.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

B. Acceptance of Special Warranty Deed – Lennar Homes

Mr. Babbar explained the deed and that the Board needs to ratify it.

MOTION TO:	Accept the Special Warranty Deed.
MADE BY:	Supervisor Campagna
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

C. General Matters of the District

Ms. Hicks said she spoke with VB Global Tech regarding their proposal for ADA website monitoring, and they were willing to lower their annual fees to \$1200. The Board discussed. Mr. Babbar went over what is required. The Board decided to hold off for now and include the necessary amounts in the next fiscal year's budget.

4. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors Meeting January 10, 2019

The Board reviewed the minutes.

MOTION TO:	Approve the January 10, 2019 minutes.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Motion PASSED
	4/0 - Motion Passed Unanimously

B. Consideration of Operations and Maintenance Expenditures December 2018

The Board reviewed the December 2018 O&Ms.

MOTION TO:	Approve the December 2018 O&Ms.
MADE BY:	Supervisor Campagna
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Motion PASSED
	4/0 - Motion Passed Unanimously

C. Consideration of Operations and Maintenance Expenditures January 2019

The Board reviewed the January 2019 O&Ms.

MOTION TO:	Approve the January 2019 O&Ms.
MADE BY:	Supervisor Campagna
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Motion PASSED
	4/0 - Motion Passed Unanimously

D. Review of Financial Statements Month Ending January 31, 2019

The Board reviewed and accepted the financials. Ms. Hicks asked about the timeline for completion. Supervisor Coffey stated that it would be about four months. Ms. Hicks asked if there are any items they should look to possibly increase for next year's budget to cover expansion. The Board answered street lights, landscaping and parks, and pond maintenance.

5. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Aquatics Report

ii. Community Inspection Report

Mr. Roberts provided an update. The Board discussed the areas that need work and would like for Supervisor Evans to review and approve proposals outside of the meetings. Supervisor Evans asked if the aquatics vendor can provide photos. Supervisor Campagna said if there is an issue with construction debris to please let the Board know. Supervisor Evans asked about next year's budget. Ms. Hicks said that the proposed budget will be done in May. Supervisor Evans said she would like to approve the final budget and hold the public hearing in July.

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

7. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in a summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title:

☐ **Chair**

☐ **Vice Chair**

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

Summit at Fern Hill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
First Choice Aquatic Weed Management, LLC	32649	\$ 340.00		Waterway Service - January
First Choice Aquatic Weed Management, LLC	33481	340.00	\$ 680.00	Waterway Service - February
Meritus Districts	8910	2,817.92		Management Services - February
Zebra Cleaning Team, Inc.	3127	500.00		Pool Cleaning - February
Monthly Contract Sub-Total		\$ 3,997.92		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
BOCC	6440260149 011619	\$ 259.77		Water Service - thru 01/11/2019
BOCC	6440260149 021419	256.81	\$ 516.58	Water Service - thru 02/13/2019
Tampa Electric	211000167513 020619	85.94		Electric Services - thru 02/01/2019
Tampa Electric	211000167729 020619	1,533.74		Electric Services - thru 01/31/2019
Tampa Electric	211000167901 020619	496.21	\$ 2,115.89	Electric Services - thru 02/01/2019
Utilities Sub-Total		\$ 2,632.47		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Lydia Simms	LS022519	\$ 200.00		Refund Clubhouse Deposit - 02/25/2019
Ryder Residential Services	14	90.00		Repair Flashing on Eave at Clubhouse - 02/12/2019
Speare Enterprises, LLC	3733	400.00		Clubhouse Cleaning - thru 01/28/2019

Summit at Fern Hill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Speare Enterprises, LLC	3763	400.00	\$ 800.00	Clubhouse Cleaning - thru 02/28/2019
Additional Services Sub-Total		\$ 1,090.00		

TOTAL:		\$ 7,720.39		
---------------	--	--------------------	--	--

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

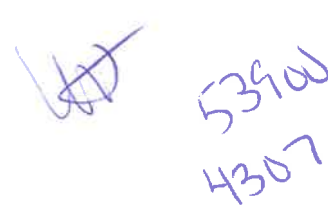
Invoice

Date	Invoice #
1/30/2019	32649

Bill To

Summit @ Fern Hill CDD
c/o Nicole Chamberlain, Meritus Corp.
2005 Pan Am Circle Dr., Ste 300
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	3/1/2019

Description	Amount
Monthly waterway service for the month this invoice is dated - 6 waterways Light Debris pickup included  53900 4307	340.00

Thank you for your business.

Total	\$340.00
Payments/Credits	\$0.00
Balance Due	\$340.00

Service Report

Customer: Summit at Fern Hill

Date: 1/29/19

Technician: Jason Markes

- ☐ New
- ☒ Scheduled Service
- ☒ Trash Pick Up
- ☐ Work Order
- ☐ Removal
- ☐ Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
1		✓		✓			✓	✓			N/A	Normal	N/A	Good
2		✓		✓			✓	✓			↓	↓	↓	↓
3		✓		✓			✓	✓			↓	↓	↓	↓
4		✓		✓			✓	✓	✓		↓	↓	↓	↓
5		✓		✓			✓	✓			↓	↓	↓	↓
6		✓		✓			✓	✓			↓	↓	↓	↓

Comments

Thank You!

First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A
Orlando, FL 32809
800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



Creating a balance
with nature

First Choice is a division of Aquatic Weed Control, Inc
www.aquaticweedcontrol.net

Service Report

Customer: Summit at Fern Hill

Date: 2/15/19

Technician: Jason Markes

- ☐ New
- ☒ Scheduled Service
- ☒ Trash Pick Up
- ☐ Work Order
- ☐ Removal
- ☐ Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
1		✓					✓				N/A	Normal	N/A	Good
2		✓					✓				↓	↓	↓	↓
3		✓					✓	✓			↓	↓	↓	↓
4		✓					✓	✓			↓	↓	↓	↓
5		✓					✓	✓			↓	↓	↓	↓
6		✓					✓	✓			↓	↓	↓	↓

Comments: Please allow 7-14 days for best results
will have wetland crew out in a couple weeks to
do a removal around #1 for primrose and cattails.

Thank You!

First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A
 Orlando, FL 32809
 800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



Creating a balance
with nature

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

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

INVOICE

Invoice Number: 8910
Invoice Date: Feb 1, 2019
Page: 1

Bill To:
Summit at Fern Hill CDD 2005 Pan Am Circle Suite 120 Tampa, FL 33607

Ship to:	

Customer ID	Customer PO	Payment Terms	
Summit Fern Hill CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		2/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - February		2,812.50
		Postage - December		5.42

Subtotal	2,817.92
Sales Tax	
Total Invoice Amount	2,817.92
Payment/Credit Applied	
TOTAL	2,817.92

Thanks For Your Business!

INVOICE

Zebra Cleaning Team, Inc.
P.O. BOX 3456
APOLLO BEACH, FL 33572
813-458-2942

DATE: FEBRUARY 11, 2019
INVOICE #3127

EXPIRATION DATE

TO Fern Hill CDD
2005 Pan Am Circle Ste 120
Tampa FL, 33607

TECHNICIAN		JOB SITE		INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood						

[illegible]

Comments:



Hillsborough
County Florida

M-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	01/16/2019	02/06/2019

Summary of Account Charges

Previous Balance	\$167.98
Net Payments - Thank You	(\$267.98)
Credit Amount	(\$100.00)
Total Account Charges	\$359.77

AMOUNT DUE	\$259.77
-------------------	-----------------

Important Message

Do you have a large yard with high water irrigation usage? Call Paula Staples, UF/IFAS Extension Hillsborough County, (813) 744-5519 X 54142, to see if a free irrigation evaluation can help lower your outdoor water use and conserve water for our future.

This is your summary of charges. Detailed charges by premise are listed on the following page(s).



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6440260149

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCF.gov.net/WaterBill
Additional Information: HCF.gov.net/Water



THANK YOU!



SUMMIT AT FERN HILL
2005 PAN AM CIR STE 300
TAMPA FL 33607-2359

6,314

DUE DATE	02/06/2019
AMOUNT DUE	\$259.77
AMOUNT PAID	

0064402601492

00000259771



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	01/16/2019	02/06/2019

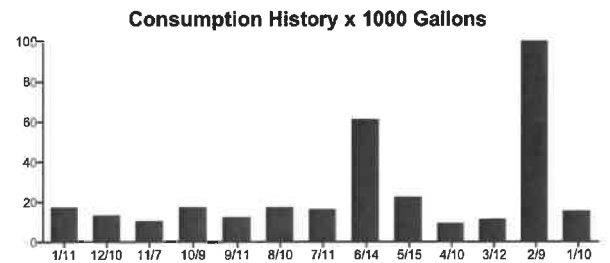
Service Address: 10340 BOGGY MOSS DR

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53708598	12/10/2018	5712	01/11/2019	5888	17600	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.15
Purchase Water Pass-Thru	\$51.57
Water Base Charge	\$24.19
Water Consumption Charge	\$17.03
Sewer Base Charge	\$58.63
Sewer Usage Charge	\$79.20
Total Service Address Charges	\$234.77



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	01/16/2019	02/06/2019

Service Address: 10636 FERN HILL DR

M-Page 2 of 2

Service Address Charges

Deposit Amount Due	\$100.00
Service Setup Fee	\$25.00
Total Service Address Charges	\$125.00

Hillsborough County Public Utilities Department

ACH Withdrawal

Your payment was successful!

Please print this page for your records. Thank you for you online payment.

Date Paid	2/8/2019 2:53:06 PM
HCPUD Account Number	6440260149
Amount Paid	\$259.77
Bank Routing Number	063102152
Type of Account	Business Checking
Bank Account Number	*****3620
Confirmation Number	19020801806983



Hillsborough
County Florida

M-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	02/14/2019	03/07/2019



Summary of Account Charges

Previous Balance	\$259.77
Net Payments - Thank You	(\$259.77)
Total Account Charges	\$256.81
AMOUNT DUE	\$256.81

Important Message

Do you have a large yard with high water irrigation usage? Call Paula Staples, UF/IFAS Extension Hillsborough County, (813) 744-5519 X 54142, to see if a free irrigation evaluation can help lower your outdoor water use and conserve water for our future.

This is your summary of charges. Detailed charges by premise are listed on the following page(s).



