

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING AND PUBLIC HEARING
AUGUST 4, 2016**

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT AGENDA
AUGUST 4, 2016 at 2:00 p.m.

The Offices of Meritus
Located at 2005 Pan Am Circle Suite 120 Tampa, FL 33607

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Jeff Hills Brady Lefere Laura Coffey Gary Jernigan Ryan Motko
District Manager	Meritus Meritus	Brian Lamb Brian Howell
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 **2:00 p.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 fourth section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet 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.

August 4, 2016

Board of Supervisors

Summit at Fern Hill Community Development District

Dear Board Members:

The Regular Meeting and Public Hearing of Summit at Fern Hill Community Development District will be held on **Thursday, August 4, 2016 at 2:00 p.m.** at the offices of Meritus, located at 2005 Pan Am Circle Suite 120, 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. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2017 BUDGET**
 - A. Open Public Hearing on Adopting Proposed Fiscal Year 2017 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Close Public Hearing on Adopting Proposed Fiscal Year 2017 Budget
 - E. Consideration of Resolution 2016-04; Adopting Fiscal Year 2017 Budget.....Tab 01
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2016-05; Assessment ResolutionTab 02
 - B. Consideration of Resolution 2016-06; Designation of Treasurer & Assistant Treasurer.....Tab 03
 - C. Consideration of Resolution 2016-07; Setting Fiscal Year 2017 Meeting ScheduleTab 04
 - D. General Matters of the District
- 5. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Meeting Minutes May 5, 2016.....Tab 05
 - B. Consideration of Operations and Maintenance Expenditures August 2016.....Tab 06
 - C. Review of Financial Statements Month Ending June 30, 2016.....Tab 07
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. 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.

RESOLUTION 2016-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2016, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Summit at Fern Hill Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 4, 2016 as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at

the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2015/2016 and/or revised projections for fiscal year 2016/2017.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as the Budget for the Summit at Fern Hill Community Development District for the Fiscal Year Beginning October 1, 2016, and Ending September 30, 2017, as adopted by the Board of Supervisors on August 4, 2016.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Summit at Fern Hill Community Development District, for the fiscal year beginning October 1, 2016, and ending September 30, 2017, the sum of \$451,790.53 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$ 184,864.13</u>
TOTAL DEBT SERVICE FUNDS	<u>\$ 266,926.40</u>
TOTAL ALL FUNDS	<u>\$ 451,790.53</u>

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. The Board may authorize an appropriation from the unappropriated balance of any fund.

- c. The Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Other transfers may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 4th day of August, 2016.

ATTEST:

**SUMMIT AT FERN HILL COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Assistant Secretary

By: _____
Jeff Hills
Chair of the Board of Supervisors

Exhibit A: 2016/2017 Budget

2017



SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017
PROPOSED ANNUAL OPERATING BUDGET

MAY 5, 2016



SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017 PROPOSED ANNUAL OPERATING BUDGET

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MAY 5, 2016

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 2017, which begins on October 1, 2016. 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 2015 Capital Improvement Revenue Bonds

Facilities of the District

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

Maintenance of the Facilities

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

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2016 Operating Budget	Current Period Actuals 10/1/2015 - 3/31/16	Projected Revenues & Expenditures 04/01/16 to 9/30/16	Total Actuals and Projections Through 09/30/16	Over/(Under) Budget Through 09/30/16
REVENUES					
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	170,075.00	12,312.01	78,675.65	90,987.66	(79,087.34)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$170,075.00	\$12,312.01	\$78,675.65	\$90,987.66	(\$79,087.34)
TOTAL REVENUES	\$170,075.00	\$12,312.01	\$78,675.65	\$90,987.66	(\$79,087.34)
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	16,875.00	16,875.00	33,750.00	0.00
District Engineer	7,500.00	0.00	2,500.00	2,500.00	(5,000.00)
Disclosure Report	5,000.00	0.00	5,000.00	5,000.00	0.00
Trustees Fees	5,500.00	0.00	5,500.00	5,500.00	0.00
Auditing Services	5,000.00	0.00	5,000.00	5,000.00	0.00
Postage, Phone, Faxes, Copies	1,000.00	3.57	200.00	203.57	(796.43)
Public Officials Insurance	1,900.00	0.00	1,900.00	1,900.00	0.00
Legal Advertising	1,000.00	85.68	350.00	435.68	(564.32)
Bank Fees	250.00	143.67	140.00	283.67	33.67
Dues, Licenses & Fees	175.00	209.90	0.00	209.90	34.90
Office Supplies	250.00	0.00	50.00	50.00	(200.00)
Website Administration	0.00	946.00	0.00	946.00	946.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$61,325.00	\$18,263.82	\$37,515.00	\$55,778.82	(\$5,546.18)
LEGAL COUNSEL					
District Counsel	10,000.00	5,543.30	5,550.00	11,093.30	1,093.30
TOTAL LEGAL COUNSEL	\$10,000.00	\$5,543.30	\$5,550.00	\$11,093.30	\$1,093.30
ELECTRIC UTILITY SERVICES					
Electric Utility Services	25,000.00	115.54	500.00	615.54	(24,384.46)
TOTAL ELECTRIC UTILITY SERVICES	\$25,000.00	\$115.54	\$500.00	\$615.54	(\$24,384.46)
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	500.00	0.00	0.00	0.00	(500.00)
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$500.00	\$0.00	\$0.00	\$0.00	(\$500.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	2,500.00	0.00	500.00	500.00	(2,000.00)
TOTAL WATER-SEWER COMBINATION SERVICES	\$2,500.00	\$0.00	\$500.00	\$500.00	(\$2,000.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	7,750.00	0.00	2,500.00	2,500.00	(5,250.00)
Property & Casualty Insurance	7,000.00	0.00	5,500.00	5,500.00	(1,500.00)
Club Facility Maintenance	7,500.00	0.00	2,500.00	2,500.00	(5,000.00)
Landscape Maintenance - Contract	25,000.00	0.00	5,000.00	5,000.00	(20,000.00)
Landscape Maintenance - Other	7,500.00	0.00	1,000.00	1,000.00	(6,500.00)
Plant Replacement Program	2,500.00	0.00	0.00	0.00	(2,500.00)
Irrigation Maintenance	3,500.00	0.00	1,500.00	1,500.00	(2,000.00)
Pool Maintenance	10,000.00	0.00	5,000.00	5,000.00	(5,000.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$70,750.00	\$0.00	\$23,000.00	\$23,000.00	(\$47,750.00)
TOTAL EXPENDITURES	\$170,075.00	\$23,922.66	\$67,065.00	\$90,987.66	(\$79,087.34)
EXCESS REVENUES OVER (UNDER) EXPENDITURES	\$0.00	(\$11,610.65)	\$11,610.65	\$0.00	\$0.00

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2016 Operating Budget	Total Actuals and Projections Through 09/30/16	Over/(Under) Budget Through 09/30/16	Fiscal Year 2017 Proposed Operating Budget	Increase / (Decrease) from FY 2016 to FY 2017
REVENUES					
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	170,075.00	90,987.66	(79,087.34)	170,075.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$170,075.00	\$90,987.66	(\$79,087.34)	\$170,075.00	\$0.00
TOTAL REVENUES	\$170,075.00	\$90,987.66	(\$79,087.34)	\$170,075.00	\$0.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	33,750.00	33,750.00	0.00	33,750.00	0.00
District Engineer	7,500.00	2,500.00	(5,000.00)	7,500.00	0.00
Disclosure Report	5,000.00	5,000.00	0.00	5,000.00	0.00
Trustees Fees	5,500.00	5,500.00	0.00	5,500.00	0.00
Auditing Services	5,000.00	5,000.00	0.00	5,000.00	0.00
Postage, Phone, Faxes, Copies	1,000.00	203.57	(796.43)	1,000.00	0.00
Public Officials Insurance	1,900.00	1,900.00	0.00	1,900.00	0.00
Legal Advertising	1,000.00	435.68	(564.32)	1,000.00	0.00
Bank Fees	250.00	283.67	33.67	250.00	0.00
Dues, Licenses & Fees	175.00	209.90	34.90	175.00	0.00
Office Supplies	250.00	50.00	(200.00)	250.00	0.00
Website Administration	0.00	946.00	946.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$61,325.00	\$55,778.82	(\$5,546.18)	\$61,325.00	\$0.00
LEGAL COUNSEL					
District Counsel	10,000.00	11,093.30	1,093.30	10,000.00	0.00
TOTAL LEGAL COUNSEL	\$10,000.00	\$11,093.30	\$1,093.30	\$10,000.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	25,000.00	615.54	(24,384.46)	25,000.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	\$25,000.00	\$615.54	(\$24,384.46)	\$25,000.00	\$0.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	500.00	0.00	(500.00)	500.00	0.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$500.00	\$0.00	(\$500.00)	\$500.00	\$0.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	2,500.00	500.00	(2,000.00)	2,500.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$2,500.00	\$500.00	(\$2,000.00)	\$2,500.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	7,750.00	2,500.00	(5,250.00)	7,750.00	0.00
Property & Casualty Insurance	7,000.00	5,500.00	(1,500.00)	7,000.00	0.00
Club Facility Maintenance	7,500.00	2,500.00	(5,000.00)	7,500.00	0.00
Landscape Maintenance - Contract	25,000.00	5,000.00	(20,000.00)	25,000.00	0.00
Landscape Maintenance - Other	7,500.00	1,000.00	(6,500.00)	7,500.00	0.00
Plant Replacement Program	2,500.00	0.00	(2,500.00)	2,500.00	0.00
Irrigation Maintenance	3,500.00	1,500.00	(2,000.00)	3,500.00	0.00
Pool Maintenance	10,000.00	5,000.00	(5,000.00)	10,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$70,750.00	\$23,000.00	(\$47,750.00)	\$70,750.00	\$0.00
TOTAL EXPENDITURES	\$170,075.00	\$90,987.66	(\$79,087.34)	\$170,075.00	\$0.00
EXCESS REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2017
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

REVENUES

CDD Debt Service Assessments	\$	245,595
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TOTAL REVENUES	\$	245,595
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EXPENDITURES

Series 2016 November Bond Principal Payment	\$	64,000
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Series 2016 May Bond Interest Payment	\$	91,398
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Series 2016 November Bond Interest Payment	\$	90,198
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TOTAL EXPENDITURES	\$	245,595
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EXCESS OF REVENUES OVER EXPENDITURES	\$	-
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ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2016	\$	3,905,000
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Principal Payment Applied Toward Series 2016 Bonds	\$	64,000
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Bonds Outstanding - Period Ending 11/1/2017	\$	3,841,000
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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 2017 Total Assessment
SERIES 2016 BONDS					
Single Family 40'	1.00	0	\$1,000	\$475	\$1,475
Single Family 50'	1.25	205	\$1,302	\$594	\$1,896
FUTURE BOND SERIES					
Single Family 40'	1.00	58	\$0	\$475	\$475
Single Family 50'	1.25	60	\$0	\$594	\$594

FISCAL YEAR 2017
PROPOSED ANNUAL OPERATING BUDGET

RESOLUTION 2016-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; ADOPTING AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the District owns and operates various infrastructure improvements and provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2016/2017 (“Operations and Maintenance Budget”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance services and facilities provided by the District as described in the District’s Operation and Maintenance Budget; and

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

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

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the County Tax Roll and collected by the County Tax Collector (“Uniform Method”); and

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method; and

WHEREAS, the District has approved an agreement with the County Property Appraiser and County Tax Collector to provide for the collection of special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments on all assessable lands for operations and maintenance in the amount contained in the Operation and Maintenance Budget; and

WHEREAS, the District desires to levy and collect special assessments reflecting each parcel's portion of the District's Operations and Maintenance Budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Summit at Fern Hill Community Development District (the "Assessment Roll") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify a portion of the Assessment Roll on the parcels designated in **Exhibit "B"** to the County Tax Collector pursuant to the Uniform Method and to directly collect a portion of the assessments on the parcels designated in **Exhibit "B"** through the direct collection method pursuant to Chapter 190, Florida Statutes; and

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

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

SECTION 1. BENEFIT. The provision of the services, facilities and operations as described in **Exhibit "A"** confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in **Exhibits "A" and "B"**.

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

SECTION 3. COLLECTION AND DUE DATE.

A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operation and maintenance special assessments on a portion of the platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

B. Direct Bill Assessments. The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on a portion of the undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2016; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2016, 25% due no later than February 1, 2017 and 25% due no later than May 1, 2017. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2016/2017, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. All assessments collected by the County Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified and adopted.

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

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Summit at Fern Hill Community Development District.

PASSED AND ADOPTED this 4th day of August, 2016.

ATTEST:

**SUMMIT AT FERN HILL COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Assistant Secretary

By: _____
Jeff Hills
Chair of the Board of Supervisors

Exhibit “A” – Fiscal Year 2016/2017 Budget
Exhibit “B” – Assessment Roll

RESOLUTION 2016-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SUMMIT AT
FERN HILL COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING A TREASURER AND ASSISTANT TREASURER**

WHEREAS, Summit at Fern Hill Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint a Treasurer and Assistant Treasurer;

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

Section 1. Erin TenBroek is appointed Treasurer.

Eric Davidson is appointed Assistant Treasurer.

Section 2. All prior designations which are inconsistent with the designation herein are forthwith rescinded.

Section 3. This Resolution shall become effective on August 4, 2016.

PASSED AND ADOPTED THIS 4TH DAY OF AUGUST, 2016.

ATTEST:

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT**

SECRETARY / ASSISTANT SECRETARY

CHAIRMAN

RESOLUTION 2016-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, Summit at Fern Hill Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the Summit at Fern Hill Community Development District, for the Fiscal Year 2017, shall be held as provided on the schedule, which is attached hereto and made a part heretofore, as Exhibit A.

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Hillsborough County and the Florida Department of Community Affairs, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 4TH DAY OF AUGUST, 2016.

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
SUMMIT AT FERN HILLS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017**

May 04, 2017	2:00 pm
August 03, 2017	2:00 pm

**All meetings will convene at 2:00 p.m., at the offices of Meritus
located at 2005 Pan Am Circle Suite 120 Tampa, FL 33607**

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

May 5, 2016 Minutes of Regular Meeting

Minutes of Regular Meeting

The Regular Meeting of the Summit at Fern Hill Community Development District was scheduled to be held on **Thursday, May 5, 2016 at 2:00 p.m.** at The Offices of Meritus located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607.

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

Jeff Hills	Chairman
Brady Lefere	Vice Chairman
Gary Jernigan	Supervisor
Ryan Motko	Supervisor
Laura Coffey	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Brian Howell	Meritus
Nicole Chamberlain	Meritus
John Vericker	District Counsel

1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Regular Meeting of the Summit at Fern Hill Community Development District to order on **Thursday, May 5, 2016 at 2:05 p.m.** and identified the Supervisors present constituting a quorum.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments.