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **6440260149**

FEB 21 2019

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



SUMMIT AT FERN HILL
2005 PAN AM CIR STE 300
TAMPA FL 33607-2359

107

DUE DATE	03/07/2019
AMOUNT DUE	\$256.81
AMOUNT PAID	

34

0064402601492

00000256818



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	02/14/2019	03/07/2019

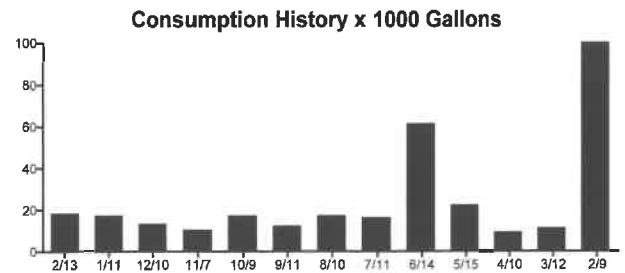
Service Address: 10340 BOGGY MOSS DR

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53708598	01/11/2019	5888	02/13/2019	6072	18400	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.15
Purchase Water Pass-Thru	\$53.91
Water Base Charge	\$24.19
Water Usage Charge	\$18.61
Sewer Base Charge	\$58.63
Sewer Usage Charge	\$82.80
Total Service Address Charges	\$242.29



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	02/14/2019	03/07/2019

Service Address: 10636 FERN HILL DR

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54272591	01/08/2019	0	02/13/2019	0	0	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.15
Water Base Charge	\$10.37
Total Service Address Charges	\$14.52

Statement Date: 02/06/2019

Account: 211000167513

SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
10636 FERN HILL DR WL
RIVERVIEW, FL 33578-0000

Current month's charges:	\$85.94
Total amount due:	\$85.94
Payment Due By:	02/27/2019

Your Account Summary

Previous Amount Due	\$101.83
Payment(s) Received Since Last Statement	-\$101.83
Current Month's Charges	\$85.94
Total Amount Due	\$85.94



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Helping neighbors in need

Our Share program makes it easy for you to help customers in need pay their electric and/or natural gas bills. Visit tampaelectric.com/share and peoplesgas.com/share to learn more.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167513

Current month's charges:	\$85.94
Total amount due:	\$85.94
Payment Due By:	02/27/2019
Amount Enclosed	\$

614346081891

00001401 02 AV 0.38 33607 FTECO102061923111810 00000 04 01000000 018 04 20949 006



SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-2359

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318



Account: 211000167513
Statement Date: 02/06/2019
Current month's charges due 02/27/2019

Details of Charges – Service from 01/03/2019 to 02/01/2019

Service for: 10636 FERN HILL DR WL, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C24484	02/01/2019	28,007		27,255		752 kWh	1	30 Days

Basic Service Charge

\$18.14

Energy Charge

752 kWh @ \$0.06011/kWh

\$45.20

Fuel Charge

752 kWh @ \$0.02719/kWh

\$20.45

Florida Gross Receipt Tax

\$2.15

Electric Service Cost

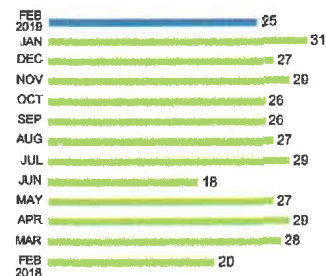
\$85.94

Total Current Month's Charges

\$85.94

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Fuel sources we use to serve you

For the 12-month period ending December 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 77%, Coal 17%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%



Statement Date: 02/06/2019
Account: 211000167729

SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
FERN HL, PH 1A
RIVERVIEW, FL 33578-0000

Current month's charges:	\$1,533.74
Total amount due:	\$1,533.74
Payment Due By:	02/27/2019

Your Account Summary

Previous Amount Due	\$1,523.08
Payment(s) Received Since Last Statement	-\$1,523.08
Current Month's Charges	\$1,533.74
Total Amount Due	\$1,533.74



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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Helping neighbors in need

Our Share program makes it easy for you to help customers in need pay their electric and/or natural gas bills. Visit tampaelectric.com/share and peoplesgas.com/share to learn more.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167729

Current month's charges:	\$1,533.74
Total amount due:	\$1,533.74
Payment Due By:	02/27/2019

Amount Enclosed \$

614346081892



SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211000167729
Statement Date: 02/06/2019
Current month's charges due 02/27/2019

Details of Charges – Service from 01/03/2019 to 01/31/2019

Service for: FERN HL, PH 1A, RIVERVIEW, FL 33578-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	900 kWh @ \$0.02930/kWh	\$26.37
Fixture & Maintenance Charge	45 Fixtures	\$405.45
Lighting Pole / Wire	45 Poles	\$1076.40
Lighting Fuel Charge	900 kWh @ \$0.02691/kWh	\$24.22
Florida Gross Receipt Tax		\$1.30
Lighting Charges		\$1,533.74

Total Current Month's Charges

\$1,533.74

00001401-0003365-Page 7 of 12

Important Messages

Fuel sources we use to serve you

For the 12-month period ending December 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 77%, Coal 17%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

**Oil makes up less than 1%*



Statement Date: 02/06/2019

Account: 211000167901

SUMMIT AT FERN HILL CCD
10340 BOGGY MOSS DR
RIVERVIEW, FL 33578-9502

Current month's charges:	\$496.21
Total amount due:	\$496.21
Payment Due By:	02/27/2019

Your Account Summary

Previous Amount Due	\$501.50
Payment(s) Received Since Last Statement	-\$501.50
Current Month's Charges	\$496.21
Total Amount Due	\$496.21



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Helping neighbors in need

Our Share program makes it easy for you to help customers in need pay their electric and/or natural gas bills. Visit tampaelectric.com/share and peoplesgas.com/share to learn more.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167901

Current month's charges:	\$496.21
Total amount due:	\$496.21
Payment Due By:	02/27/2019

Amount Enclosed \$

614346081893

SUMMIT AT FERN HILL CCD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211000167901
Statement Date: 02/06/2019
Current month's charges due 02/27/2019

Details of Charges – Service from 01/03/2019 to 02/01/2019

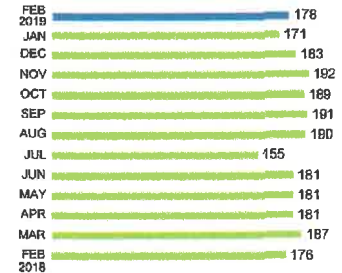
Service for: 10340 BOGGY MOSS DR, RIVERVIEW, FL 33578-9502

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K67917	02/01/2019	66,600		61,266		5,334 kWh	1	30 Days

Basic Service Charge		\$18.14
Energy Charge	5,334 kWh @ \$0.06011/kWh	\$320.63
Fuel Charge	5,334 kWh @ \$0.02719/kWh	\$145.03
Florida Gross Receipt Tax		\$12.41
Electric Service Cost		\$496.21

Total Current Month's Charges
\$496.21
Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)

Important Messages
Fuel sources we use to serve you

For the 12-month period ending December 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 77%, Coal 17%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%



DISTRICT CHECK REQUEST FORM

Today's Date February 25, 2019

District Name Summit at Fern CDD

Check Amount \$ 200.00

Payable: Lydia Simms

Mailing Address 10117 Crested Fringe Drive
 Riverview, FL 33578

Check Description Clubhouse Deposit

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)



Approved Signature

DM	_____
Fund	_____
G/L	<u>22000 15601</u>
Object Cd	_____
CK #	_____
Date	_____

Date of Reservation: Saturday 23, 2019
Time From: 9a to 4p
Type of Function: Girls Tea Party
Number of Persons Planning to Attend: 20 approx
Total Rental Fee: \$50.00
Total Refundable Deposit: \$200.00

Received

FEB 04 2019

THE SUMMIT AT FERN HILL Clubhouse Rental Agreement

THIS CLUBHOUSE RENTAL AGREEMENT (the "**Agreement**") is made on this 29th day of January, 2019, by and between THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT., a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes (the "**CDD**"), located at Lidia Renee Simms ("Homeowner"), residing at 10117 Crested Fringe DRIVE, Riverview, Florida 33578.

In consideration of the mutual agreements of the parties set forth in this Agreement and other good and valuable consideration the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. The CDD is not responsible for the loss or injuries sustained to any resident or guest who attends this function. The CDD, Home Encounter LLC, a Florida limited liability company (the "**Management Company**"), their members, employees and other representatives will in no way be liable for loss, damages, or injuries to any resident or guest in connection with this event. Homeowner assumes full responsibility and liability for any claims arising at the above stated activity. Homeowner(s) shall indemnify and hold harmless the CDD, The Summit at Fern Hill Community Association, Inc., Lennar Homes, LLC, a Florida limited liability company, Lennar Corporation, a Delaware corporation, and their respective affiliates, managers, members, employees, officers, directors, trustees, shareholders, counsel, representatives and agents (the "**Released Parties**"), from and against any and all damages, liens, liabilities, penalties, interest, losses, demands, actions, causes of action, claims, costs and expenses (including reasonable attorneys' fees, including the cost of in-house counsel and appeals) arising from or related to Homeowner's and its guests' and invitees' use of the Clubhouse and related facilities, entry onto the Clubhouse and related facilities and any other acts by Homeowner or its guest' and invitees with respect to the use of the Clubhouse and related facilities or otherwise. It is expressly agreed by Homeowner and the CDD that any of the Released Parties, which are not parties to this Agreement are intended by the Homeowner and the CDD to be third party beneficiaries to this Section 1 and shall have the right to enforce the provisions of this Agreement.

2. Homeowner agrees to return the premises to a neat, clean and orderly condition, and is responsible for removing all trash and garbage created as a result of this activity. All trash and garbage MUST be removed and taken and removed from the premises immediately after the event.

3. Homeowner understands and agrees that the \$200.00 refundable deposit will be returned ONLY after it has been verified that the facility has been left clean and orderly, all inventory accounted for, and all rules have been complied with. Following event, a representative of the CDD must walk through facility with the Homeowner to ensure it was left clean and orderly before authorization is made to return deposit.

4. Should facility not be left clean and orderly, and the cost to clean or repair facility exceeds the deposit, the Homeowner will be billed for the difference and required to pay same within 30 days. Should Homeowner continue to utilize Clubhouse and leave facility not in a clean or orderly state, the CDD reserves the right to deny rental of facility to the Homeowner in the future.

5. Homeowner agrees that rental of the Clubhouse does **not** include the exclusive use of the pool.
6. Alcohol is not allowed in the Clubhouse or on any of the Clubhouse property, including but not limited to, the pool area.
7. Prior to receiving the Clubhouse key, each Homeowner will be required to sign this Agreement. Homeowner can obtain these documents from the Management Company at (813) 873-7300.
8. A lost Clubhouse key will result in the loss of your deposit.
9. Homeowner agrees and understands that a minimum of five (5) calendar days' cancellation notice, prior to rental, is required. If cancellation notice is given less than five (5) calendar days prior to rental, the fifty dollar (\$50.00) rental fee will not be refunded.
10. If any commercial services will be used (i.e. moon walk or caterer) the commercial entity will be required to provide a certificate of insurance naming the CDD, as an additional named insured. This certificate shall be delivered to the Management Company a minimum of forty-eight (48) hours prior to the event.
11. Should an event occur in the evening, Homeowner shall make arrangements with the opening of the gate for attendees at the event at the Clubhouse. For security purposes, Homeowner shall not place any item that allows gate to remain open.
12. Homeowner agrees to abide by the Clean-Up Checklist that is attached hereto as **Exhibit A** and made a part hereof. Said Checklist is also posted in the Storage Closet.
13. By signing this Agreement, you are hereby acknowledging your understanding and acceptance of the terms and conditions herein.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written above.

HOMEOWNER:



Name: Lydia R. Simms

Name: _____

CDD:

THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes

By: _____

Name: _____

Title: _____

Mail two (2) checks (one for rental fee; one for deposit) and completed application to:

Summit at Fern Hill CDD
c/o Meritus
2005 Pan Am Circle, Suite 120
Tampa, FL 33607
Contact: Brittany Crutchfield
Phone: (813) 397-5120 Ext. 322
Email: Brittany.crutchfield@merituscorp.com

EXHIBIT A

Clubhouse Clean-up Check List

FOYER AND MAIN HALL	
All decorations (including balloons) removed	
All lights returned to original position	
RESTROOMS	
Trash removed and new trash liners applied	
Floors swept of all debris, and spills wiped up	
All decorations removed	
OTHER AREAS	
Trash removed	
Floors swept of all debris and spills wiped up	
Lights and fans set as indicated	
Outdoor deck area cleaned of debris, decorations, etc.	
All trash and decorations must be removed from Clubhouse grounds	

Failure to comply with any or all of the above responsibilities will result in forfeit of all or part of security deposit.