3. BUSINESS ITEMS

A. Consideration of Resolution 2016-03; Approving Proposed Fiscal Year 2017 Budget and Setting Public Hearing

Mr. Lamb reviewed the Resolution and proposed budget with the Board and answered all questions.

MOTION TO:	Approve Resolution 2016-03.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	5/0 Called to Vote: motion PASSED

B. Annual Disclosure of Qualified Electors

Mr. Lamb announced there were zero qualified electors in Summit at Fern Hill CDD as of April 15, 2016.

4. BUSINESS ADMINISTRATIVE

A. Consideration of Board of Supervisors Meeting Minutes February 25, 2016

B. Consideration of Operations and Maintenance Expenditures May 2016

C. Review of Financial Statements Month Ending March 31, 2016

The Board reviewed the consent agenda items and Mr. Lamb answered all Board questions.

MOTION TO:	Approve Consent Agenda items A - C.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	5/0 Called to Vote: motion PASSED

D. General Matters of the District

5. STAFF REPORTS

A. District Counsel

i. 2016 Legislative Update Memorandum

The Board reviewed the memo and had no questions for District Counsel.

B. District Engineer

C. District Manager

Mr. Lamb stated they received landscape and aquatic proposals and presented them to the Board.

Mr. Lamb recommended First Choice for Aquatic's and either Yellowstone or Millennium for Landscape.

MOTION TO:	Authorize a Board member to work with the District Manager and/or District Counsel to finalize a form of contract for services for the best providers.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Lefere
DISCUSSION:	None Further
RESULT:	5/0 Called to Vote: motion PASSED

6. SUPERVISORS REQUESTS AND AUDIENCE COMMENTS

Supervisor Coffey had a question on the requisitions.

7. ADJOURNMENT

MOTION TO:	Adjourn
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	5/0 Called to Vote: motion PASSED

**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

Printed Name

Title:

☐ **Chair**

☐ **Vice Chair**

Signature

Printed Name

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	FC-0153	\$ 340.00		Pond Maintenance - May
First Choice Aquatic	FC0174	340.00		Pond Maintenance - June
First Choice Aquatic	FC-0195	340.00	\$ 1,020.00	Pond Maintenance - July
Meritus Districts	7395	2,813.01		Management Service - May
Meritus Districts	7427	2,813.50		Management Service - June
Meritus Districts	7469	2,821.70	\$ 8,448.21	Management Service - July
Yellowstone Landscape	123733	5,416.25		Landscape Maintenance - May
Yellowstone Landscape	124232	5,416.25		Landscape Maintenance - June
Yellowstone Landscape	125011	5,416.25	\$ 16,248.75	Landscape Maintenance - July
Monthly Contract Sub-Total		\$ 25,716.96		
Variable Contract				
Straley Robin	13143	\$ 435.70		Professional Service thru 03/15/16 - General
Straley Robin	13333	1,015.50		Professional Service thru 05/15/16 - General
Straley Robin	13436	205.00	\$ 1,656.20	Professional Service thru 06/15/16 - General
Variable Contract Sub-Total		\$ 1,656.20		
Utilities				
Tampa Electric	0476 0944610 040716	\$ 45.54		Electric Service thru 04/04/16
Tampa Electric	0476 0944610 050616	4.32		Electric Service thru 05/04/16
Tampa Electric	0476 0944610 070716	66.08		Electric Service thru 07/01/16
Tampa Electric	0476 1007630 050616	224.97		Electric Service thru 05/04/16
Tampa Electric	0476 1007630 060716	85.96		Electric Service thru 06/03/16

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tampa Electric	0476 1007630 0707	200.17		Electric Service thru 07/05/16
Tampa Electric	0476 1012630 060716	2,607.24		Electric Service thru 06/02/16
Tampa Electric	0476 1012630 070716	3,577.58		Electric Service thru 07/01/16
Tampa Electric	0476 1012630 60716	2,607.24		Electric Service thru 06/02/16
Tampa Electric	0476 1020730 070716	144.67	\$ 9,563.77	Electric Service thru 07/01/16
Utilities Sub-Total		\$ 9,563.77		

Regular Services				
Tampa Bay Times	258913	\$ 42.84		Notice of Board Meeting - 02/18/16
Regular Services Sub-Total		\$ 42.84		

Additional Services				
Hillsborough County Public Utilities	9327356724 060116	\$ 8,105.50		Impact Fees
ImageMaster, LLC	IM032316	90.56		Supplement Shortfall - 03/23/16
Tampa Bay Times	290494	40.80		Meeting Change - 04/28/16
Tampa Electric	0476 1007630 040816	200.00		Electric Deposit - 04/08/16
Tampa Electric	0476 1012630 052316	1,730.00		Electric Deposit - 06/09/16
Tampa Electric	0476 1020730 060916	520.00	\$ 2,450.00	Electric Deposit - 06/09/16
Additional Services Sub-Total		\$ 10,686.86		

TOTAL:		\$ 47,666.63		
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Approved (with any necessary revisions noted):

Signature

Printed Name

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Approved 6/1/2016 by bhowell

Invoice

First Choice Aquatic
Creating a Balance with Nature
9753 66th St. North
Suite #171
Pinellas Park Fl. 33782

9753 66th St. North
Suite #171
Pinellas Park Fl. 33782

DATE: JULY 1, 2016

BILL Summit @ Fern Hill CDD
TO C/O Nicole Chamberlain
Meritus Corp.
2005 Pan Am Circle, Ste. 120
Tampa, FL 33607
districtinvoices@meritusdistricts.com

REMITTANCE
Statement #
Date
Amount Due
Amount Enclosed

Make all checks payable to First Choice Aquatic

32

Approved 7/6/2016 by bhowell

Meritus Districts

5680 W. Cypress St.
Suite A
Tampa, FL 33607



INVOICE

Invoice Number: 7395
Invoice Date: May 1, 2016
Page: 1

Voice: 813-873-7300
Fax: 813-873-7070

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	
Sales Rep ID	Shipping Method	Ship Date	Due Date
51300	Airborne		5/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS 3101	District Management Services: May		2,812.50
	Postage 4101	Postage - March		0.51

Subtotal	2,813.01
Sales Tax	
Total Invoice Amount	2,813.01
Payment/Credit Applied	
TOTAL	2,813.01

Check/Credit Memo No:

Approved 5/3/2016 by wxavier

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



Invoice Number: 7427
Invoice Date: Jun 1, 2016
Page: 1

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

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	
Sales Rep ID	Shipping Method	Ship Date	Due Date
51300	Airborne		6/1/16

[illegible]

Subtotal	2,813.50
Sales Tax	
Total Invoice Amount	2,813.50
Payment/Credit Applied	
TOTAL	2,813.50

Check/Credit Memo No:

Approved 5/25/2016 by bhowell



Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000123733
Invoice Date: May 31, 2016

Account: 22748
PO Number:

Bill To:
Summit at Fern Hill CDD
c/o Meritus Communities
2005 Pan Am Circle, Ste 120
Tampa, FL 33607

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10141165.101
Property Name: Summit at Fern Hill
Terms: NET 30

Invoice Due Date: June 30, 2016
Invoice Amount: \$5,416.25
Month of Service: May 2016

Description	Current Amount
Monthly Landscape Maintenance - Contract Start 5/18/16	5,416.25

Invoice Total 5,416.25

5416.25
4/6/16

FH062016

JUN 10 2016

Should you have any questions or inquiries please call (386) 437-6211.



Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000124232
Invoice Date: June 1, 2016

Account: 22748
PO Number:

Bill To:
Summit at Fern Hill CDD
c/o Meritus Communities
2005 Pan Am Circle, Ste 120
Tampa, FL 33607

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10141165.101
Property Name: Summit at Fern Hill
Terms: NET 30

Invoice Due Date: July 1, 2016
Invoice Amount: \$5,416.25
Month of Service: June 2016

Description	Current Amount
Monthly Landscape Maintenance - Contract Start 5/18/16	5,416.25

Invoice Total 5,416.25

PH062016

JUN 10 2016

53900
4604

Should you have any questions or inquiries please call (386) 437-6211.



Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000125011
Invoice Date: July 1, 2016

Account: 22748
PO Number:

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10141165.101
Property Name: Summit at Fern Hill
Terms: NET 30

Invoice Due Date: July 31, 2016
Invoice Amount: \$5,416.25
Month of Service: July 2016

Description	Current Amount
Monthly Landscape Maintenance	5,416.25

Invoice Total 5,416.25

PH062016

JUL 06 2016

Should you have any questions or inquiries please call (386) 437-6211.

Straley & Robin
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
5680 W. CYPRESS STREET, SUITE A
TAMPA, FL 33607

March 21, 2016
Client: 001462
Matter: 000001
Invoice #: 13143

Page: 1

RE: General

For Professional Services Rendered Through March 15, 2016

SERVICES

Date	Person	Description of Services	Hours	
2/24/2016	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	
Total Professional Services			0.4	\$122.00

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.4	\$122.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
2/29/2016	Clerk, Circuit Court, Hillsborough County- Recording Fees- Recording Fees; Summmit at Fern Hill; 1462-01	\$305.00
3/15/2016	Photocopies (58 @ \$0.15)	\$8.70
Total Disbursements		\$313.70

Approved 4/25/2016 by bhowell

March 21, 2016

Client: 001462

Matter: 000001

Invoice #: 13143

Page: 2

Total Services	\$122.00	
Total Disbursements	\$313.70	
Total Current Charges		\$435.70

PAY THIS AMOUNT	\$435.70
------------------------	-----------------

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 120
TAMPA, FL 33607

May 24, 2016

Client: 001462

Matter: 000001

Invoice #: 13333

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2016

SERVICES

FH 052016

51400
3107

Date	Person	Description of Services	Hours
5/4/2016	JMV	REVIEW EMAIL FROM T. FARLOW; REVIEW LEGAL NOTICE FOR CDD BOARD MEETING.	0.2
5/4/2016	JMV	REVIEW AGENDA PACKET FOR CDD BOARD MEETING.	0.4
5/5/2016	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.8
5/9/2016	JMV	CONFERENCE CALL WITH T. STEWART AND B. LAMB.	0.7
5/9/2016	VKB	TELECONFERENCE WITH T. STEWART, J. PALEVEDA, AND J. VERICKER RE: PAYMENT REQUISITIONS; REVIEW AND REPLY TO EMAILS RE: SAME; DRAFT DEVELOPMENT ACQUISITION AGREEMENT RE: SAME.	1.5
Total Professional Services			3.6

\$1,015.50

MAY 24 2016

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	2.1	\$640.50
VKB Vivek K. Babbar	1.5	\$375.00

Approved 6/1/2016 by phowell

May 24, 2016

Client: 001462

Matter: 000001

Invoice #: 13333

Page: 2

Total Services	\$1,015.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,015.50

PAY THIS AMOUNT

\$1,015.50

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 120
TAMPA, FL 33607

June 21, 2016

Client: 001462

Matter: 000001

Invoice #: 13436

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2016

JUN 22 2016

205.00

SERVICES

Date	Person	Description of Services	Hours
5/31/2016	LH	PREPARE EMAIL TO B. LAMB RE STATUS OF RESPONDING TO PUBLIC RECORDS REQUEST.	0.1
6/1/2016	LH	PREPARE EMAIL TO D. HUKILL RE STATUS OF RECEIVING PUBLIC RECORDS REQUEST; REVIEW EMAIL FROM D. HUKILL RE REQUEST NOT RECEIVED; REVIEW FLORIDA DEPT. OF ECONOMIC OPPORTUNITY WEBSITE RE INFORMATION AS TO REGISTERED AGENT; FOLLOW UP EMAILS TO AND FROM D. HUKILL RE SAME; OFFICE CONFERENCE WITH V. BABBAR RE SAME.	0.3
6/2/2016	VKB	DRAFT EMAIL TO D. HUKILL RE PUBLIC RECORDS REQUESTS AND REGISTERED AGENT OF THE DISTRICT.	0.2
6/6/2016	LH	PREPARE EMAIL TO D. HUKILL AND T. FARLOW RE STATUS OF PROVIDING RESPONSE TO PUBLIC RECORDS REQUEST.	0.1
6/13/2016	VKB	FOLLOW UP ON STATUS OF UPDATING REGISTERED AGENT WITH DEPARTMENT OF ECONOMIC OPPORTUNITY.	0.2
6/13/2016	LH	REVIEW RESPONSE TO FIRST PUBLIC RECORDS REQUEST AND UPDATE INFORMATION IN FILES.	0.1
6/14/2016	LH	REVIEW EMAIL FROM D. HUKILL TO PUBLIC RECORDS REQUESTER ACKNOWLEDGING RECEIPT OF THE ADDITIONAL REQUEST.	0.1

Approved 6/23/2016 by bhowell

June 21, 2016
Client: 001462
Matter: 000001
Invoice #: 13436

Page: 2

SERVICES

Date	Person	Description of Services	Hours	
		Total Professional Services	1.1	\$205.00

PERSON RECAP

Person		Hours	Amount
VKB	Vivek K. Babbar	0.4	\$100.00
LH	Lynn Hoodless	0.7	\$105.00
	Total Services		\$205.00
	Total Disbursements		\$0.00
	Total Current Charges		\$205.00

PAY THIS AMOUNT **\$205.00**

Please Include Invoice Number on all Correspondence

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
4671-11320

Average kWh per day

Apr 2016	0
Mar	0
Feb 2016	0

Our Share program lets you give a tax-deductible contribution to help customers in need pay their electric bills. Tampa Electric and Peoples Gas will match your contribution dollar-for-dollar up to a combined \$500,000 annually. Visit tampaelectric.com/share to learn more.

April Billing Information:

718143

SUMMIT AT FERN HILL CDD
10654 1/7 FERN HILL DR
RIVERVIEW FL 33578-0000

Account Number
0476 0944610

Statement Date
Apr 07, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	28 day period
C24471	00006	00006	0	1	

Next Read Date On Or About **May 3, 2016** Total kWh Purchased 0

Account Activity	Explanation	Charge	Total
Previous Balance		20.61	
Payments Received	As of April 07, 2016	0.00	
Total Past Due Amount			\$20.61

New Charges Due by Apr 28, 2016 Service from Mar 07 to Apr 04

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	0 kWh @ \$.05788/kWh	0.00
Fuel Charge	0 kWh @ \$.03676/kWh	0.00
Electric Service Cost		\$18.00

Florida Gross Receipts Tax	Based on \$18.00	0.46
Fla State Taxes-energy/Fuel	Based on \$18.46	1.47

This Month's Charges **\$19.93**

Amount not paid by due date may be assessed a late payment charge.

Late charge as of 03/31/16	On \$20.61	5.00
----------------------------	------------	------

Total Miscellaneous Charges **\$5.00**

Total Due **\$45.54**

Customer Service - Business Hillsborough Co: 813.228.1010. **All Other:** 1.866.TECO.BIZ (866.832.6249)

Need to contact us?

Your time is valuable and we want to do everything possible to make your requests fast and easy. Check out the helpful tips on the "Need to contact us?" insert enclosed with this month's statement. If you're an e-Bill customer, visit tampaelectric.com/contact to download the insert.

APR 13 2016

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

718143



Account No.
0476 0944610

Past due Amount
\$20.61

New Charges
\$24.93

Payable by Apr 28

Total Bill Amount
\$45.54

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

4671-11320 11320-1K40



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



1 1800 04 0476 0944610 0000045.545
042116

Approved 5/2/2016 by wxavier

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6771-11659

Average kWh per day

May 2016	0
Apr	0
Mar	0
Feb 2016	0

Fuel sources we use to serve you

For the 12-month period
ending March 2016, the
percentage of fuel type used
by Tampa Electric to provide
electricity to its customers was:

Natural gas & oil*	52%
Coal	41%
Purchased Power	7%

*Oil makes up less than 1%
Tampa Electric provides this
information to our customers
on a quarterly basis.

May Billing Information:

718548

SUMMIT AT FERN HILL CDD
10654 1/7 FERN HILL DR
RIVERVIEW FL 33578-0000

Account Number
0476 0944610

Statement Date
May 06, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	30 day period
C24471	00006	00006	0	1	

Next Read Date On Or About Jun 2, 2016 Total kWh Purchased 0

Account Activity	Explanation	Charge	Total
Previous Balance		45.54	
Payments Received - Thank You	As of May 06, 2016	-66.15	
Credit Balance			\$20.61 CR

New Charges Due by May 30, 2016 Service from Apr 04 to May 04

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	0 kWh @ \$.05788/kWh	0.00
Fuel Charge	0 kWh @ \$.03676/kWh	0.00
Electric Service Cost		\$18.00
Florida Gross Receipts Tax	Based on \$18.00	0.46
Fla State Taxes-energy/Fuel	Based on \$18.46	1.47
This Month's Charges		\$19.93

Amount not paid by due date may be assessed a late payment charge.

Late charge as of 04/29/16	On \$24.93	5.00
----------------------------	------------	------

Total Miscellaneous Charges		\$5.00
------------------------------------	--	---------------

Total Due		\$4.32
------------------	--	---------------

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

Did you know?

The rate you pay today is 7% lower than 9 years ago.
Visit tampaelectric.com/value to learn more.

FH052016

531.00 -
LBO1

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718548



Account No.
0476 0944610

Credit Balance
\$20.61 CR

New Charges
\$24.93
Payable by May 30

Total Bill Amount
\$4.32

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

6771-11659 11659-1049



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



051816

1 1810

05 0476 0944610 0000004.32

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1071-11597

Average kWh per day

Jul 2016	4
Jun	3
May	0
Apr	0
Mar	0
Feb 2016	0

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July Billing Information:

718632

SUMMIT AT FERN HILL CDD
10654 1/7 FERN HILL DR
RIVERVIEW FL 33578-0000

Account Number
0476 0944610

Statement Date
Jul 07, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	29 day period
C24471	00208	00079	129	1	

Next Read Date On Or About **Aug 2, 2016** Total kWh Purchased 129

Account Activity	Explanation	Charge	Total
Previous Balance		27.64	
Payments Received	As of Jul 07, 2016	0.00	
Total Past Due Amount			\$27.64

New Charges Due by Jul 28, 2016 **Service from Jun 02 to Jul 01**

Basic Service Charge	General Service 200 Rate	18.00	
Energy Charge	129 kWh @ \$.05788/kWh	7.46	
Fuel Charge	129 kWh @ \$.03676/kWh	4.74	
Electric Service Cost		\$30.20	

Florida Gross Receipts Tax	Based on \$30.20	0.77	
Fla State Taxes-energy/Fuel	Based on \$30.97	2.47	

This Month's Charges **\$33.44**

Amount not paid by due date may be assessed a late payment charge.

Late charge as of 06/29/16 On \$27.64 5.00

Total Miscellaneous Charges **\$5.00**

Total Due **\$66.08**

Customer Service - Business Hillsborough Co: 813.228.1010. **All Other:** 1.866.TECO.BIZ (866.832.6249)

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53100
4301

JUL 11 2016

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718632



Account No.
0476 0944610

Past due Amount
\$27.64

New Charges
\$38.44
Payable by Jul 28

Total Bill Amount
\$66.08

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

1071-11597 11597-1K47



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



071816

1 1810

08 0476 0944610 0000066.08

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tampaelectric.com
6771-11662

Average kWh per day

May 2016 46

Fuel sources we use to serve you

For the 12-month period
ending March 2016, the
percentage of fuel type used
by Tampa Electric to provide
electricity to its customers was:

Natural gas & oil*.....52%

Coal.....41%

Purchased Power.....7%

*Oil makes up less than 1%

Tampa Electric provides this
information to our customers
on a quarterly basis.

May Billing Information:

718551

SUMMIT AT FERN HILL CDD
10636 FERN HILL DR WELL
RIVERVIEW FL 33578-0000

Account Number
0476 1007630

Statement Date
May 06, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	27 day period
C24484	01241	00000	1241	1	

Next Read Date On Or About Jun 2, 2016

Total kWh Purchased

1,241

Account Activity	Explanation	Charge	Total
Previous Balance		0.00	
Payments Received	As of May 06, 2016	0.00	
			\$0.00

New Charges Due by May 30, 2016

Service from Apr 07 to May 04

Basic Service Charge	General Service 200 Rate	18.00	
Energy Charge	1,241 kWh @ \$.05788/kWh	71.83	
Fuel Charge	1,241 kWh @ \$.03676/kWh	45.62	
Electric Service Cost		\$135.45	
Florida Gross Receipts Tax	Based on \$135.45	3.47	
Fla State Taxes-energy/Fuel	Based on \$138.92	11.05	
This Month's Charges			\$149.97

Amount not paid by due date may be assessed a late payment charge.

Activation Fee	75.00	
Total Miscellaneous Charges		\$75.00
Total Due		\$224.97

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

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The rate you pay today is 7% lower than 9 years ago.
Visit tampaelectric.com/value to learn more.

F-11052016
53100-4301

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718551



Account No.
0476 1007630

New Charges
\$224.97
Payable by May 30

Total Bill Amount
\$224.97

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

6771-11662 11662-1142



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



051816

1

1800

02

0476 1007630

0000224.97

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8871-11634

Average kWh per day

Jun 2016	83
May 2016	46

Report a malfunctioning streetlight:

Tampa Electric's "Lights Out?" form at **tampaelectric.com** makes it easy to report a malfunctioning light. Simply answer a few questions, and provide the ID number located on the light pole, or provide the nearest address or landmark. If you prefer to reach us by phone, please call. (813) 223-0800 in Hillsborough, (863) 299-0800 in Polk, or 1-888-223-0800 all other counties.

June Billing Information:

718592

SUMMIT AT FERN HILL CDD
10636 FERN HILL DR WELL
RIVERVIEW FL 33578-0000

Account Number
0476 1007630

Statement Date
Jun 07, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	30 day period
C24484	03732	01241	2491	1	

Next Read Date On Or About Jul 1, 2016 Total kWh Purchased 2,491

Account Activity	Explanation	Charge	Total
------------------	-------------	--------	-------

Previous Balance		224.97	
------------------	--	--------	--

Payments Received - Thank You	As of June 07, 2016	-424.97	
-------------------------------	---------------------	---------	--

Credit Balance			\$200.00 CR
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New Charges Due by Jun 28, 2016 Service from May 04 to Jun 03

Basic Service Charge	General Service 200 Rate	18.00	
----------------------	--------------------------	-------	--

Energy Charge	2,491 kWh @ \$.05788/kWh	144.18	
---------------	--------------------------	--------	--

Fuel Charge	2,491 kWh @ \$.03676/kWh	91.57	
-------------	--------------------------	-------	--

Electric Service Cost		\$253.75	
------------------------------	--	-----------------	--

Florida Gross Receipts Tax	Based on \$253.75	6.51	
----------------------------	-------------------	------	--

Fla State Taxes-energy/Fuel	Based on \$260.26	20.70	
-----------------------------	-------------------	-------	--

This Month's Charges			\$280.96
-----------------------------	--	--	-----------------

Amount not paid by due date may be assessed a late payment charge.