By assisting us with this clean-up, you are not only allowing the turnover of the Clubhouse to another group in a timely manner, but you also allow us to keep our rental rates reasonable.

We are seeking your continued cooperation in the use of the Clubhouse.

Name of Homeowner: Lydia R. Simms
 Date of Event: 02/23/2019

THE BACK OF THIS DOCUMENT CONTAINS AN "AMSCOT" ARTIFICIAL WATERMARK - HOLD AT AN ANGLE

AMSCOT
The Money Superstore™

84
AMSCOT CORPORATION
P.O. BOX 25137
TAMPA, FL 33622-5137

2199166825

PAY TO THE ORDER OF
Summit at Fern Hill

86-490
1031

2199166825

01/30/2019

Lydia Simms
1017 Crested Fringe Dr
Aventura FL 33578

PURCHASER
\$200.00

TWO HUNDRED AND 00/100 DOLLARS
NOT VALID FOR MORE THAN ONE THOUSAND FIVE HUNDRED DOLLARS (\$1500)
AMSCOT CORPORATION

PURCHASER AND PAYEE ARE SUBJECT TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE
THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

[Signature]
PURCHASER'S SIGNATURE

⑈103104900⑈ 4297 2199166825⑈

Received

THE BACK OF THIS DOCUMENT CONTAINS AN "AMSCOT" ARTIFICIAL WATERMARK - HOLD AT AN ANGLE

AMSCOT
The Money Superstore™

84
AMSCOT CORPORATION
P.O. BOX 25137
TAMPA, FL 33622-5137

2199166826

PAY TO THE ORDER OF
Summit at Fern Hill

86-490
1031

2199166826

01/30/2019

Lydia Simms
1017 Crested Fringe Dr
Aventura FL 33578

PURCHASER
\$50.00

FIFTY AND 00/100 DOLLARS
NOT VALID FOR MORE THAN ONE THOUSAND FIVE HUNDRED DOLLARS (\$1500)
AMSCOT CORPORATION

PURCHASER AND PAYEE ARE SUBJECT TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE
THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

[Signature]
PURCHASER'S SIGNATURE

⑈103104900⑈ 4297 2199166826⑈



Ryder Residential
813-203-1380

1071 Emerald Dr.
Brandon, Florida
33511
United States

Billed To
Nicole Hicks, DM
The Summit at Fern Hill CDD (Gene
Roberts)
2005 Pan Am Circle, Suite 300
Tampa, Florida
33607
United States

Date of Issue
02/12/2019

Due Date
02/27/2019

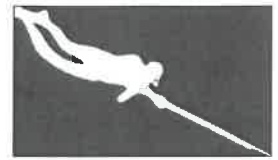
Invoice Number
0000014

Amount Due (USD)
\$90.00

Description	Rate	Qty	Line Total
Service Call FEE Retrieve Job Details	\$25.00	1	\$25.00
Repair Flashing on Eve at ClubHouse 10340 Boggy Moss Dr.	\$65.00	1	\$65.00
Subtotal			90.00
Tax			0.00
Total			90.00
Amount Paid			0.00
Amount Due (USD)			\$90.00

Handwritten: UAT 53900 4602

Spearem Enterprises, LLC
 18865 State Rd. 54 Suite122
 Lutz, FL 33558
 (727) 237-2316
 spearem.jmb@gmail.com



INVOICE

BILL TO

Summit at Fern Hill CDD
 c/o Meritus
 2005 Pan Am Circle, Suite 120
 Tampa , FL 33607

INVOICE # 3733
DATE 02/01/2019
DUE DATE 02/16/2019
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
LABOR	1	100.00	100.00
1-7-2019			
<ul style="list-style-type: none"> • Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas • Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected • Sweep, Vacuum & Mop ALL floors • ALL Trash bins to be emptied upon each visit and new liners in place • Replacement of burned out light bulbs. • Clean/Disinfect drinking fountain • Pick up all trash and debris on Clubhouse grounds • Tables wiped off & straitened inside & outside • Dust all furniture, pictures, tables, lamps and baseboards in clubhouse • Blinds and window sills dusted 			
Description Of Work To Be Performed One Time Per Week:			
<ul style="list-style-type: none"> • Blow off Parking area, sidewalks, cabanas & pool deck • Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris • Remove wasp/hornets nests as needed 			
LABOR	1	100.00	100.00
1-14-2019			
<ul style="list-style-type: none"> • Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas • Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected • Sweep, Vacuum & Mop ALL floors • ALL Trash bins to be emptied upon each visit and new liners in place • Replacement of burned out light bulbs. • Clean/Disinfect drinking fountain 			

WJ

53400

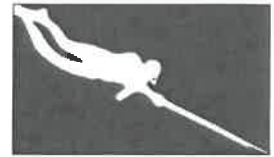
4602

ACTIVITY	QTY	RATE	AMOUNT
<ul style="list-style-type: none"> • Pick up all trash and debris on Clubhouse grounds • Tables wiped off & straitened inside & outside • Dust all furniture, pictures, tables, lamps and baseboards in clubhouse • Blinds and window sills dusted <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> • Blow off Parking area, sidewalks, cabanas & pool deck • Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris • Remove wasp/hornets nests as needed 			
LABOR	1	100.00	100.00
<p>1-21-2019</p> <ul style="list-style-type: none"> • Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas • Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected • Sweep, Vacuum & Mop ALL floors • ALL Trash bins to be emptied upon each visit and new liners in place • Replacement of burned out light bulbs. • Clean/Disinfect drinking fountain • Pick up all trash and debris on Clubhouse grounds • Tables wiped off & straitened inside & outside • Dust all furniture, pictures, tables, lamps and baseboards in clubhouse • Blinds and window sills dusted <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> • Blow off Parking area, sidewalks, cabanas & pool deck • Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris • Remove wasp/hornets nests as needed 			
LABOR	1	100.00	100.00
<p>1-28-2019</p> <ul style="list-style-type: none"> • Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas • Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected • Sweep, Vacuum & Mop ALL floors • ALL Trash bins to be emptied upon each visit and new liners in place • Replacement of burned out light bulbs. • Clean/Disinfect drinking fountain • Pick up all trash and debris on Clubhouse grounds • Tables wiped off & straitened inside & outside • Dust all furniture, pictures, tables, lamps and baseboards in clubhouse • Blinds and window sills dusted <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> • Blow off Parking area, sidewalks, cabanas & pool deck • Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris • Remove wasp/hornets nests as needed 			

ACTIVITY	QTY	RATE	AMOUNT
MATERIAL Papergoods,Soap, Trash bags included in cost.	1	0.00	0.00

BALANCE DUE			\$400.00

Spearem Enterprises, LLC
 18865 State Rd. 54 Suite122
 Lutz, FL 33558
 (727) 237-2316
 spearem.jmb@gmail.com



INVOICE

BILL TO

Summit at Fern Hill CDD
 c/o Meritus
 2005 Pan Am Circle, Suite 120
 Tampa , FL 33607

INVOICE # 3763

DATE 02/26/2019

DUE DATE 03/13/2019

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor	1	100.00	100.00

2-7-2019

- Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas
- Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected
- Sweep, Vacuum & Mop ALL floors
- ALL Trash bins to be emptied upon each visit and new liners in place
- Replacement of burned out light bulbs.
- Clean/Disinfect drinking fountain
- Pick up all trash and debris on Clubhouse grounds
- Tables wiped off & straitened inside & outside
- Dust all furniture, pictures, tables, lamps and baseboards in clubhouse
- Blinds and window sills dusted

Description Of Work To Be Performed One Time Per Week:

- Blow off Parking area, sidewalks, cabanas & pool deck
- Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris
- Remove wasp/hornets nests as needed

Labor

2-14-2019

- Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas
- Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected
- Sweep, Vacuum & Mop ALL floors
- ALL Trash bins to be emptied upon each visit and new liners in place
- Replacement of burned out light bulbs.
- Clean/Disinfect drinking fountain

1 100.00 100.00

WAT
 539.00
 4602

ACTIVITY	QTY	RATE	AMOUNT
<ul style="list-style-type: none"> • Pick up all trash and debris on Clubhouse grounds • Tables wiped off & straitened inside & outside • Dust all furniture, pictures, tables, lamps and baseboards in clubhouse • Blinds and window sills dusted <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> • Blow off Parking area, sidewalks, cabanas & pool deck • Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris • Remove wasp/hornets nests as needed 			
Labor	1	100.00	100.00
<p>2-21-2019</p> <ul style="list-style-type: none"> • Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas • Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected • Sweep, Vacuum & Mop ALL floors • ALL Trash bins to be emptied upon each visit and new liners in place • Replacement of burned out light bulbs. • Clean/Disinfect drinking fountain • Pick up all trash and debris on Clubhouse grounds • Tables wiped off & straitened inside & outside • Dust all furniture, pictures, tables, lamps and baseboards in clubhouse • Blinds and window sills dusted <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> • Blow off Parking area, sidewalks, cabanas & pool deck • Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris • Remove wasp/hornets nests as needed 			
Labor	1	100.00	100.00
<p>2-28-2019</p> <ul style="list-style-type: none"> • Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas • Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected • Sweep, Vacuum & Mop ALL floors • ALL Trash bins to be emptied upon each visit and new liners in place • Replacement of burned out light bulbs. • Clean/Disinfect drinking fountain • Pick up all trash and debris on Clubhouse grounds • Tables wiped off & straitened inside & outside • Dust all furniture, pictures, tables, lamps and baseboards in clubhouse • Blinds and window sills dusted <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> • Blow off Parking area, sidewalks, cabanas & pool deck • Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris • Remove wasp/hornets nests as needed 			

ACTIVITY	QTY	RATE	AMOUNT
Material Papergoods, Soap, Trash bags included in cost.	1	0.00	0.00

BALANCE DUE			\$400.00

Summit at Fern Hill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Carson's Lawn & Landscaping Services	4848	\$ 4,858.34		Lawn Maintenance - February
Meritus Districts	8967	2,821.58		Management Services - March
Yellowstone	TM 4915	2,708.13		Landscape Maintenance - February
Zebra Cleaning Team, Inc.	3154	500.00		Pool Cleaning - March
Monthly Contract Sub-Total		\$ 10,888.05		
Variable Contract				
Stantec	1481250	\$ 592.50		Professional Services - thru 02/22/2019
Straley Robin Vericker	16751	761.94		Professional Services - thru 02/15/2019
Straley Robin Vericker	16854	584.95	\$ 1,346.89	Professional Services - thru 03/15/2019
Variable Contract Sub-Total		\$ 1,939.39		
Utilities				
BOCC	6440260149 031519	\$ 157.55		Water Service - thru 03/12/2019
Spectrum	069143201022319	279.44		Phone/Internet Services - thru 03/27/2019
Tampa Electric	211000167513 030719	79.04		Electric Services - thru 03/05/2019
Tampa Electric	211000167729 030719	1,533.74		Electric Services - thru 03/01/2019
Tampa Electric	211000167901 030719	525.21	\$ 2,137.99	Electric Services - thru 03/04/2019
Utilities Sub-Total		\$ 2,574.98		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Carson's Lawn & Landscaping Services	4850	\$ 1,919.00		Prune 48 Palm Trees/Remove Palm/Deliver & Install Sable Palm - 02/26/2019
Carson's Lawn & Landscaping Services	4851	1,475.00	\$ 3,394.00	Repair Flooded Area/Replace Damaged