Late charge as of 05/31/16	On \$224.97	5.00	
----------------------------	-------------	------	--

Total Miscellaneous Charges			\$5.00
------------------------------------	--	--	---------------

Total Due			\$85.96
------------------	--	--	----------------

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

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FH 062016

53100
4801

JUN 10 2016

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718592



Account No.
0476 1007630

Credit Balance
\$200.00 CR

New Charges
\$285.96
Payable by Jun 28

Total Bill Amount
\$85.96

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

8871-11634 11634-1044



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



1 1800 04 0476 1007630 0000085.96

061316

Approved 6/15/2016 by bhowell

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1071-11600

Average kWh per day

Jul 2016	27
Jun	83
May 2016	46

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July Billing Information:

718635

SUMMIT AT FERN HILL CDD
10636 FERN HILL DR WELL
RIVERVIEW FL 33578-0000

Account Number
0476 1007630

Statement Date
Jul 07, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	32 day period
C24484	04584	03732	852	1	
Next Read Date On Or About Aug 2, 2016			Total kWh Purchased		852
Account Activity		Explanation	Charge		Total
Previous Balance			85.96		
Payments Received		As of Jul 07, 2016	0.00		
Total Past Due Amount					\$85.96
New Charges Due by Jul 28, 2016			Service from Jun 03 to Jul 05		
Basic Service Charge		General Service 200 Rate	18.00		
Energy Charge		852 kWh @ \$.05788/kWh	49.31		
Fuel Charge		852 kWh @ \$.03676/kWh	31.32		
Electric Service Cost			\$98.63		
Florida Gross Receipts Tax		Based on \$98.63	2.53		
Fla State Taxes-energy/Fuel		Based on \$101.16	8.05		
This Month's Charges					\$109.21
Amount not paid by due date may be assessed a late payment charge.					
Late charge as of 06/29/16		On \$85.96	5.00		
Total Miscellaneous Charges					\$5.00
Total Due					\$200.17

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

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53100
4301

JUL 11 2016

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718635



Account No.
0476 1007630

Past due Amount
\$85.96
Pay now to avoid
disconnection

New Charges
\$114.21
Payable by Jul 28

Total Bill Amount
\$200.17

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

1071-11600 11600-1K40



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



071816

1 1800

08 0476 1007630 0000200.17

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tampaelectric.com
881B-00151

June Billing Information:

100916

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

Account Number
0476 1012630

Statement Date
Jun 07, 2016

		Prorated	
Account Activity	Explanation	Charge	Total
Previous Balance		0.00	
Payments Received	As of June 07, 2016	0.00	
			\$0.00
New Charges Due by Jun 28, 2016		Service for 84 days from Mar 10 to Jun 02	
Lighting Service Items LS-1	28 Lights, 28 Poles	2,329.88	
Energy Flat Charge		46.48	
Fuel Charge	1,568 kWh @ \$.03627/kWh	56.84	
Florida Gross Receipts Tax	Based on \$103.60	2.52	
Florida Sales Tax-light/Pole	Based on \$2,329.88	163.10	
Fla State Taxes-energy/Fuel	Based on \$105.84	8.42	
This Month's Charges			\$2,607.24
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Total Due			\$2,607.24

FH0602016
53100
4301

JUN 13 2016

Approved 6/15/2016 by bhowell

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100916



Account No.
0476 1012630

New Charges
\$2,607.24
Payable by Jun 28

Total Bill Amount
\$2,607.24

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

881B-00151 00025-1141



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



061416 1800

07 0476 1012630 0002607.24

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TAMPA ELECTRIC

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1071-11601

July Billing Information:

718636

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

Account Number
0476 1012630

Statement Date
Jul 07, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		2,607.24	
Payments Received	As of Jul 07, 2016	0.00	
Total Past Due Amount			\$2,607.24
New Charges Due by Jul 28, 2016	Service for 29 days from Jun 02 to Jul 01		
Lighting Service Items LS-1	28 Lights, 28 Poles	832.16	
Energy Flat Charge		16.52	
Fuel Charge	560 kWh @ \$.03627/kWh	20.44	
Florida Gross Receipts Tax	Based on \$36.96	0.84	
Florida Sales Tax-light/Pole	Based on \$832.16	58.26	
Fla State Taxes-energy/Fuel	Based on \$37.80	3.01	
This Month's Charges			\$931.23
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 06/29/16	@ 1.5% On \$2,607.24	39.11	
Total Miscellaneous Charges			\$39.11
Total Due			\$3,577.58

53100
4301

JUL 11 2016

Approved 7/19/2016 by bhowell

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

718636



Account No.
0476 1012630

Past due Amount
\$2,607.24
*Pay now to avoid
disconnection*

New Charges
\$970.34
Payable by Jul 28

Total Bill Amount
\$3,577.58

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

1071-11601 11601-1041



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



071816

1 1810

09 0476 1012630 0003577.58

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881B-00151

June Billing Information:

100916

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

Account Number
0476 1012630

Statement Date
Jun 07, 2016

		Prorated	
Account Activity	Explanation	Charge	Total
Previous Balance		0.00	
Payments Received	As of June 07, 2016	0.00	
			\$0.00
New Charges Due by Jun 28, 2016		Service for 84 days from Mar 10 to Jun 02	
Lighting Service Items LS-1	28 Lights, 28 Poles	2,329.88	
Energy Flat Charge		46.48	
Fuel Charge	1,568 kWh @ \$.03627/kWh	56.84	
Florida Gross Receipts Tax	Based on \$103.60	2.52	
Florida Sales Tax-light/Pole	Based on \$2,329.88	163.10	
Fla State Taxes-energy/Fuel	Based on \$105.84	8.42	
This Month's Charges			\$2,607.24
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Total Due			\$2,607.24

FH0602016
53100
4301

JUN 13 2016

Approved 6/15/2016 by bhowell

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

100916



Account No.
0476 1012630

New Charges
\$2,607.24
Payable by Jun 28

Total Bill Amount
\$2,607.24

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

881B-00151 00025-1141



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



061416 1800

07 0476 1012630 0002607.24

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1071-11602

Average kWh per day

Jul 2016 23

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July Billing Information:

718637

SUMMIT AT FERN HILL CCD
10340 BOGGY MOSS DR
RIVERVIEW FL 33578-0000

Account Number
0476 1020730

Statement Date
Jul 07, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	Prorated 23 day period
K67917	00519	00000	519	1	

Next Read Date On Or About **Aug 2, 2016**

Total kWh Purchased 519

Account Activity	Explanation	Charge	Total
Previous Balance		0.00	
Payments Received	As of Jul 07, 2016	0.00	
			\$0.00

New Charges Due by Jul 28, 2016

Service from Jun 08 to Jul 01

Basic Service Charge	General Service 200 Rate	13.80	
Energy Charge	519 kWh @ \$.05788/kWh	30.04	
Fuel Charge	519 kWh @ \$.03676/kWh	19.08	
Electric Service Cost		\$62.92	
Florida Gross Receipts Tax	Based on \$62.92	1.61	
Fla State Taxes-energy/Fuel	Based on \$64.53	5.14	
This Month's Charges			\$69.67

Amount not paid by due date may be assessed a late payment charge.

Activation Fee	75.00	
Total Miscellaneous Charges		\$75.00
Total Due		\$144.67

Customer Service - Business Hillsborough Co. 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

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53100
A301

JUL 11 2016

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718637



Account No.
0476 1020730

New Charges
\$144.67
Payable by Jul 28

Total Bill Amount
\$144.67

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

1071-11602 11602-1L42



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

071816

0 1800

08 0476 1020730

0000144.67



Tampa Bay Times
tampabay.com

Account Rep:
Credit Rep: 727-893-8282
Fed Tax ID: 59-0482470

PAGE 1

**CUSTOMER SUMMARY FOR
SUMMIT AT FERN HILL**

SUMMIT AT FERN HILL
5680 W. CYPRESS STREET, SUITE 100
TAMPA FL 33607

PERIOD ENDING	02/29/16
PREVIOUS BALANCE	\$0.00
CURRENT CHARGES	\$42.84
ADJUSTMENTS	\$0.00
PAYMENTS	\$0.00
BALANCE DUE	\$42.84

Sales Rep: Unassigned

Terms of Payment: Net 30

Start	Stop	Ad Number	Zone	Class	Description PO Number	Insertions	Size	Net Amount
					BALANCE FORWARD			\$0.00
02/18/16	02/18/16	258913		405	SFH Board Meeting 2-26	2	2x 3.68	\$42.84

Approved 3/10/2016 by wxavier

Tampa Bay Times
tampabay.com

Amount due: \$42.84

Due Date: 3/30/2016 Amount Paid:

Billing Date		Due Date: 3/30/2016		Amount Paid: _____	
2/29/2016					
Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*
02/01/16 - 02/29/16	SUMMIT AT FERN HILL	61106			
Total Amount Due	Current Period	30 Days	60 Days	90 Days	120 Days
\$42.84	\$42.84	\$0.00	\$0.00	\$0.00	\$0.00

SUMMIT AT FERN HILL
5680 W. CYPRESS STREET, SUITE A
TAMPA FL 33607

REMIT TO:
TAMPA BAY TIMES
DEPT 3396
P O BOX 123396
DALLAS, TX 75312-3396

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200061106000000000000000029020000042840000000000000000000000000000000000000000000000000
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HILLSBOROUGH COUNTY PUBLIC UTILITIES

New Connection Contract

Date: 3/24/2016

ACCOUNT # ~~9327356781~~

~~LENNAR HOMES~~ THE SUMMIT AT FERN HILL
CDD

Date Meter Required: _____

Const Mgr Contact: _____

Service Premise Address Information:

Service Address: 10340 BOGGY MOSS DR

Folio Number: ~~9327356781~~

SR#: 15-0059

Project Name: FERN HILL AMENITY CENTER

Created by: ~~9327356781~~

	Impact Fees:	Amount	Credit	Balance Due
	<u>10340 BOGGY MOSS DR</u>			
9327356611	Water Meter Install Charge	300.00		300.00
9327356600	Water Capacity Fees Due	2,922.50		2,922.50
9327356669	Deposit Multi-Family/Commercial	358.00		358.00
9327356352	Service Setup Fee	25.00		25.00
9327356780	Wastewater Capacity Fees Due	4,500.00		4,500.00
				Total Due: \$8,105.50

LENNAR HOMES hereby applies for water service and/or wastewater service at the above service premise and agrees to pay therefore in accordance with the rates, rules, ordinances, resolutions, policies and procedures legally in effect and on file with the Board of County Commissioners of Hillsborough County, Florida.

Customer agrees and understands that: (1) the County shall not be liable for damages of any kind whatsoever resulting from water or the use of water on the above premise unless such damage results directly from negligence on the part of the County, (2) the County shall not be responsible for damage done by or resulting from any defect in the piping, fixtures or appliances on the above premises, (3) to maintain in serviceable condition all service lines within the boundaries of the above premises at no expense to the County and to be responsible for any loss of water due to leaks or breaks on customer's side of the meter, (4) the County shall not be responsible for negligence of third persons or forces beyond the control of the County resulting in interruption of service, and (5) to furnish and maintain a private cutoff valve on the customer's side of the meter and the County to provide a like valve on the County's side of the meter, (6) bills for water and/or wastewater service will be calculated in accordance with the County's established rate schedule and will be based on the amount of metered water used during the billing period, (7) bills for service are due and payable when rendered, and (8) billing for water and wastewater service will commence on the date of installation of the water meter.

Customer understands that in accordance with Hillsborough County Ordinances and Laws, Chapter 102: (1) water and/or wastewater capacity fees are due and payable prior to the issuance of a certificate of occupancy (CO) or by a date six months after the issuance of the building permit or prior to the end of the fiscal year (September 30) in which the building permit was issued, whichever is the earliest date, (2) If the property is in a infrastructure assessment unit, builder payments are due and payable prior to issuance of the certificate of occupancy (CO), and (3) all payments received late will be assessed a late payment fee of one percent (1%) per month on the outstanding balance, compounded monthly.

Customer understands that in accordance with Hillsborough County Rate Resolution#05-106: (1) if the average daily flow for the connection during any consecutive 12-month period for water and/or wastewater is greater than the average daily flow for which capacity fees have been paid, an additional capacity fee shall be assessed for the excess flow, (2) if the average daily flow during any consecutive 3-month period for water and/or wastewater is more than 15% greater than the average daily flow for which capacity fees have been paid, an additional capacity fee shall be assessed for the excess flow.

Customer signature or agent for (Print name)

Federal Identification/Social Security #

DATE

Approved 6/1/2016 by howell

CHECK REQUEST FORM

SUMMIT AT FERN HILL CDD

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473B-00010

April Billing Information:

300010

SUMMIT AT FERN HILL CDD
10636 FERN HILL DR WELL
RIVERVIEW FL 33578-0000

Account Number
0476 1007630

Statement Date
Apr 08, 2016

BILL FOR DEPOSIT

Deposit due by: April 21, 2016

Total Due Deposit Billing

\$200.00

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

Important Please Note:
Payments received may be applied to any unpaid deposit billing
due on this account.

APR 19 2016

Approved 5/2/2016 by wxavier

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

300010

DEPOSIT BILL

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

473B-00010 00009-1040

SUMMIT AT FERN HILL CDD
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775



0 1800 90 0476 1007630 0000200.00

042116

59



Account No.
0476 1007630

Payable by Apr 21

Total Bill Amount
\$200.00

This is a duplicate bill.

Visit our Web Site at tampaelectric.com

May Billing Information: 300028

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

Account Number 0476 1012630
Statement Date May 09, 2016

BILL FOR DEPOSIT

Deposit due by: May 22, 2016

Total Due Deposit Billing \$1,730.00

Important Please Note:
Payments received may be applied to any unpaid deposit billing due on this account.

To ensure prompt credit, please return stub portion of bill with your payment.
Make check payable to Tampa Electric.

Account No.
0476 1012630

DEPOSIT BILL

Payable by May 22

Mail Payment To: 300028
P.O. Box 31318

Total Bill Amount

Tampa, FL 33631-3318 ;

\$1,730.00

SUMMIT AT FERN HILL CDD
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775

0 1800 91 04761012630 000001730.00

Approved 6/10/2016 by bhowell

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903B-00009

June Billing Information:

300009

SUMMIT AT FERN HILL CCD
10340 BOGGY MOSS DR
RIVERVIEW FL 33578-0000

Account Number
0476 1020730

Statement Date
Jun 09, 2016

BILL FOR DEPOSIT

Deposit due by: June 21, 2016

Total Due Deposit Billing

\$520.00

Customer Service - Business Hillsborough Co: 813.228.1010. **All Other:** 1.866.TECO.BIZ (866.832.6249)

Important Please Note:
Payments received may be applied to any unpaid deposit billing
due on this account.