Summit at Fern Hill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
				Spray Head/Decoder - 02/26/2019
Grau and Associates	17770	3,700.00		Audit FYE 09/30/2018 - 03/02/2019
HomeTeam	62087292	120.80		Pest Control - 03/15/2019
Spearem Enterprises, LLC	3777	170.00		Replaced Gate Child Safely Latch - 02/27/2019
Spearem Enterprises, LLC	3806	400.00	\$ 570.00	Clubhouse Cleaning - thru 03/25/2019
Additional Services Sub-Total		\$ 7,784.80		
TOTAL:		\$ 23,187.22		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

INVOICE

DATE: February 27, 2019
Invoice # 4848

Billing address	Service address
The Summit at Fern Hill C/O Meritus 2005 Pan Am Circle Suite 120 Tampa, FL 33607	The Summit at Fern Hill

[illegible]**Payment due upon receipt**

Phone #
813-526-3739

Fax #
813-280-2476

E-mail
carsonwd@yahoo.com

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 8967
Invoice Date: Mar 1, 2019
Page: 1

Bill To:
Summit at Fern Hill CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Summit Fern Hill CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		3/1/19

[illegible]

Subtotal	2,821.58
Sales Tax	
Total Invoice Amount	2,821.58
Payment/Credit Applied	
TOTAL	2,821.58



Excellence in Commercial Landscaping

Post Office Box 849 || Bunnell FL 32110

Tel 386.437.6211 || Fax 386.586.1286

Invoice

Invoice: TM 4915
Invoice Date: February 28, 2019

PO Number:

Bill To:

Summit at Fern Hill
c/o Meritus Communities
Summit at Fern Hill CDD
2005 Pan Am Cir, Suite 300
Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Summit at Fern Hill
Terms: Net 30

Invoice Due Date: March 30, 2019
Invoice Amount: \$2,708.13

Description	Current Amount
Monthly Landscape Maintenance February 2019	\$2,708.13

Invoice Total **\$2,708.13**

EXCELLENCE IN COMMERCIAL LANDSCAPING

Handwritten: 1539100, 4604

Thanks For Your Business!

INVOICE

Zebra Cleaning Team, Inc.
P.O. BOX 3456
APOLLO BEACH, FL 33572
813-458-2942

DATE: MARCH 6, 2019
INVOICE #3154

EXPIRATION DATE

TO Fern Hill CDD
2005 Pan Am Circle Ste 120
Tampa FL, 33607

TECHNICIAN	JOB SITE			INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood						

[illegible]**Comments:**



INVOICE

Page 1 of 1

Invoice Number	1481250
Invoice Date	March 5, 2019
Purchase Order	215612636
Customer Number	132832
Project Number	215612636

Bill To

Summit at Fern Hill CDD
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project Fern Hill CDD Engineering Services

Project Manager

Stewart, Tonja L

For Period Ending

February 22, 2019

Current Invoice Total (USD)

592.50

Process requisitions

Top Task**219****2019 FY General Consulting****Professional Services****Category/Employee**

Nurse, Vanessa M

**Current
Hours**

0.75

Rate

110.00

**Current
Amount**

82.50

Stewart, Tonja L

3.00

170.00

510.00

Subtotal Professional Services

3.75

592.50

Top Task Subtotal

2019 FY General Consulting

592.50

Total Fees & Disbursements

592.50

INVOICE TOTAL (USD)**592.50****Due upon receipt or in accordance with terms of the contract**

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

WJF
51300
3103

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

February 26, 2019

Client: 001462

Matter: 000001

Invoice #: 16751

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
1/16/2019	KMS	REVISE LANDSCAPING CONTRACT.	0.7	
1/17/2019	VKB	REVIEW AND REVISE LANDSCAPING AGREEMENT AND EXHIBITS.	0.5	
1/18/2019	KMS	REVISE LANDSCAPING CONTRACT AND EXHIBITS.	0.5	
1/18/2019	LB	FINALIZE QUARTERLY REPORT; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2018.	0.2	
1/24/2019	LB	PREPARE DEED TO THE DISTRICT FOR RECORDING; PREPARE TRANSMITTAL LETTER TO CLERK OF COURT RE SAME.	0.3	
2/7/2019	JMV	REVIEW EMAIL FROM B. CRUTCHFIELD.	0.1	
2/7/2019	VKB	REVIEW AND REPLY TO EMAILS FROM A. WOLFE RE: AUDITOR'S QUESTIONS RE: BOND REQUISITONS, CONVEYANCES, AND BACK UP MATERIALS.	0.7	
Total Professional Services			3.0	\$705.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.1	\$30.50
VKB Vivek K. Babbar	1.2	\$300.00
KMS Kristen M. Schalter	1.2	\$300.00

February 26, 2019
Client: 001462
Matter: 000001
Invoice #: 16751

Page: 2

PERSON RECAP

Person	Hours	Amount
LB Lynn Butler	0.5	\$75.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
1/24/2019	Clerk, Circuit Court, Hillsborough County- Recording Fees- Recording Fees & Doc. Stamps for Deed to CDD	\$53.20
1/24/2019	Postage	\$1.89
2/15/2019	Photocopies (9 @ \$0.15)	\$1.35
Total Disbursements		\$56.44

Total Services	\$705.50
Total Disbursements	\$56.44
Total Current Charges	\$761.94

PAY THIS AMOUNT

\$761.94

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street
Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

March 25, 2019
Client: 001462
Matter: 000001
Invoice #: 16854

Page: 1

RE: General

For Professional Services Rendered Through March 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
2/25/2019	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE NOTICE.	0.9	
2/25/2019	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2018; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5	
3/14/2019	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	0.7	
3/15/2019	LB	PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING ON SAME.	0.4	
Total Professional Services			2.5	\$584.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.9	\$274.50
VKB	Vivek K. Babbar	0.7	\$175.00
LB	Lynn Butler	0.9	\$135.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
3/15/2019	Photocopies (3 @ \$0.15)	\$0.45

March 25, 2019
Client: 001462
Matter: 000001
Invoice #: 16854

Page: 2

DISBURSEMENTS

Date	Description of Disbursements	Amount
	Total Disbursements	\$0.45
	Total Services	\$584.50
	Total Disbursements	\$0.45
	Total Current Charges	\$584.95
	PAY THIS AMOUNT	\$584.95

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

M-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/15/2019	04/05/2019



Summary of Account Charges

Previous Balance	\$256.81
Net Payments - Thank You	(\$256.81)
Total Account Charges	\$157.55
AMOUNT DUE	\$157.55

This is your summary of charges. Detailed charges by premise are listed on the following page(s).



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **6440260149**

Received
MAR 22 2019

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



SUMMIT AT FERN HILL
2005 PAN AM CIR STE 300
TAMPA FL 33607-2359

151

DUE DATE	04/05/2019
AMOUNT DUE	\$157.55
AMOUNT PAID	

0064402601492

000001⁶⁵57552

HILLSBOROUGH COUNTY PUBLIC UTILITIES

Web Address
Internet Payments
Pay by Phone/Account Information
Email Address

HCFLGov.net/Water
HCFLGov.net/WaterBill
(813) 276-8526
PublicUtilities@HCFLGov.net

Customer Service (813) 272-6680
Credit / Collections (813) 272-5977, Ext. 43800
Emergency (813) 744-5600

Water Quality Information Line (24 hrs.) (813) 264-3835
Water Restrictions Information (813) 275-7094
Water Restriction Violation Hotline (813) 224-8993

Authorized Payment Offices:

PUBLIC UTILITIES
(Brandon area)
332 N. FALKENBURG
TAMPA, FL 33619
M-F, 8-5 w/ drop box

PUBLIC UTILITIES
(Northdale area)
15610 PREMIERE DR
TAMPA, FL 33624
M-F, 8-5 w/ drop box



Explanation of Charges:

CUSTOMER BILL CHARGE - is the net cost for all Customers' Account Management activities and is charged on every bill generated during the fiscal year.

PURCHASED WATER CHARGE - is a volumetric charge based on the cost of water purchased by the County from suppliers. The pass through charge is applied to all billable potable water consumption.

WATER BASE CHARGE - is designed to recover a portion of all fixed costs for the water system. Fixed costs include debt service, personnel cost and operating costs not related to the amount of water produced or treated.

WATER CONSUMPTION CHARGE - includes all variable costs for producing and treating water and the remainder of the fixed costs not recovered through the water base charge. Water consumption charges are billed per 1,000 gallons of metered flow.

RECLAIMED WATER CHARGE - is designed to recover variable and fixed costs associated with the treatment and supply of reclaimed water.

SEWER BASE FACILITY CHARGE - is designed to recover a portion of the fixed costs for the wastewater system. Fixed costs include debt service, personnel costs and operating costs not related to the amount of wastewater treated and effluent disposal.

SEWER USAGE CHARGE - includes the variable costs of treating and disposing of wastewater and includes the balance of the fixed costs not recovered through the wastewater base charge. Wastewater usage charges are billed per 1,000 gallons of metered flow. Residential wastewater usage is capped at 8,000 gallons per month on accounts read monthly and at 16,000 gallons on accounts whose meter is read every other month. Commercial wastewater customers pay the wastewater usage charge for all billable water consumption.

DEPOSITS - A new or increased security deposit required to reduce bad-debt losses on an account.

ADJUSTMENTS - includes costs for special services or handling provided by the County. This may include, but is not limited to, customer requests, delinquent account collections activities, unauthorized usage charges, etc.

SOCIAL SECURITY NUMBER DISCLOSURE STATEMENT:

In compliance with Section 119.071(5), Florida Statutes (Public Records Law) by this document Hillsborough County discloses to you that your social security number is requested for the purpose of deposit waiver verification, at the customer's request, for any new water or wastewater account and recovery of unpaid utility bills or charges.

Go Green - You can help reduce the environmental impact of paper billing. Visit us on the Web to view paperless options for billing and payments.

Hillsborough County Public Utilities will be participating in the U.S. Environmental Protection Agency's (EPA) fourth round of the Unregulated Contaminant Monitoring Rule (UCMR4) during 2018 through 2020. The County's UCMR4 analysis results and more information are available at HCFLGov.net/UCMR4

Hillsborough County Public Utilities accepts:



(AMSCOT Locations accept CASH only)

Internet Payments: HCFLGov.net/WaterBill

Mail Payments to: P.O. Box 342456, Tampa, Florida 33694-2456

Pay By Phone: (813) 276-8526



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/15/2019	04/05/2019

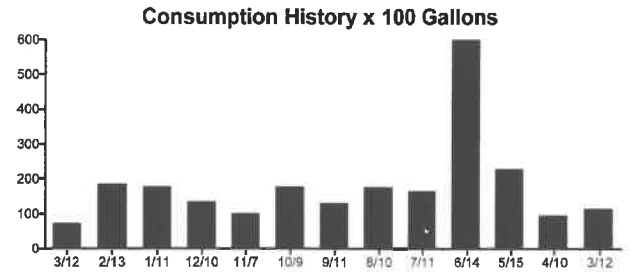
Service Address: 10340 BOGGY MOSS DR

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53708598	02/13/2019	6072	03/12/2019	6143	7100	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.15
Purchase Water Pass-Thru	\$20.80
Water Base Charge	\$24.19
Water Usage Charge	\$5.04
Sewer Base Charge	\$58.63
Sewer Usage Charge	\$31.95
Total Service Address Charges	\$144.76



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/15/2019	04/05/2019

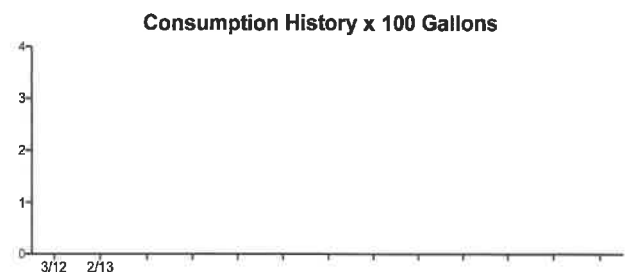
Service Address: 10636 FERN HILL DR

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54272591	02/13/2019	0	03/12/2019	0	0	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.15
Water Base Charge	\$8.64
Total Service Address Charges	\$12.79



February 23, 2019
Invoice Number: 069143201022319
Account Number: 0050691432-01
Security Code: 2769
Service At: 10340 BOGGY MOSS DR
RIVERVIEW, FL 33578-4621

Contact Us
Visit us at brighthouse.com/business
Or, call us at 1-877-824-6249

Summary *Services from 02/28/19 through 03/27/19
details on following pages*

Previous Balance	277.40
Payments Received - Thank You	-277.40
Remaining Balance	\$0.00
Spectrum Business™ TV	77.49
Spectrum Business™ Internet	89.98
Spectrum Business™ Voice	99.98
Other Charges	11.99
Current Charges	\$279.44
Total Due by 03/15/19	\$279.44

SPECTRUM BUSINESS NEWS

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

New Spectrum Store. On Monday, January 21, 2019, a new Spectrum Store will open at 11725 W Hillsborough Avenue - Suite 205 - Bayport Commons, Tampa, FL 33635. The store hours will be Monday - Saturday 10:00AM - 8:00PM and Sunday 12:00PM - 5:00PM. Customers may visit the store to learn about Spectrum products, including our new Spectrum Mobile service, pay a bill and pick up or return equipment. Additional support is available at Spectrum.net/support.

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 23 02232019 NNNNNY 01 000358 0001

FERN HILL
C/O C/O MERITUS
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529



February 23, 2019

FERN HILL

Invoice Number: 069143201022319
Account Number: 0050691432-01
Service At: 10340 BOGGY MOSS DR
RIVERVIEW, FL 33578-4621

Total Due by 03/15/19	\$279.44
Amount you are enclosing	\$

Please Remit Payment To:

BRIGHT HOUSE NETWORKS
PO BOX 790450
SAINT LOUIS, MO 63179-0450



Invoice Number: 069143201022319
 Account Number: 0050691432-01
 Security Code: 2769

**Contact Us**Visit us at brighthouse.com/business

Or, call us at 1-877-824-6249

7635 1610 NO RP 23 02232019 NNNNNY 01 000358 0001

Charge Details

Previous Balance	277.40
Payments Received - Thank You 02/07	-277.40
Remaining Balance	\$0.00

Payments received after 02/23/19 will appear on your next bill.

Services from 02/28/19 through 03/27/19

Spectrum Business™ TV

Spectrum Business TV Premier	69.99
Spectrum Receiver	7.50
	\$77.49

Spectrum Business™ TV Total **\$77.49****Spectrum Business™ Internet**

Spectrum Business Internet Plus	99.99
Business WiFi	4.99
Promo Discount	-15.00
	\$89.98

Spectrum Business™ Internet Total **\$89.98****Spectrum Business™ Voice**

Phone Number 813-769-9173	
Spectrum Business Voice	49.99
	\$49.99

Phone Number 813-915-5481	
Spectrum Business Voice	49.99
	\$49.99

For additional call details,
 please visit brighthouse.com/myservices.

Spectrum Business™ Voice Total **\$99.98****Other Charges**

Broadcast TV Surcharge	11.99
Other Charges Total	\$11.99

Current Charges	\$279.44
Total Due by 03/15/19	\$279.44

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Spectrum Receiver \$7.50 - Charges include \$6.50 for Receiver Rental and \$1.00 for Secure Connection.

The following taxes, fees and surcharges are included in the price of the applicable service - Florida CST \$11.08, Federal USF \$3.85, E911 Fee \$0.80, TRS Surcharge \$0.20, Sales Tax \$0.12.

Voice Fees and Charges - These include charges, to recover or defray government fees imposed on Spectrum, and certain other costs related to Spectrum's Voice service, including a Federal Universal Service Charge and, if applicable, a State Universal Service Charge to recover amounts Spectrum must pay to support affordable telephone service, and may include a state Telecommunications Relay Service Fee to support relay services for hearing and speech impaired customers. Please note that these charges are not taxes and are subject to change. For more information, visit spectrum.net/taxesandfees.

Complaint Procedures - You have 60 days from the billing date to register a complaint if you disagree with your charges.

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support or call 1-855-657-7328.

Your WAY can be the GREEN way!
GO GREEN with Spectrum Business.

Online Bill Pay is helping the environment one customer at a time. It's easy - all you need to do is sign up for Online Bill Pay. It will save you money on postage and time - and it will also save trees!

Enrolling is easy, just go to brighthouse.com/business. Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

- Debit Card - Credit Card - Electronic Funds Transfer
- Receive a quick summary of your account at any time
- Access up to 6 months of statements

Payment Options

Pay Online - Create or Login to pay or view your bill online at brighthouse.com/business.

Pay by Mail - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call 1-877-824-6249.



Invoice Number: 069143201022319
Account Number: 0050691432-01
Security Code: 2769

Contact Us

Visit us at brighthouse.com/business
Or, call us at 1-877-824-6249

7635 1610 NO RP 23 02232019 NNNNNY 01 000358 0001

Video Closed Captioning Inquiries - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment. For immediate closed captioning inquiries, call 1-877-824-6249 or email PriorityEscalationTeam@chartercom.com. For assistance with an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to 1-704-697-4935, or email closedcaptioningissues@charter.com. To follow up on a written closed captioning concern only, please call 1-877-276-7432.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.



February 23, 2019

Invoice Number:
Account Number:
Security Code:

FERN HILL
069143201022319
0050691432-01
2769



Contact Us

Visit us at brighthouse.com/business

Or, call us at 1-877-824-6249

7635 1610 NO RP 23 02232019 NNNNNY 01 000358 0001



Statement Date: 03/07/2019
Account: 211000167513

SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
10636 FERN HILL DR WL
RIVERVIEW, FL 33578-0000

Current month's charges:
Total amount due:
Payment Due By:

Your Account Summary

Previous Amount Due	\$85.94
Payment(s) Received Since Last Statement	-\$85.94
Current Month's Charges	\$79.04
Total Amount Due	\$79.04

00000115-0000437-Page 1 of 12

Zap Cap
SYSTEMS
A TAMPA ELECTRIC COMPANY

It's a great time to stay
Zap Cap Systems® Protected
advanced surge protection

Receive **free** installation
April 30, 2019

Visit tampaelectric.com
877 SURGE 22 to learn more

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Beware of scams targeting utility customers

Follow these tips to avoid being a victim:

- We will never call to ask for credit card or debit card numbers.
- Be wary of anyone demanding payment over the phone.
- Know what you owe. Reference your most recent bill or log into your online account.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

WAYS TO PAY YOUR BILL

mail phone online pay agent

Received
MAR 11 2019

See reverse side for more information

Account: 211000167513

Current month's charges:
Total amount due:
Payment Due By:
Amount Enclosed \$

608173266891

00000115 02 AV 0.38 33607 FTECO103071923282010 00000 04 01000000 018 04 20967 006



SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-2359

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211000167513
Statement Date: 03/07/2019
Current month's charges due 03/28/2019

Details of Charges – Service from 02/02/2019 to 03/05/2019

Service for: 10636 FERN HILL DR WL, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non D

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multipli
C24484	03/05/2019	28,682		28,007		675 kWh	1

Basic Service Charge

\$18.14

Energy Charge

675 kWh @ \$0.06011/kWh

\$40.57

Fuel Charge

675 kWh @ \$0.02719/kWh

\$18.35

Florida Gross Receipt Tax

\$1.98

Electric Service Cost

\$79.04

Total Current Month's Charges

\$79.04

Tampa Ele

Kilowat
(Avera



Important Messages

Important Rate Information for Lighting Customers

Starting in January 2019 your energy costs dropped compared to your 2018 bill. Starting in April, your el bill should remain below 2018 levels, depending on your usage, even if the fuel portion of your bill is adju upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric. If the proposed change is approved by the Florida Service Commission, starting in April 2019 and continuing through the end of this year, bills will be lower last year and remain among the lowest in the state, even with this increase in fuel costs. This is all part c commitment to safely provide reliable, affordable power to you.

To view the adjusted lighting rates, please visit tampaelectric.com/rates, and select *Customer Communications*. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and *Option 5* to make a request.



Statement Date: 03/07/2019
Account: 211000167729

SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
FERN HL, PH 1A
RIVERVIEW, FL 33578-0000

Current month's charges:
Total amount due:
Payment Due By:

Your Account Summary

Previous Amount Due	\$1,533.74
Payment(s) Received Since Last Statement	-\$1,533.74
Current Month's Charges	\$1,533.74
Total Amount Due	\$1,533.74

00000115-0000441-Page 9 of 12


Zap Cap
SYSTEMS
A TAMPA ELECTRIC COMPANY

It's a great time to stay
Zap Cap Systems® Pro
advanced surge protection

Receive **free** installation
April 30, 2019

Visit tampaelectric.com
877 SURGE 22 to learn more

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Beware of scams targeting utility customers

Follow these tips to avoid being a victim:

- We will never call to ask for credit card or debit card numbers.
- Be wary of anyone demanding payment over the phone.
- Know what you owe. Reference your most recent bill or log into your online account.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167729

Current month's charges:
Total amount due:
Payment Due By:
Amount Enclosed \$

608173266892



SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318
75

Account: 211000167729
Statement Date: 03/07/2019
Current month's charges due 03/28/2019

Details of Charges – Service from 02/01/2019 to 03/01/2019

Service for: FERN HL, PH 1A, RIVERVIEW, FL 33578-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	900 kWh @ \$0.02930/kWh	\$26.37
Fixture & Maintenance Charge	45 Fixtures	\$405.45
Lighting Pole / Wire	45 Poles	\$1076.40
Lighting Fuel Charge	900 kWh @ \$0.02691/kWh	\$24.22
Florida Gross Receipt Tax		\$1.30
Lighting Charges		\$1,533.74

Total Current Month's Charges

\$1,533.74

00000115-0000442- Page 11 of 12

Important Messages

Important Rate Information for Lighting Customers

Starting in January 2019 your energy costs dropped compared to your 2018 bill. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even if the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric. If the proposed change is approved by the Florida Public Service Commission, starting in April 2019 and continuing through the end of this year, bills will be lower than last year and remain among the lowest in the state, even with this increase in fuel costs. This is all part of our commitment to safely provide reliable, affordable power to you.

To view the adjusted lighting rates, please visit tampaelectric.com/rates, and select *Customer Communications*. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select *Option 5* to make a request.