535100 4301

PA 06/20/16

JUN 24 2016

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

300009

DEPOSIT BILL

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

903B-00009 00009-1049

SUMMIT AT FERN HILL CCD
5680 W CYPRESS ST
TAMPA FL 33607-7002



062716
0 1800

96 0476 1020730 0000520.00

Approved 6/29/2016 by bhowell



Account No.
0476 1020730

Payable by Jun 21

Total Bill Amount
\$520.00

Summit at Fern Hill Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2016



Meritus Districts
2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Summit at Fern Hill Community Development District

Balance Sheet

As of 6/30/2016

(In Whole Numbers)

	General Fund	Debt Service - Series 2016	Capital Projects- Series 2016	General Fixed Assets Account Group	General Long-Term Debt
Assets					
Cash-Operating Account	274	0	0	0	0
Investments-Revenue Account 2016	0	31	0	0	0
Investments-Reserve Account 2016	0	123,178	0	0	0
Investments-Acquisi... 2016	0	0	0	0	0
Investments-Cost of Issuance 2016	0	0	1	0	0
Deposits	3,050	0	0	0	0
Construction Work In Progress	0	0	0	3,469,392	0
Amount Available-Debt Service	0	0	0	0	123,178
Amount To Be Provided-Debt Service	0	0	0	0	3,781,823
Total Assets	3,324	123,209	1	3,469,392	3,905,000
Liabilities					
Accounts Payable	31,164	0	0	0	0
Accounts Payable Other	0	0	0	0	0
Revenue Bonds Payable-LT-2016	0	0	0	0	3,905,000
Total Liabilities	31,164	0	0	0	3,905,000
Fund Equity & Other Credits					

Summit at Fern Hill Community Development District

Balance Sheet

As of 6/30/2016

(In Whole Numbers)

	General Fund	Debt Service - Series 2016	Capital Projects- Series 2016	General Fixed Assets Account Group	General Long-Term Debt
Fund	(1,621)	0	0	0	0
Balance-Unreserved					
Investment In General Fixed Assets	0	0	0	3,469,392	0
Other	(26,219)	123,209	1	0	0
Total Fund Equity & Other Credits	(27,840)	123,209	1	3,469,392	0
Total Liabilities & Fund Equity	<u>3,324</u>	<u>123,209</u>	<u>1</u>	<u>3,469,392</u>	<u>3,905,000</u>

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Contributions & Donations From Private Sources				
Developer Contributions	170,075	22,709	(147,366)	(87)%
Total Revenues	170,075	22,709	(147,366)	(87)%
Expenditures				
Legislative				
Accounting Services	0	150	(150)	0 %
Financial & Administrative				
District Manager	33,750	25,313	8,438	25 %
District Engineer	7,500	0	7,500	100 %
Disclosure Report	5,000	0	5,000	100 %
Trustees Fees	5,500	0	5,500	100 %
Auditing Services	5,000	0	5,000	100 %
Postage, Phone, Faxes, Copies	1,000	8	992	99 %
Public Officials Insurance	1,900	0	1,900	100 %
Legal Advertising	1,000	165	835	83 %
Bank Fees	250	222	28	11 %
Dues, Licenses & Fees	175	205	(30)	(17)%
Miscellaneous Fees	0	5	(5)	0 %
Office Supplies	250	0	250	100 %
Website Administration	0	946	(946)	0 %
Legal Counsel				
District Counsel	10,000	7,200	2,801	28 %
Electric Utility Services				
Electric Utility Services	25,000	3,111	21,889	88 %
Garbage/Solid Waste Control Services				
Garbage Collection	500	0	500	100 %
Water-Sewer Combination Services				
Water Utility Services	2,500	0	2,500	100 %
Other Physical Environment				

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Waterway Management Program	7,750	680	7,070	91 %
Property & Casualty Insurance	7,000	0	7,000	100 %
Club Facility Maintenance	7,500	0	7,500	100 %
Landscape Maintenance - Contract	25,000	10,833	14,168	57 %
Landscape Maintenance - Other	7,500	0	7,500	100 %
Plant Replacement Program	2,500	0	2,500	100 %
Irrigation Maintenance	3,500	0	3,500	100 %
Pool Maintenance	10,000	0	10,000	100 %
Total Expenditures	170,075	48,837	121,238	71 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(91)	(91)	0 %
Total Other Financing Sources	0	(91)	(91)	0 %
Excess Revenues Over (Under) Expenditures	0	(26,128)	(26,128)	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2016

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	31	31	0 %
Total Revenues	0	31	31	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	123,178	123,178	0 %
Total Other Financing Sources	0	123,178	123,178	0 %
Excess Revenues Over (Under) Expenditures	0	31	31	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects- Series 2016

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	146	146	0 %
Total Revenues	0	146	146	0 %
Expenditures				
Financial & Administrative				
District Manager	0	33,500	(33,500)	0 %
District Engineer	0	5,000	(5,000)	0 %
Trustees Fees	0	11,191	(11,191)	0 %
Underwriter	0	38,000	(38,000)	0 %
Bond Counsel	0	51,000	(51,000)	0 %
Miscellaneous Fees	0	1,219	(1,219)	0 %
Legal Counsel				
District Counsel	0	48,000	(48,000)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	3,469,392	(3,469,392)	0 %
Total Expenditures	0	3,657,302	(3,657,302)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(91)	(91)	0 %
Debt Proceeds				
Bond Proceeds	0	3,657,248	3,657,248	0 %
Total Other Financing Sources	0	3,657,157	3,657,157	0 %
Excess Revenues Over (Under) Expenditures	0	(3,657,156)	(3,657,156)	0 %

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 06/30/16
Reconciliation Date: 6/30/2016
Status: Locked

Bank Balance	274.07
Less Outstanding Checks/Vouchers	0.00
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	274.07
Balance Per Books	<u>274.07</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183

Page 1 of 3
36/E00/0175/0 /42



06/30/2016
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Account Statement



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

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Account Summary	Account Type	Account Number	Statement Period
	ANALYZED BUSINESS CHECKING		06/01/2016 - 06/30/2016

Description	Amount	Description	Amount
Beginning Balance	\$1,897.35	Average Balance	\$4,503.85
Deposits/Credits	\$8,746.29	Average Collected Balance	\$3,653.35
Checks	\$10,344.35	Number of Days in Statement Period	30
Withdrawals/Debits	\$25.22		
Ending Balance	\$274.07		

Deposits/Credits	Date	Amount	Serial #	DEPOSIT	Date	Amount	Serial #	DEPOSIT
	06/01	8,105.50		DEPOSIT	06/16	369.40		DEPOSIT
	06/15	271.39		DEPOSIT				

Deposits/Credits: 3

Total Items Deposited: 4

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1034	429.29	06/06	1036	8,105.50	06/14			
	1035	79.56	06/08	1037	1,730.00	06/17			

Checks: 4

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	06/20	25.22		ACCOUNT ANALYSIS FEE

Withdrawals/Debits: 1

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	06/01	10,002.85	4,899.85	06/15	1,659.89	1,659.89
	06/06	9,573.56	9,573.56	06/16	2,029.29	2,029.29
	06/08	9,494.00	9,494.00	06/17	299.29	299.29
	06/14	1,388.50	1,388.50	06/20	274.07	274.07