Statement Date: 03/07/2019
Account: 211000167901

SUMMIT AT FERN HILL CCD
10340 BOGGY MOSS DR
RIVERVIEW, FL 33578-9502

Current month's charges:
Total amount due:
Payment Due By:

Your Account Summary

Previous Amount Due	\$496.21
Payment(s) Received Since Last Statement	-\$496.21
Current Month's Charges	\$525.21
Total Amount Due	\$525.21

00000115-0000439-Page 5 of 12


Zap Cap
SYSTEMS
A TAMPA ELECTRIC COMPANY

It's a great time to stay
Zap Cap Systems® Protected
advanced surge protection

Receive free installation
April 30, 2019

Visit tampaelectric.com
877 SURGE 22 to learn more

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- Be wary of anyone demanding payment over the phone.
- Know what you owe. Reference your most recent bill or log into your online account.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167901

Current month's charges:
Total amount due:
Payment Due By:

Amount Enclosed \$

608173266893



SUMMIT AT FERN HILL CCD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318
77

Account: 211000167901
Statement Date: 03/07/2019
Current month's charges due 03/28/2019

Details of Charges – Service from 02/02/2019 to 03/04/2019

Service for: 10340 BOGGY MOSS DR, RIVERVIEW, FL 33578-9502

Rate Schedule: General Service - Non E

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multipl
K67917	03/04/2019	72,258		66,600		5,658 kWh	1

Basic Service Charge		\$18.14
Energy Charge	5,658 kWh @ \$0.06011/kWh	\$340.10
Fuel Charge	5,658 kWh @ \$0.02719/kWh	\$153.84
Florida Gross Receipt Tax		\$13.13
Electric Service Cost		\$525.21
Total Current Month's Charges		\$525.21

Tampa El

Kilowa
(Avera



Important Messages

Important Rate Information for Lighting Customers

Starting in January 2019 your energy costs dropped compared to your 2018 bill. Starting in April, your electricity bill should remain below 2018 levels, depending on your usage, even if the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric. If the proposed change is approved by the Florida Public Service Commission, starting in April 2019 and continuing through the end of this year, bills will be lower than last year and remain among the lowest in the state, even with this increase in fuel costs. This is all part of our commitment to safely provide reliable, affordable power to you.

To view the adjusted lighting rates, please visit tampaelectric.com/rates, and select *Customer Communications*. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select *Option 5* to make a request.



Billing Address
P.O. Box 3203
Riverview, FL 33568

DATE: February 26, 2019
Invoice # 4850

Billing address	Service address
The Summit at Fern Hill C/O Meritus 2005 Pan Am Circle Suite 120 Tampa, FL 33607	The Summit at Fern Hill

[illegible]**Payment due upon receipt**

Phone #
813-526-3739

Fax #
813-280-2476

E-mail
carsonwd@yahoo.com

Carson's Lawn & Landscaping Services

INVOICE

Billing Address
P.O. Box 3203
Riverview, FL 33568

DATE: February 26, 2019
Invoice # 4851

Billing address	Service address
The Summit at Fern Hill C/O Meritus 2005 Pan Am Circle Suite 120 Tampa, FL 33607	The Summit at Fern Hill

ID	LOCATION	QTY	COST	TOTAL
	Entire Property			
	A) Dig up flooded area at entrance island at Fern Hill and repair			
	B) Chase all wiring to locate ground faults			
	C) Replace damaged spray head on apron on Fern Hill exit side as needed			
	D) Replace station # 14 decoder			
	E) Test all decoder from station 1 - 14			
	F) Update firmware to station # 9 and #11			
	G) Repair all bubblers in landscape beds at clubhouse as needed			
	H) Repair all drip lines in clubhouse landscape beds as needed			
	I) Repair ground fault to station # 34 and test code			
	J) Repair all broken drip lines along fence line on Fern Hill entrance as needed			
	K) Set timer to run at correct time and dates			
	L) Parts and Labor			\$ 1,475.00
				\$ -
				\$ -
THANK YOU FOR USING CARSON'S LAWN & LANDSCAPING SERVICES				TOTAL \$ 1,475.00

Payment due upon receipt

Phone #
813-526-3739

Fax #
813-280-2476

E-mail
carsonwd@yahoo.com

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Summit at Fern Hill Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Invoice No. 17770
Date 03/02/2019

SERVICE	AMOUNT
Audit FYE 09/30/2018	\$ 3,700.00
Current Amount Due	\$ 3,700.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,700.00	0.00	0.00	0.00	0.00	3,700.00

Payment due upon receipt.



HomeTeam Pest Defense, Inc.
310 First St. NE
Ruskin, FL 33570-3621
813-489-7041

Invoice and detailed service report

INVOICE #: 62087292

WORK DATE: 3/15/19

BILL-TO 2603060

Summit at Fernhill CDD C/O
Attn: Shawndell Meritus Districts
2005 Pan Am Cir
Suite 120
Tampa, FL 33607-2359

Phone: 813-397-5120 x310

LOCATION 2603060

Summit at Fernhill CDD
Attn: Nicole Clubhouse
10340 Boggy Moss Dr
Riverview, FL 33578

Phone: 321-663-8863

Time In: 3/15/19 10:19 AM

Time Out: 3/15/19 10:51 AM

Customer Signature

Customer is unavailable to sign

Technician Signature

Leonard Robinson

License #:

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	120.80	120.80
Subtotal					120.80
Tax					0.00
Total					120.80
Total Due:					120.80

Today's Service Comments

Hi Mr/Ms Summit at Fernhill,

Today's 6-Point Advantage Service:

1. Inspected the exterior of your home to identify potential pest problems
2. Removed and treated cobwebs and wasps nests within reach
3. Provided conventional pest control applications
4. Treated pest entry points around doors and windows
5. Applied pest control materials around the outside perimeter of your home.
6. Provided this detailed service report.

Today's Service Comments:

Today I treated your home for ants, roaches, and spiders. While inspecting your home I did find spider webs and eggs in the back perimeter of your home, and treated accordingly. Due to the treatment of your home today you may experience dead or dying insects between services. If you have any questions in regards to our service, please give our office a call. Thanks, Leonard

Curbside Call was completed, Customer aware of service.

Thank you for choosing HomeTeam Pest Defense as your service provider.
Your next scheduled service month will be in June.

Did I earn a 10/10 rating today? You may receive a survey on our quality of work and your feedback would be greatly appreciated.

<p>You may notice a slight increase in your service charge effective July 1</p>

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand G		100-1240	0.0450%	n/a	Lambda-cyhalothrin	1.0000 Pound	1.0000 Pound
Areas Applied: Exterior perimeter							
Target Pests: Ants, Roaches, Spiders							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Onslaught - Fastcap		1021-2574	6.4000%	0.1250	cyano methyl-4-chloro-alpha-benzeneacetate	4.0000 Ounce	0.5000 Ounce
Areas Applied: Exterior entry points							

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



HomeTeam Pest Defense, Inc.
310 First St. NE
Ruskin, FL 33570-3621
813-489-7041

Invoice and detailed service report

INVOICE #: 62087292

WORK DATE: 3/15/19

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Target Pests: Ants, Roaches, Spiders							
Tandem		100-1437	15.1000%	0.0260	Thiamethoxam 11.6%; Lambda-cyhalothrin 3.5%	3.0000 Gallon	0.0052 Gallon
Areas Applied: Exterior perimeter							
Target Pests: Ants, Roaches, Spiders							

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Onslaught - Fastcap	6.4000%	4.0000 Ounce	One Gallon Compressed Sprayer	10:49:11 AM
1021-2574	0.12500000	0.5000 Ounce	Handheld compression sprayer	
Target Pests: Ants, Roaches, Spiders				
Areas Applied: Exterior entry points				
Weather: 0°, 0 MPH				
Demand G	0.0450%	1.0000 Pound	Spreader	10:48:48 AM
100-1240	n/a	1.0000 Pound	Broadcast	
Target Pests: Ants, Roaches, Spiders				
Areas Applied: Exterior perimeter				
Weather: 0°, 0 MPH				
Tandem	15.1000%	3.0000 Gallon	Sprayer	10:50:27 AM
100-1437	0.02600000	0.0052 Gallon	Power Spray	
Target Pests: Ants, Roaches, Spiders				
Areas Applied: Exterior perimeter				
Weather: 0°, 0 MPH				

GENERAL COMMENTS / INSTRUCTIONS

If this ticket shows a previous balance due which has been paid, please disregard & accept our thanks for your payment. If you have questions about your service or invoice, please call us at (813)489-7041. Pay online at www.pestdefense.com

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.

Spearem Enterprises, LLC
18865 State Rd. 54 Suite122
Lutz, FL 33558
(727) 237-2316
spearem.jmb@gmail.com



INVOICE

BILL TO

Summit at Fern Hill CDD
c/o Meritus
2005 Pan Am Circle, Suite 120
Tampa , FL 33607

INVOICE # 3777

DATE 02/27/2019

DUE DATE 03/29/2019

TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor replaced child safety latch at gate. Cost icludes labor and material.	1	170.00	170.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

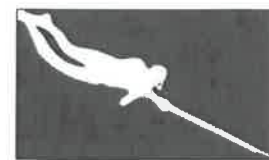
Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

\$170.00

WPT 53900
4602

Spearem Enterprises, LLC
 18865 State Rd. 54 Suite122
 Lutz, FL 33558
 (727) 237-2316
 spearem.jmb@gmail.com



Invoice

BILL TO

Summit at Fern Hill CDD
 c/o Meritus
 2005 Pan Am Circle, Suite 120
 Tampa , FL 33607

INVOICE # 3806
DATE 03/25/2019
DUE DATE 04/09/2019
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor 3-4-2019 • Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas • Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected • Sweep, Vacuum & Mop ALL floors • ALL Trash bins to be emptied upon each visit and new liners in place • Replacement of burned out light bulbs. • Clean/Disinfect drinking fountain • Pick up all trash and debris on Clubhouse grounds • Tables wiped off & straitened inside & outside • Dust all furniture, pictures, tables, lamps and baseboards in clubhouse • Blinds and window sills dusted Description Of Work To Be Performed One Time Per Week: • Blow off Parking area, sidewalks, cabanas & pool deck • Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris • Remove wasp/hornets nests as needed	1	100.00	100.00
<div style="text-align: right; color: blue; font-family: cursive;"> WTD 539.00 4602 </div>			
Labor 3-11-2019 • Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas • Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected • Sweep, Vacuum & Mop ALL floors • ALL Trash bins to be emptied upon each visit and new liners in place • Replacement of burned out light bulbs. • Clean/Disinfect drinking fountain	1	100.00	100.00

ACTIVITY	QTY	RATE	AMOUNT
<ul style="list-style-type: none"> • Pick up all trash and debris on Clubhouse grounds • Tables wiped off & straitened inside & outside • Dust all furniture, pictures, tables, lamps and baseboards in clubhouse • Blinds and window sills dusted <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> • Blow off Parking area, sidewalks, cabanas & pool deck • Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris • Remove wasp/hornets nests as needed 			
Labor 3-18-2019	1	100.00	100.00
<ul style="list-style-type: none"> • Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas • Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected • Sweep, Vacuum & Mop ALL floors • ALL Trash bins to be emptied upon each visit and new liners in place • Replacement of burned out light bulbs. • Clean/Disinfect drinking fountain • Pick up all trash and debris on Clubhouse grounds • Tables wiped off & straitened inside & outside • Dust all furniture, pictures, tables, lamps and baseboards in clubhouse • Blinds and window sills dusted <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> • Blow off Parking area, sidewalks, cabanas & pool deck • Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris • Remove wasp/hornets nests as needed 			
Labor 3-25-2019	1	100.00	100.00
<ul style="list-style-type: none"> • Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas • Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected • Sweep, Vacuum & Mop ALL floors • ALL Trash bins to be emptied upon each visit and new liners in place • Replacement of burned out light bulbs. • Clean/Disinfect drinking fountain • Pick up all trash and debris on Clubhouse grounds • Tables wiped off & straitened inside & outside • Dust all furniture, pictures, tables, lamps and baseboards in clubhouse • Blinds and window sills dusted <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> • Blow off Parking area, sidewalks, cabanas & pool deck • Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris • Remove wasp/hornets nests as needed 			

ACTIVITY	QTY	RATE	AMOUNT
Material Papergoods, Soap, Trash bags included in cost.	1	0.00	0.00

BALANCE DUE			\$400.00

Summit at Fern Hill Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2019



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

Summit at Fern Hill Community Development District

Balance Sheet

As of 3/31/2019
(In Whole Numbers)

	General Fund	Debt Service - Series 2016	Debt Service - Series 2018	Capital Projects - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets							
Cash-Operating Account	114,989	0	0	0	0	0	114,989
Investments - Revenue 2016 # 0000	0	212,201	0	0	0	0	212,201
Investments - Interest 2016 # 0001	0	0	0	0	0	0	0
Investments - Sinking 2016 # 0002	0	0	0	0	0	0	0
Investments - Reserve 2016 # 0003	0	123,178	0	0	0	0	123,178
Investments - Prepayment 2016 # 0004	0	0	0	0	0	0	0
Investments - Construction 2016 # 0005	0	0	0	0	0	0	0
Investments - Revenue 2018 #1000	0	0	82,690	0	0	0	82,690
Investments - Interest 2018 #1001	0	0	0	0	0	0	0
Investments - Reserve 2018 # 1003	0	0	69,325	0	0	0	69,325
Investments - Construction 2018 #1005	0	0	335	755,286	0	0	755,621
Investments - COI 2018 # 1006	0	0	0	3	0	0	3
Accounts Receivable - Other	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0
Prepaid General Liability Insurance	2,726	0	0	0	0	0	2,726
Prepaid Public Officials Insurance	1,094	0	0	0	0	0	1,094
Prepaid Trustee Fees	3,704	0	0	0	0	0	3,704
Deposits	3,840	0	0	0	0	0	3,840
Construction Work In Progress	0	0	0	0	4,565,034	0	4,565,034
Amount Available-Debt Service	0	0	0	0	0	300,625	300,625
Amount To Be Provided-Debt Service	0	0	0	0	0	3,604,375	3,604,375
Other	0	0	0	0	0	0	0
Total Assets	126,353	335,378	152,350	755,289	4,565,034	3,905,000	9,839,405
Liabilities							
Accounts Payable	13,490	0	0	0	0	0	13,490
Accounts Payable Other	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Deposits	600	0	0	0	0	0	600
Revenue Bonds Payable-LT-2016	0	0	0	0	0	3,905,000	3,905,000
Total Liabilities	14,090	0	0	0	0	3,905,000	3,919,090

Fund Equity & Other Credits

Summit at Fern Hill Community Development District

Balance Sheet

As of 3/31/2019
(In Whole Numbers)

	General Fund	Debt Service - Series 2016	Debt Service - Series 2018	Capital Projects - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
Fund Balance-All Other Reserves	0	220,250	92,655	1,357,098	0	0	1,670,004
Fund Balance-Unreserved	5,061	0	0	0	0	0	5,061
Investment In General Fixed Assets	0	0	0	0	4,565,034	0	4,565,034
Other	107,202	115,128	59,695	(601,809)	0	0	(319,785)
Total Fund Equity & Other Credits	112,263	335,378	152,350	755,289	4,565,034	0	5,920,315
Total Liabilities & Fund Equity	126,353	335,378	152,350	755,289	4,565,034	3,905,000	9,839,405

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 3/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	175,652	147,282	(28,370)	(16)%
O&M Assmts - Off Roll	91,853	52,528	(39,326)	(43)%
Contributions & Donations From Private Sources				
Developer Contributions	0	3,256	3,256	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	300	300	0 %
Total Revenues	267,505	203,365	(64,140)	(24)%
Expenditures				
Financial & Administrative				
District Manager	33,750	16,875	16,875	50 %
District Engineer	2,250	593	1,658	74 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	8,500	2,020	6,480	76 %
Accounting Services	750	0	750	100 %
Auditing Services	6,000	5,246	754	13 %
Postage, Phone, Faxes, Copies	500	109	391	78 %
Public Officials Insurance	1,500	1,095	405	27 %
Legal Advertising	750	959	(209)	(28)%
Bank Fees	430	165	265	62 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	250	100	150	60 %
Legal Counsel				
District Counsel	6,000	4,201	1,799	30 %
Electric Utility Services				
Electric Utility Services	40,000	10,886	29,114	73 %
Water-Sewer Combination Services				
Water Utility Services	3,000	1,044	1,956	65 %
Other Physical Environment				
Waterway Management Program	7,750	2,965	4,785	62 %
Property & Casualty Insurance	7,000	2,726	4,275	61 %
Club Facility Maintenance	15,000	5,601	9,399	63 %
Landscape Maintenance - Contract	85,000	34,090	50,910	60 %
Landscape Maintenance - Other	17,500	1,919	15,581	89 %
Plant Replacement Program	2,500	0	2,500	100 %
Irrigation Maintenance	3,500	2,189	1,311	37 %
Pool Maintenance	10,000	3,207	6,793	68 %
Park Facility Maintenance	7,000	0	7,000	100 %
Total Expenditures	267,505	96,163	171,342	64 %
Excess Revenues Over (Under) Expenditures	0	107,202	107,202	0 %
Fund Balance, Beginning of Period	0	5,061	5,061	0 %
Fund Balance, End of Balance	0	112,263	112,263	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2016
From 10/1/2018 Through 3/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	241,924	201,892	(40,032)	(17)%
Interest Earnings				
Interest Earnings	0	344	344	0 %
Total Revenues	241,924	202,237	(39,687)	(16)%
Expenditures				
Debt Service Payments				
Interest Earnings	0	87,109	(87,109)	0 %
Interest Payment	172,924	0	172,924	100 %
Principal Payment	69,000	0	69,000	100 %
Total Expenditures	241,924	87,109	154,815	64 %
Excess Revenues Over (Under) Expenditures	0	115,128	115,128	0 %
Fund Balance, Beginning of Period	0	220,250	220,250	0 %
Fund Balance, End of Balance	0	335,378	335,378	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2018
From 10/1/2018 Through 3/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	137,870	0	(137,870)	(100)%
DS Assmts - Off Roll	0	82,500	82,500	0 %
DS Assmts - Developer	0	29,435	29,435	0 %
Interest Earnings				
Interest Earnings	0	525	525	0 %
Total Revenues	137,870	112,460	(25,410)	(18)%
Expenditures				
Debt Service Payments				
Interest Payment	104,870	52,765	52,105	50 %
Principal Payment	33,000	0	33,000	100 %
Total Expenditures	137,870	52,765	85,105	62 %
Excess Revenues Over (Under) Expenditures	0	59,695	59,695	0 %
Fund Balance, Beginning of Period	0	92,655	92,655	0 %
Fund Balance, End of Balance	0	152,350	152,350	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects - Series 2018

From 10/1/2018 Through 3/31/2019

(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1,686</u>	<u>1,686</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>1,686</u>	<u>1,686</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0</u>	<u>603,495</u>	<u>(603,495)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>603,495</u>	<u>(603,495)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>(601,809)</u>	<u>(601,809)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>1,357,098</u>	<u>1,357,098</u>	<u>0 %</u>
Fund Balance, End of Balance	<u><u>0</u></u>	<u><u>755,289</u></u>	<u><u>755,289</u></u>	<u><u>0 %</u></u>

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 03/31/2019
Reconciliation Date: 3/31/2019
Status: Locked

Bank Balance	116,522.64	
Less Outstanding Checks/Vouchers	1,533.74	
Plus Deposits in Transit	0.00	
Plus or Minus Other Cash Items	0.00	
Plus or Minus Suspense Items	<u>0.00</u>	
Reconciled Bank Balance	114,988.90	
Balance Per Books	<u>114,988.90</u>	
Unreconciled Difference	<u><u>0.00</u></u>	

Click the Next Page toolbar button to view details.

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 03/31/2019
Reconciliation Date: 3/31/2019
Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1537	3/14/2019	System Generated Check/Voucher	1,533.74	Tampa Electric
Outstanding Checks/Vouchers			1,533.74	

**Summit at Fern Hill Community Development District
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 03/31/2019

Reconciliation Date: 3/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1525	3/1/2019	System Generated Check/Voucher	340.00	First Choice Aquatic
1526	3/1/2019	System Generated Check/Voucher	256.81	BOCC
1527	3/1/2019	System Generated Check/Voucher	200.00	Lydia Simms
1528	3/1/2019	System Generated Check/Voucher	2,821.58	Meritus Districts
1529	3/1/2019	System Generated Check/Voucher	400.00	Spearem Enterprises, LLC
1534	3/6/2019	Series 2016 FY19 Tax Dist ID 408	7,517.28	Summit at Fern Hill CDD
1530	3/7/2019	System Generated Check/Voucher	8,252.34	Carson's Lawn & Landscaping Services
1531	3/7/2019	System Generated Check/Voucher	170.00	Spearem Enterprises, LLC
1532	3/7/2019	System Generated Check/Voucher	279.44	Bright House Networks
1533	3/7/2019	System Generated Check/Voucher	761.94	Straley Robin Vericker
1535	3/14/2019	System Generated Check/Voucher	3,700.00	Grau and Associates
1536	3/14/2019	System Generated Check/Voucher	79.04	Tampa Electric
1538	3/14/2019	System Generated Check/Voucher	525.21	Tampa Electric
1539	3/20/2019	System Generated Check/Voucher	592.50	Stantec Consulting Services Inc.
1540	3/20/2019	System Generated Check/Voucher	500.00	Zebra Cleaning Team, Inc.
Cleared Checks/Vouchers			26,396.14	

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 03/31/2019

Reconciliation Date: 3/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR164	3/4/2019	Clubhouse Rental MO 2201009207 - Pierre	50.00
	CR166	3/6/2019	FY 2019 Tax Dist ID 408	13,001.18
	CR169	3/31/2019	March Bank Activity	<u>(23.19)</u>
Cleared Deposits				13,027.99
				<u><u> </u></u>



Account Statement

SUMMIT AT FERN HILL CDD
2005 PAN AM CIR STE 120
TAMPA FL 33607-2380

Questions? Please call
1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	ANALYZED BUSINESS CHECKING		03/01/2019 - 03/31/2019

Description	Amount	Description	Amount
Beginning Balance	\$129,890.79	Average Balance	\$124,714.62
Deposits/Credits	\$13,051.18	Average Collected Balance	\$124,708.17
Checks	\$26,396.14	Number of Days in Statement Period	31
Withdrawals/Debits	\$23.19		
Ending Balance	\$116,522.64		

Overdraft Protection	Account Number	Protected By
		Not enrolled
For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft .		

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	03/07	50.00		DEPOSIT				
	03/07	13,001.18		ELECTRONIC/ACH CREDIT				
				HLLS TAX LICENS DIST ID408 DN022136				
Deposits/Credits: 2				Total Items Deposited: 1				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1525	340.00	03/06	1530	8,252.34	03/12	1535	3,700.00	03/20
	1526	256.81	03/07	1531	170.00	03/18	1536	79.04	03/19
	1527	200.00	03/15	1532	279.44	03/15	*1538	525.21	03/19
	1528	2,821.58	03/04	1533	761.94	03/13	1539	592.50	03/29
	1529	400.00	03/05	1534	7,517.28	03/14	1540	500.00	03/28

Checks: 15
* Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	03/20	23.19		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	03/01	129,890.79	129,890.79	03/14	122,592.02	122,592.02
	03/04	127,069.21	127,069.21	03/15	122,112.58	122,112.58
	03/05	126,669.21	126,669.21	03/18	121,942.58	121,942.58
	03/06	126,329.21	126,329.21	03/19	121,338.33	121,338.33
	03/07	139,123.58	139,073.58	03/20	117,615.14	117,615.14
	03/11	139,123.58	139,123.58	03/28	117,115.14	117,115.14
	03/12	130,871.24	130,871.24	03/29	116,522.64	116,522.64
	03/13	130,109.30	130,109.30			

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.

Service Report

Customer: Summit at Fern Hill

Date: 3/30/12

Technician: Jason Markes

- ☐ New
- ☒ Scheduled Service
- ☒ Trash Pick Up
- ☐ Work Order
- ☐ Removal
- ☐ Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
1		✓		✓			✓	✓	✓		N/A	Normal	N/A	Good
2		✓		✓			✓	✓	✓					
3		✓		✓				✓						
4		✓		✓			✓	✓		✓				
5		✓		✓				✓						
6		✓		✓				✓						

Comments

First Choice

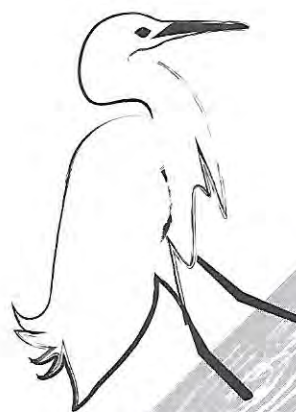
Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A

Orlando, FL 32809

800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



Creating a balance
with nature

















Lennar - WCI Communities

Monthly Maintenance Checklist

Community ____ Summit at Fern Hill Date____ 5/1/2019 Form Completed By _____

For each item check "Yes" if you agree with statement or "No" if you do not. If "No", assign responsible party and date for completion

YES	NO	SIGNAGE	Notes
Entry Monument / Perimeter Signage			could use pressure washing
<input type="checkbox"/>	<input type="checkbox"/> no	Entry monument in good condition	
<input type="checkbox"/> y	<input type="checkbox"/>	Lighting is working properly	
<input type="checkbox"/> y	<input type="checkbox"/>	All Entrance Features are Working and in good condition	
Comments:			

YES	NO	LANDSCAPING (COMMON AREAS, PERIMETERS, AND MODEL COMPLEX)	Notes
Common Areas / Amenity Landscape			
<input type="checkbox"/> y	<input type="checkbox"/>	Lawn/turf in good shape (there are no dead or bare spots in any lawn areas, no excessive weed growth)	
<input type="checkbox"/>	<input type="checkbox"/>	Flowers are fresh and seasonal	no flowers
<input type="checkbox"/>	<input type="checkbox"/> n	There is no dead plant material, shrubbery or ground cover	still some dead plants
<input type="checkbox"/>	<input type="checkbox"/> n	Pine straw/mulch is fresh looking	Some areas need freshening
<input type="checkbox"/>	<input type="checkbox"/> n	Planting beds look fresh, no bare dirt, all open ground covered	
<input type="checkbox"/> y	<input type="checkbox"/>	There is no trash or debris in planter areas	
<input type="checkbox"/> y	<input type="checkbox"/>	No need for pest control	
<input type="checkbox"/> y	<input type="checkbox"/>	There is no excess dirt and mud, debris on streets, gutters, parking lots, walkways	
<input type="checkbox"/> y	<input type="checkbox"/>	Sprinklers only operating during non-business hours and not spraying doors, windows, or walkways	
<input type="checkbox"/>	<input type="checkbox"/>	Landscape lighting in working order	n/a
<input type="checkbox"/> y	<input type="checkbox"/>	If there is a fountain, spa or pool, must be clean and working	
Comments:			

Entry / Perimeter Landscape			
<input type="checkbox"/>	<input type="checkbox"/> n	Lawn/turf in good shape (there are no dead or bare spots in any lawn areas, no weeds visible in turf areas)	Small amount of broad leaf weeds
<input type="checkbox"/>	<input type="checkbox"/> n	No dead or distressed shrubs and/or trees	
<input type="checkbox"/>	<input type="checkbox"/>	Flowers are fresh and seasonal	n/a
<input type="checkbox"/>	<input type="checkbox"/> n	There is no dead plant material, shrubbery or ground cover	Some along the entrance road
<input type="checkbox"/>	<input type="checkbox"/> n	Pine straw/mulch replacement fresh looking	
<input type="checkbox"/> y	<input type="checkbox"/>	No need for pest control	
<input type="checkbox"/>	<input type="checkbox"/> n	There is no excess dirt and mud, debris on streets, gutters, parking lots, walkways	From the new construction
<input type="checkbox"/> y	<input type="checkbox"/>	There is no graffiti on perimeter walls, trash, fallen and/or dead trees or shrubs	
<input type="checkbox"/> y	<input type="checkbox"/>	Sprinklers only operating during non-business hours and not spraying doors, windows, or walkways	
<input type="checkbox"/>	<input type="checkbox"/>	Landscape lighting in working order	n/a
<input type="checkbox"/>	<input type="checkbox"/>	Flags are in good condition	
<input type="checkbox"/> y	<input type="checkbox"/>	If there is a fountain, spa or pool, must be clean and working	
Comments:			

YES	NO	AMENITY - CLUBHOUSE APPEARANCE	Notes
<input type="checkbox"/> y	<input type="checkbox"/>	Access to Amenity - Clubs are easily accessible	
<input type="checkbox"/>	<input type="checkbox"/> n	No dead or distressed shrubs and/or trees in common areas	
<input type="checkbox"/>	<input type="checkbox"/>	Vacant lots and common areas are mowed and free of construction debris	
<input type="checkbox"/>	<input type="checkbox"/>	Fitness centers are clean and machines are working properly	n/a
<input type="checkbox"/>	<input type="checkbox"/>	Community rooms are clean and fresh smelling	n/a
<input type="checkbox"/> y	<input type="checkbox"/>	Pools are clean and all mechanicals are working properly	
<input type="checkbox"/> y	<input type="checkbox"/>	Pool Decking is free of stains and debris	
<input type="checkbox"/>	<input type="checkbox"/> n	Pool furniture is cleaned	Umbrella tables need to be cleaned
<input type="checkbox"/>	<input type="checkbox"/>	Fobs-Access cards are working properly and time are up to date	Keys
<input type="checkbox"/> y	<input type="checkbox"/>	Mail Kiosks are clean-lights working-free of debris-no bees nests or mudd dobbers	
<input type="checkbox"/>	<input type="checkbox"/>	Gas Grills, Gas Fire Pit & Gas Lanterns are working properly and cleaned	n/a
<input type="checkbox"/>	<input type="checkbox"/>	Playground - Community Park - Gates are working properly and area is clean and free of debris	n/a
<input type="checkbox"/> y	<input type="checkbox"/>	Dog Parks - Gates are working properly, water stations are clean & working & dog stations are clean & empty	
<input type="checkbox"/> y	<input type="checkbox"/>	Bulletin Boards - Permits Current, Old Notices Removed & all Contacts are posted (HOA, CDD & Amenities)	
Comments:			

YES	NO	Pond Maintenance	Notes
<input type="checkbox"/> y	<input type="checkbox"/>	Ponds are Properly Mowed	
<input type="checkbox"/>	<input type="checkbox"/> n	Ponds are clean and free of algae	minor algae
<input type="checkbox"/>	<input type="checkbox"/>	Fountains are working properly	n/a
Comments:			

YES	NO	Common Areas	Notes
<input type="checkbox"/>	<input type="checkbox"/>	Lift Station (Private) - Fencing is clean and operational - Proper signage is posted	public
<input type="checkbox"/>	<input type="checkbox"/>	Streetlights - Streetlights are working and damage free	
<input type="checkbox"/>	<input type="checkbox"/>	Street Signs - Damage Free	

Other: _____



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: 5/1/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	<u>Ponds looked cleaner</u>
INVASIVE MATERIAL (FLOATING)	20	16	-4	<u>Some algae present</u>
INVASIVE MATERIAL (SUBMERSED)	20	20	0	
FOUNTAINS/AERATORS	20	20	0	<u>N/A</u>
DESIRABLE PLANTS	15	12	-3	<u>The invasive plants have been removed from the front pond.</u>
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	<u>Paint chips on the wall- vendor is going to touch up</u>
CLUBHOUSE EXTERIOR	3	2	-1	<u>Needs pressure washing</u>
POOL WATER	10	10	0	
POOL TILES	10	8	-2	<u>Ok</u>
POOL LIGHTS	5	5	0	
POOL FURNITURE/EQUIPMENT	8	6	-2	<u>Missing umbrella</u>
FIRST AID/SAFETY ITEMS	10	8	-2	<u>Fire extinguisher is missing.</u>
SIGNAGE (rules, pool, playground)	5	5	0	<u>Ok</u>
PLAYGROUND EQUIPMENT	5	5	0	<u>N/A</u>
RECREATIONAL FACILITIES	7	7	0	<u>N/A</u>
RESTROOMS	6	6	0	<u>Looked clean</u>
HARDSCAPE	10	10	0	
ACCESS & MONITORING SYSTEM	3	3	0	<u>N/A</u>
IT/PHONE SYSTEM	3	3	0	<u>Ok</u>
TRASH RECEPTACLES	3	2	-1	<u>Needs a new cover</u>
FOUNTAINS	8	8	0	<u>Ok</u>
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good</u>
PAINTING	25	25	0	<u>good</u>
CLEANLINESS	25	20	-5	<u>Needs pressure washing</u>
GENERAL CONDITION	25	25	0	<u>Good</u>



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: 5/1/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	35	-5	Needs upgrading
RECREATIONAL AREAS	30	25	-5	Plant material around the pool needs replacing
SUBDIVISION MONUMENTS	30	25	-5	Secondary entrance landscape needs upgrading
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	10	-5	Needs pressure washing
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	10	-5	Two columns are damaged
STREETS	25	25	0	
PARKING LOTS	15	15	0	
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	?
LANDSCAPE UP LIGHTING	22	22	0	Good
MONUMENT LIGHTING	30	30	0	Good
AMENITY CENTER LIGHTING	15	15	0	Good
GATES				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	20		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
SCORE	700	650	-45	93%

Manager's Signature: Gene Roberts 5/1/2019

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: 5/1/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	4	-1	
TURF FERTILITY	10	10	0	Improved
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Minor broaf leaf weeds
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	4	-1	Looking better
WEED CONTROL - BED AREAS	5	5	0	Good
PLANT INSECT/DISEASE CONTROL	5	3	-2	Some dead material needs to be replace
PRUNING	10	10	0	
CLEANLINESS	5	5	0	
MULCHING	5	4	-1	Some needed
WATER/IRRIGATION MGMT	8	6	-2	Some dry areas
CARRYOVERS	5	5	0	

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	N/A
INSECT/DISEASE CONTROL	7	7	0	N/A
DEADHEADING/PRUNING	3	3	0	N/A

SCORE

100	92	-8	92%
-----	----	----	-----

Contractor Signature: _____

Manager's Signature: Gene Roberts 5/1/2019

Summit of Fern Hill- April



Landscape at the entrance needs upgraded and sign pressure washed.



The perennial peanut in the entrance median is infested with torpedo grass and needs to be replaced with different plant material.



The turf along Fern Hill is improving and has better color.



Some dry turf along the entrance. Vendor was notified.



Some of the Oyster plants that Yellowstone had replaced did not survive.



The dog park looks good.



The secondary monument sign landscape also needs some upgrading.



Instead of adding more plant material to the beds in front of the clubhouse we should just bring the sod in.



Additional mulch is needed in the beds at the mail kiosk.



Someone has removed the fire extinguisher from the clubhouse.



The exterior of the building needs pressure washing.



The pool and deck look good.



The Creeping Jew plants along the pool need to be replaced.



Both gate latches are broke and will be replaced.



The ponds have a small amount of algae around the perimeters.

